



Re-Format LLP
Buckmore Studios
Beckham Lane
Petersfield
Hampshire
GU32 3BU

+44 (0)1730 778778
mail@re-format.co.uk
www.re-format.co.uk

Re-Format

46 Warblington Road, Emsworth, Hampshire

Design & Access Statement

Rev. 01

December 2023

Introduction

Site location and brief

The site lies within the built up area of Emsworth and as found comprises a large detached dwelling (Fowley Cottage) and associated tennis court set in substantial grounds, backing on to the mudflats of the coastal edge.

The surrounding area in Emsworth is primarily residential in character comprising mainly detached two storey dwellings set in landscaped gardens.

There are a number of existing trees on the site, some of which are covered by tree preservation orders.

The proposal presented here is for 15 x new dwellings facilitated by the demolition of the existing ‘Fowley Cottage’ dwelling and tennis court.

A previous scheme for seven new dwellings and the retention of the existing house was consented in 1998 and subsequently renewed, however this permission has now lapsed.

The proposal described here seeks to provide much needed new housing in Emsworth in line with the Havant borough plan, the site being allocated for residential development.

The site constraints, primarily for trees and flooding have been assessed and accounted for in the proposals, and additional advice from Havant Borough Council is reflected in the design.

Initial design advice on prior design proposals for the site were sought from Steve Lawrence at the Harbour Conservancy.

The design team consists of:

Architect
Re-Format

Transport Consultant
Bellamy Roberts

Flood Risk Assessment Consultant
Bellamy Roberts

Arboricultural and Ecological Consultant
David Archer Associates

Planning Consultant
Union4 Planning Ltd



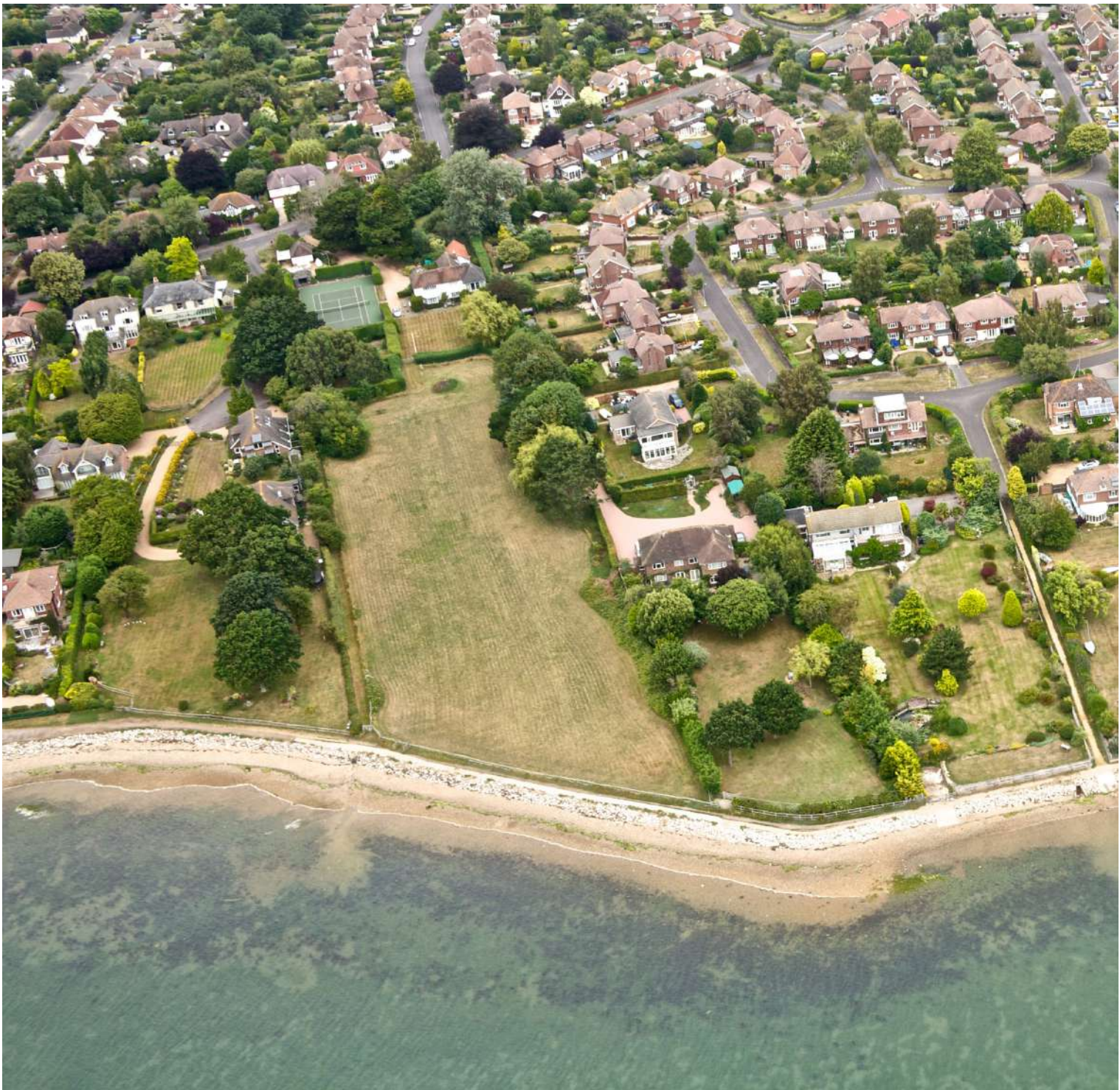
Introduction

Vision

This Design, Access and Planning Statement has been prepared to support an application to demolish the existing ‘Fowley Cottage’ dwelling and construct fifteen new dwellings across the site in a variety of sizes.

The current landowners inherited the site from their parents having been born and grown up in the property, having a close and invested interest in Emsworth and it’s future development.

Since inheriting the home, the landowners have wanted to realise a vision to transform the site into a small but aspirational community of dwellings of a high standard of contemporary design and sustainable design.



Introduction

Re-Format



Re-Format is a 32 year old design studio specialising in high quality architecture and construction consultancy services, delivering innovative and imaginative services which add real value for our clients.

In recent years we have won the National Housing Design Awards three times and been shortlisted another three times, as well as winning Civic Trust Awards, RIBA Awards amongst others and more locally winners at the South Downs National Park awards for our projects.

We are architects located in Petersfield and have created new homes in the region. We act in an advisory capacity to the South Downs National Park assisting with design and sustainability, most recently in producing visuals and illustrations for the SDNPA design guide.

Introduction

Mulberry Homes



Mulberry Homes is not a volume builder, preferring to specialise in small, individual developments, ensuring the quality of the homes and the reputation of the Company are maintained. Our objective is to continue building on our tradition of excellence.

Attention to detail, design quality, local knowledge and an expertise in developing are all factors that have helped make Mulberry Homes the success it is today.

As a responsible developer, Mulberry Homes operate in an environmentally responsible manner and sustainability is foremost in everything we do from land acquisition through to design and construction and the majority of our sites are brownfield developments, regenerating land that has fallen into disuse.

The company employ a friendly and dedicated team, who between them have over 30 years experience of house building and development.



Site Analysis

Context & Site as Found



1. View from the water



2. View of the original house



3. Junction to Curlew Close



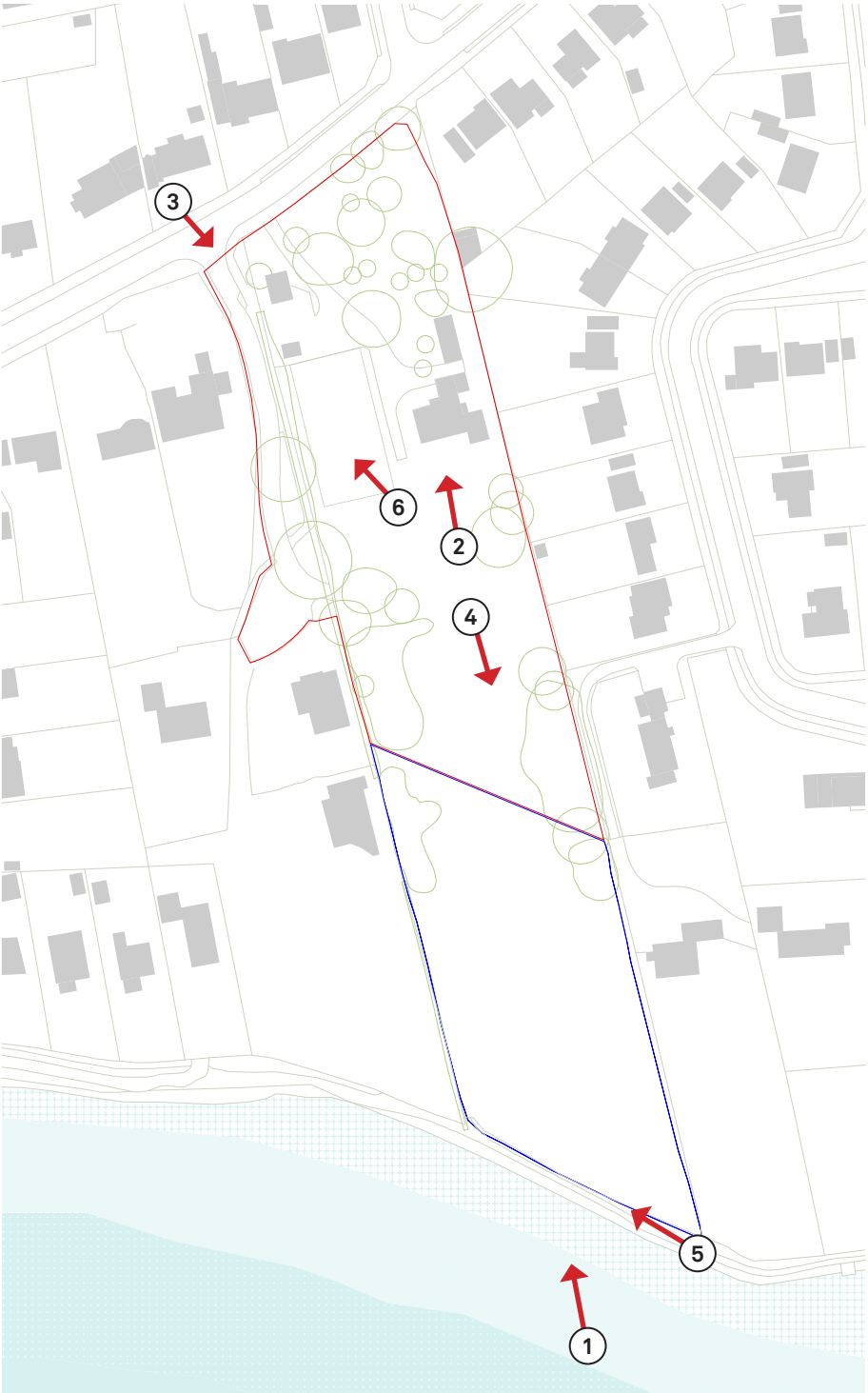
4. View from garden to water



5. View from coastal path



6. View of existing tennis court



The site lies within the built up, urban area of Emsworth and comprises a large detached dwelling set in substantial grounds, backing onto the harbour. The area is primarily residential in character, comprising mainly detached two storey dwellings set in landscaped gardens.

The existing house is accessed via a gate point from Warblington Road. It is set back from the public realm and is not clearly visible due to extensive trees and hedges to the boundaries.

Curlew Close is situated on the western boundary and provides vehicular access to three adjacent houses.

Previous consent has been established to provide access to the proposed houses at the south of the site via this road.

A Restrictive Covenant allows a maximum of 5 new dwellings to the south of the existing house accessed from this route.

Site Analysis

Site History



Map 01 - 1907



Map 02 - 1931



Map 03 - 1942



Map 04 - 1959

The application site has seen small , incremental changes over the last 100+ years illustrated by the historic maps shown here.

A historically populated town, Emsworth saw organic growth fuelled by the port and the local Oyster trade. In 1847 the London, Brighton & South Coast Railway was constructed and passed through Emsworth creating a route for tourism boosting the towns economy further.

In January 1903 however, Emsworth Harbour was declared polluted with sewage and the sale of oysters from Emsworth was banned. Fortunately this ban was lifted 13 years later with the opening of the new sewage treatment works however the oyster trade never fully recovered.

The fist map shows the site in 1907 when the population of Emsworth was around 2,000. At this point the site was open coastal plain.

In 1923 Havant and Emsworth were supplied with mains electricity and began to grow rapidly during the 20th century.

The second map shows Fowly Cottage having been constructed by 1931 and the spread of new, large detached homes built along the seafront as well as the steady growth of suburban Emsworth away from the town centre to the West of the application site.

Map 3 shows Emsworth during WW2 where suburban housing growth had slowed but even so new homes to the north of the site were constructed along Clovelly Road.

By the middle of the 20th century the population of Emsworth was about 5,000. (The 1,000th house in Emsworth was built in 1953). Map 4 shows the further suburban developments to the East of the application site reflecting this population increase.

www.emsworthonline.co.uk
www.hhbkt.com
www.oldmapsonline.org

Site Analysis

Existing Site Constraints

The site has a number of key constraints which have influenced the arrangement and design of the proposals in relation to boundaries, trees, views and topography.

Trees / Hedges

- The site contains a number of important trees, many of which are under individual and group tree protection orders.
- A full arboricultural survey has been carried out to enable the proposals to work effectively around established root protection zones. The proposed houses are arranged such that the existing retained trees provide useful screening and create a mature and established setting.
- An Arboricultural Impact Assessment with site-specific method statements for any proposed encroachment of tree 'Root Protection Areas' is included in support of this application in line with HBC's Arboricultural Officer requirements
- Development has been arranged to be outside of RPAs as much as possible

Drainage & Flood Risk

- Policy DM25 Managing Flood Risk in Emsworth states:
'Planning permission will be granted for developments within the Emsworth urban area boundary that can demonstrate how post development runoff has been reduced by the greatest percentage rates and volumes that are possible in the context of cost, technical feasibility and viability.'

Planning permission will be granted for developments within the Emsworth urban area boundary of greater than 1 hectare and in Flood Zones 2 and 3 that are supported by onsite sustainable drainage systems.

New developments that fall within the Emsworth urban area boundary; and/ or has an impact on the flood risk of the areas within the Emsworth urban

area boundary may be required to make a contribution towards the Emsworth Flood Alleviation Scheme (FAS)'

- A flood risk assessment has been carried out with specific referecnd to the siting of the development relative to future tidal flood zones and is submitted in support of these proposals

Sewers

- There is an existing public sewer which crosses the site and requires a 3m easement zone. In response to Havant's Drainage Engineer's comments the position of houses here have been adjusted to respect the easement.

Neighbours

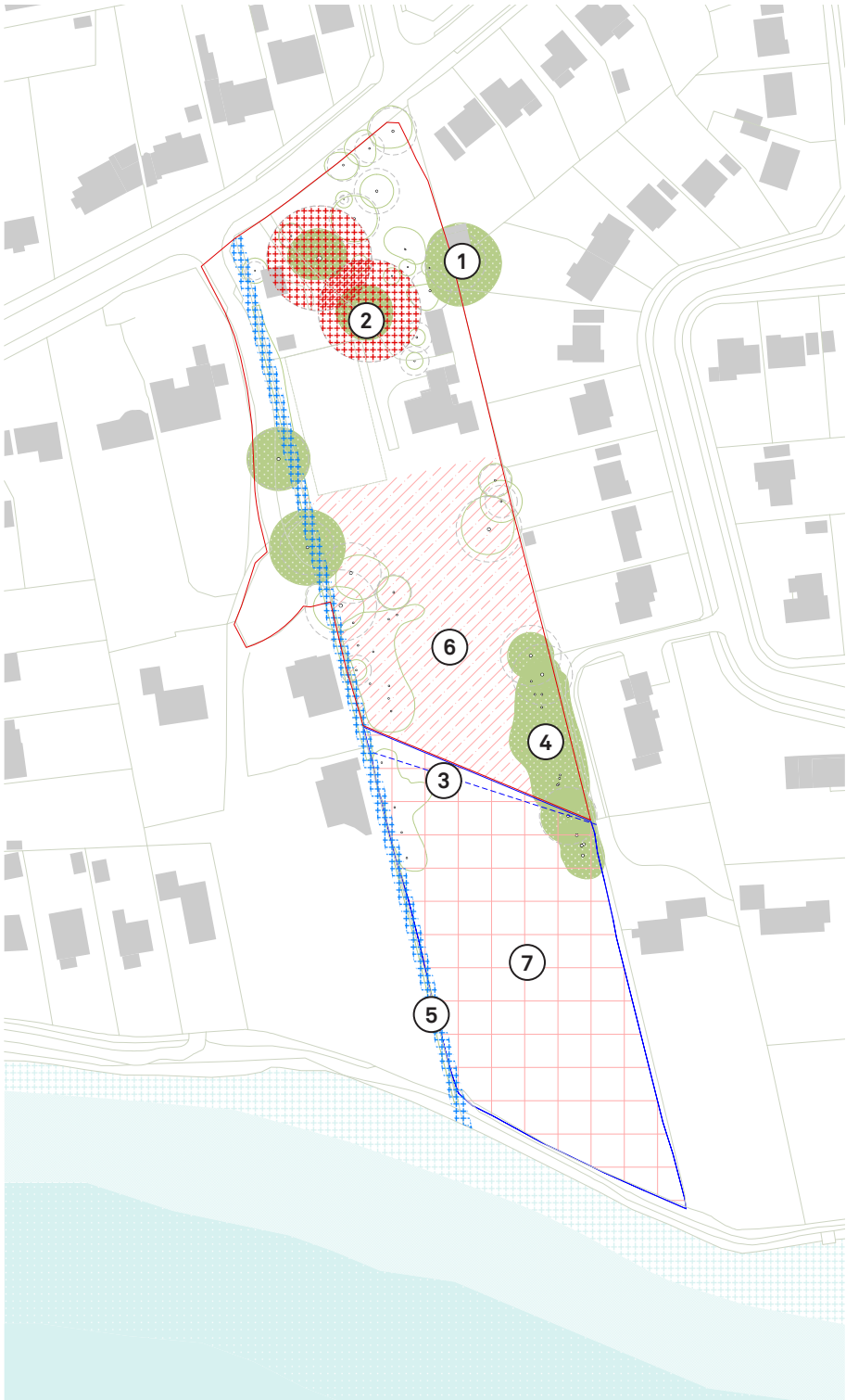
- Given that the flood impact assessment stipulates an FFL no lower than 4.6 AOD, the mass and overall height of the proposed houses, and the general arrangement on the site has been carefully considered to have the minimum impact on neighbouring houses in terms of daylight, views and the overall enjoyment of the natural setting.

The impact on the character and appearance of the area

- The site is located within Landscape Character Area 25 (LCA 25 – Emsworth Western Suburbs) within the Havant Borough Townscape, Landscape and Seascape Character Assessment (HBTLSA).
- Whilst the site exists within a developed area, the guidance does make reference to:
'Proposals require appropriateness to the Chichester Harbour AONB context'
'Preservation of the special character of the Warblington Road streetscape'

- The southern site boundary directly abuts the Chichester Harbour AONB (& extent of the SSSI) which requires:
 - A restrained approach to external lighting is encouraged. Discrete and functional low level fittings would benefit subtle wayfinding with minimal light spill / pollution. Up-lighting or Light 'washing' of architectural facades would be deemed wholly inappropriate. A similarly restrained approach for glazing arrangement is also encouraged.
 - Retention of the existing boundary treatment along the southern boundary (including the split-rail timber fencing) for consistency with the adjacent properties is desirable.
 - Preservation of the open landscape character to the southern part of the site to mitigate long distance views from the harbour and reduce the impact on the adjacent coastal path.
 - Careful orientation of built-form to promote views through the site would be deemed beneficial.
 - Enhancement of vegetation along the eastern and western site boundary to mitigate oblique views from the south-east and south-west.

- All of the above guidance has been carefully incorporated into the proposals.



Key

- 1 Category A tree
- 2 TPO Tree and root protection areas
- 3 3.5m easement zone for public surface water sewer
- 4 TPO Trees
- 5 3m easement zone for public foul water sewer
- 6 Red hatched area covered by restrictive covenant. Maximum of five dwellings accessed from Curlew Close
- 7 Area of site owned by the landowners within future tidal flood zones 2 and 3

Site Analysis

Existing Site Opportunities

Views & Aspect

- A key driver in the design concept has been to preserve views for as many of the existing and proposed properties as possible. Single storey planted roofs preserve distant views, while use of narrow two- storey footprint homes can minimize mass and bulk.
- The site lies North / South and offers the potential for excellent light quality in domestic space. The designs should look to optimise passive shading measures wherever possible to allow maximum daylight penetration to homes while minimizing overheating risk

Connection to the Sea

- As a collection of new private family homes on the site, the opportunity to intrinsically link them with the sea is a key aspiration of the design by means of both views, massing articulation and a central access route through the site leading directly to the sea.
- Homes should be arranged around a street to create a collective, residential environment
- Building articulation should be arranged to maximize outlook from habitable rooms to the sea

Green spaces within urban areas

- Large site and appropriate density of homes allows all homes ample private amenity space
- Abundance of existing trees and vegetation to be retained and enhanced by new planting around proposed homes

Use & amount

- The principle of residential development is established by the earlier consents
- The Local Plan (Core Strategy) and the Local Plan (Allocations) provide the development plan for the Borough. The proposal lies within the urban area and is consistent with policy CS17 which seeks to concentrate new housing within the five urban areas, including Emsworth.
- The proposal is for 15 new dwellings on the site, which while more than in previous planning approvals is in line with national and local policy (policies CS9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and Policies H3 and H13 of the Submission Havant Borough Local Plan and D3 of the Emsworth Neighbourhood Plan) for appropriate use of land. Proposals for the site of a lesser density have been previously refused on the grounds of making inefficient use of land.



Key

- 1** Expansive views to the sea from the site to be a key design driver
- 2** South facing site allowing ample daylighting to new homes
- 3** Central north / south street
- 4** Existing trees and vegetation to be retained as much as possible and enhanced with new planting

Site Analysis

Net Developable Area, Design Standards and Unit Mix

Net Developable Area

The net developable area of the application site as shown here in orange is 0.37 Ha.

This area excludes all existng easements, flood zones and TPO RPAs on the site.

By proposing 15 dwellings on the site, this gives a density of 40dph.

Principle of Development

- Residential development on the site is in accordance with policy CS17 of the Local Plan (core Strategy)

Housing Design and Space Standards

- The unit sizing used for the homes in the proposed design adhere and (in places) exceed minimum space standards as outlined in the ‘Technical housing standards –nationally described space standard’

Housing Mix

- For a development of this scale the Havant Borough Council Housing SPG suggests a target mix of homes to provide appropriate variety relevant to the area in which they are built.
- The development as proposed provides the following mix;
- 4 x 2 bed, 3 person flats (27%)
8 x 3 bed, 6 person semi detached (53%)
3 x 4 bed, 8 person detached (20%)

Affordable Housing

- 30%-40% of affordable housing should be delivered on sites of more than 10 dwellings
- Of the 15 unit scheme, 30% is proposed as affordable = 5 x units

Havant Borough Council
Housing Supplementary Planning Document
July 2011

Housing type	Bed spaces/ occupancy	Area sqm	Overall housing mix
1 bedroom flat	1 - 2	50	25%
2 bedroom flat	3 - 4	67	30%
2 bedroom house	4	75	
3 bedroom house	5	85	33%
4 bedroom house	6	100	12%
5 bedroom house	7	115	
6+ bedroom house	8	115 sqm + 10 sqm per bed space	



Planning Policy & History

Timeline

The site has a history of planning applications and approvals establishing precedent for the application described here.

Outline planning permission was obtained to construct seven dwellings on the site in December 2001 (ref 01/516000/005). The approval was subsequently renewed, however this renewal has now lapsed.

Applications have since been refused on the basis of inappropriate density and insufficient use of the site in line with national and local planning policies.

An existing covenant on the site restricts the number of new dwellings accessed off Curlew Close to five.

This application is based on a revised net developable area due to the extended future flood risk zone.

A planning statement prepared by Union 4 Planning is submitted as part of this application.

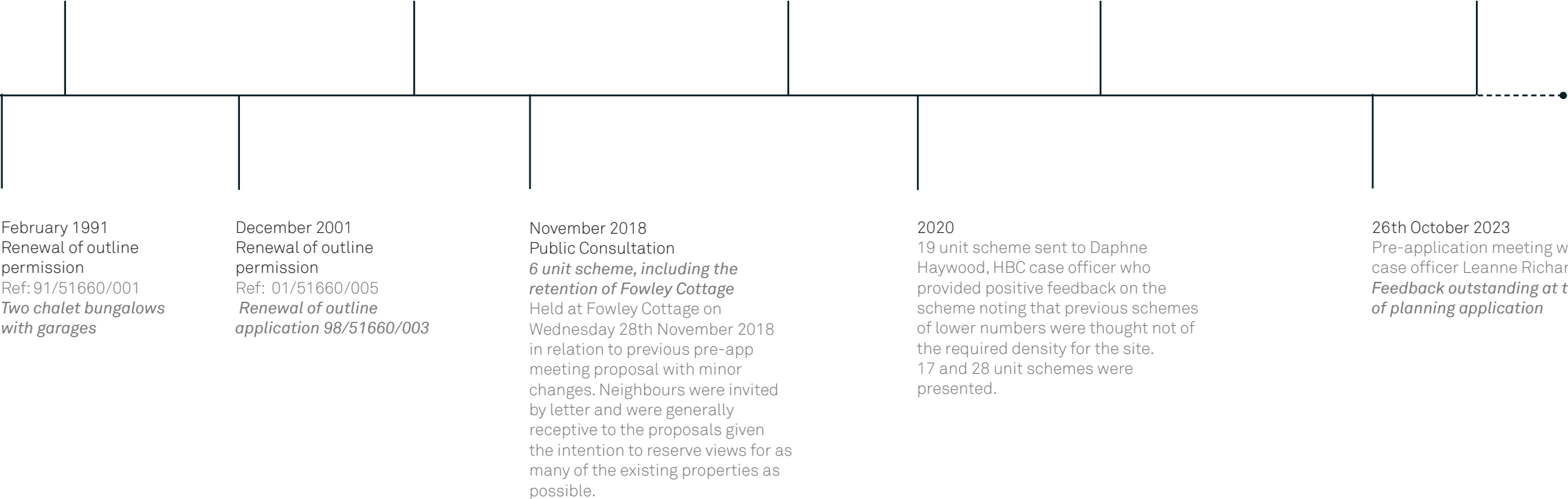
July 1998
Planning Permission Granted
Ref: 98/51660/003
Residential development comprising 7 detached houses/garages and including a new access for 2 of those houses from Warblington Road and modification of an existing private drive from Warblington Road to serve 5 of those houses plus existing Fowley Cottage

November 2016
Pre-Application meeting
6 unit scheme, including the retention of Fowley Cottage
A pre-application meeting was held on 7th November 2016. The principal planner acknowledged that the principle of development is supported as a site in the urban area and she commented on the appropriateness of the proposed pitched roofs and timber cladding. It was also noted that the extent of tree retention, combined with proposals for additional tree planting and use of hedging for a softened site division of plots is important and welcomed.

April 2020
Refusal of Planning Application / Appeal
Ref: APP/19/00623
Retain the existing ‘Fowley Cottage’ dwelling and construction of 7No. detached dwellings, two on the Warblington Road frontage and five to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4, 6 and 7 to be taken off Curlew Close..

May 2021
Refusal of Planning Application
Ref. APP/20/00376
Nine new dwellings on the site surrounding the retained Fowley Cottage, 2 on the Warblington Road frontage and 7 in the rear garden area.
‘At a density of only 18.9 dph the application fails to make efficient use of land and is therefore contrary to the requirements of the NPPF, Policies CS9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, Policies H3 and H13 of the Submission Havant Borough Local Plan and D3 of the Emsworth Neighbourhood Plan’

December 2023
Planning Application
15 unit scheme



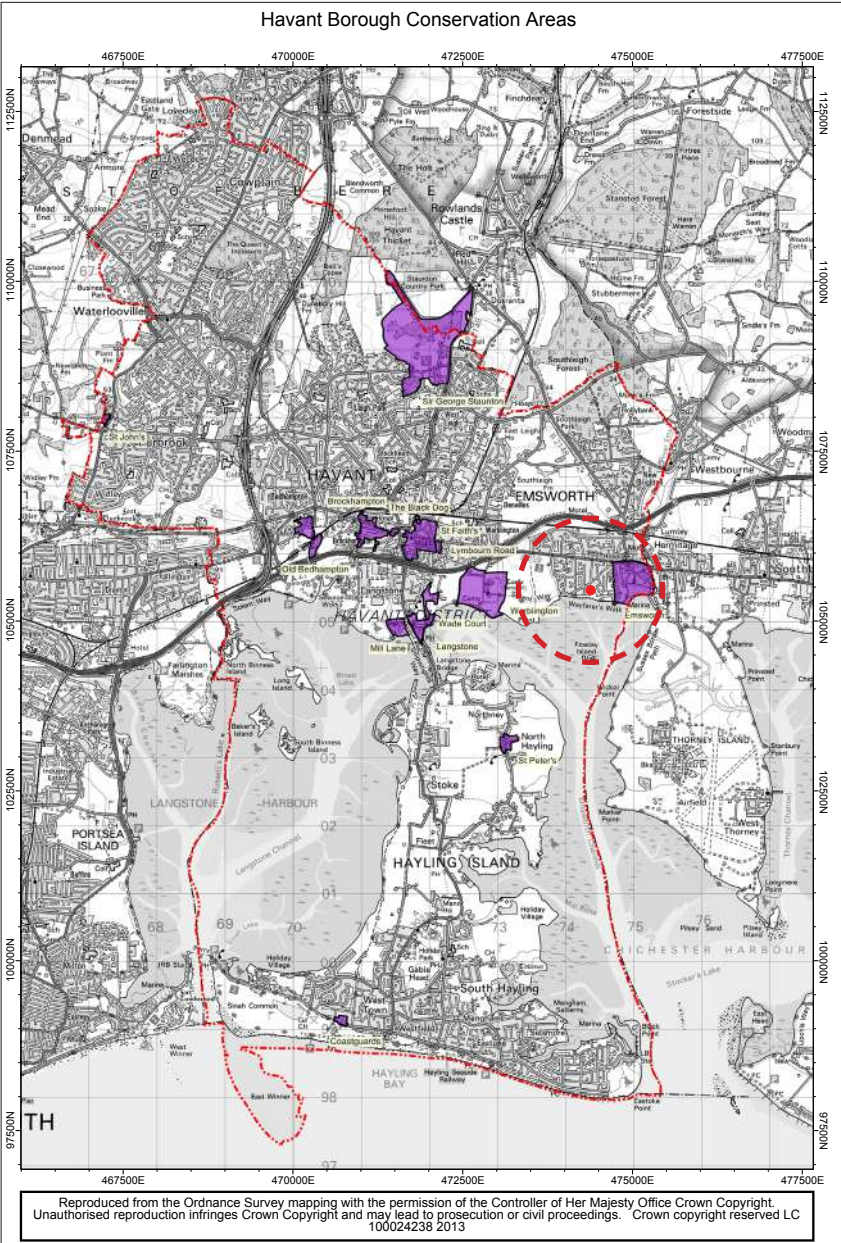
Planning Policy & History

Site Allocation and Conservation Areas

Conservation Areas

The site is not within any conservation areas but is close to the nearby Emsworth Conservation Area.

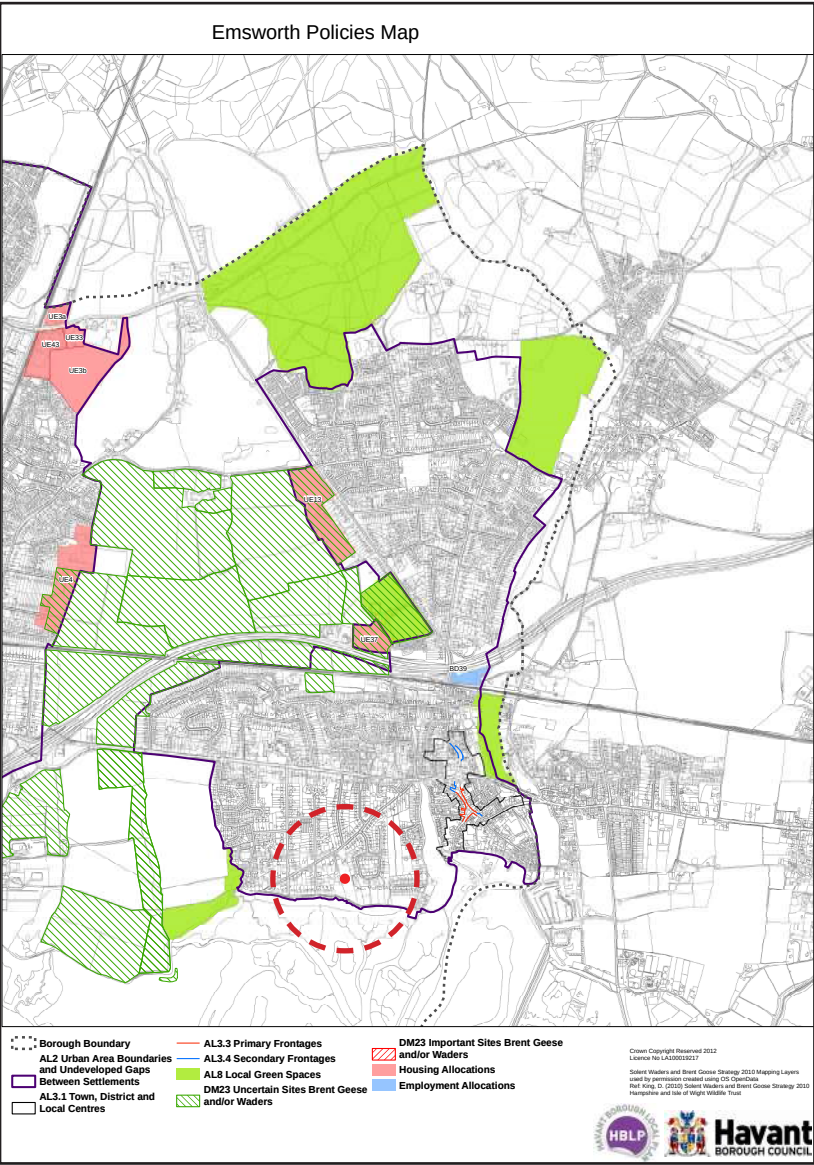
The location of the application site is highlighted with a red dot.



Site Allocation

The site is shown to be within the 'AL2 Urban Area Boundaries and Undeveloped Gaps Between Settlements' area on the Havant Borough Council Local Plan (Allocations) Emsworth Policies Map (Adopted Version July 2014).

The location of the application site is highlighted with a red dot.



Planning Policy & History

Design Development

Illustrated here are the designs as proposed from the previous planning approvals and refusals for the site.



July 1998

Planning Permission Granted
Ref: 98/51660/003
*7 x detached houses with garages existing
Fowley Cottage*



November 2018

Public Consultation
*6 x detached houses including the
retention of Fowley Cottage*



April 2020

Refusal of Planning Application / Appeal
Ref: APP/19/00623
*7 x detached houses including the retention
of Fowley Cottage*



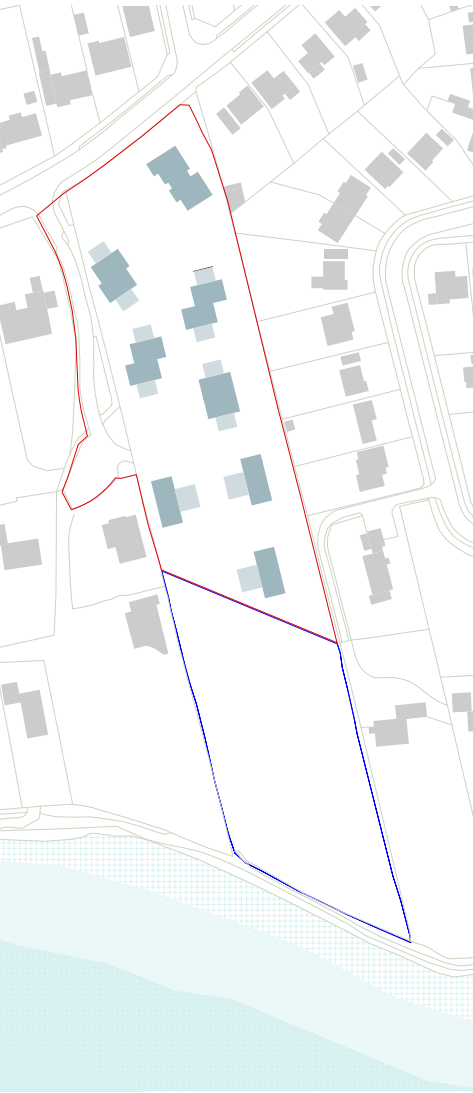
May 2021

Refusal of Planning Application
Ref. APP/20/00376
*9 x detached houses including the retention
of Fowley Cottage*



December 2023

Planning Application
*15 homes consisting of 3x detached homes,
4x flats and 8x semi detached homes
facilitated by the removal of Fowley Cottage*



Design Proposals

Concept

The proposed design as illustrated in this document of the 15 new homes on the site is informed both by a number of over-arching site design concepts as well as material, massing and site access principles that have been established over the course of the previous planning applications made on the site.

The views

- A key driver in the design concept has been to preserve views for as many of the properties as possible. Single storey planted roofs allow views through the site to the sea. The thin, 2 storey footprints minimise massing.

A community

- An ambition for this site is to create a small close knit community sharing facilities such as landscaped communal areas and access to the sea including small boat access if possible.

Contemporary design approach

- The design proposals are contemporary but seek to provide a discrete solution to this key waterfront location. The dwellings have a thin 2 storey footprint which keeps the massing low.

Layout and Scale

- The arrangement of proposed built-form to the Warblington Road site frontage has been carefully considered in terms of scale, placement and appearance in relation to the street-scene character, which is predominantly detached dwellings with pitched roofs.
- The six largest dwellings at the south of the site are orientated to preserve views through the site and ensure all plots benefit from a sea view with a path providing access to the sea from all plots.

Vehicular Access

- Prior planning comments received stated that taking access off Curlew Close rather than through the middle of the site has the advantage of minimising the impact on protected trees to the north of the site and is the preferred approach.
- It is noted that should access be proposed for any residential properties from Curlew Close, improvements in the form of widening the carriage, introducing public footpaths and street lighting would be expected by the local authority.
- It is also noted that access for new homes off Curlew Close has the advantage of minimising the impact on protected trees and has been confirmed as the preferred approach of the Local Authority subject to satisfactory highway provision.

Inclusive Access

- The new dwellings will be designed to comply with building regulations part M for access with level access being provided to dwellings.



Detached house concept diagram

Design Proposals

Local Area Character and Design Precedents

In the ‘Emsworth Neighbourhood Plan, April 2019’ the area south of Havant Road is characterised as follows:

‘A variety of mainly individually designed 19th and 20th century houses with some infilling. Extending westwards there are more recent estates of buildings of more uniform design. There are several “colonial” villas set back in large plots of land, particularly on the western side of Beach Road at the southern end. These are of architectural interest and contribute to the character of the area’

As noted here, the immediate context of the application site to the north, west and east are predominantly large detached single family dwellings, situating single homes on large plots with a direct relationship with the sea.

Architectural styling in the vicinity of the application site varies in both materiality and age creating a varied character with no discernible coherency which is identified as being important to retain and enhance.

The site lies within a Landscape Character Area (H1 Havant to Chichester Coastal Plain) as described by Chichester Harbour AONB Landscape Character Assessment.

To the south and outside of the site lies Chichester Harbour Area of Outstanding Natural Beauty (AONB) and LCA C2 Emsworth Channel Head and Broad Inlet.

To the south of the site lies the ‘Wayfarer’s Walk’, a public right of way which is part of the coastal path. Beyond this lies the Chichester Harbour AONB.

Adjoining to the west of the site lies Curlew Close, a small residential cul-de-sac of some 5 detached properties. A private

covenant exists restricting the number of dwellings that may be served off Curlew Close to six.

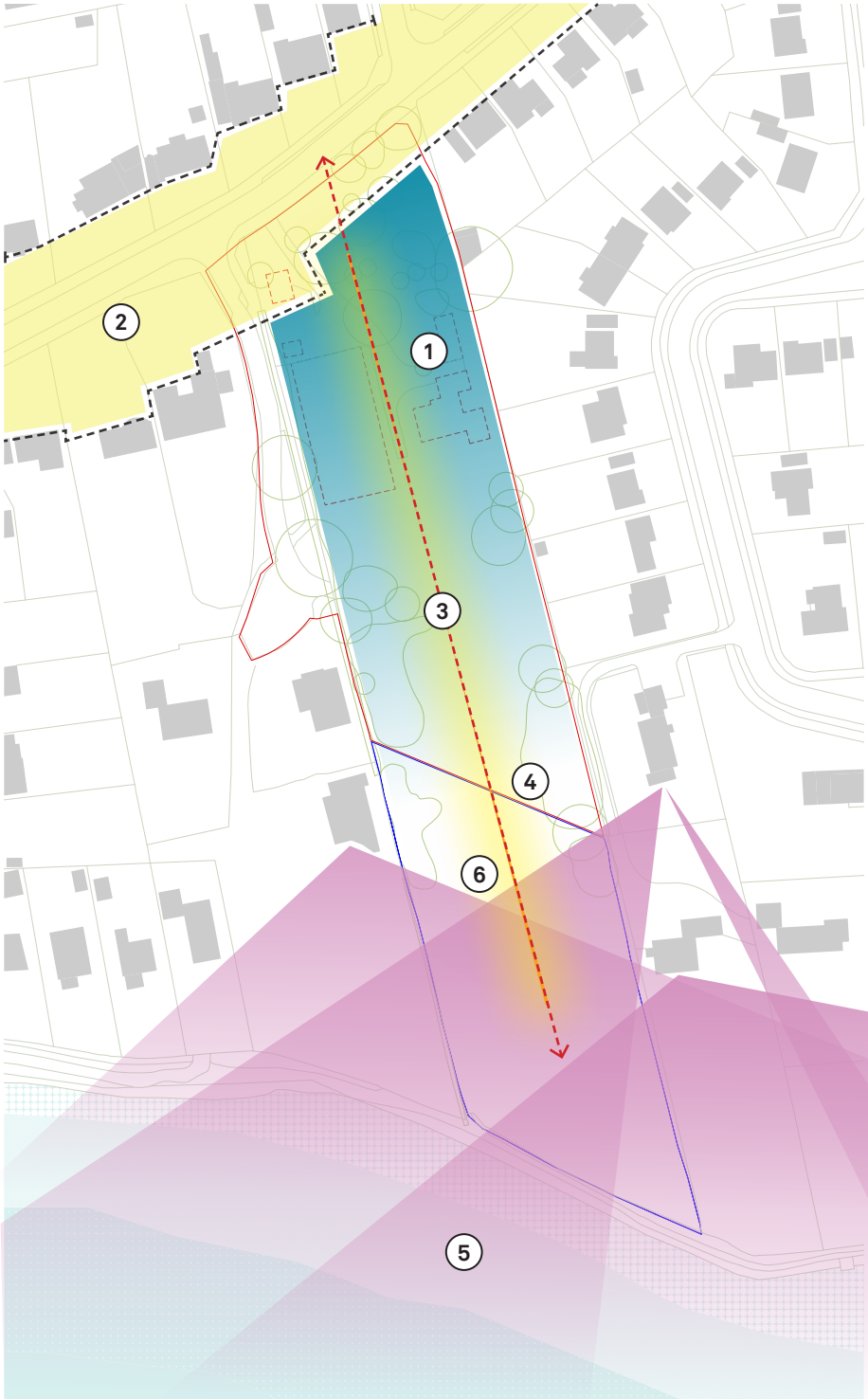
The precedents shown here aim to suggest the quality and strong formal character proposed for the site.

- Principle character features:**
- Strong gable forms with symmetrical dual pitched roofs
 - Expressed architectural features such as chimneys
 - Collective formal language across house types
 - Variety in collection of homes created through mirrored and related forms



Design Development

Site Strategy



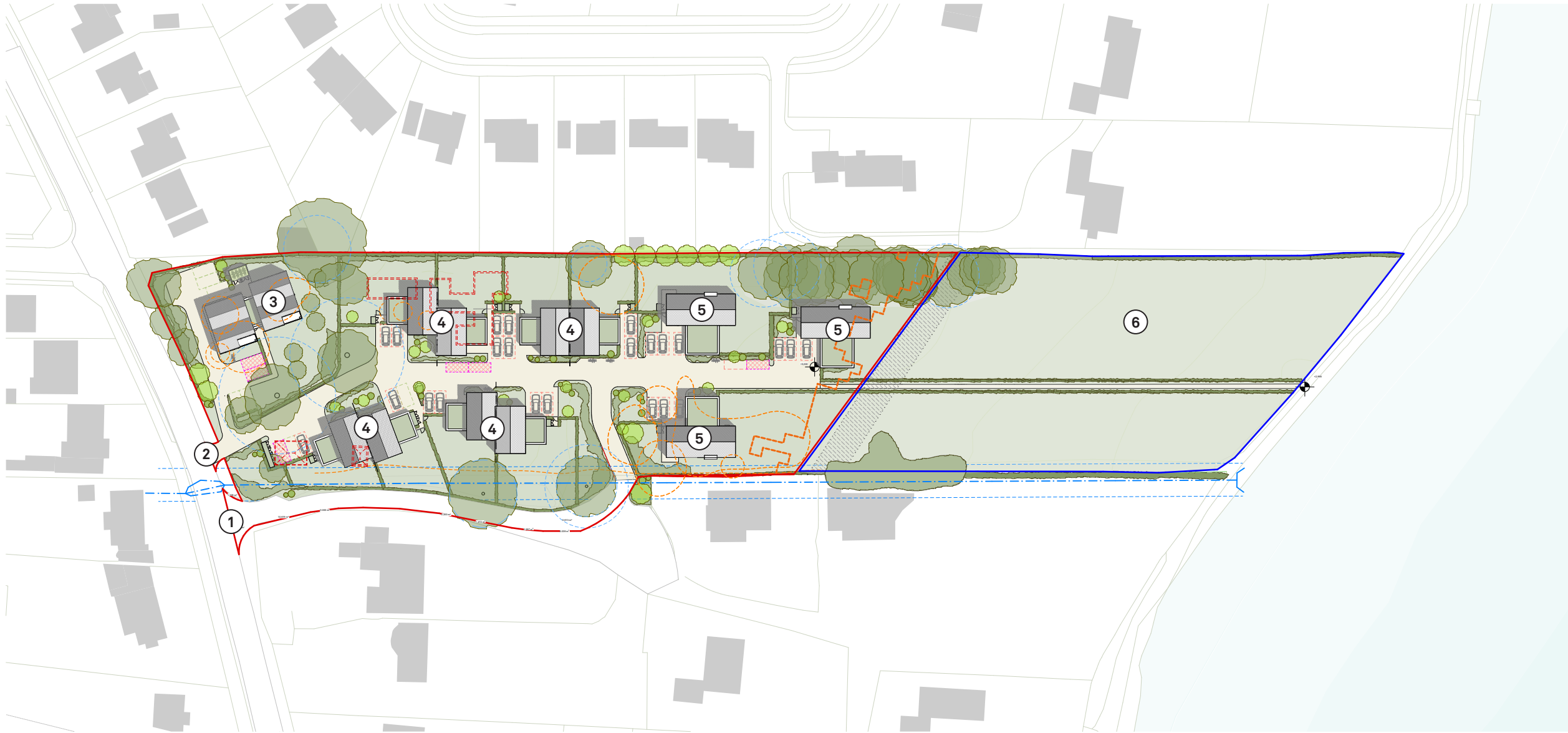
Key

- 1 Graduate the density of dwellings from north to south across the site with higher density, smaller homes located closer to Warblington Road and larger, detached homes more sparsely spread towards the south of the site
- 2 Maintain and enhance the existing street frontage along Warblington Road, mediating the established building lines to the east and west of the site
- 3 Arrange all new homes around a central street leading from Warblington Road to the sea
- 4 Increase distance between homes towards the south of the site to reflect contextual building arrangements at the sea edge
- 5 Vary and articulate building positions and mass to minimise impact on existing neighbouring views across the site to the sea
- 6 Keep all development outside of the flood zones at the south of the site



Design Proposals

Proposed Site Plan



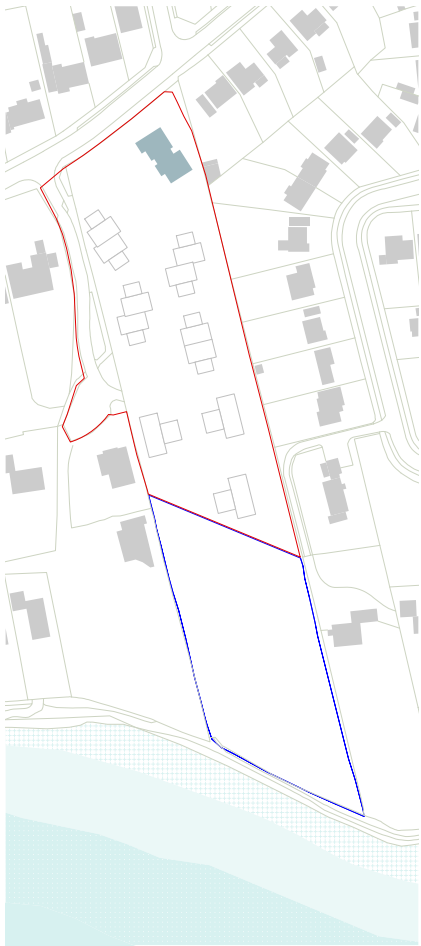
- Key**
- 1 Curlew Close access
 - 2 Entrance from Warblington Road. Access to the flats is proposed from this entrance road
 - 3 Flat block containing 2 bedroom flats
 - 4 3 bedroom, 6 person semi detached
 - 5 4 bedroom, 8 person detached
 - 6 Land within tidal flood zones



1:250@A3

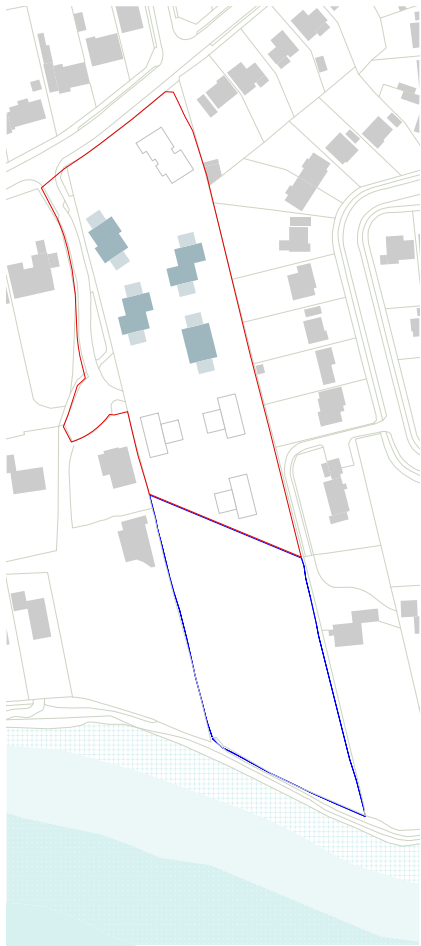
Design Proposals

Unit Mix, Affordable Housing Provision & Site Distribution



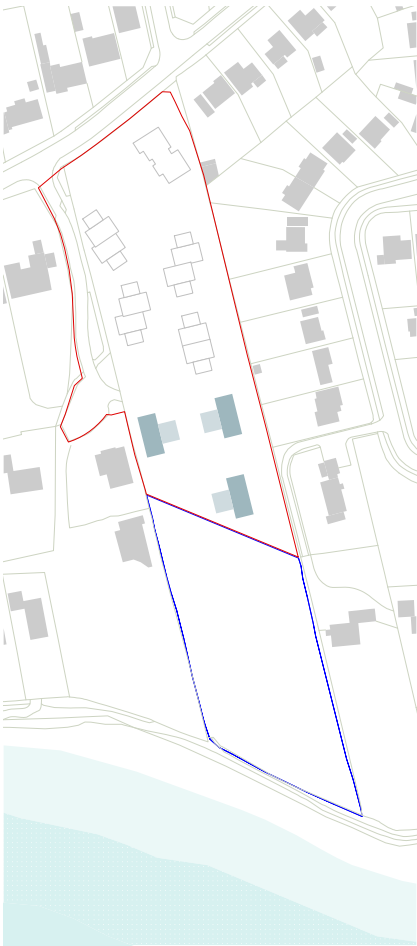
2b3p Flats

A flatted block is positioned facing Warblington Road. The expressed, pitched gable is aligned with the established line of neighbouring homes along the road



3b6p Semi Detached

The centre of the site is made up of 3 bedroom semi detached family homes with variegated massing to reduce the mass and the allow greater views through the site

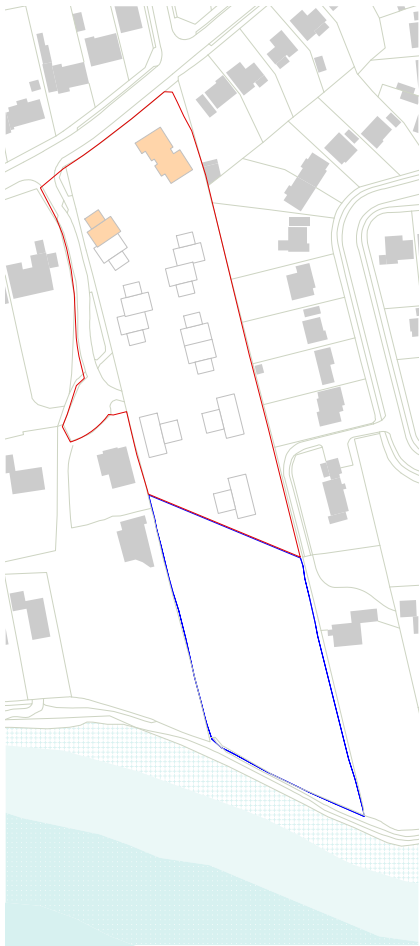


4b8p Detached

The largest detached homes are positioned towards the south of the site. The building forms are variegated to allow maximum views out to sea from the site both for these homes as well as the rest of the development and the neighbouring homes.

Total Accommodation

Unit Type	Description	No.
01	4b8p Detached	3
02	3b6p Semi Detached	8
04	2b3p Flat	4
Total		15



Affordable Housing - Unit mix

Unit Type	Description	No.
02	3b6p Semi Detached	1
04	2b3p Flat	4
Total		5

Affordable Housing

Havant Borough Core Strategy March 2011:
Policy CS9: ‘Development should meet a target of 30-40% affordable housing’

5 x units are provided (33% of total housing provision) as required by the local authority for all developments over 10 units.

The affordable housing units are wholly located at the entrance of the site accessed from Warblington Road shown above in orange.

Design Proposals

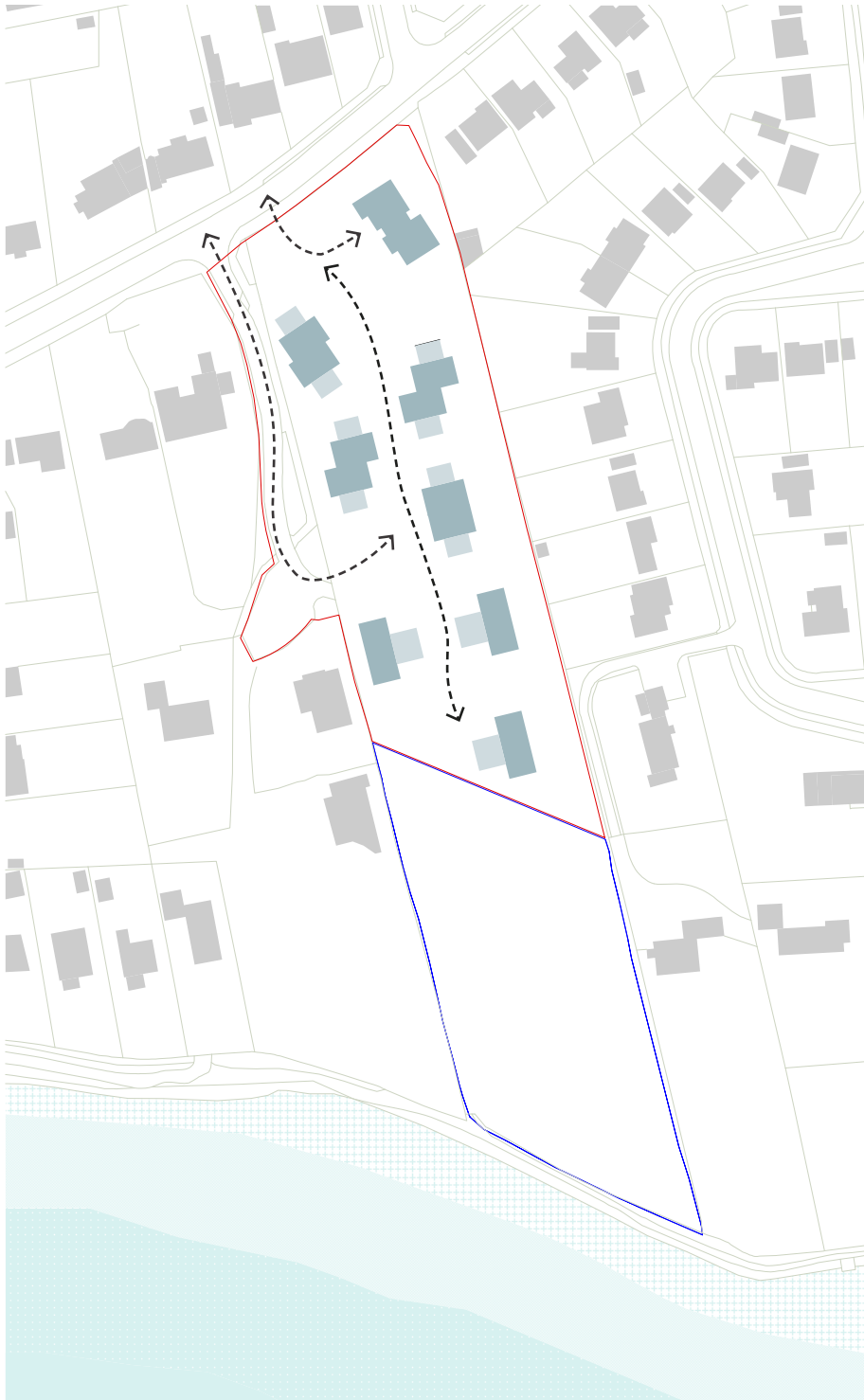
Site Strategies

Access, Parking & Cycle Storage Strategy

Principle vehicular access is via the re-used entrance from Warblington Road. Secondary access is via Curlew Close, avoiding the need for any hammerhead turning space on the site. Refer the Transport Statement submitted in support of this application demonstrating compliant tracking of vehicles throughout the site.

In accordance with the Havant Borough Council 'Parking Supplementary Planning Document, July 2016 (Partially updated September 2019)', all proposed 2/3 bed dwellings are provided with 2 on site parking spaces and 4 bedroom homes with 3 on site spaces each. Refer the Transport Statement submitted in support of this application demonstrating compliant parking provision.

Secure cycle spaces for each dwelling is provided in accordance with the Council's Parking SPD in the form of secure spaces within gardens of all detached and semi detached homes and a secure covered store for the flatted block.



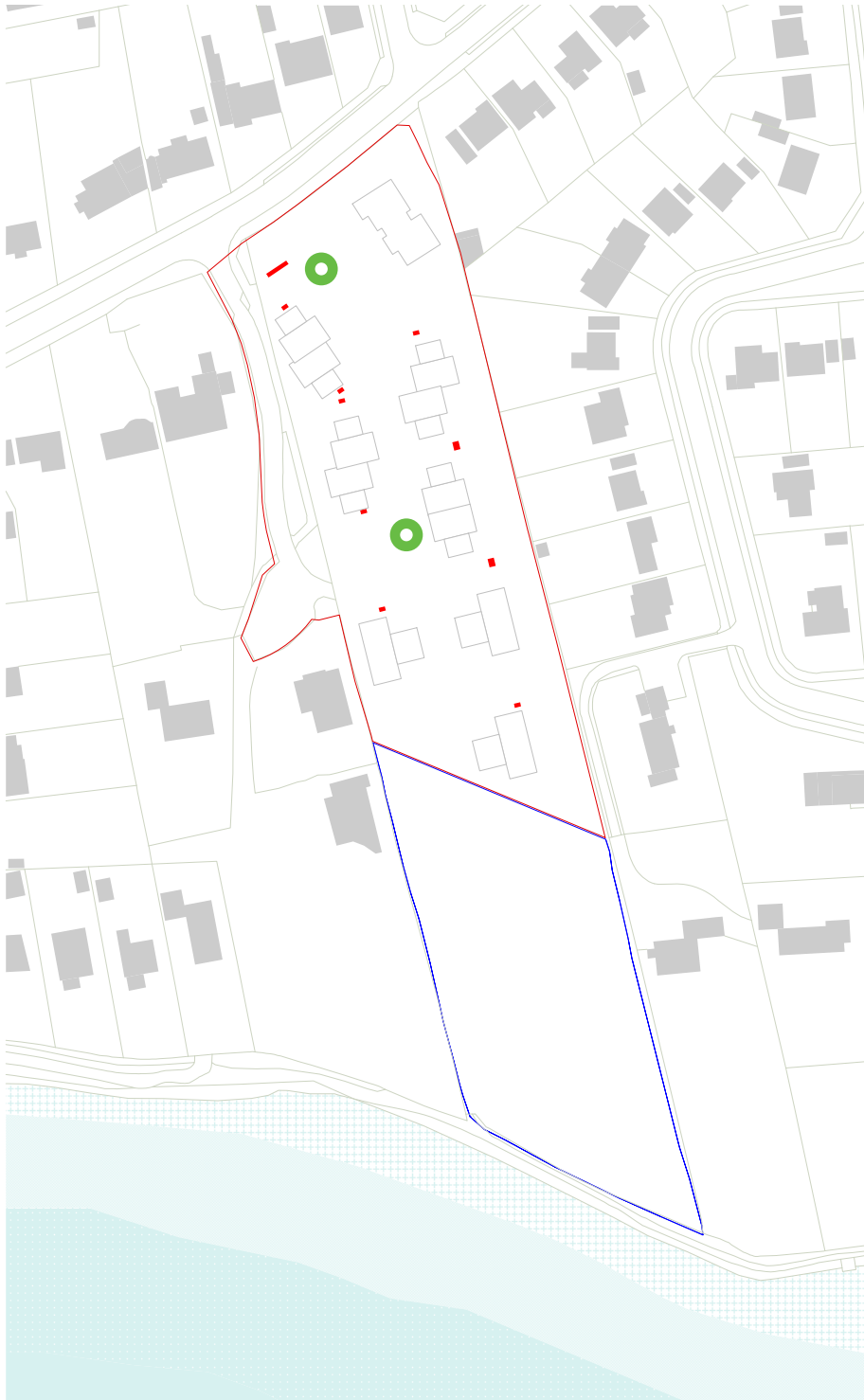
Services and Refuse Strategy

The flatted block has a communal bin store located adjacent the block at the north end of the site directly abutting the central road through the site.

All semi detached and detached homes have private secure bin stores within their curtilage.

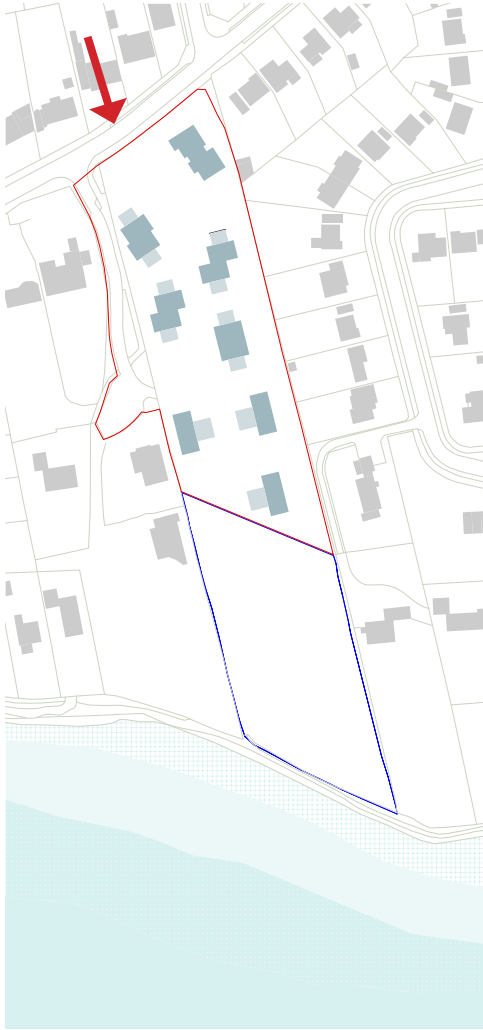
All locations of bin stores are shown on the diagram to the right in red and can be found on the proposed site plan.

Bin collection points noted and marked here in green.



Design Proposals

Street View - Warblington Road Entrances

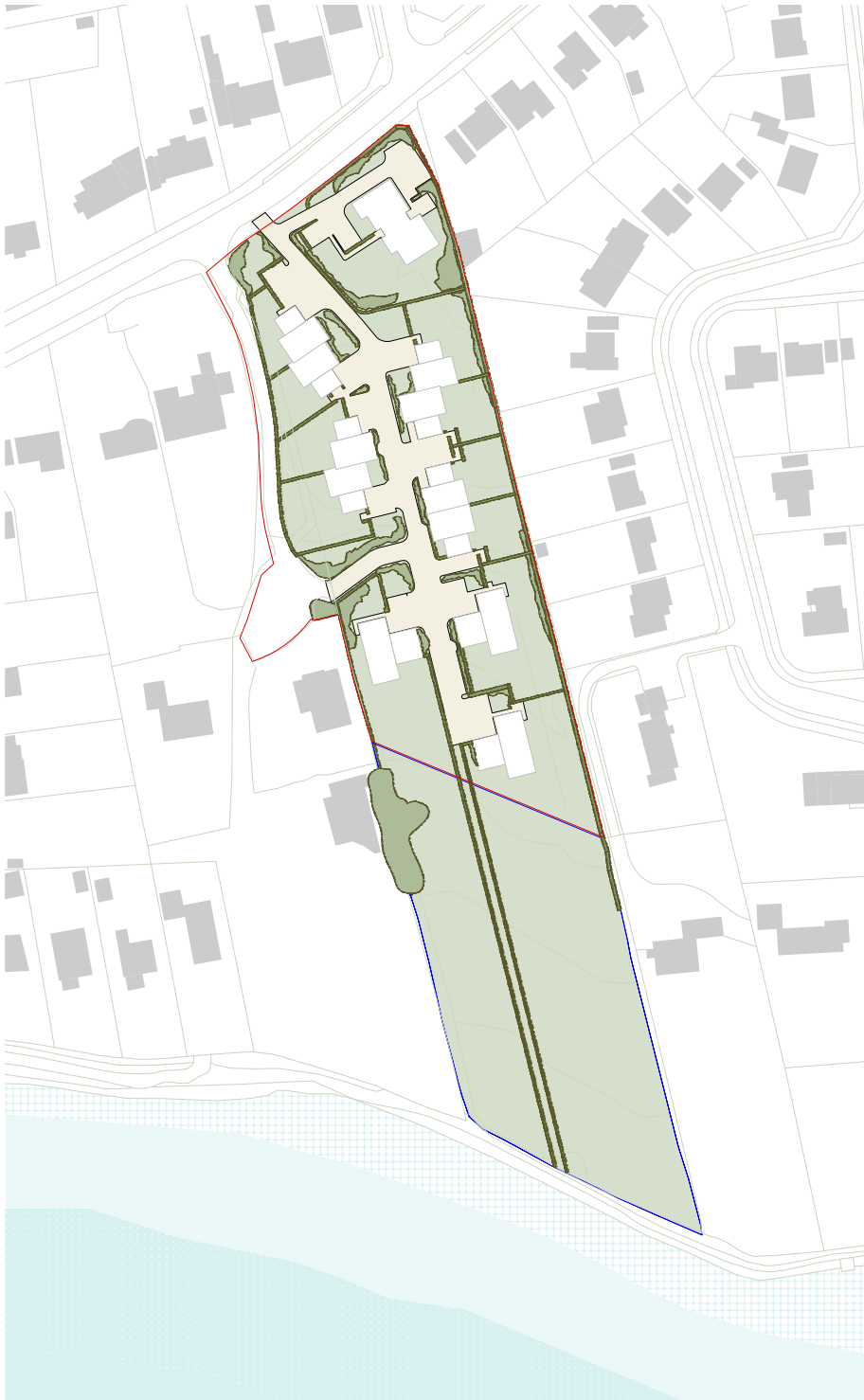


Design Proposals

Residential Amenity & Trees

All new semi detached and detached homes have ample gardens with a minimum dimension of 10m in accordance with the Havant Borough Design Guide SPD providing adequate space for future occupiers.

All flatted homes have external terrace amenity space and access to communal garden areas.

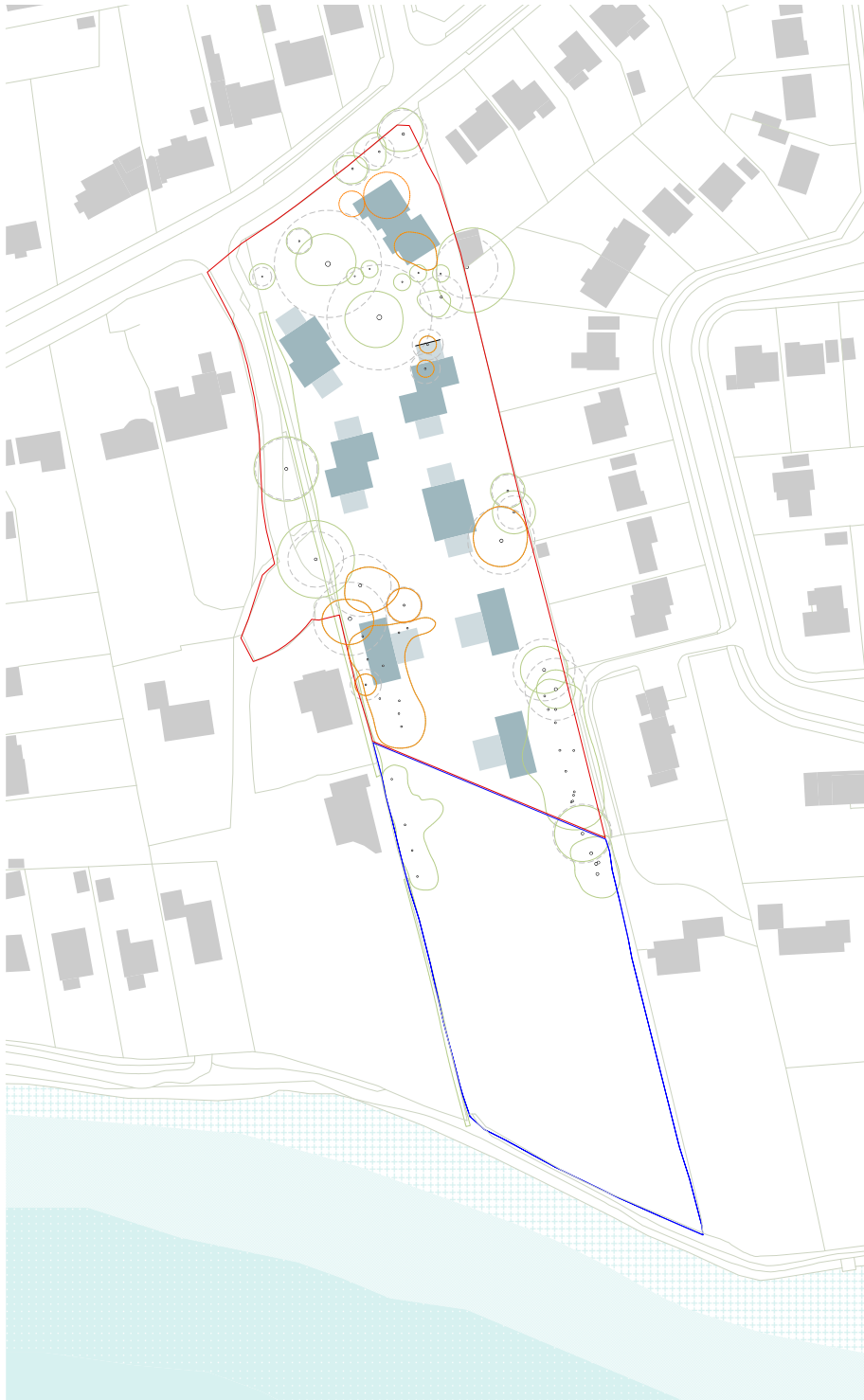


Trees

The layout of the homes has been arranged to avoid wherever possible encroachment on existing trees on the site.

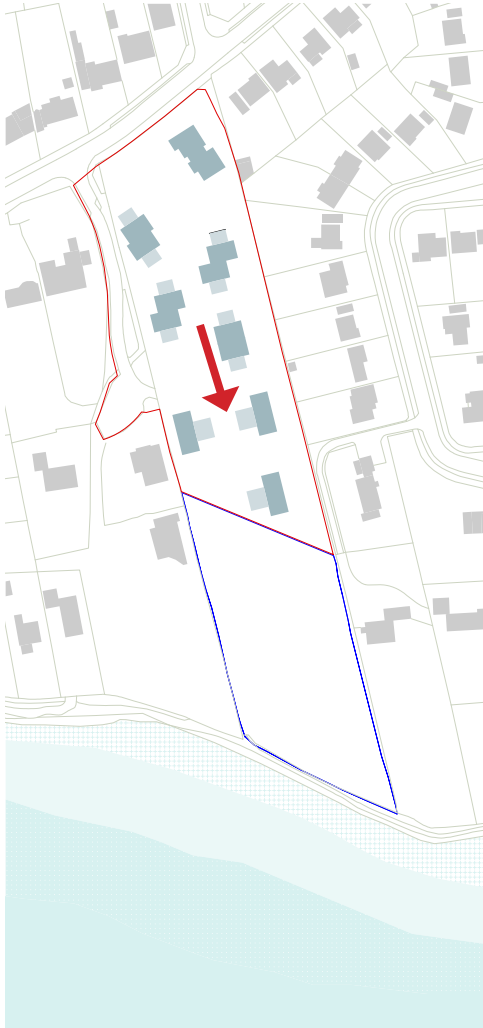
The diagram here shows the trees which are affected by the proposals in orange.

An arboricultural impact assessment and tree survey are submitted in support of this application as well as a method statement for necessary mitigations.



Design Proposals

View 01



Family homes along the street

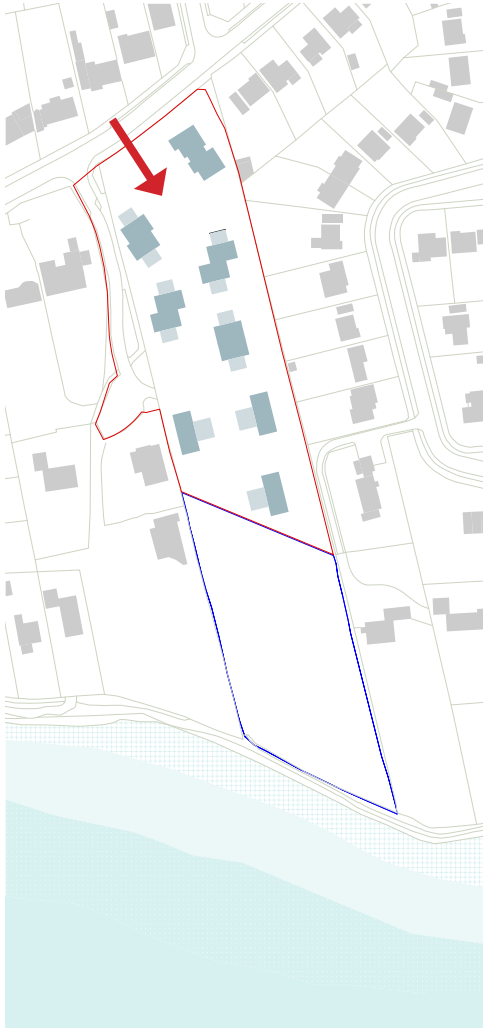
The larger 4 bedroom homes are designed both to mitigate disruption of views to the sea at first floor, while also delineating and defining public and private spaces at ground level.

Carefully positioned windows ensure minimal overlooking to homes while maximising opportunities for passive surveillance along the street.

The spaces between these 'T' shaped plans shelter the parking areas which are intended to feel incidental along the street.

Design Proposals

View 02



Collection not Repetition

The semi-detached homes at the north of the site are a collection of repeated house types but are intentionally arranged to create variety in the street scene.

Site responses such as avoiding RPAs result in sliding and offsetting of repeating units creating visual interest and a more organic sense of space.

Design Development

Materiality

The balance between glazing, cladding, eaves and roof pitch has been carefully considered to deliver a comfortable composition of texture, light and mass.

Massing & Appearance

- In terms of the architectural context, the immediate locality comprises a broad and ranging mix of architectural styles (most notably in glazing arrangements), but in the main this comprises a predominance of two storey dwellings with pitched roofscapes.
- The design proposals are contemporary in appearance, but offer a discrete solution to this key waterfront location. The dwellings typically consist of a narrow two-storey element and a single storey section which, in conjunction, deliver the required footprint whilst minimising overall mass and maintaining vistas through the site.

Brickwork

- A soft earthy grey brickwork plinth connects the buildings to the ground and provides warmth and solidity in planters, chimneys and retaining structures.

Timber Boarding

- Vertical timber boarding softens to a silver grey when untreated and provides a perfect backdrop to the waterfront setting. The material is well suited to marine environments and provides a low maintenance solution which will mature sympathetically and consistently over time.

Slate

- The design only requires a simple and honest roof material. A natural riven slate roof is chosen for this.

Green Roofs

- The single storey accommodation have a planted roof, which provides a softened roof datum line and is attractive to look down upon from the two storey elements.



Design Proposals

Emsworth Neighbourhood Plan Design Checklist

Throughout this Design & Access Statement efforts have been made to include relevant clauses from the Emsworth Neighbourhood Plan Design Checklist on pages relevant to elements of the design they have influenced.

Over the following pages all relevant clauses to this development (i.e. excluding clauses relevant to city centres for example) are listed and followed by written responses describing how the proposals presented have taken influence from, and responded to, said clauses on the checklist.

Uses & Activities

Evolution and character

- 01/ Emsworth should evolve gradually and should not to experience rapid large-scale development. All development proposals are required to demonstrate how they will contribute to this positive evolution. The historical analysis of the site described in this document evidenced the slow development of the suburban fringes of Emsworth. The proposed development is focussed on a single site but matches the growth of Emsworh in general as well as the new homes in the immediate vicinity of the site to the north, east and west.
- 02/ Good design should support and enhance Emsworth’s role as an attractive settlement within the wider south Hampshire landscape. The layout of the site establishes a processive route to the water and is bordered by detached and semi detached homes sharing an architectural language. This has been carefully arranged to provide a positive addition to the suburban grain and character of its context.
- 03/ Small scale “village atmosphere” with healthy mixture of residential, commercial and industrial use is an important element of the character of Emsworth. This too should be supported through sensitive and appropriate design. Mixed use

development is not deemed appropriate for this site however the homes have been intentionally arranged along a shared surface street with opportunity for interaction and an intentional erosion of hierarchy between pedestrian and vehicle imbuing a small village, neighbourly environment.

- 04/ The strengths and distinctive characteristics of Emsworth’s settlement pattern includes a variety of buildings and styles, the sky being brought right down into the town by open spaces and water and relatively low building heights. The proposed homes are intentionally varied in type and orientation to provide visual interest and also maximise views and outlook to the sea beyond. No proposed homes are taller than 2 storey (with roof pitch).
- 05/ The varied and distinctive character of each of the five distinct residential areas beyond the town centre should be maintained and enhanced. The proposal takes queues from the context in terms of scale and roof forms
- 06/ New buildings should be well-integrated into the site and become part of a unified and interrelated composition, both with other buildings on site and with existing buildings adjacent to the site. This is particularly important in mixed-use developments that combine living and working. Efforts have been made to employ a characterful and unifying architectural language through the development to achieve a collective identity of the (varying size and orientation) homes
- 07/ The layout of new developments should incorporate access routes and footpaths within the layout that reflect the historic character of Emsworth. The central shared surface street arrangement is influenced by the surrounding established residential grain, the route terminating at the sea edge as an important contextual identifier

Access & Movement

Walking and car parking

- 08/ Designing for maximum pedestrian use in all parts of the town, including the urban spaces, will help create welcoming and safe environments is supported. Shared surfaces are proposed throughout the development to hierarchy between vehicle and pedestrian with the street leading to the sea and Warblington Road envisaged to be actively used by pedestrian.
- 09/ Access for people with disabilities and parking for wheelchairs and mobility scooters, whilst respecting the nature of the building and its surroundings, will be encouraged. All approaches and access routes will be designed in accordance with part M of the building regulations
- 10/ Car parking is to be discreet, with a proper provision of off-road parking as appropriate. On-road parking needs to be accommodated carefully to ensure that footways and cycle paths are not blocked or narrowed. All allocated parking for the homes is designed to be concealed within the shared surface street by bushes and vegetation. Efforts have been made to offset spaces in a non-repetitive way to try to disguise their positions from the central view corridor.

Rural access and wildlife

- 12/ The informal and semi-rural character of the footpaths and cycleways are in-keeping with their surroundings. Future interventions to grow the pedestrian and cycle network need to maintain this approach, through the use of surfacing materials which complement this character. Resin bound gravel, loose gravel, low level shrubs and vegetation and an informal arrangement of the shared surface streets add characterful domestic routes to the local area
- 13/ Sensitive management of public

- access to open spaces is required in ways which help to maintain and enhance their rural qualities.
- 14/ There is a need to minimise the visual impact of new buildings and the physical impact of increased access. Therefore, the use of permeable surfaces such as bound gravel and porous rolled surfaces is encouraged where appropriate. The shared surface street is proposed to be non-hierarchical and aims to, over time, blend the homes together naturally. Resin bound gravel and low level vegetations is employed to achieve this.
- 15/ Developments and initiatives that will help link wildlife and nature conservation habitats and avoid of the fragmentation of landscapes will be supported.

Streets & Spaces

Strategic landscapes

- 16/ The characteristic landscape features of Emsworth, including wooded shoreline, open coastal plain, broad-leaved woodland and small hedgerow-bound fields are to be preserved and enhanced. The proposed subdivisions within the site aim to replicate the small hedgerow-bound fields in the area, while the existing soft edges of the site are to be enhanced through additional planting
- 17/ The quality and character of Emsworth’s landscape setting and associated views from within Emsworth and the Harbour are a further important characteristic and should be preserved and enhanced through new development proposals. The views out and through the site have been a key design driver when developing the design. Offset, stepped building masses and a clear central street aim to allow maximum visual permeability through



Design development view presented during the pre-application meeting showing the quality of the central road through the site

- the site to the harbour and mudflats
- 18/ Sites of Importance for Nature Conservation and associated wildlife corridors in and around Emsworth are to be protected.
- 19/ Development proposals should not adversely affect the coastal habitats within the AONB or the amenity of the informal and rural nature of open spaces in and around Emsworth.

Green spaces within urban areas

- 20/ In order to retain Emsworth’s identity and avoid urban coalescence, the maintenance and enhancement of boundaries between urban areas and nature conservation areas is encouraged.
- 21/ Green spaces of appropriate scale and quality within new developments will be encouraged.
- 22/ All new houses should have private amenity space and/or gardens, at the

front, back or side of the property, as appropriate. A Large site and appropriate density of homes allows all homes ample private amenity space

Street scenes

- 23/ Street scene illustrations of a new development project help establish its overall impact on the surroundings, particularly the Emsworth skyline, and are to be encouraged with all planning applications. This document contains carefully selected and drawn perspectival representations (in a range of media) of the shared and public spaces of the development. These have been arranged to best communicate the relationship the proposals will have with the existing street scene as well as to communicate how the proposal will become a successful and joyful addition to the Emsworth area.
- 24/ The character of the street scene

Design Proposals

Emsworth Neighbourhood Plan Design Checklist

and nature of the surrounding area (e.g. plot size and design of adjacent buildings) is important determinant of character. This is of particular importance when the location is widely visible. Designers and architects must show an appreciation for such compositions and the effects their interventions will have upon them. The design has been extensively tested in 3D with regards to the collective compositions of the homes and their relationship with their context.

Woodland and trees

- 25/ Trees and hedgerows bordering open spaces, which can protect the rural nature of these areas and screen new development, are to be preserved and enhanced. The site does not abut any open spaces however all boundary edges with neighbouring properties and to the sea edge are designed to be softened by means of planting and hedgerows.

- 28/ The contribution made by gardens and the variety of green open spaces to the character of Emsworth needs to be acknowledged and appreciated by all development proposals. All homes in the development sit within ample garden amenity spaces. Additional small pockets of communal green space are located along the street to further reinforce the importance of the relationship between building and green space in the development
- 29/ Use of trees and hedges for screening and softening the impact of new developments, both residential and commercial, is encouraged. This has been used as a key driver for the development, as well as utilizing the existing large established trees at the top of the site.
- 30/ Trees, groups or avenues of trees, and hedges, particularly along roads, make a special contribution to the character of the area through their large mature status and therefore

- should be protected. This has been used as a key driver for the development, as well as utilizing the existing large established trees at the top of the site. Additionally buildings and the access road from Warblington Road have been positioned to either avoid entirely (buildings) or minimize (roads) impact on the RPAs of the existing established trees along this street edge.
- 31/ New tree and hedge planting needs to be maintained and should augment the historic planting, both along the approach roads to Emsworth and within the built environment, using an appropriate mix of species.

Building lines and street design

- 32/ The existing building and garden frontage lines and the balance of hedges, fences, mature trees and verges are to be respected. The flatted block facing Warblington Road has been positioned and designed to a. align with the established street frontage edge, b. avoid any / all RPAs of existing important trees and c. maximize views for residents and the public from Warblington Road to the sea.
- 33/ Long stretches of blank frontages including large double-doors in residential and shopping areas which detract from the street scene are to be avoided. The homes have been designed in all instances to avoid these elements being presented to the street scene at any point in the development.
- 34/ Sensitive and judicious use of street furniture, signs and advertisements helps to keep clutter to a minimum and enhances the character of the street and spaces. The use of bollards should be kept to a minimum. The loose arrangement of the shared surface reduces the need for explicit divisions and obstacles such as bollards thus keeping the shared street space less cluttered.

- 35/ Where the opportunity arises, the re-routing of services underground is encouraged. All services within the development are proposed to be routed below ground

Form & Detail

Construction, materials and build quality

- 36/ The build quality of new developments, and the materials selected as part of the construction process, should ensure a high standard of appearance over time. The materials proposed are high quality, robust and will age well.
- 37/ Construction techniques and materials should prevent a rapid deterioration that can lead to buildings with an unsightly or neglected appearance. Building maintenance should be cost-effective and easy to administer. The Design of the homes has been developed with the foresight for construction detailing to allow sufficient and robust drip and lining details etc. to avoid unsightly staining at material junctions. Re-format Architects have a proven track record of high quality built work in similar styles and so are confident of a high quality built finish based on the design proposed.
- 38/ Use of good quality materials, preferably local, which respect the neighbouring properties, mellow with age and can be easily maintained will be encouraged. The brick bases proposed will be hard wearing and will subtly age over time with little to no maintenance requirements. The timber cladding proposed will silver over time with occasional maintenance required.



Design development view presented during the pre-application meeting showing the architectural quality of the proposals

Rooflines and skylines

- 39/ The local character of Emsworth is typically defined by architecture of three storeys or less. New buildings should generally keep to this height while also being designed to respond to the surrounding context, thus visually creating a more integrated and seamless addition to the town. No individual building within the proposals is above 2 storeys with a pitch. This is directly comparable to the neighbouring homes in the area.
- 41/ Silhouettes, including the roof line/skyline, which integrate well with the surrounding buildings and the existing skyline will be supported. The offset arrangement of the dual pitched roofs create a varied and characterful roofline. Efforts have been made to articulate semi-detached homes especially in their offset plan

- and roof edges. This simple move in replicating house types but being careful to arrange them so as to create a varied ridge and gutter line has been key in avoiding a boring and repetitive arrangement
- 42/ Flat roofs can create maintenance issues and are considered to be out of character in Emsworth and should be avoided. The flat roofs on the semi and detached homes are used to reduce bulk of the homes and allow greater views through the site to the sea while adding variety to the street arrangement. The design allows sufficient roof thickness to accommodate a robust flat roof solution and Re-Format has extensive previous experience in designing and delivering homes with flat and flat green roofs to a high standard.



Design development view presented during the pre-application meeting showing the domestic quality of the central road through site

Design Proposals

Emsworth Neighbourhood Plan Design Checklist

Density and scale

- 43/ The density of new development should be in character with the local surrounding area, and outside of the town centre should be designed to give an impression of spaciousness with opportunity for green landscape between buildings. **The proposed homes are set within generous gardens with pockets of shared grass and vegetation provided along the street.**
- 44/ New buildings should be in scale within the context of the surrounding buildings and located where they will not overwhelm their surroundings. **The scale of 2 storey with dual pitched roofs homes is directly comparable with the immediate context. The semi detached homes (when read as the pair) and the detached homes have comparable footprints to the neighbouring buildings also.**

Resource efficiency

- 46/ Measures to help conserve water and energy in new buildings will be



Design development view of proposed low level downlighters

encouraged.

- 47/ New development should seek ecological enhancement to the immediate area, such as provision for birds and bats to be safely incorporated into new buildings. **Bird and bat boxes are proposed to be incorporated throughout the development.**
- 48/ The reuse and recycling of building materials will be encouraged, as will the use of recycled materials from old buildings where it will help maintain or enhance integrity.
- 49/ New buildings are to use local construction materials, and reflect local building traditions, with materials obtained from local sustainable sources.

Lighting and safety

- 50/ Consideration should be given to the need for lighting, and where it is deemed essential, efforts should be made to seek to minimise its impact in the landscape through choice of light source and control of light spillage.

- Lighting should only be installed in areas of need, such as alongside pedestrian routes in and around the built areas. Areas adjacent to open spaces and undeveloped areas should be left unlit to avoid light pollution. **Low level downlighters are to be used through the site to gently light the street without causing light nuisance to residents, neighbours and the existing ecology on the site especially nocturnal pollinators. Appropriate warmth of light will be specified to ensure minimal disruption.**
- 51/ All developments and improvements in Emsworth should be designed to ensure that safety and security are built in. Designs should ensure people feel safe during hours of darkness through unobtrusive path lighting and active frontages (i.e. doors and windows facing onto the street) and safe, permeable routes where appropriate. **Consideration has been made regarding improvements that should be made to Curlew Close with regards to lighting and pathways in line with planning case officer comments received on previous applications.**

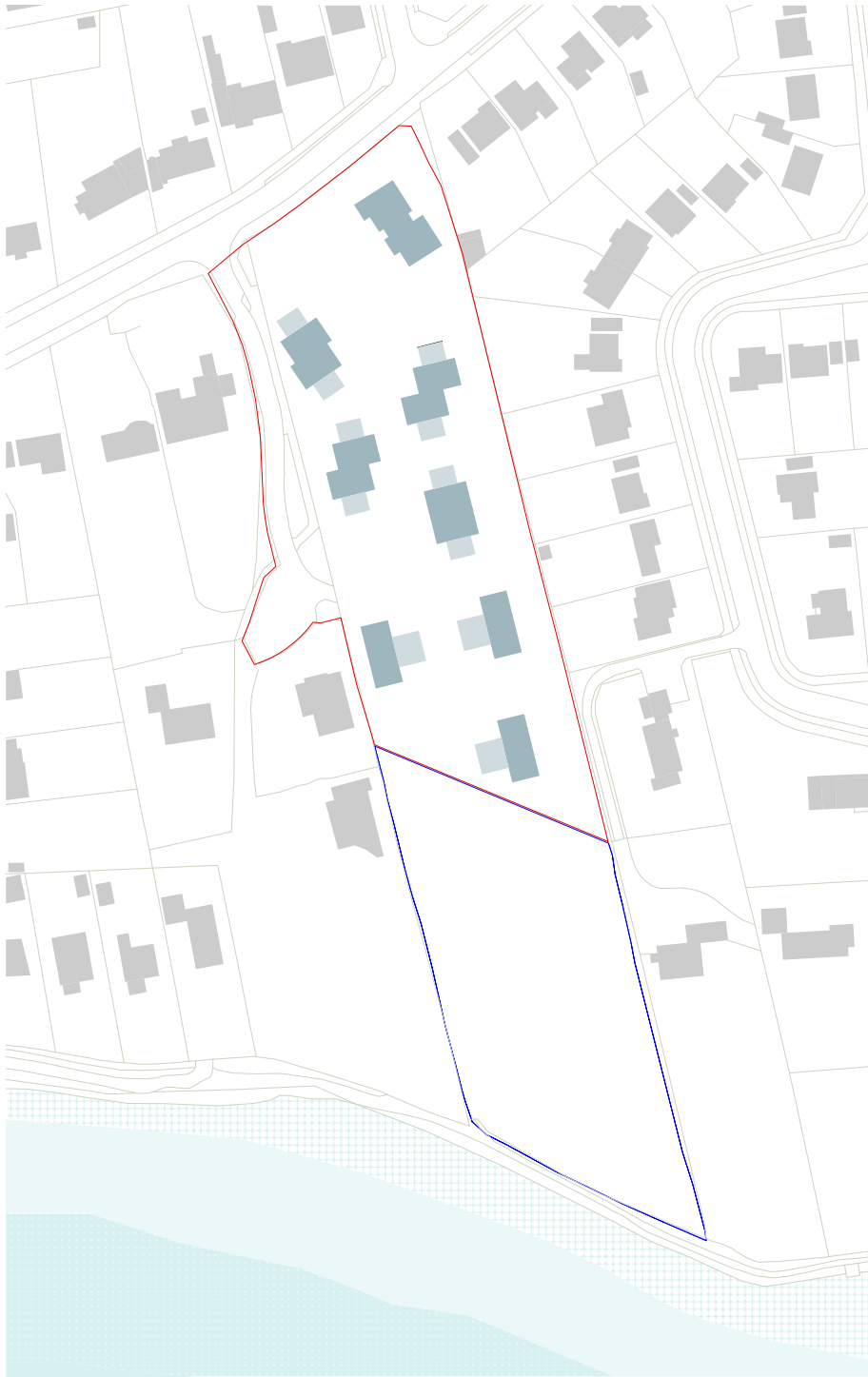
Heritage and innovation

- 54/ Styles and materials that relate to those found within the Conservation Area will be encouraged.
- 55/ In other areas, imaginative, innovative, and quality designs, incorporating styles of the present age where appropriate, so they can take their place as part of the evolving history of Emsworth, will be encouraged.
- 56/ The use of contemporary design, materials and construction in new buildings to conserve energy and promote sustainability without harming the townscape and character of the area will be supported.

Elevation and decoration

- 57/ Window and door openings should

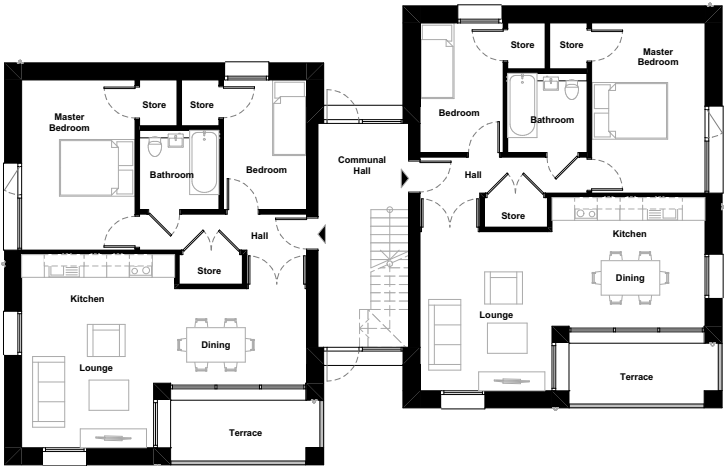
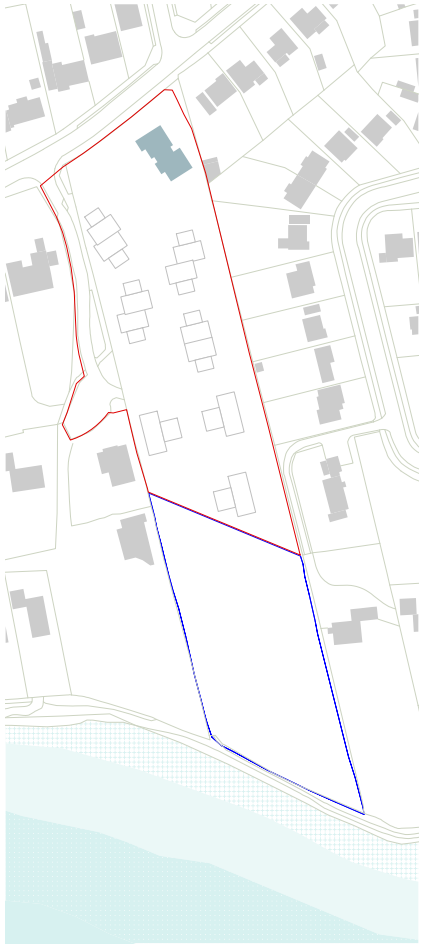
- be in proportion to the buildings themselves, as well as reflecting the overall setting. The size, proportions, materials and detailing of replacements should reflect the original in the more historic parts of Emsworth. **Elevations have been carefully composed to achieve maximum outlook and passive surveillance over the central street for habitable rooms while maintaining privacy between residences. Asymmetry has been employed as a consistent language through the house types to add variety and facade interest throughout.**
- 59/ Variety for variety's sake, unrelated ornamental detailing, mock/faux styles which serve no purpose other than to attempt to camouflage inappropriate design or materials must be avoided. **The detailing and general design approach is one of modern, contemporary styling with an intentional clean appearance from unnecessary clutter and ornament**
 - 60/ Focal points and elements of surprise which enhance character and identity will be supported. **The building forms are deliberately varied and non repetitive to allow for unique moments throughout the site.**
 - 62/ The attractive and distinctive character of the approaches by road to Emsworth from the west, the east and the north should be preserved and enhanced. **The proposal presents a pair of dual pitched 2 storey forms in alignment with the existing street line along the western route along Warblington Road adding to the attractive route and streetscene with the expressed pitched gable form and silhouette**
 - 63/ For larger properties, which play a significant role in the character of an area, conversion (rather than demolition and rebuild) will help to retain the character of the wider area and allow for a more sustainable use of materials.



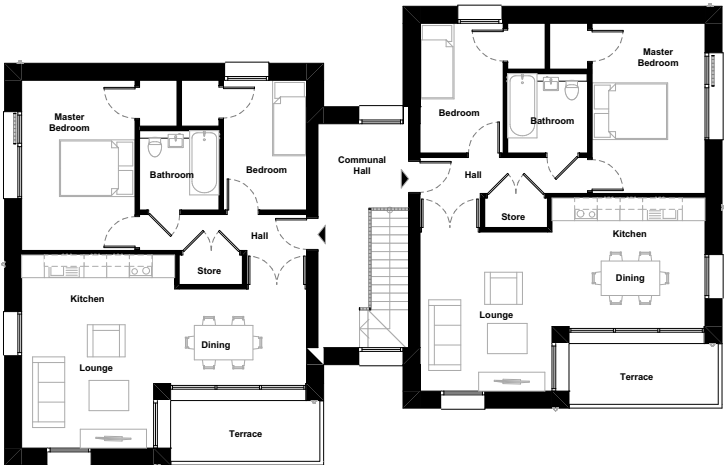
Proposed site plan

Design Proposals - Unit Plans

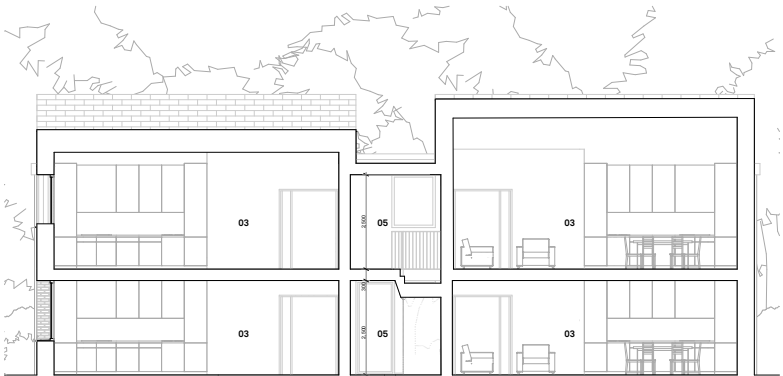
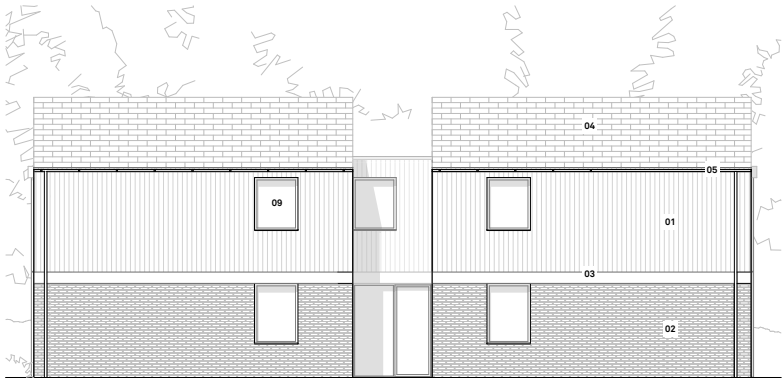
2 Bedroom, 3 person Flats



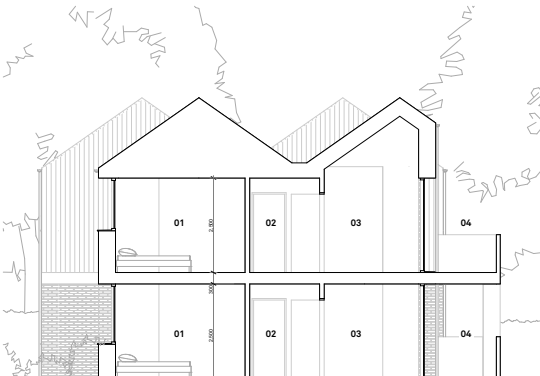
Ground Floor GA Plan
1:200@A3



First Floor GA Plan
1:200@A3

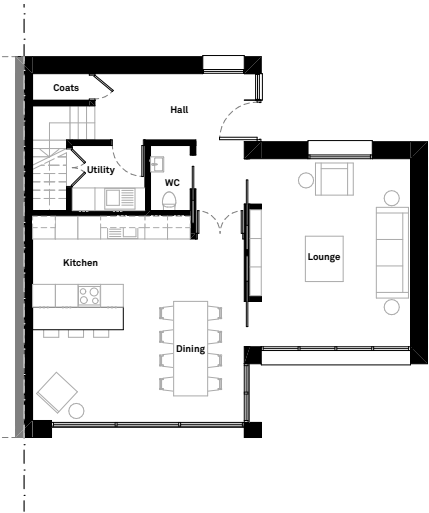
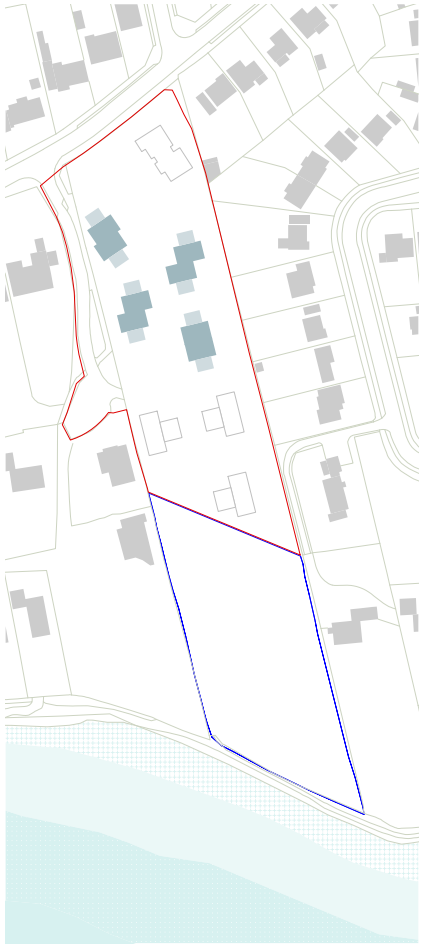


Sections and Elevations
1:200@A3

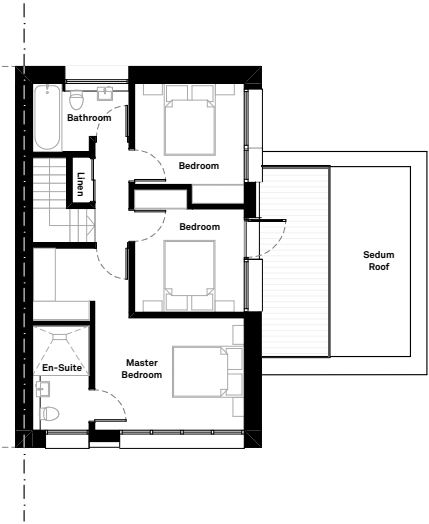


Design Proposals - Unit Plans

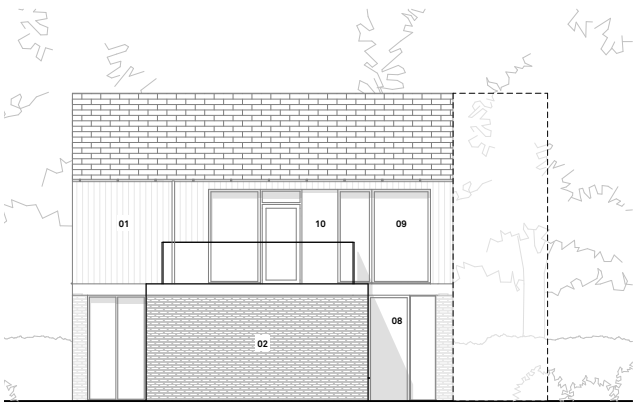
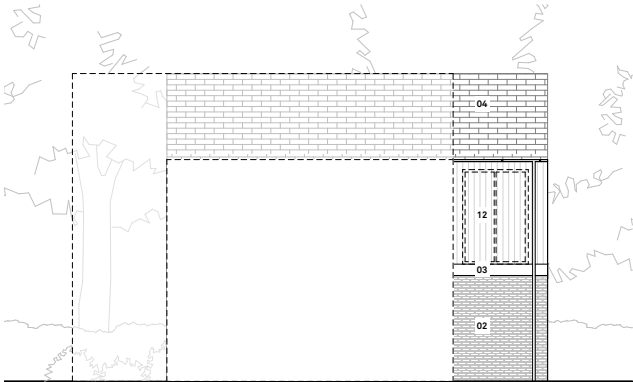
3 Bedroom, 6 Person Semi-Detached House



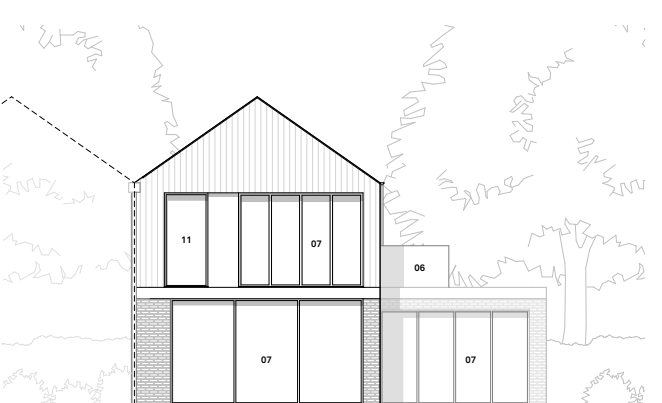
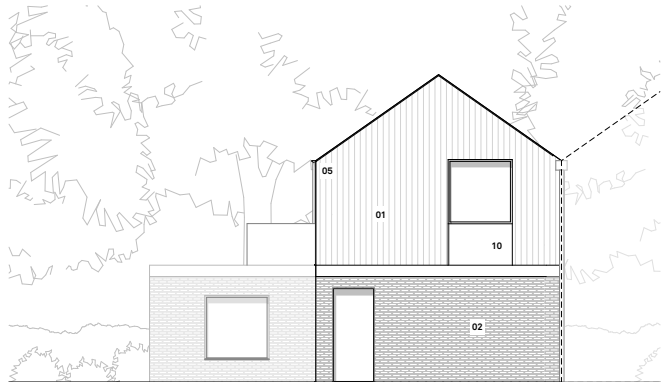
Ground Floor GA Plan
1:200@A3



First Floor GA Plan
1:200@A3

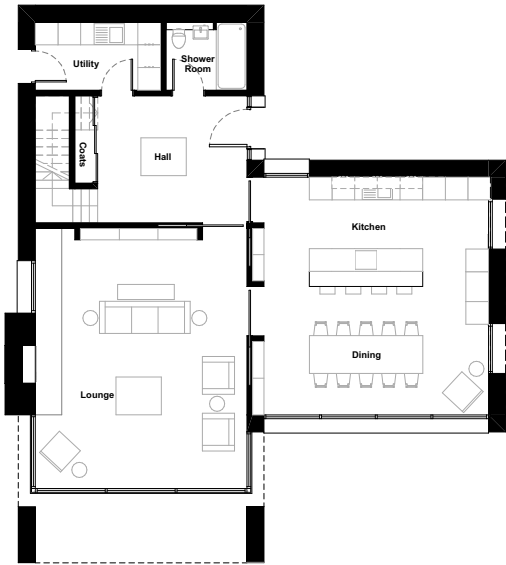


Sections and Elevations
1:200@A3



Design Proposals - Unit Plans

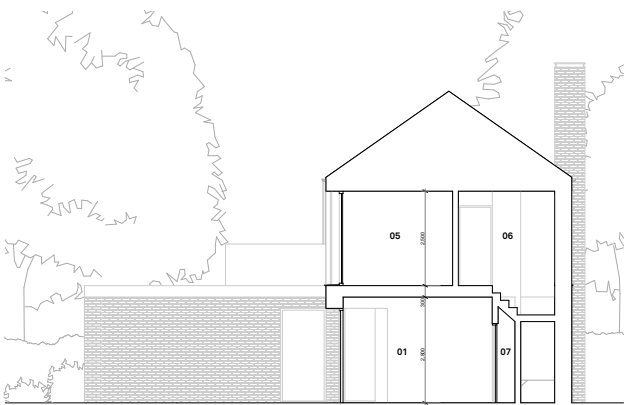
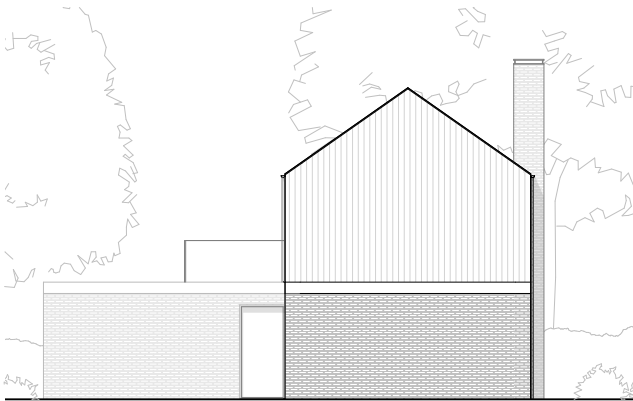
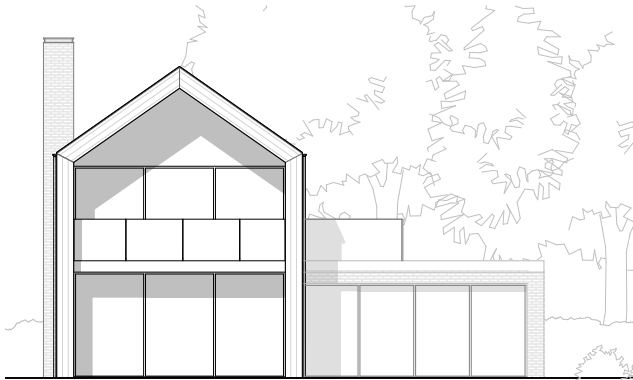
4 Bedroom, 8 Person Detached House



Ground Floor GA Plan
1:200@A3



First Floor GA Plan
1:200@A3



Sections and Elevations
1:200@A3

