

07 Pre-Application Comments

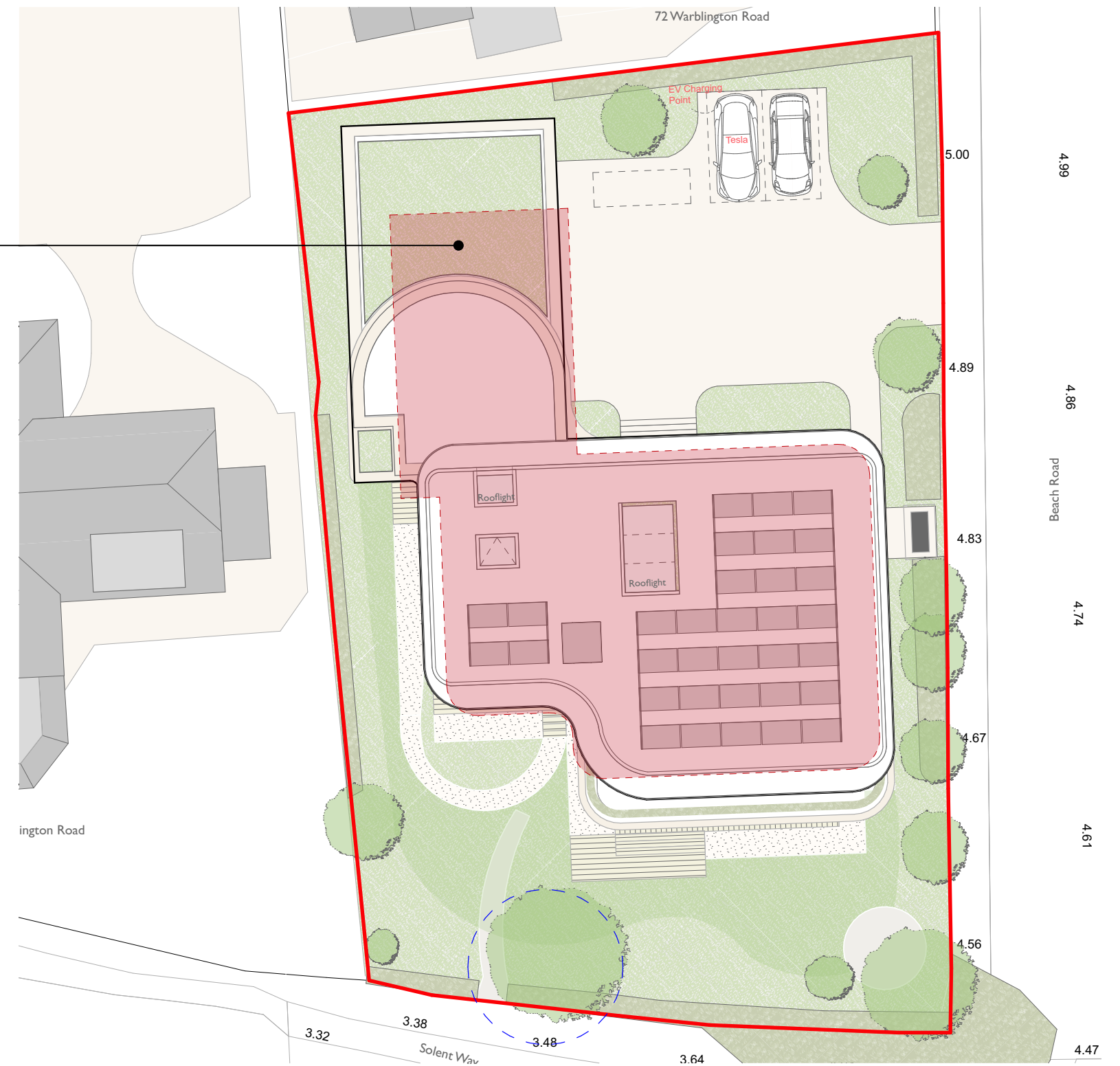
Pre-Application advice was requested from Havant District Council in September 2022 and comments were received on the 31st October 2022.

The pre-application response confirmed that the principle of replacing the dwelling is acceptable.

The table on the following 2 pages details how the current application has responded to each of the pre-application comments.

The red dashed line and fill on the site plan opposite illustrates the significantly reduced massing and footprint (-20%) of the current scheme, overlaid on the pre-application site plan.

red overlay denotes roof plan of current scheme (20% reduced)



Superseded Pre-Application site plan with proposed footprint of current scheme overlaid in red

07 Pre-Application
Comments and Design Response

Pre-Application comments were received from Havant District Council on the 31st October 2022.
The below table outlines how this application has responded to each of the comments raised:

xxxxxx = Key pre-app comments
xxxxxx = Key response points

PRE-APPLICATION ADVICE:	UPDATED DESIGN RESPONSE:
ii. IMPACT ON CHARACTER AND APPEARANCE OF THE AREA AND AONB	
In order to comply with the Chichester Harbour AONB Joint SPD, it will be necessary for you to assess the proposed size increase, in particular of the silhouette.	- Although the site is outside of the AONB, the importance of the building's appearance addressing the water is recognised and as such, an independent LVA Assessment has been undertaken. - The LVA Assessment identified the site as having a high landscape character sensitivity. However, due to the existing local area, the LVA states that the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape, with recent development of a similar nature in close proximity to the site to the north, west and east.
- The proposed dwelling would be overly bulky with limited separation from number 74 to the west, affecting the spacious setting of the site. Whilst a contemporary replacement is not unacceptable per se, its overall mass, bulk and silhouette needs to respect its immediate setting with neighbours and the wider AONB landscape. - The proposed building effectively fills too much of the site width with a boxy profile, and whilst it benefits from the gap provided by Beach Road to the east, needs to provide a more recessive upper floor, decreasing its silhouette and increasing the spacious setting and visual gap to its west between number 74.	- The separation distance from number 74 to the west has been increased by 2.3m (from 1.2m to 3.5m). This is greater than the separation distances of many other neighbouring properties along the shoreline - as shown on page 42. - The ground and first floor massing has been significantly reduced along the western boundary to increase the visual gap between number 74 - The building footprint has been reduced by 20% (-70m2) and now reflects the same plot to footprint ratio as a number of other properties along the shoreline (27%) - as shown on page 38. - The overall building width has been reduced by 2.7m and is now equal to the width of the existing dwelling, maintaining the spacious setting and visual gap. The reduction in footprint and mass is supported by the DRP panel.
- In terms of proposed materials, the aim of the Chichester Harbour Conservancy is to keep long-distance views appropriately subdued to blend into the background landscape so as not to be overly prominent from the AONB. - Any balcony glass and solar panels should be non-reflective.	- The proposed muted material palette is supported by the DRP panel and considered to appropriately reflect the conservation area. - The proposed balcony planter has been integrated into the design to minimise the extent of visible balcony glazing. Balcony glazing will have a non-reflective coating. - All solar panels will have a matt black coating.
III. IMPACT ON RESIDENTIAL AMENITY	
It would appear that the general separation [between number 72] would be maintained, but fenestration on the north elevation would be increased.	- The separation distance between number 72 is in excess of 20m, which complies with the adopted Borough Design Guide SPD. - Fenestration is carefully designed to minimise overlooking to private rooms i.e. bathrooms and bedrooms. The windows serving number 72 are ~5m from the common boundary, whereas the proposed windows are ~20m.
With the increase in mass and bulk of development across the site, and proposed first floor windows serving the main habitable kitchen, then the proposal has potential to impact both the outlook and privacy of number 72. Whilst the occupiers of number 72 do not have a right to a view, any future application needs to have regard to, and protect their outlook, daylight and privacy.	- The first floor fenestration has been reduced and the timber screens in front of the kitchen windows have been lengthened to fully obscure the view to/ from number 72 - as illustrated on page 51. - A Daylight and Sunlight Assessment has been undertaken to assess impact on neighbouring amenity of number 72. The report concludes that 'the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

07

Pre-Application
Comments and Design Response

xxxxxx = Key pre-app comments
xxxxxx = Key response points

PRE-APPLICATION ADVICE:	UPDATED DESIGN RESPONSE:
- I am of the opinion that the increase in mass of development across the width of the plot, with boxy profiled dwelling, could be harmful to the outlook of the occupiers of number 72. The use of a more traditional hipped roof, recessed upper floors, and reduced silhouette would help to mitigate this impact. - I note the use of timber fin splays to obscure views from the northern kitchen windows, but I would need to see detail of these at application stage to assess their effectiveness and permanency in mitigating any overlooking.	- The first floor glazing has been reduced on the North elevation - The overall building width has been reduced by 2.7m and the overall height has been reduced by 0.4m, significantly reducing the silhouette of the building. - The timber screens have also been lengthened to fully obscure the view to/ from number 72 - as illustrated on page 51.
In terms of impact on number 74 to the west, I note the only first floor window facing the site would be a dressing room and this could be obscure glazed to protect amenity.	The first floor window to the dressing area is louvred to obscure the glazing.
It is currently unclear as to the extent of the accessible areas of the first floor balcony which would potentially enable direct views in a westerly direction towards number 74. Side screens of at least 1.7m high need to be provided in this westerly direction to avoid views into the front garden space and front conservatory of number 74.	No external access provided from First Floor Master Bedroom - The First Floor External Terrace (accessed from Living/ Dining area) is over 10m set back from the western boundary to number 74. A 1.7m obscured glass screen is proposed on the western elevation of the terrace and new mature boundary planting is proposed as per the supporting landscape design.
V. ACCESS AND PARKING MATTERS	
The adopted Parking SPD requires 3 on site spaces to serve a dwelling having 4 or more bedrooms, plus 2 cycle storage spaces. Any future application should show the cycle storage area.	Cycle storage for 2no. cycles has been provided within the garage, as indicated on the proposed plans
It is noted that a considerable oversupply of parking is proposed with large rear parking courtyard. Whilst there is a potential conflict with the separation to the property to the rear and resultant impact in amenity terms that needs balancing, nevertheless this parking area could be reduced and the dwelling re-sited slightly further back in the site.	- The garage has been significantly reduced with provision for 2 rather than 3 cars now proposed and an electric car charging point provided - The parking courtyard enables safe turning of vehicles within the site to prevent the need to reverse onto Beach Road. The hard surfacing has been reduced by 20% (31m2)
If the vehicular access point is to be re-sited as part of the proposal, then Hampshire County Council Highways will require visibility and pedestrian inter-visibility splays, as well as a diagram of the length of the amended dropped kerb.	Visibility splays provided on Proposed Site Plan Drawing 387-OBA-00-ZZ-DR-A-0101
VI. FLOOD RISK	
It is noted that the FFL of the dwelling would be raised by 600mm and this has consequences to the overall height and appearance of the development. Any reductions in internal heights and construction methods to reduce the overall height should be considered.	- The overall height of the dwelling has been reduced by 0.4m - The FFL of the new dwelling is raised by 600mm to comply with current planning policy - as will become commonplace for all new dwellings in the area.

08 Design Review Panel 01 - Presentation

Comments and Design Response

Following the Pre-application, a Design Review Panel presentation was undertaken on the 18th January 2022 to gain further feedback on the design. The below table outlines the way this application has been developed in responded to each of the comments raised by the panel:

DESIGN REVIEW PANEL COMMENTS:	UPDATED DESIGN RESPONSE:
- The high standard of the work carried out to date is acknowledged - Subject to addressing comments the Panel is supportive of the stated aspirations of the project	
It may be beneficial for the design team to be clear as to whether the design is seeking to fit in with the character of the surrounding architectural context or to make a new statement	The proposal seeks to make a new statement in terms of its form. However, alongside responding appropriately in height and massing, this is balanced with a palette of local materials which anchor the proposal to its context. The flat roof form with deep roof overhangs is driven by the necessity to integrate Passivhaus/ sustainable design principles and on-site energy generation, which are considered fundamental to the design of high quality new dwellings.
Demonstrate the optioneering exercises exploring other possible options in terms of architectural forms	Please see page 36 comparing a pitched roof massing
The proposed materials palette is supported and appropriately reflects the conservation area	
Provide further information to demonstrate the impact on 72 Warblington Road	- A Daylight and Sunlight report has since been undertaken which concludes that 'the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.' - A further section and 3D views have also been provided within this document
The LVA is welcomed & successfully addresses impact upon the AONB	
Additional analysis of the character of the immediate built surroundings may be helpful	Additional site analysis has been provided in page 18-21 of this document.
More clearly communicate the clients brief and conceptual drivers	The client's brief is outlined on page 6 of this document.
Set a meaningful quantative target for the CO2 emissions & iteratively model building energy performance It may be beneficial to consider embodied carbon	Through iterative development and modeling, the scheme has been developed with an aspiration to meet Passivhaus Premium Certification, as outlined in the supporting Sustainability Statement and summarised on page 32 & 33.
More detailed building sections exploring construction philosophy and 3D qualities of the internal spaces may be beneficial	The design has been developed using a 3D BIM model to properly interrogate relationships between construction elements and internal spaces.
Careful consideration to be given to the proposed site boundary treatments and entrance gates	Design intent developed following analysis of immediate built context as illustrated on page 54 of this document
The green/ planted periphery to the proposed terrace is supported but consideration should be given to practicalities of implementation and management	A mixed planting scheme of grasses, Phormium, Pittosporum and Euphorbia rigida has been specified in the supporting Landscape Design to trail over the integrated metal planter to soften the view back towards the house. This scheme will help provide screening and encourage bees and butterflies.

09

Design Review Panel 02 - Desktop Review
Comments and Design Response

Following the initial Design Review Panel Presentation, the updated design was reviewed by the panel for a second time in June 2023. Overall the panel confirmed they are 'supportive of the building and landscape design proposals'. The below table outlines the way this application has responded to the additional comments:

DESIGN REVIEW PANEL COMMENTS 02:	UPDATED DESIGN RESPONSE:
PRINCIPLE - Overall the panel is supportive of the building and landscape design proposals, which it is considered are of a high standard and which seek to incorporate high levels of sustainability. - It is noted that a great deal of work has been undertaken with the aim of achieving an exceptional sustainability performance for the proposed dwelling.	
SCALE, MASSING & FOOTPRINT - The reduced footprint is welcomed and allows the proposed dwelling to sit more comfortably on the site. - It is noted the first-floor building line has been brought back in line with the footprint of No.74 which appears more comfortable.	
SEPARATION DISTANCES - The 22.5m separation distance between the first floor and 72 Warblington Road is felt to be adequate and the Panel does not have any concerns in this regard. - The reduction in width provides greater separation to the site boundaries and neighbouring properties.	
LANDSCAPE The close boarded fence on the garden side of the existing/ rebuilt boundary wall is felt to be a poor detail and it may be beneficial for this to be proposed as a brick or brick and flint wall along this frontage	Due to the presence of several trees and their associated RPA's a close boarded fence has been proposed to the southern boundary to avoid foundation trench requirements. The applicant would be willing to accept a planning condition relating to boundary treatments.
LANDSCAPE Although supported in principle, further clarification would be helpful to address concern regarding the challenge of establishing and maintaining the balcony edge planting	- This submission includes further detail on the species that would be planted here, to suit the challenging conditions on page 53. - A drip-line irrigation system will be integrated into the planter which uses water in the most conservative manner and will be supplied by harvested rainwater.
PRESENTATION It may be beneficial to clarify how the design meets BR-AD M4(2) Category 2: Accessible and adaptable dwelling requirements, space for future adaption and national space standards	Please see proposed plans which integrate measures such as 300mm door nibs, 1.5m turning circles, step free access, level thresholds and an internal lift.
PRESENTATION - Adding a 'height' scale bar to the side of the site sections could enhance the understanding of dimensions - Clarify notations regarding site, Area Zone 5, SSSI, SPA and SAC on site analysis diagrams	This submission includes updated drawings with additional notations and scale bar markers.
SUSTAINABILITY - Further justification to clarify how the sustainability strategy is going to be achieved with the proposed aesthetic and how the thermal bridge requirements will be met would be beneficial. - Provide further evidence in form of PHPP calculations to demonstrate and substantiate Passivhaus compliance including u-values and plant-specifics.	An updated Sustainability Report has been provided by Eco-Spheric which includes further clarification with regards to thermal bridging and PHPP calculations to fully address these concerns.

10 Design Development

Reduced massing

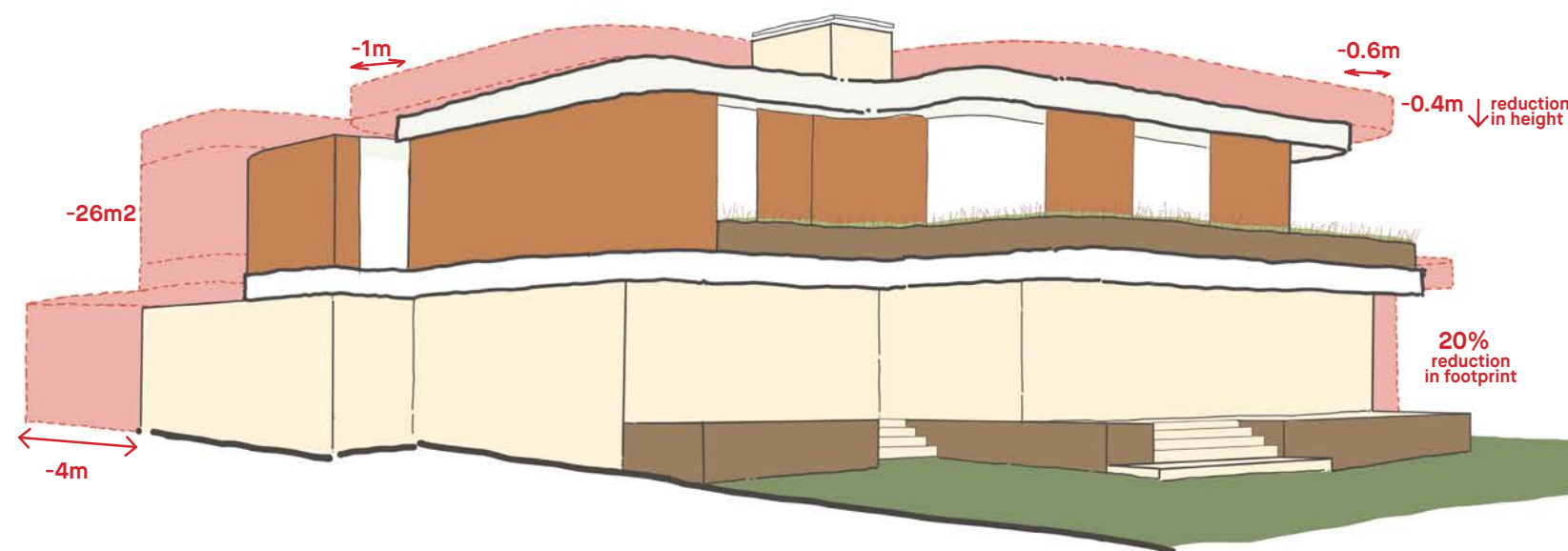
The proposed massing and footprint have been significantly reduced in response to the pre-application and DRP comments.

The below diagrams illustrate where these reductions have been made, which cumulatively reduce the scale of the building.

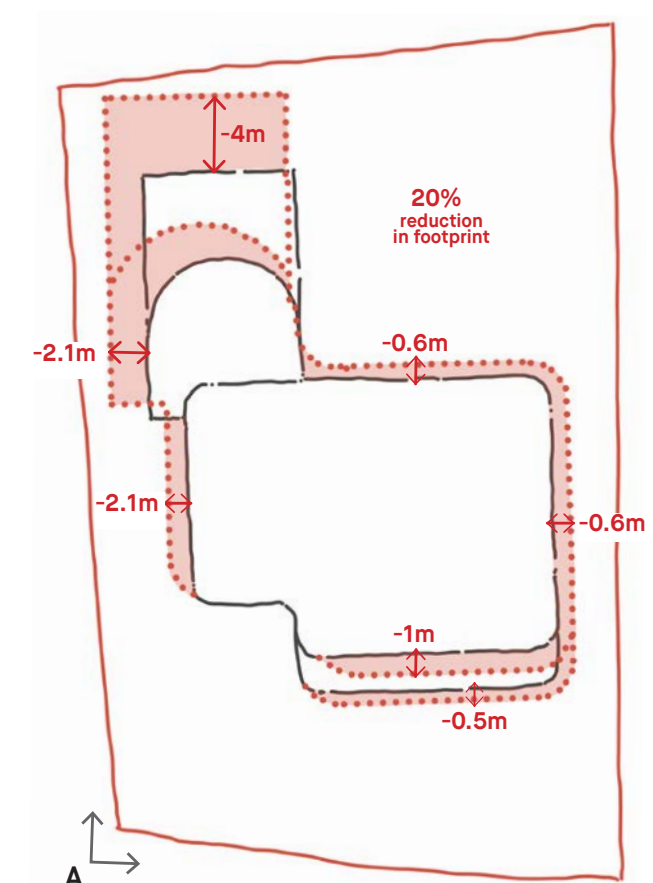
- The overall height has been **reduced by 0.4m**
- The footprint has been **reduced by 20%**
- The overall building width has been **reduced by 2.7m** and now matches the width of the existing dwelling on the site.
- The ground and first floor roof overhangs have been **reduced in all directions.**
- The garage has been **shortened by 4m**



Proposed south elevation - Shoreline



A - 3D diagram illustrating reduction in massing





Proposals

OB

11 Design Principles PassivHaus Design

Energy efficiency has been a central design principle from the outset of the project.

The designed scheme has been developed with an aspiration to meet the requirements for **Passivhaus Premium Certification**.

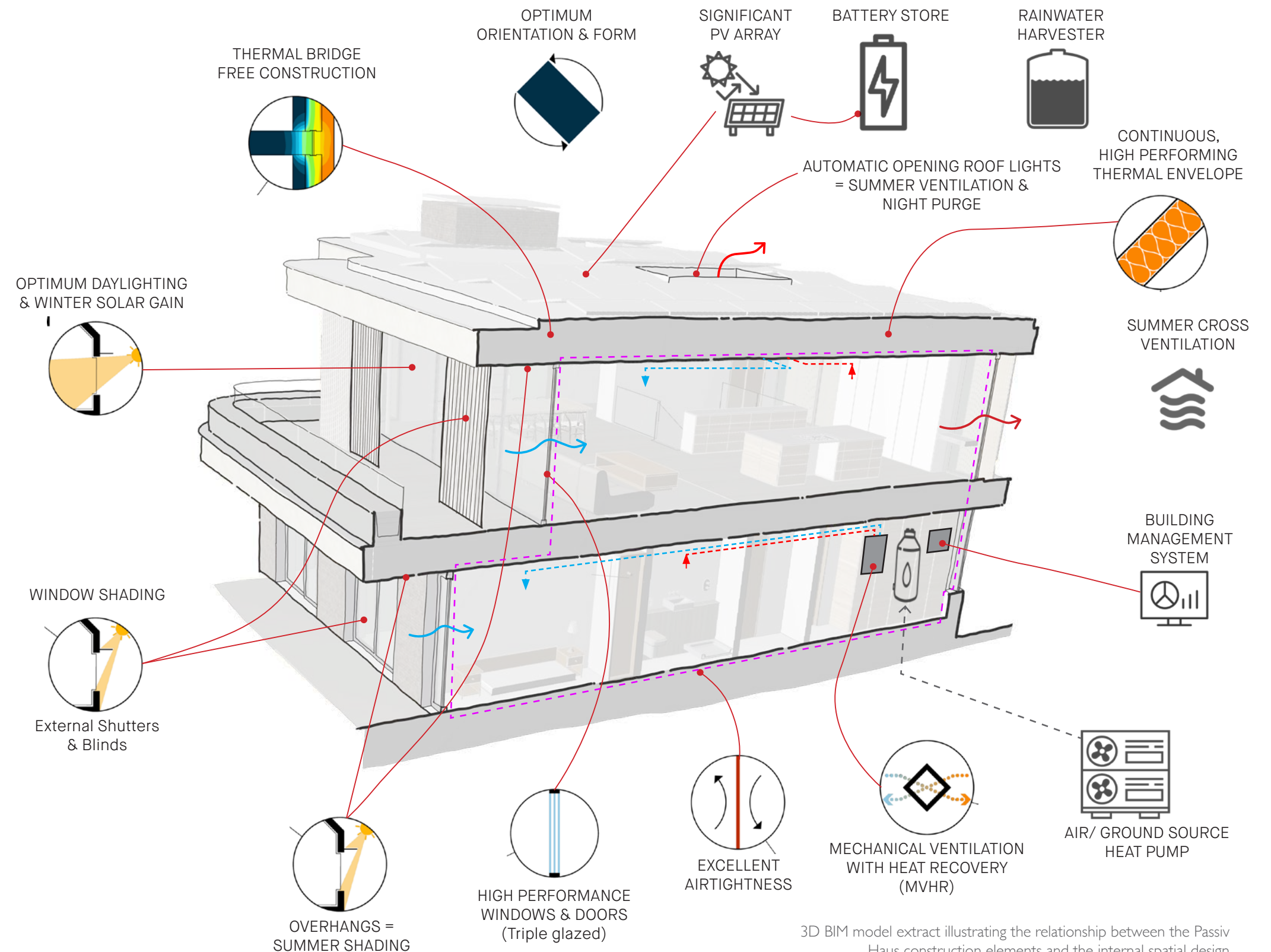
The process of development to meet this certification is outlined in the following pages.

The Passivhaus design dramatically reduces the space heating and cooling demand of the dwelling using the key features illustrated opposite, resulting in an extremely comfortable and healthy living environment.

In addition to being designed with an aspiration to meet Passivhaus Premium certification, the dwelling will not only cover its own operational carbon, but will also cover the carbon embodied in the building fabric and the construction phase.

As such, this project will deliver a **'True' Whole Life Zero Carbon project**, making it one of the top most sustainable low carbon buildings in the country.

Even excluding on-site energy generation, this design results in an **85% reduction in operational carbon** compared to an average UK new build home built to Part L building standards.

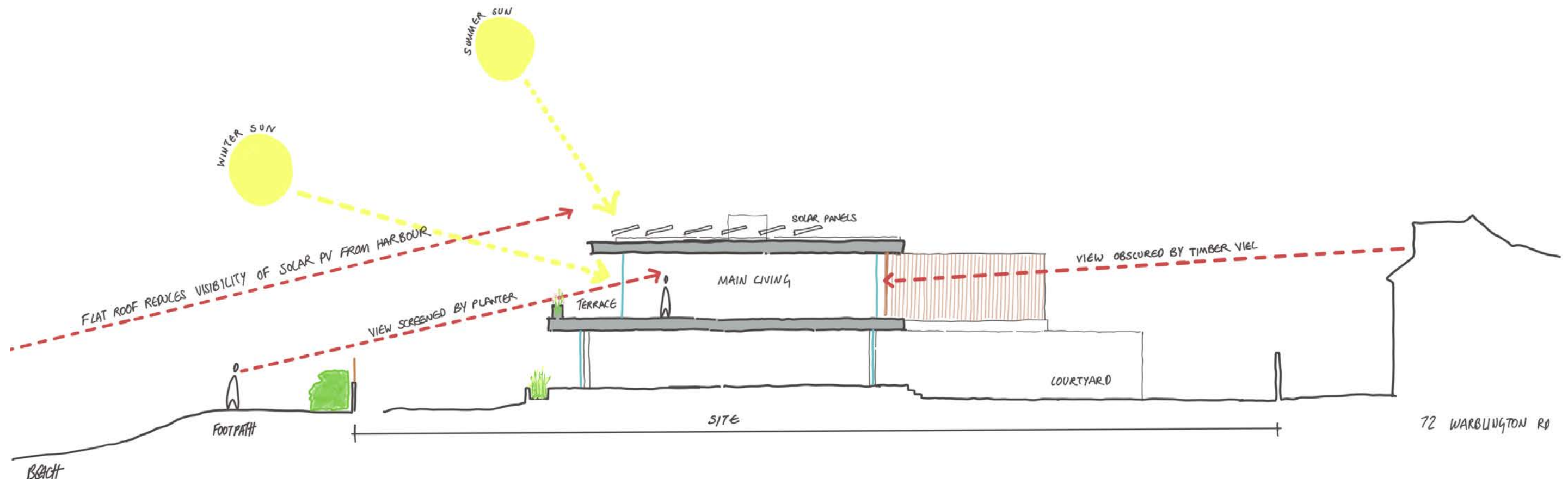


11 Design Principles

Architectural Design Features

The following architectural features and design principles have been incorporated into the design to respond to the site, the context and the Passivhaus requirements:

- The horizontal form and flat roof enables a significant array of photovoltaic panels to be integrated into the design which is fundamental to meeting Passivhaus Premium certification, whilst mitigating their visibility in long distance views from Chichester Harbour.
- A raised planter has been integrated into the design of the first floor external terrace to create a green frontage to the harbour. The planter screens views into the main living space from the Solent Way footpath, whilst also acting to reduce the extent of glazing visible from the harbour.
- Similarly, louvred sliding screens sit at the edge of the first floor roof overhang to create a further buffer to the southern elevation and form part of the Passivhaus strategy to manage overheating.
- Two horizontal planes host the first floor living area and external terrace, above which a significant roof overhang has been designed to control and manage solar gain which is also fundamental to the Passivhaus strategy
- The proposed massing has been developed to sit comfortably below the existing ridge of 72 Warblington Road.
- To the north, the timber cladding acts to obscure views from/to 72 Warblington Road.



proposed concept section - Beach Road

12 Design Development

PassivHaus Development and overheating modelling

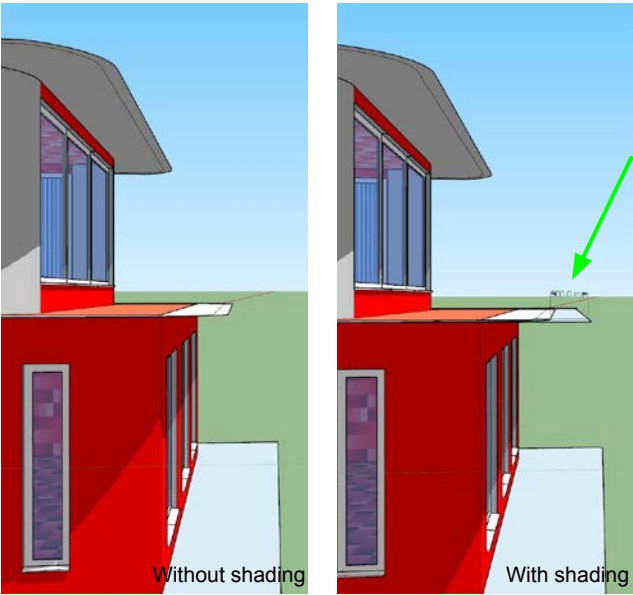
As outlined in the accompanying Sustainability Statement, Ecospheric have supported OB Architecture in optimising the building performance through a process of iterative energy modeling using dynamic simulation software.

The images opposite are example exports from the DSM software showing the glazing, ventilation and shading optimisation process undertaken. The proposed scheme adopts the following recommendations:

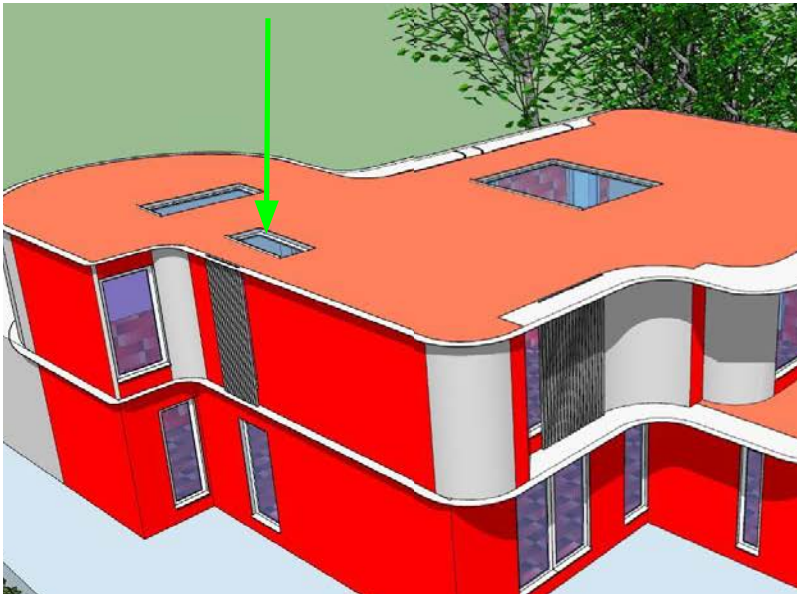
- Increase ground floor overhang by 500mm
- Add 2 sliding screens to first floor balcony glazing
- Integrate an external venetian blind system on the ground floor south facing glazing
- Boost MVHR to summer rates
- Day window opening of 1 roof light and 1 sliding door by 500mm as a minimum
- Open roof lights during night (stairwell and dressing room), controlled on building management system
- Integrate external shutters on roof lights, controlled on building management system
- Reduce size of dressing room roof light from 0.85mx2.2m to 1mx1m.
- Reduce size of en-suite roof light from 0.9mx2.5m to 0.5mx2.5m
- Add opening windows to pantry, study and master bedroom

Through this iterative process, the innate frequency of overheating was reduced to 1% (or 4 days a year), well within national overheating standards.

	Day window opening (1 rooflight + 3 sliding door 500mm)	Day window opening (1 rooflight + 1 sliding door 500mm)	Reduce size of roof light over stairs	Increase reveal depth of sliding doors to 200mm	Increase shading on the GF South by 250mm	External blinds on GF South shut 75% of time	Boost MVHR to Summer rates	Opening rooflights during night	Shutter on roof lights shut 50% of time	Space Heating Demand (kWh/m²a)	PHPP Overheating Frequency (%)
Stress test - No window opening										9.7	32
New base case	X									9.7	4.7
Option 1		X								9.7	27
Option 2			X							10.0	30
Option 3				X						10.1	31
Option 4					X					10.0	32
Option 5						X				9.7	26
Option 6							X			9.7	26.1
Option 7								X		9.7	23.7
Option 8									X	9.7	28.3



Increase shading/ overhang by 500mm



reduce rooflight sizes and openable areas

12 Design Development

PassivHaus PHPP modelling and calculations

Following the PassivHaus design development process, the estimated performance of the building has been calculated and summarised within the PHPP calculations.

The Verification page from PHPP modelling shown opposite confirms that the Passivhaus criteria will be met.

The U-value table summarises the adopted values for each thermal element.

Due to the high performing thermal fabric, the space heating demand of the building is 11.2 kWh/m2a.

The estimated operational carbon for this building (allowing for a 5% Passivhaus performance gap) is 1085kgCO2e / year. By contrast, when the same calculation is carried out for the same building using notional values from the Building Regulations Part L, the estimated operational carbon equates to 6290kgCO2e/year. Thus, the current Passivhaus design represents an 83% reduction in operational carbon(excluding onsite renewable energy generation).

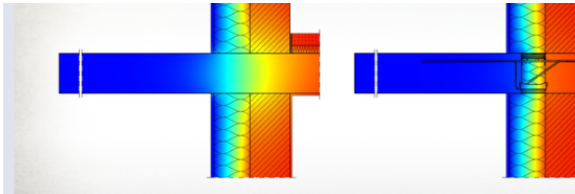
Thermal Bridging:
The proposed balcony and overhanging roof projections have been considered within the design stage Passivhaus calculations.

The illustrations opposite identify the thermal break solutions that will be adopted within the construction to overcome the continuous junctions associated with these elements.

Psi values calculated from similar details have been considered within the current design stage calculations. During the detailed design stage these junctions will be individually calculated by Ecospheric.

PHPP Calculation Summary

Structural components that penetrate the building envelope allows heat to more easily pass through and escape to the outside, thermal bridges. In addition to the energy loss that occurs with thermal damage often occurs due to the formation of condensation and be prevented by ensuring continuous thermal insulation at the penetrating thermal insulation modules such as Schöck Isokorb® are an not only thermal insulation, but also structural integrity.



Example calculation showing the resulting thermal bridge values for a balcony connection without a thermal break.

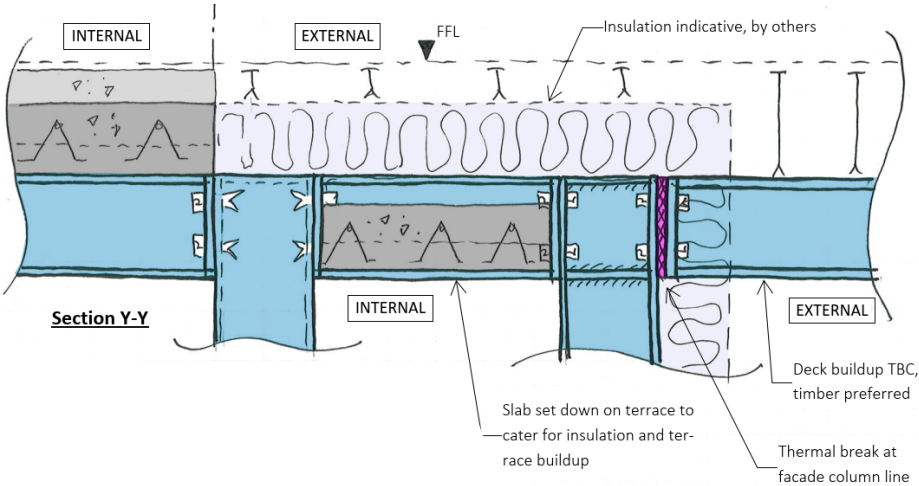
Description	Q (W)	2D/3D (W/K)	ψ (W/mK)	χ (W/K)
Window connection	13.333	0.124	0.177	
Model 1 - Direct connection	24.620	0.688	0.983	0.564
Model 2 - Pad connection 10mm	23.096	0.612	0.874	0.488
Model 3 - Pad connection 20mm	21.572	0.536	0.976	0.560

U-Values Summary

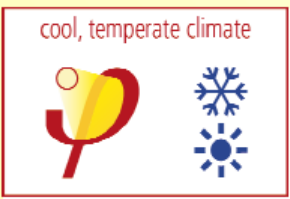
There are two key limits associated with thermal bridges. The first limit relates to the overall heating demand, and the threshold of 15 kWh/m²a varies based on the inherent building performance. If the thermal bridges are particularly problematic or contribute significantly to loss, they may deplete the contingency and cause the property to fail in meeting the required thresholds. The second limit pertains to individual thermal bridges being so severe that they cause internal minimum surface temperatures to drop below the condensation threshold, resulting in mould on hygiene grounds.

Although the detailed design stage has not yet been completed, as we have not progressed to stage 4, it is evident that the thermal break solutions outlined in section 3.4.1, along with the thermal bridge allowance already incorporated into the proposed PHPP model (section 3.1.1), are providing a remaining contingency before breaching the certification threshold (section 3.2.1), provide evidence that this building is poised for certification. With our extensive experience in certifying PassivHaus buildings, we hold great confidence in this building's certification potential. We invite planners to condition this certification to ensure all desired targets are met, and the build quality is upheld.

Initial Concept Sketch - Thermal Break

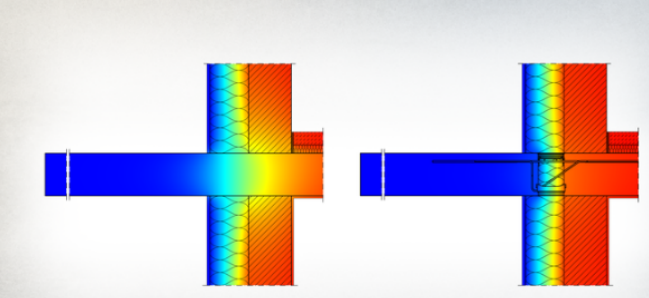


Farrat TBK - Passivhaus certified component



Component	Thermal bridge coefficient X [W/K]	Max. amount/m [P./m]	Min. distance [m]
FARRAT TBK** with IPE 140	0.132	0.80	1.25

Effect of typical detail with and without thermal break



12 Design Development

Massing Options and Relationship with 72 Warblington Road

The 3D sketch views opposite illustrate the early stage review and comparison of the following massing forms:

Image 1 = existing condition

Image 2 = typical two storey pitched roof form

Image 3 = the proposed flat roof form

As with the proposal, a typical two storey pitched roof form would need to be raised +600mm above the existing FFL to meet the requirements of the Flood Risk Assessment.

A flat roof form was therefore pursued to enable a reduced overall height and a more sensitive integration of the significant solar PV required to meet the Passivhaus Premium standard.

VIEW LOOKING SOUTH FROM 72 WARBLINGTON ROAD (DORMER)

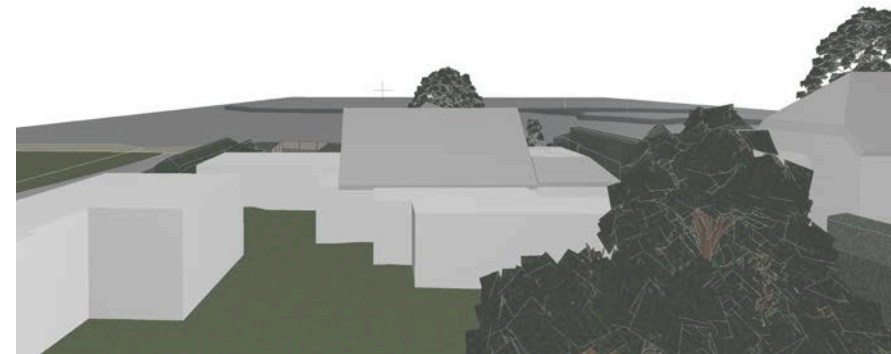


Image 1 - Existing massing

NORTH WEST VIEW FROM SHORELINE



Image 1 - Existing massing

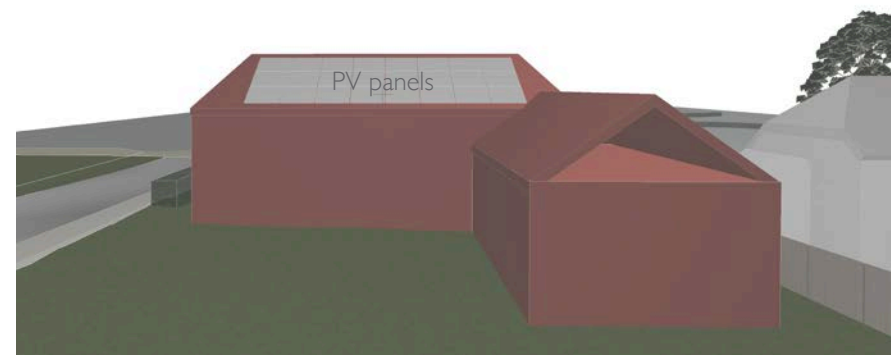
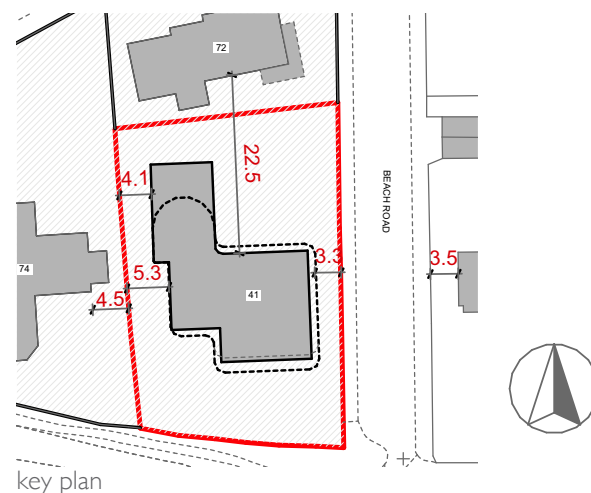


Image 2 - Theoretical two storey pitched roof form (raised +600mmFFL due to FRA requirements)



Image 2 - Theoretical two storey pitched roof form



key plan

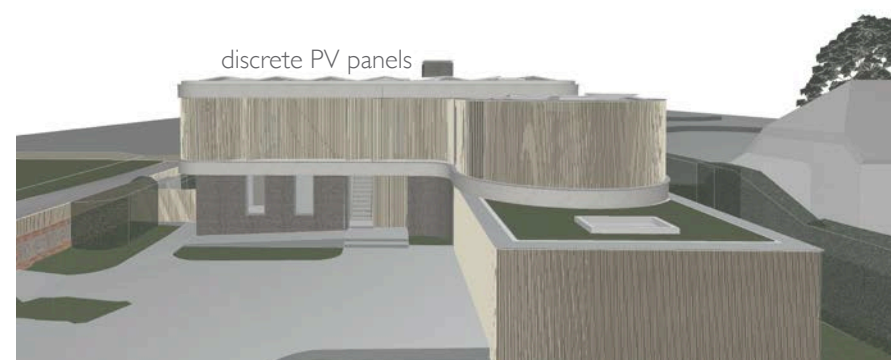


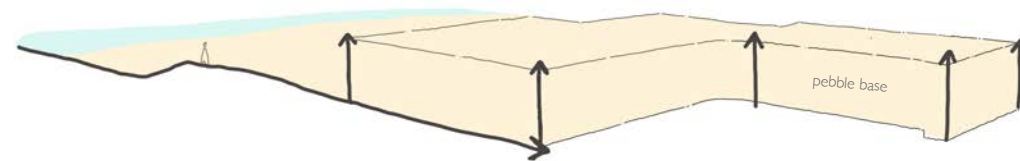
Image 3 - Proposed flat roof form (raised +600mmFFL due to FRA requirements)



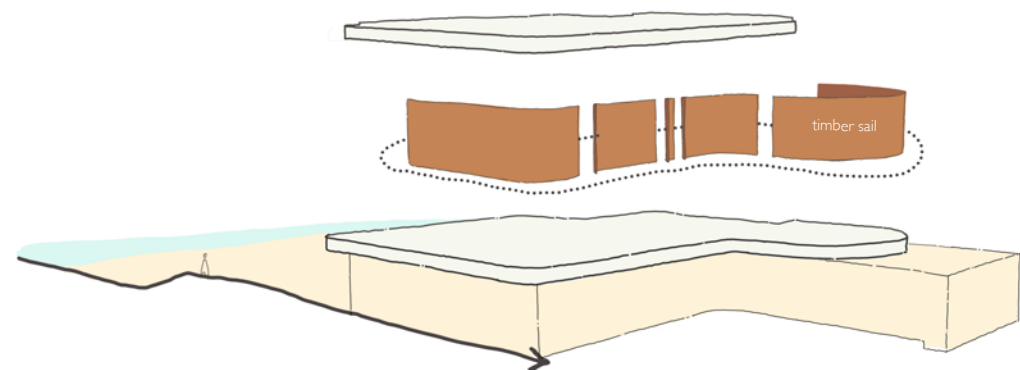
Image 3 - Proposed flat roof form

13 Design Concept

The following diagrams illustrate the conceptual design which has informed the development of the proposed massing and architectural language:

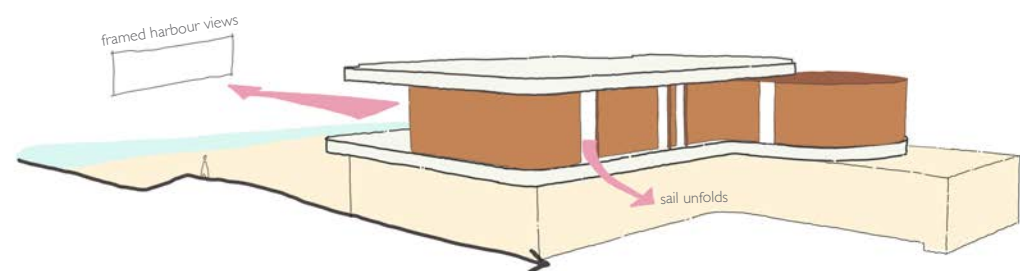


01 pebble ground floor extruded from pebble beach



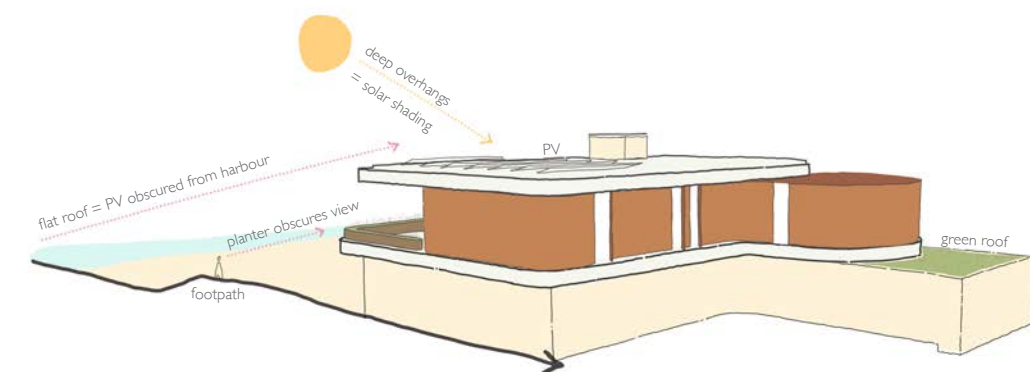
02 two horizontal planes sit atop the pebble base creating an elevated main living space

03 a dynamic timber wrap sits between the two planes, unfolding and billowing like a boat's sail



04 curved corners add movement and give appearance of form being sculpted by coastal elements

05 harbour views are framed between the two concrete planes and timber sail unfolds to direct views along Beach Road



06 flat roof enables PV to be discretely integrated and deep roof overhang provides solar shading whilst obscuring long distance views of PV from harbour

13 Design Concept

Site Constraints

The proposed building footprint has been developed to respond to the neighbouring context, constraints and opportunities of the site.

The main extent of the proposal mirrors the general siting of the existing house on the plot. Key building lines reference those of the immediate neighbours.

To the south, the footprint steps back to address 74 Warblington Rd, whilst reflecting the undulating building line which is prevalent along the coast.

The single-storey, green roofed garage runs north/south in the northwestern corner of the plot to ensure the development has a low impact on the neighbouring 72 and 74 Warblington Road.

A robust soft landscaping strategy has been developed to create a planted foreground to the proposal when viewed from the corner of Beach Road and Western Parade.



proposed site constraints plan diagram

13 Design Concept Site Opportunities

The proposed building has been developed to respond to the key opportunities of the site.

At first floor, a curved wrap softens the massing to create a dynamic form which responds to the corner plot.

To the north, the curved wrap unveils to create a series of fins which act to control views to the northeast from the dual aspect living space.

To the south, the living space spills onto the covered external terrace which takes full advantage of the panoramic views across the harbour.

The proposed L-shaped building footprint creates a welcoming and protected entrance courtyard from Beach Road.



proposed site opportunities plan diagram

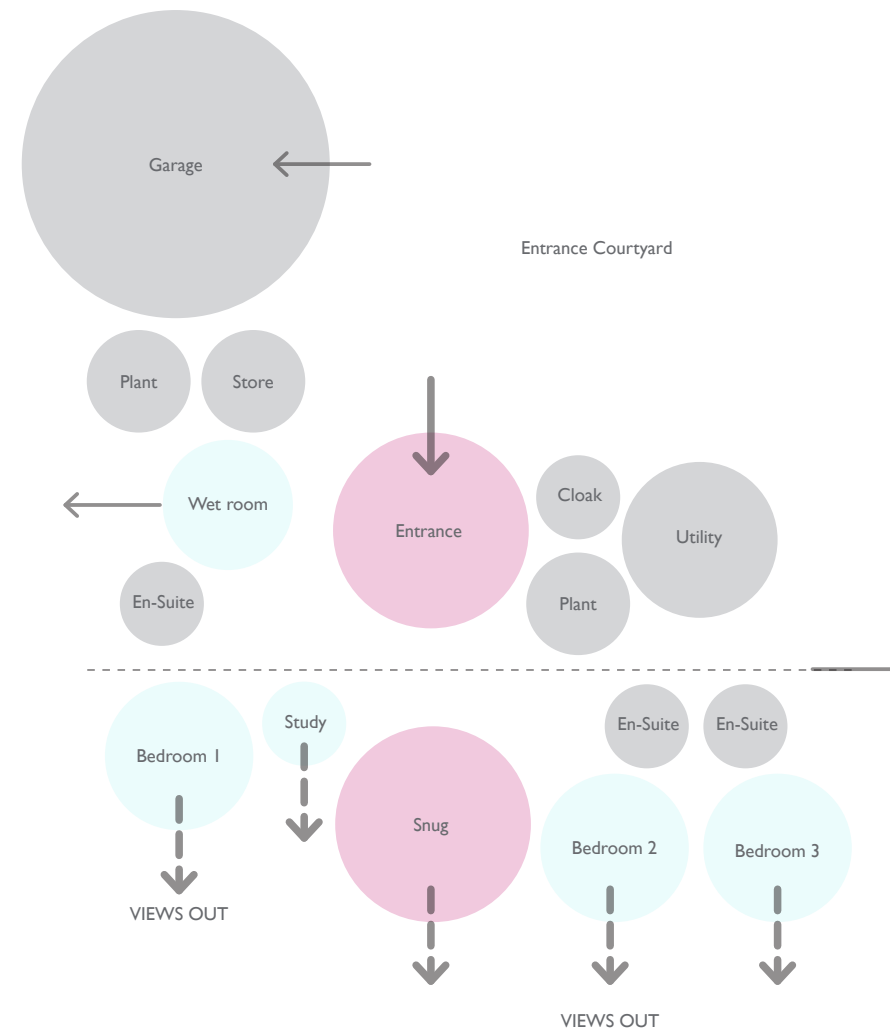
13 Design Concept Spatial Arrangement

The internal spatial arrangement has been developed to maximise views out across the harbour to the south of the site.

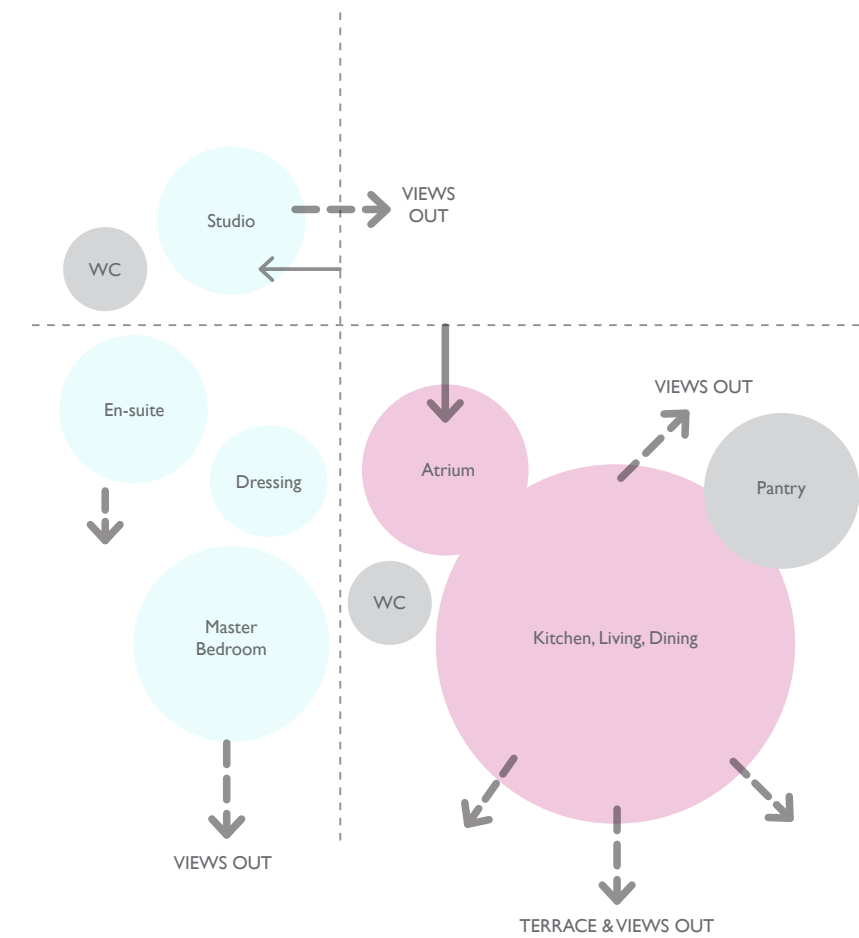
As such, the main living space and master-bedroom suite are situated at first floor.

A central double height entrance atrium provides the main circulation point from which all habitable spaces are connected.

At ground floor, the spaces are divided on a north/ south axis, with ancillary spaces located to the north and key habitable rooms such as bedrooms and the snug distributed along the south to benefit from views out.



Ground Floor spatial arrangement concept



First Floor spatial arrangement concept

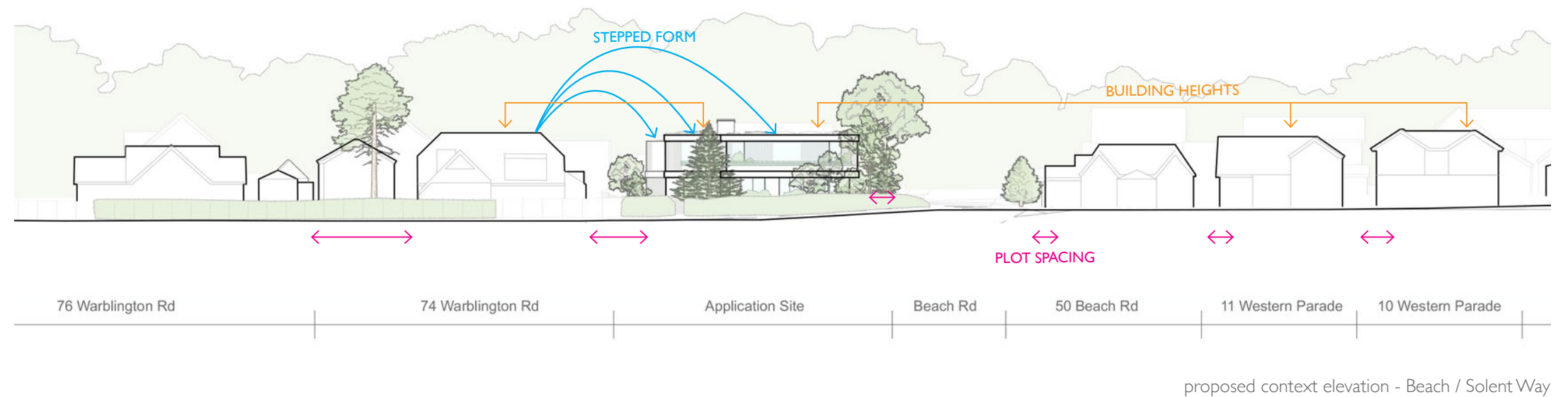
13 Design Concept Proposed Massing

The proposed building massing has been developed to respond to the neighbouring context addressing Chichester Harbour and the Solent Way.

The proposed building height at two-storeys is in line with the wider street scene/existing pattern of development and responds to the unique corner plot on Beach Road.

The flat roof enables a significant array of photovoltaic panels to be integrated into the design to form a key part of the sustainability strategy which is central to the proposal. In turn, the integration of the photovoltaic panels within the flat roof mitigates their visibility in long distance views from Chichester Harbour.

Plot spacing is commensurate to other properties and the stepped building footprint creates a staggered elevation which adds depth whilst responding to the relationship with 74 Warblington Road.



2/ long distance view from Nore Barn Woods

13 Concept Design

Plot Ratio Context Comparison

The proposed plot to footprint ratio equals 27% which is 2% greater than the existing and equal to a number of other properties along the shoreline, as shown below.

The separation distance from number 74 to the west has also been increased by 2.3m (from 1.2m to 3.5m). This is greater than the separation distances of many other neighbouring properties.

The overall building width has been reduced by 2.7m and is equal to the width of the existing dwelling, maintaining the spacious setting and visual gap.

There is a 22.5m separation distance between the proposal and number 72 Warblington Road to the North, which complies with the adopted Borough Design Guide SPD.

Comparison of site coverage:

APPLICATION SITE:

Proposal (footprint)	= 27%
Existing	= 25%

NEIGHBOURING DWELLINGS:

72 WR	= 27%
74 WR	= 20%
76 WR	= 29%
10 Western Parade	= 27%
09 Western Parade	= 23%
07 Western Parade	= 24%
60 Kings Road	= 27%



14 The Proposal

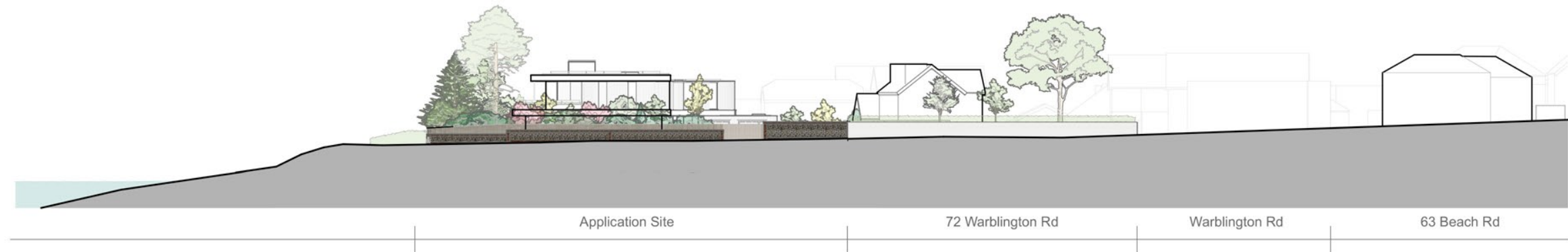
Street Scene Elevations

The proposal sits comfortably within the prevailing scale and height of the neighbouring buildings along the shoreline.

The flat roof enables a significant array of photovoltaic panels to be integrated into the design, which is fundamental to the sustainability target. The integration of PV within the flat roof design enables the project to achieve significantly high levels of energy generation on site, whilst mitigating their visibility in long distance views from Chichester Harbour.



proposed south elevation - Chichester Harbour



proposed street elevation - Beach Road

14 The Proposal

Site Plan 1:200

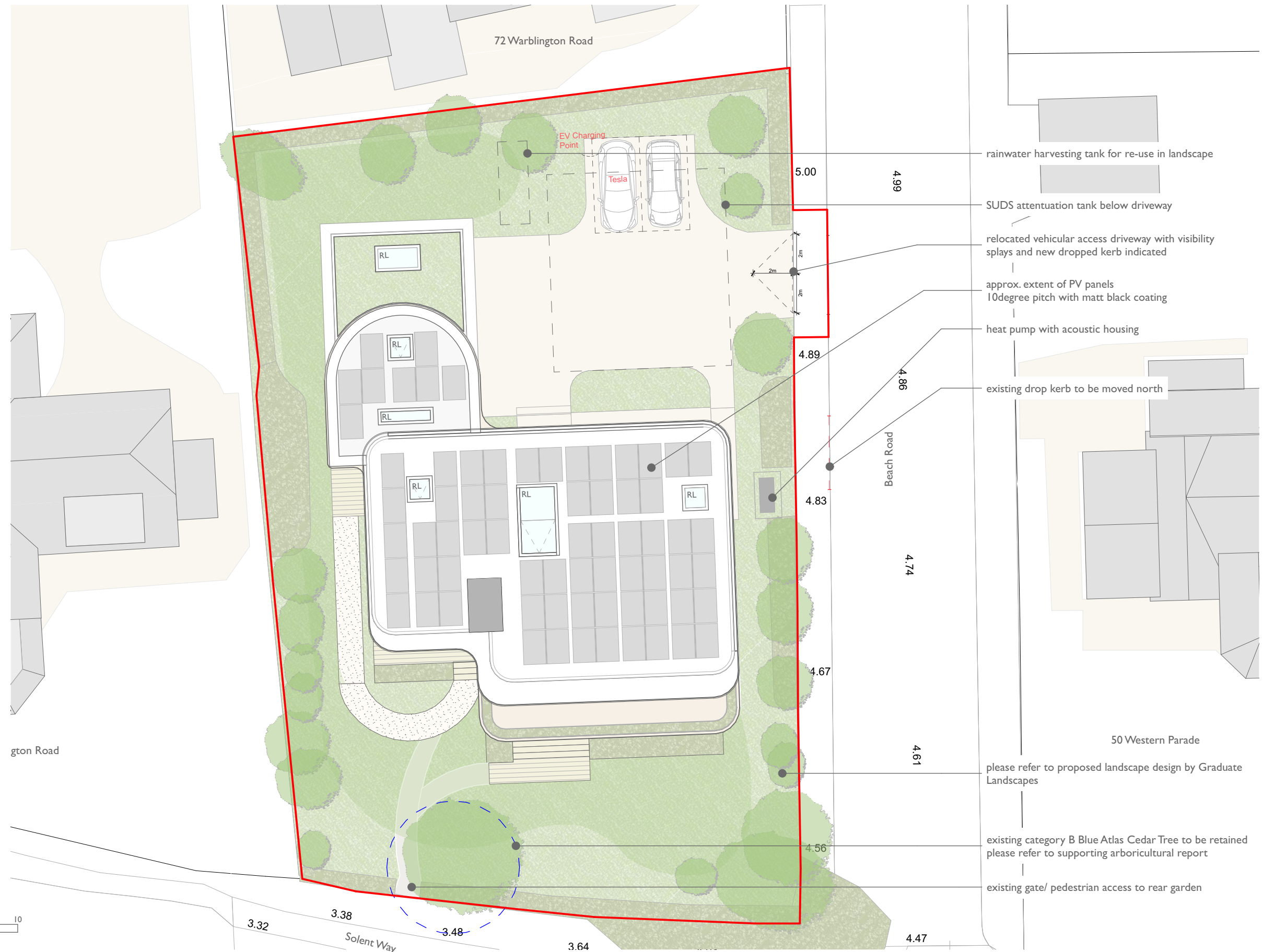
The existing vehicular access from Beach Road is proposed to be moved approximately 11m north, with good visibility achievable in both directions.

The existing pedestrian access from the Solent Way footpath to the south garden will be retained. A step free access is provided to the front door.

Bins will be wheeled to the gates and left on the roadside for collection by the council's regular waste collection services.

Photovoltaic panels integrated within the flat roof design enables the project to achieve Passivhaus Premium, whilst mitigating their visibility in long distance views from Chichester Harbour.

As outlined in the following pages, an arboricultural assessment has been conducted by David Archer Associates and a landscape design by Graduate Landscapes.



14 The Proposal

Ground Floor Plan 1:200

The building frames the external entrance courtyard, from which a central double-height atrium and feature staircase lead to the first floor where the main open-plan living space is located.

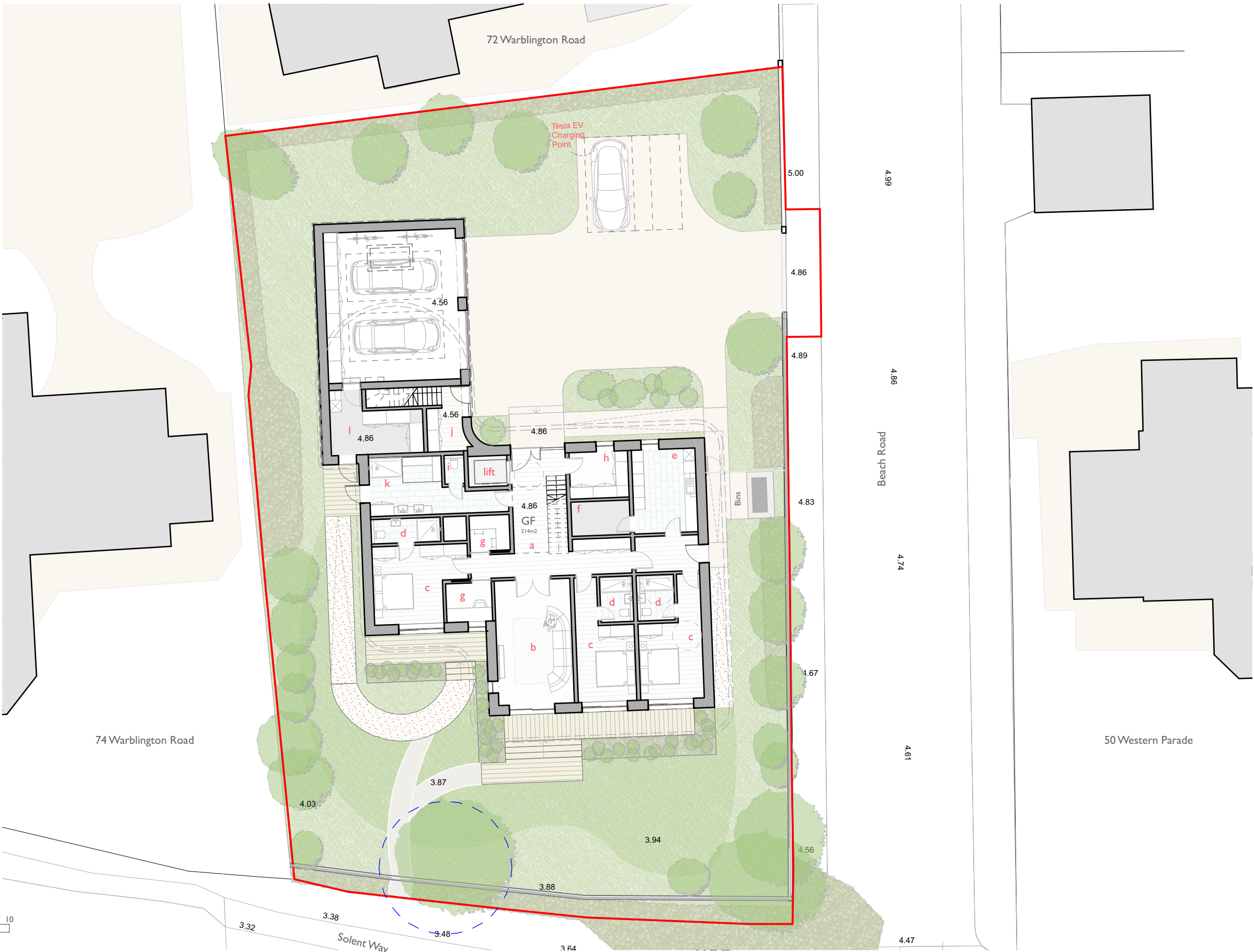
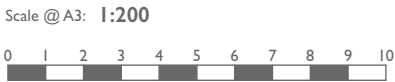
From the central atrium, a circulation axis runs east/west across the ground floor, with 3 en-suite double bedrooms and a snug located to the south of the axis. These spaces capture the views and natural light with a connection onto the rear garden.

To the north, this axis serves a series of functional ancillary spaces, with a number of secondary external doors providing direct access to servicing areas and the rear garden.

The single-storey garage runs north/south along the courtyard to restrict overbearing and overshadowing the amenity space to 72 Warblington Road.

The dwelling is designed to meet M4(2) *Accessible and Adaptable* standards.

- KEY:
- a entrance hall
 - b snug
 - c bedroom
 - d en-suite
 - e utility
 - f plant room
 - g study
 - h cloak
 - i store
 - j studio entrance
 - k wet room
 - l garden workshop/ store



14 The Proposal

First Floor Plan 1:200

At first floor, the main open-plan kitchen/living/dining space frames views across Chichester Harbour to the south.

The space is dual aspect, and to the north a series of timber fins splay from the elevation acting to obscure direct views across the courtyard to 72 Warblington Road.

The space opens up onto an external terrace to the south, where a series of timber sliding screens also act to screen the southern elevation, reducing glare and increasing privacy.

To the west, the plan steps back to address 74 Warblington Road. This wing hosts the master-suite fronting the harbour.

KEY:

c	bedroom
d	en-suite
g	studio
m	kitchen
n	pantry
o	living
p	dining
q	WC
r	master-bedroom
s	dressing
t	master en-suite
u	external terrace

Scale @ A3: 1:200

