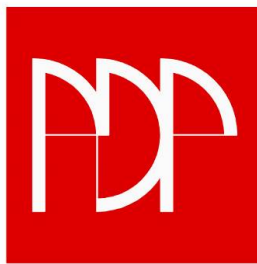


DESIGN & ACCESS STATEMENT

**Proposed Development
1 & 2 Church Lane
Warblington
Havant
PO9 2TU**



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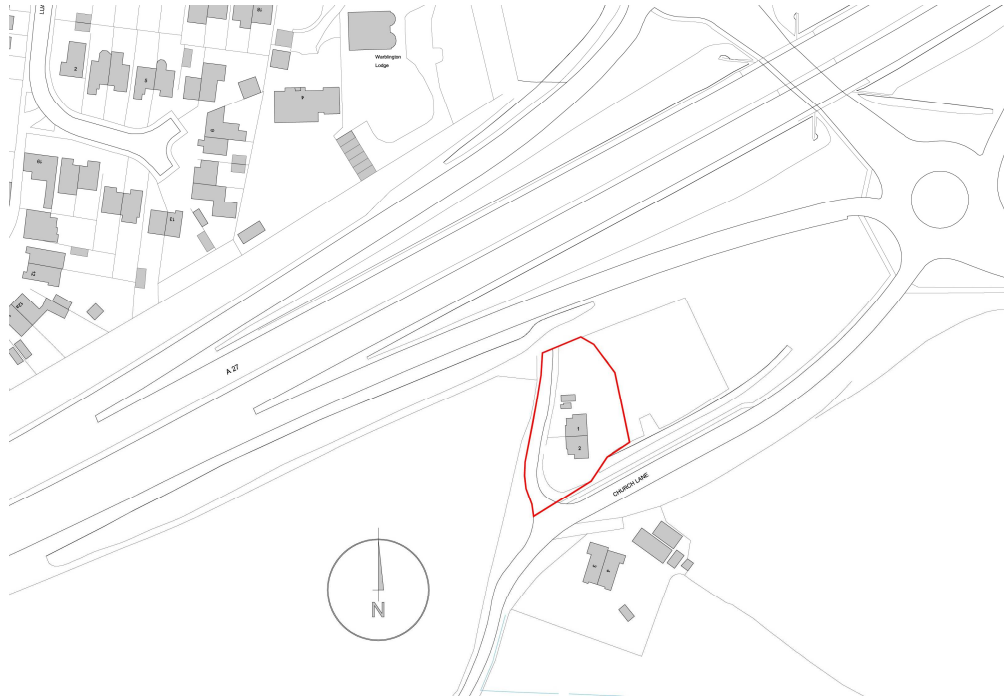
DESIGN & ACCESS STATEMENT

CONTENTS

1.0	Site Context & Use	page 3
2.0	The Proposal: Scale, Appearance & Materials	page 6
3.0	Access	page 9
4.0	Flood Risk	page 10
5.0	Landscaping	page 10
6.0	Summary	page 11

1.0 SITE CONTEXT & USE

- 1.1 The proposed site is the two existing cottages at 1 and 2 Church Lane, Warblington PO9 2TU
- 1.2 The site is currently a pair of two-storey, pitched roof semi-detached cottages with single storey flat roof side extensions, set within their own private amenity gardens hidden behind established landscaping.

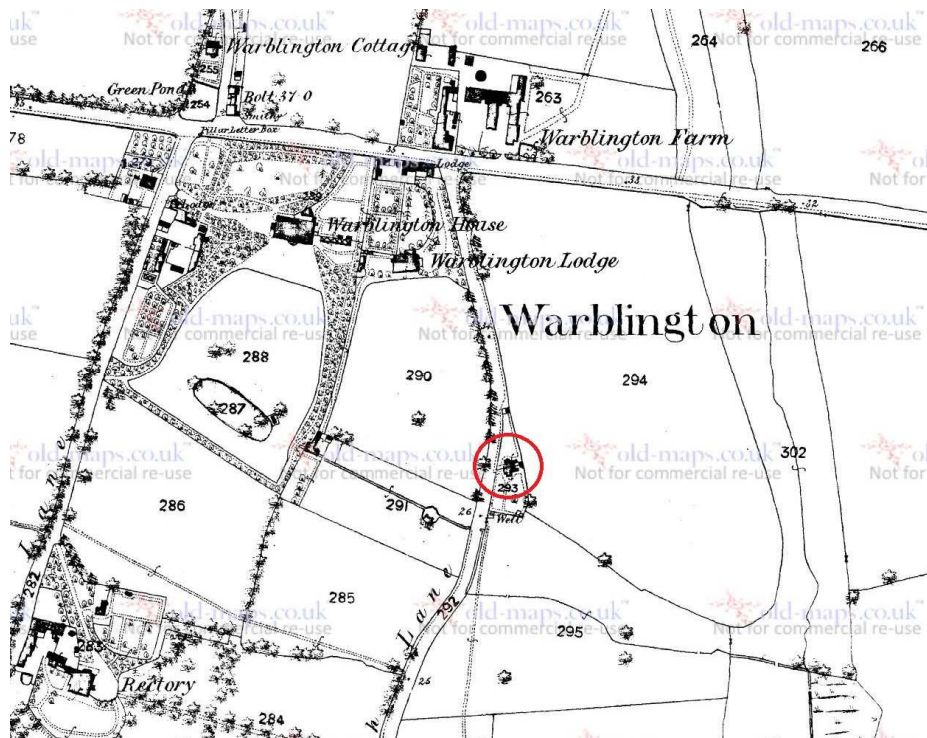


Site Location Plan



Aerial view of site

- 1.3 The cottages are believed to have been built for farm workers, and whilst an exact date of their original construction is unknown, they appear as far back as 1866 on OS maps.



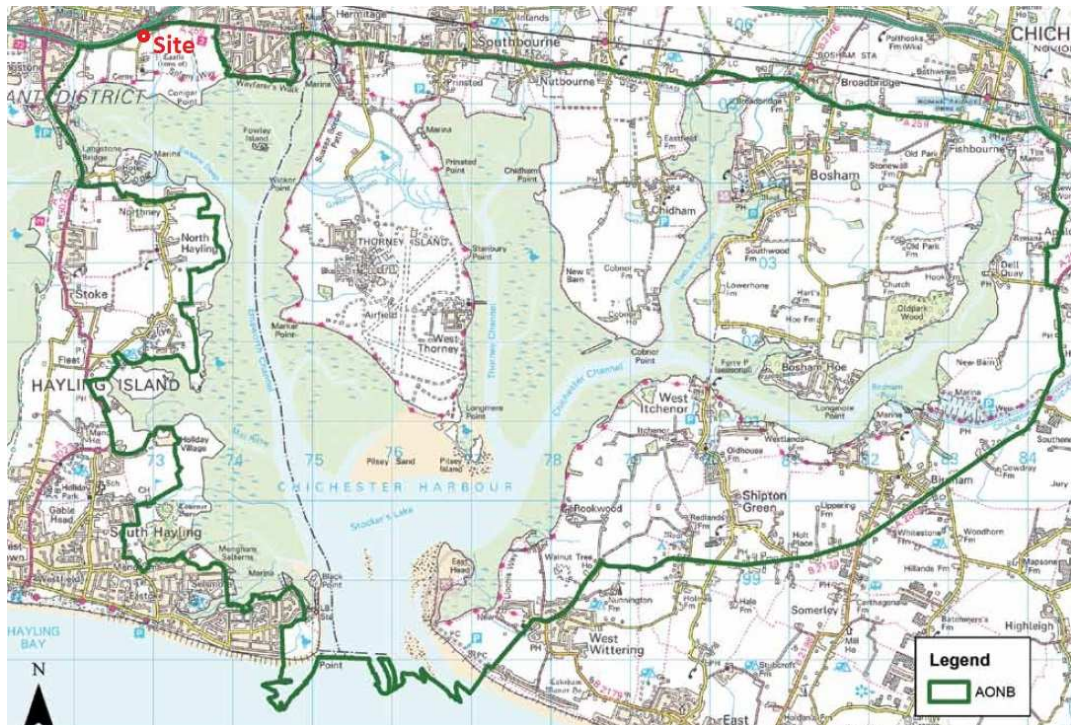
1866 OS map – showing the pair of cottages facing the old north/south running Church Lane

- 1.4 The cottages face the original line of Church Lane which ran north south past the site prior to the building of the A27 Havant bypass in the 1960s, which diverted Church Lane to run to the south of the site linking with the Emsworth roundabout(s) junction.

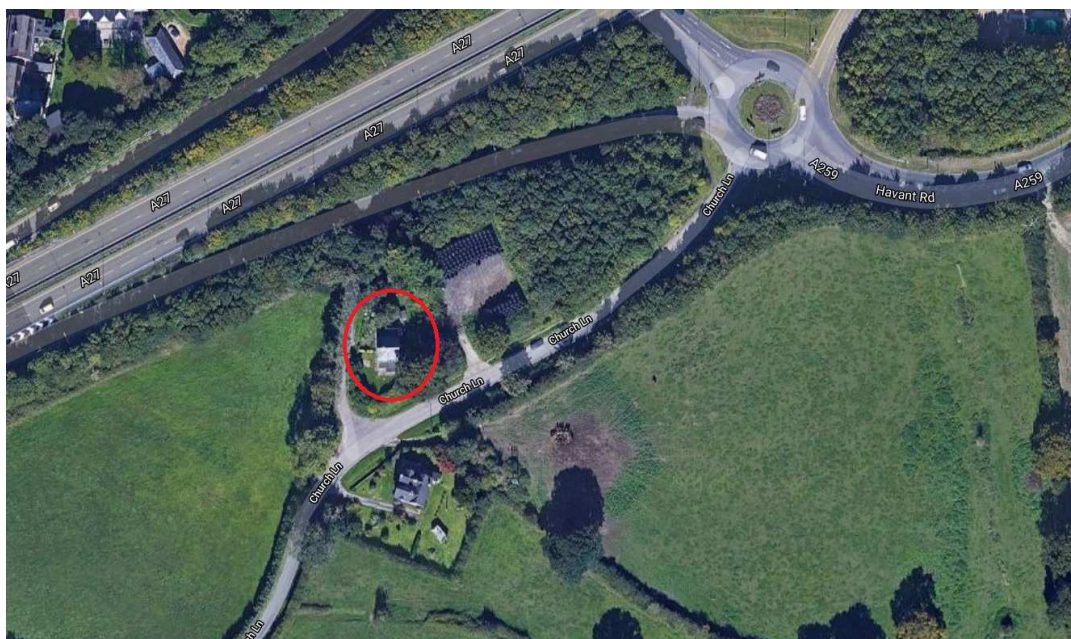


1966 OS map – showing the cottages and the newly built Havant bypass (A27)

- 1.5 It is assumed the cottages were originally finished in facing brickwork, but they were given a full refurbishment in the 1960s to coincide with the bypass works. This refurbishment included the rendering of the external walls, the metal frame windows and the flat roof extensions. Sadly stripping the buildings of any noteworthy external architectural features in the process.
- 1.6 The site is within the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and is near to the Saxon settlement of Warblington and the Grade I Listed St Thomas a Becket Church and Grade II Listed remains of Warblington Castle.



Map showing the site in the Chichester Harbour Area of Outstanding natural Beauty



Aerial photograph showing the immediate context of the site

2.0 THE PROPOSAL: SCALE, APPEARANCE & MATERIALS

- 2.1 The existing cottages were refurbished in the 1960s and with their rendered walls and metal framed windows, resemble a building of that era as opposed the fact they are actually well over 150 years old.
- 2.2 Internally they still reflect a quaint cottage feel with two rooms on the ground floor and two to the first floor, but the arrangement is not befitting modern living conditions with very narrow and steep staircases which are quite dangerous to navigate and are accessed from a very basic kitchen area.



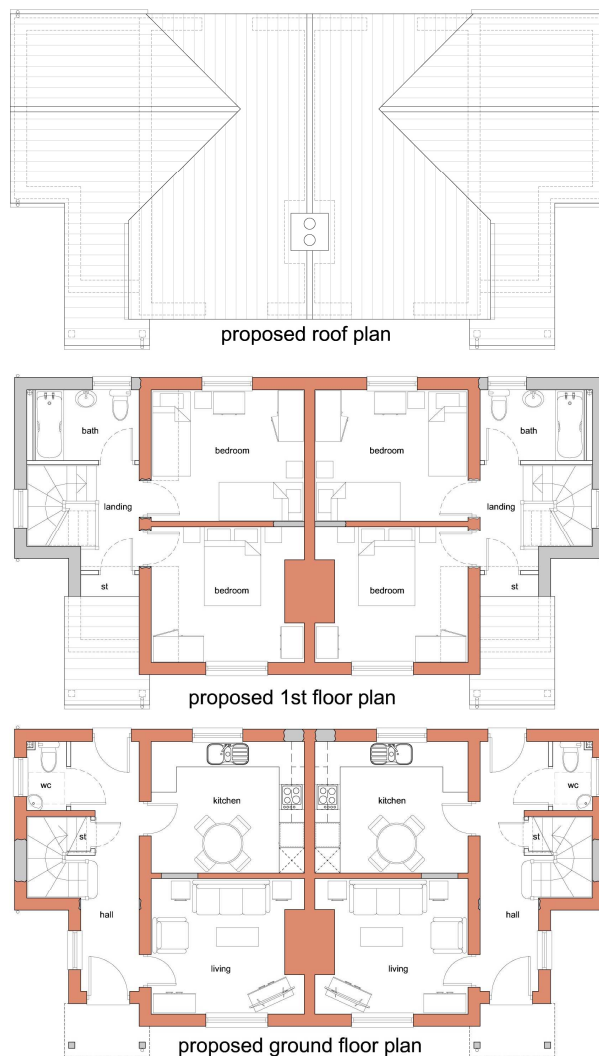
Photograph showing the existing front elevation



Photographs showing the existing rear and side elevations

- 2.3 The single storey side extensions contain the bathrooms which are in a poor state of repair.

- 2.4 The applicant, Havant Borough Council have owned the dwellings for a number of years, being rented to a longstanding tenant tracing back to the 1960s refurbishment. Very little modernizing of the dwellings was carried out in that 40 year period and given their condition they now stand empty and require works to be carried out to modernise them prior to being offered for rent once more.
- 2.5 The proposal is to renovate the cottages, bringing them into the 21st century and repurposing them as two 2-bedroom 4 person dwellings.
- 2.6 It is proposed to remove the flat roof on the single storey side extensions and build first floor extensions to each property which would contain a new entrance hall, ground floor cloakroom and staircase to the 1st floor. At 1st floor level is proposed a landing to access the two bedrooms, a family bathroom and storage partly within a 'cat slide' roof.



Proposed floor plans

- 2.7 These alterations will dramatically improve the internal layout of the cottages and provide 1st floor family bathrooms to the upper floor bedrooms.
- 2.8 The existing cottages GIA is only 61m², the proposed amendments would increase this to 74m² adding 13m² of GIA.

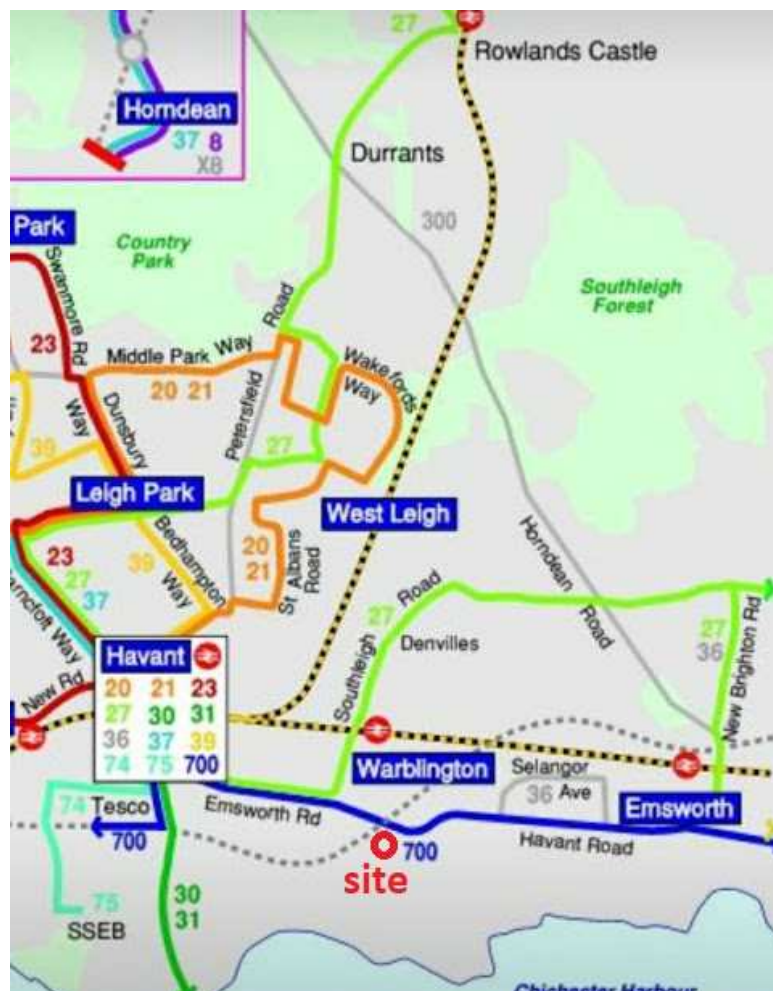
- 2.9 Externally the proposals would remove the flat roofs to the side extensions and increase the side extensions to two storey. However to ensure the extensions still read as extensions and original gable fronted semi-detached form of the cottages is retained, the extensions roof is purposefully kept subservient with a lower ridge line than the existing main roof and utilising a 'cat slide' roof to the front elevation which forms an integral canopy over each dwelling's front door.
- 2.10 This arrangement maintains the 'cottage' language of the properties.
- 2.11 Due to the buildings being rendered, the proposal is to match this material treatment to the proposed walls. Eternit slate will be used to the roof covering. All the windows are proposed as uPVC to match those already replaced and replace the thermally and acoustically inefficient metal frame windows.
- 2.12 Whilst it is understood the use of such materials is not promoted in AONB, the circumstance of the building already utilising these materials has to be observed.



Proposed elevations

3.0 ACCESS

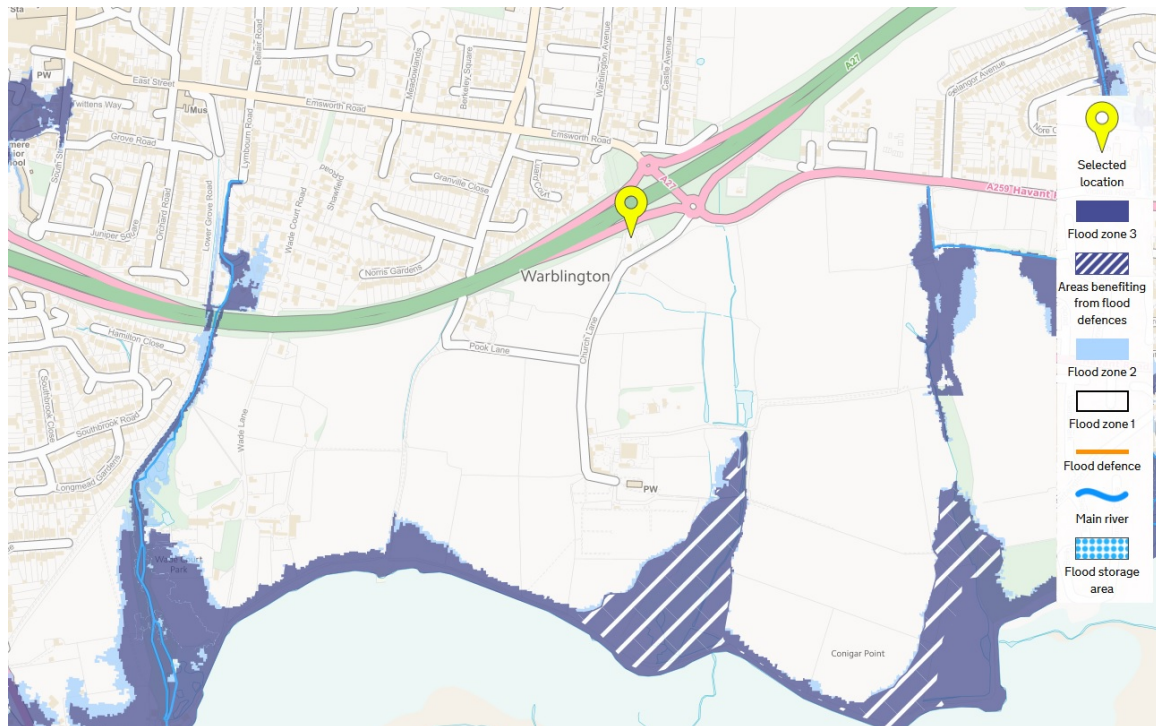
- 3.1 The site is located adjacent to the A27 Havant bypass just north of the old settlement of Warblington and to the south of the modern Warblington settlement.
- 3.2 The site is well served by public transport. The number 700 south coast bus route passes within a 5 minute walk of the site with bus stops on Emsworth Road.
- 3.3 Warblington railway station is a 13 minute walk from the site (Google Maps). Warblington Station is served by Southern Rail and connects to Brighton, Havant, Portsmouth and Southampton.
- 3.4 Space is provided for two car parking spaces per dwelling
- 3.5 Cycle storage will be provided within secure 'Secure By Design' certified storage sheds within the private amenity garden of each property.
- 3.6 The site is accessed by pedestrians via Church Lane which has footpaths back to Emsworth Road which links Emsworth to the east and Havant to the west.



Bus and railway connection map

4.0 FLOOD RISK

- 4.1 An assessment of the Environment Agency Flood Risk Map shows the application site is in Flood Zone 1.
- 4.2 This means the site is deemed to be in the lowest risk of flooding and does not require a full flood risk assessment.
- 4.3 The application site is already used as residential dwellings and the proposals do not increase the number of habitable rooms provided.



Environment Agency Flood Risk Map

5.0 LANDSCAPING

- 5.1 The proposals involve alterations to the buildings, whilst retaining the fabric of the amenity gardens the existing dwellings sit within.
- 5.2 Other than tidying of the site and the removal of some dilapidated outbuildings, and laying of new footpaths, little impact is proposed on the existing landscaping.
- 5.3 For existing and proposed boundary treatments, please refer to drawings 28098-PD101 & 102.
- 5.3 No trees are affected by the extent of this application.

6.0 SUMMARY

- 6.1 The applicant, Havant Borough Council, has submitted this planning application as part of a refurbishment project for two dwellings which are currently not fit for human habitation.
- 6.2 As part of the refurbishment and to substantially improve the quality of the dwellings, it is proposed to add an additional storey to each side extension of the existing to provide better circulation space and provide a 1st floor family bathroom in what are otherwise 'two up, two down' cottages.
- 6.3 In its commitment to provide good quality housing, Havant Borough Council is looking to make these amendments to provide two, good quality 2-bedroom 4 person, family homes utilising existing housing stock.
- 6.4 The design proposed acknowledges the history of the dwellings and their existing form and materials and responds with an external envelope which respects the main gabled form of the original cottages and provides functional accommodation within a considered envelope. The new additions are subservient to the existing building and present a more traditional form in the guise of pitched roofed extensions, rather than the 1960s flat roofed additions which detract from the original form.
- 6.5 The result is to meet the applicant's aspirations of reusing existing housing stock to providing two new good quality family dwellings for local Havant borough residents.

pdp architecture llp Jan 2021