DESIGN AND ACCESS STATEMENT

hd
architects

PROPOSED NEW DWELLING

at

24 Beacon Square, Emsworth, Hampshire PO10 7HU

Figure 1: Existing House

December 2018

Prepared by:

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1.0 INTRODUCTION

24 Beacon Square is a 4 bedroom family home in Emsworth. The existing house has had several extensions added over the years, which have given the house an ununified appearance. Despite being set back from the water's edge, both the light coloured materials and composition mean that it stands out from the backdrop. Our client is looking to build a replacement 4 bedroom house on the site to become their forever home. The proposals seek to build a modest, contemporary home on the site that will fulfill the client's brief. The house has been designed to respond to the local character and its setting on the water's edge.

The following documents accompany this application:

17193 Design and Access Statement
(Drawings)
17193-01 Existing
17193-02 Proposed Plans & Proposed Section
17193-03 Proposed Elevations & Materials, Proposed Location Plan, Proposed Boat Store
17193-08 Proposed Block Plan
Encompass Surveys - Underground Services Survey

1.1 Site Survey

This design has been carried out using information from the OS Survey. A full topographical site survey was carried out by Total Survey Solutions, Land & Building Survey Consultants, in July 2016.

1.2 Relevant framework

- Design Guidelines for Chichester Harbour Area of Outstanding Natural Beauty (Aug 2010).

Throughout the design, we have tried to follow the advice of the Chichester Harbour Conservancy Design Guide to create a building that does not impose on its harbour setting.

- National Planning Policy Framework [NPPF] [March 2012]

- Havant Borough Council Local Plan

The following frameworks have been considered even though our site falls outside their jurisdiction.

- Emsworth Conservation Area Character Appraisal and Management Proposals

Policy Context

The site is situated within the defined urban area where further development is considered acceptable in principle, subject to detailed considerations and compliance with other polices. In this instance, the policies considered relevant are as follows:

Havant Borough Local Plan (Core Strategy) 2011

CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12 - Chichester Harbour Area of Outstanding Natural Beauty
CS16 - High Quality Design
CS17 - Concentration and Distribution of Development within the Urban Areas
CS21 - Developer Requirements
DM8 - Conservation, Protection and Enhancement of Existing Natural Features
DM13 - Car and Cycle Parking on Residential Developments
Havant Borough Local Plan (Allocations) July 2014
AL1 - Presumption in Favour of Sustainable Developments
DM24 - Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development
DM25 - Managing Flood Risk in Emsworth

CS11 (Protecting and Enhancing the Special Environment
and Heritage of the Havant Borough) and CS12 (Chichester Harbour of Outstanding Natural Beauty)

HBC Local Plan Policy CS16 (High Quality Design) requires that development will be permitted where it is to a high standard and responds to, draws inspiration from and respects the local context.

1.3 Previous Application Approval – 19 November 2018

Application Number: APP/18/0087

1.4 Resubmission

In approved application '**APP/18/0087',** Southern Water consultation dated 27/09/2018, states that:

"If planning permission was to be granted, Southern Water (as the statutory sewerage undertaker) would request that the Council (as the Building Control Authority) refuse Building Regulations approval on the grounds that building over the public sewer cannot be permitted. In order to progress the proposed development on the site, the layout must be amended. Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout."

Following this, a survey of the underground services on site has been undertaken by Encompass Surveys, (please refer to supporting document) to map out the exact location of the public sewer on site. Southern Water request that nothing is to be built within 3 meters either side of a public sewer, to access the services below if maintenance was required. By moving the proposed building outline to the South, the revised layout now ensures that the proposed plot does not sit within 3 meters either side of any public sewer on the site. The design has not changed since the previous approved application '**APP/18/0087'**, the development simply moves 4.5m South, to comply with Southern Waters consultation requirements and to ensure building regulation approval is possible.

The previous case officer for approved application **APP/18/0087** has been shown the revised drawings and commented that HBC view would remain the same following this revision.

2.0 SITE LOCATION

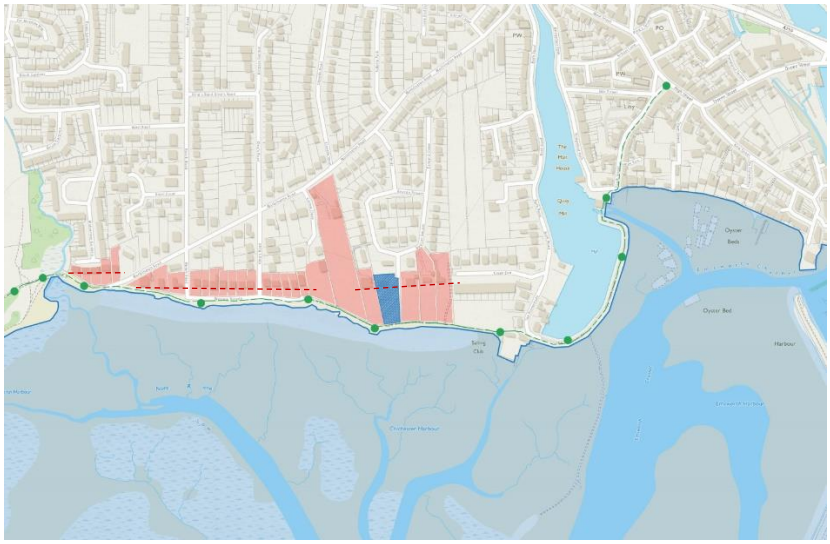
2.1 Site Context

The site is located off the residential road *Beacon Square* in the small coastal town of Emsworth which sits on Chichester Harbour. The town is a popular destination for both tourists and locals alike. The historic core of Emsworth sits just to the east of the site and makes up Emsworth Conservation Area in which there are large number of listed dwellings, small shops and eateries. The town is well served by road, public transport and sits on the South Coast Cycle Route.

24 Beacon Square sits just outside the centre of Emsworth, looking out over the water with impressive views across the harbour. Between the end of the garden and the water's edge is a popular public footpath which runs from Emsworth town centre around the harbour and Slipper Mill Pond, past Emsworth Sailing Club (located approximately 200m east of the site) and follows the water's edge around the harbour before heading inland towards Warblington. This path makes up part of both the *Solent Way* and *Wayfarers Walk* (See Figure 2).

Houses front onto the harbour, overlooking the water, along the full length of Southern Emsworth. 24 Beacon Square is one of several dwellings located between the sailing club and Curlew Close; unlike most of the other houses along the water front, the long and modest plots allow the houses to be set back further from the water (see Figure 2 which shows the building lines). The location of the dwelling in relation to the water and public footpath helps to reduce any visual impact of the dwelling from these points and also provides more privacy for the residents.

The dwellings are predominantly modest, detached 2 storey houses built in varying styles with a range of materials, though most provide both off road parking and first floor balconies overlooking the water. Materials in the surrounding buildings and along the harbour edge include brick, timber, render, flint, clay tile, slate and zinc.



Building line
Public Footpath
Site
Surrounding Plots

The existing dwelling at 24 Beacon Square is set back 64.8m from the boundary and public footpath.

Figure 2: Map showing plots, building line and public footpath in relation to Chichester Harbour

2.2 Chichester Harbour - Area of Outstanding Natural Beauty

The site is located on the boundary of the Chichester Harbour Area of Outstanding Natural Beauty overlooking the Emsworth Channel, with views across towards Thorney Island to the South East and Hayling Island to the South West.

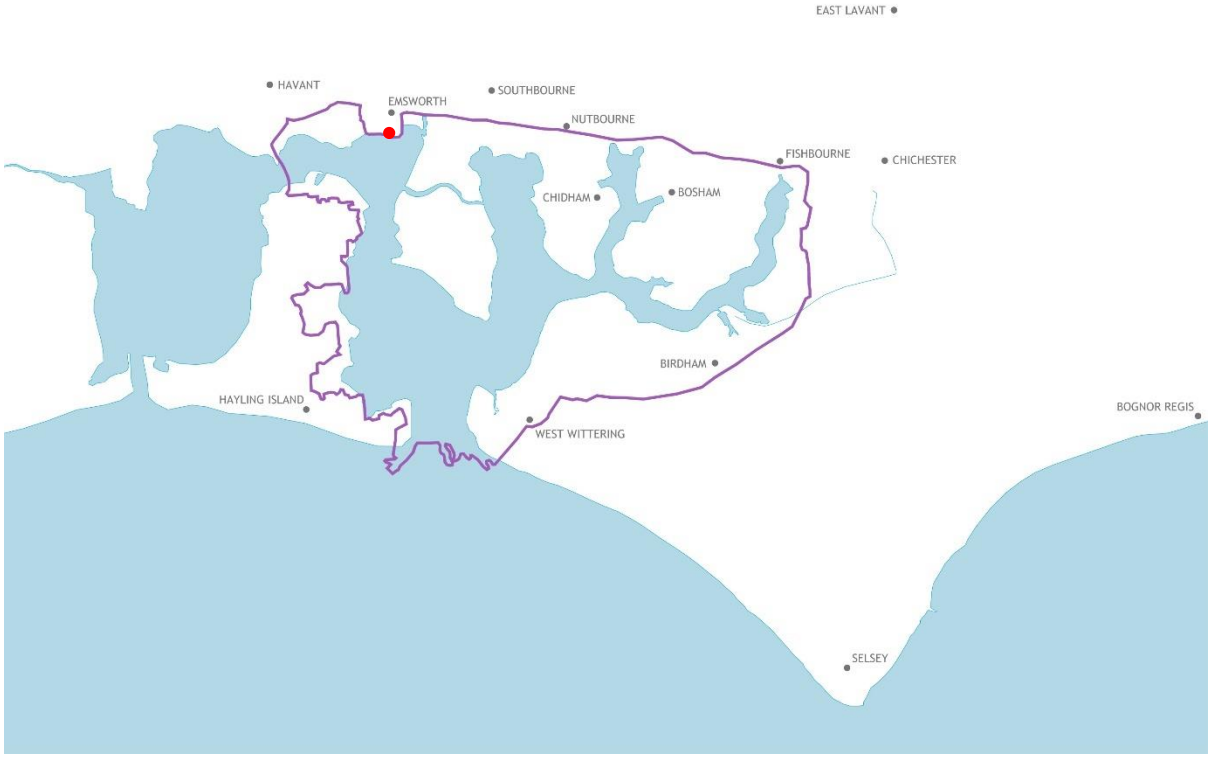


Figure 3: Map showing boundary of the Chichester Harbour Area of Outstanding Natural Beauty (Red dot marks location of the site)

2.3 Flood Risk Assessment

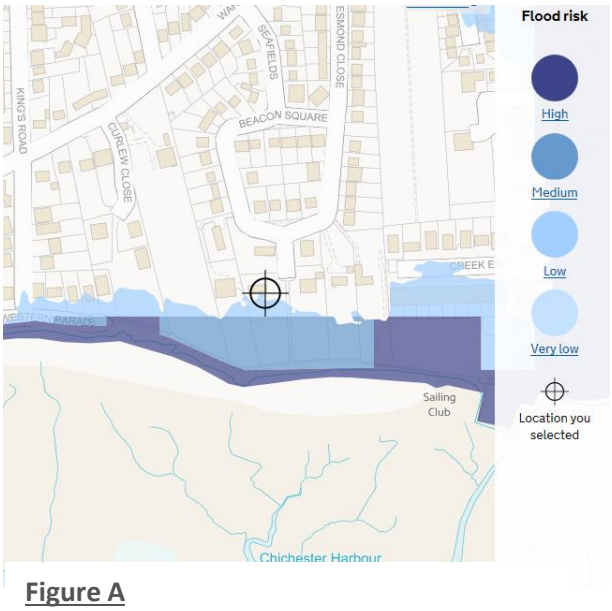


Figure A
Although the area of the site that the dwelling is to be located is not at risk of flooding, the rest of the site is in an area that is subject to low-medium risk of tidal/ coastal flooding.

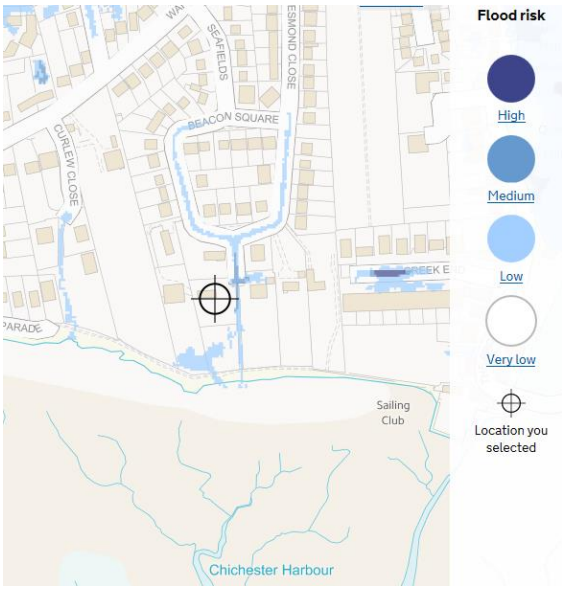


Figure B
From the Environment Agency's flood map - the site is not in an area that is subject to surface water flooding, although there are small areas on and adjacent the site that are at low risk of flooding.

We have consulted the Environment Agency over the proposals and they have advised the following:

Extreme Sea Levels for Emsworth Channel, Chichester Harbour taken from 2012 Southern Estuaries and Harbours Project. (Node SU 77748 00742)

Return Period	*Sea Level (mAOD)*
20% - 1in5	*3.08*
1.33% - 1in75	*3.37*
0.5% - 1in100	*3.47*
0.1% - 1in200	*3.64*
0.5% - 1in200 +CC	*4.6*

2.3.1 Conclusion

Therefore, we would propose to construct our dwelling with a ground floor at 4.45m above OS datum. This will future proof the house for the 200 year predicted flood levels.

There is already a dwelling of similar capacity on the site. Therefore, the replacement dwelling will not increase the burden on emergency services. The existing dwelling's ground floor is at a level which technically could possibly flood in the future. Therefore, our proposals lift the ground floor by 450mm above the existing ground floor level and thus we are improving on the current situation and reducing the future flood risk of the proposed dwelling.

2.4 Photographs

2.4.1 Existing House

2.4.2 The Site & Surrounding Views

3.0 DESIGN

3.1 Amount

3.1.1 Floor Area

Existing Ground Floor Area: 193.8 m^2
Existing First Floor Area: 95.4 m^2

Total : 289.2m^2

Proposed Ground Floor Area: 281.7 m^2
Proposed First Floor Area: 146.4 m^2

Total: 428.1 m^2

3.2 Mass Comparison

Figure 5 (see attached 17193-07) compares the footprint and elevations between the existing and proposed dwellings. As shown on the drawing, the proposed dwelling is to be located in the same place as the existing house. The main mass of the house is to remain on the west side of the plot, with the two storey element of the house finishing in line with the existing first floor (See Figure 6 (17193-05) – shows two storey and single storey elements). This will ensure that there is no impact on the view from the house 20A located behind the site, despite the increase in ridge height.

The proposed dwelling, as indicated on the silhouette drawings, has been raised 450mm to reduce the risk of future flooding. The ridge has been designed to match the height of the neighbouring dwelling at No 22. As seen in Figure 7 (17193-06 diagram showing ridge height in comparison to surrounding dwellings), the proposed ridge height is in keeping with the surrounding houses.

3.3 Proposed Building

The house has been designed to prioritise the views out across the harbour. The main living spaces are located to the rear of the house to provide light and airy rooms that open out onto the garden and balcony at first floor. The north of the house predominantly provides service and circulation spaces, this prevents any overlooking from living spaces towards or from the property at No 20A and other neighbours. The layout has been designed to complement modern family living.

The accommodation comprises of 4 bedrooms, 3 en-suites and a family bathroom. On the ground floor, the layout centres around a modest, open plan kitchen/dining/living area which will be the primary family living area in the dwelling. The ground floor also provides a utility, WC, study, separate TV room and a wet room.

The owners are keen sailors and the proposals incorporate a small covered boat store as well as a double garage to provide adequate storage space.

3.4 Parking

As per the HBC parking standards requirements (Parking SPD 2016) a 4 bedroom+ dwelling requires a minimum of 3 spaces. The proposal incorporates a garage providing 2 covered parking spaces and additional on drive parking for a minimum of 3 more vehicles.

3.5 Materials

With regard to materials, our client's brief was to use both traditional and local materials in a modern way. Thus, the house draws inspiration from the local context and responds to the local character and surroundings.

The materials that we have chosen to feature in the proposed dwelling are brick, silvering timber and zinc.

The use of dark muted colours and non-reflective glazing will help the house to blend into the background, reducing its visibility from the water and footpath.

Window and door frames are to be in aluminium to minimise their impact from the water and help them to blend in with the elevations.

The proposal will incorporate solar panels to be located on the south facing roof, the surrounds and framework are to be dark in colour to blend in with the zinc roof to prevent them from standing out.

3.6 Glazing Comparison and Assessment

As highlighted in the pre-app response, the amount of glazing on the south elevation is similar to that on the existing house. The proposed glazing is reasonable in proportion to the no-glazed areas, see glazing comparison in Figure 8 – 17193-04.

The first floor overhanging roof canopy will help to reduce reflection from the first floor glazing. It will also help to reduce solar gain whilst maintaining a good balance of natural light internally.

The first floor balcony will incorporate a non-reflective glass balustrade to minimise any reflection from the glazing. The solid glass balustrade will provide some protection from the wind on the balcony as due to the location, the balcony will be particularly exposed.

Precedents for balconies within the local area:

The adjacent images show precedents of glass panel balconies in the surrounding area overlooking Chichester Harbour.

The first floor windows on the west elevation service the master bedroom and en-suite. The existing house also has a bedroom window overlooking the neighbouring property in this position. For this reason, it is considered that there will be no increased overlooking. The first floor bedroom on the east elevation is far enough away from neighbouring properties to limit any overlooking.

3.7 Sustainable Design

The proposed dwelling has been designed to achieve U-values that exceed the required compliance for new dwellings. In addition, the dwelling has been designed for future use providing disabled access both externally and internally on the ground floor. The house has also been designed to allow for the future addition of a lift to provide disabled access to the first floor if required.

The roof incorporates solar photovoltaic panels and areas of sedum roof, both of which will reduce the environmental impact of the house.

3.8 Landscaping

There are no TPO's on or adjacent to the site.

The existing trees in the back garden are to be retained; they provide some screening of the dwelling from the harbour and PROW (Public Right of Way).

As recommended by the senior ecologist following the pre-application, please find included in the supporting documentation a Phase 1 Ecology Report. We also propose to provide bat and bird boxes on the site following completion of the proposed works.

The proposals include a terraced area to the rear of the property to provide an outdoor seating area which extends from the ground floor open plan kitchen/dining/living area. Due to the siting of the dwelling on the site and the existing boundary treatments, this area will have minimal impact to adjacent properties and footpaths.

3.9 Pre-Application Advice

We met with Principal Planner, Rachel McMurray, on 26th April 2018 to discuss the proposals on site and receive pre-application advice (ref GEN/18/00353). As part of the pre-application, Chichester Harbour Conservancy was also consulted.

The site is in a designated urban area and therefore the principal of development is considered acceptable. Chichester Harbour Conservancy also had no objection in principal.

Chichester Harbour Conservancy commented that the proposed footprint appears modest given the size of the plot. They asked that we provide a mass comparison (see dwg 17193-07) and a glazing comparison between the existing and proposed glazing on the south elevations (see dwg.17193-04).

Other comments:

- '*whilst the general materials palette would deviate from the norm, the quality of materials suggested seem fine and should raise the quality of appearance of dwellings facing the harbour, enhancing the setting of the AONB'*

- *'encouraging to see the owner using sedum roofs and continuing with solar panels to improve the CO2 footprint of the new dwelling'*

  Steve Lawrence did advise that the surrounds of the solar panels be finished in a black colour to blend in with the roof. We have indicated earliier in this document that we will finish the surrounds as suggested.

Chichester Harbour Conservancy did mention possibly re-siting the dwelling so that it sits more central to the plot. However, the main mass of the house has been purposefully located in the same place as the existing dwelling to help reduce any impact to the house located behind (No 20A). Although the footprint is extended to the east, this element is ground level only and includes a flat sedum roof. The Principal Planner at Havant Borough Council considered it likely that the visual impact would be minimal.

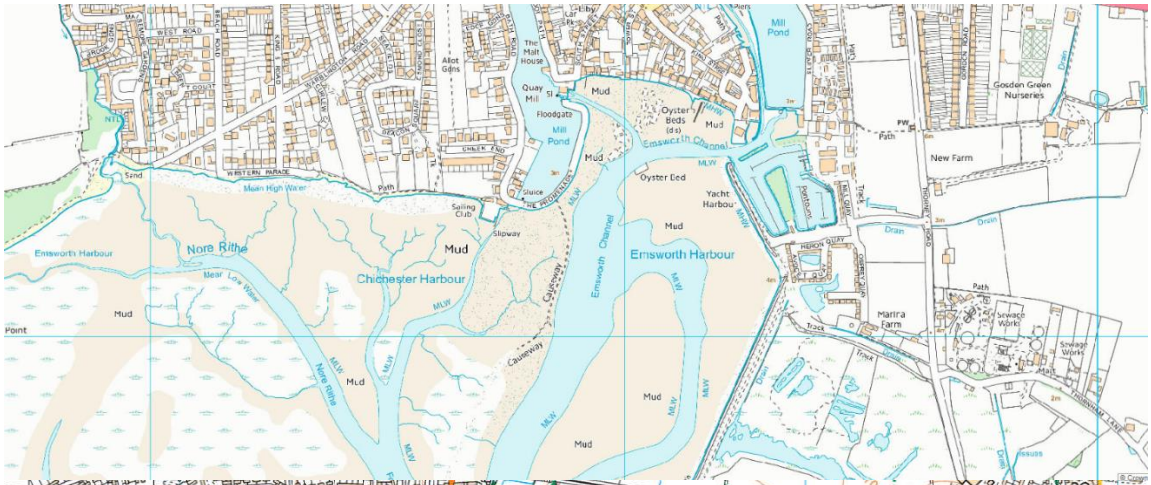
Other comments highlighted from the pre-app response:

- The ridge height, whilst increased in height, is no higher than neighbouring properties.

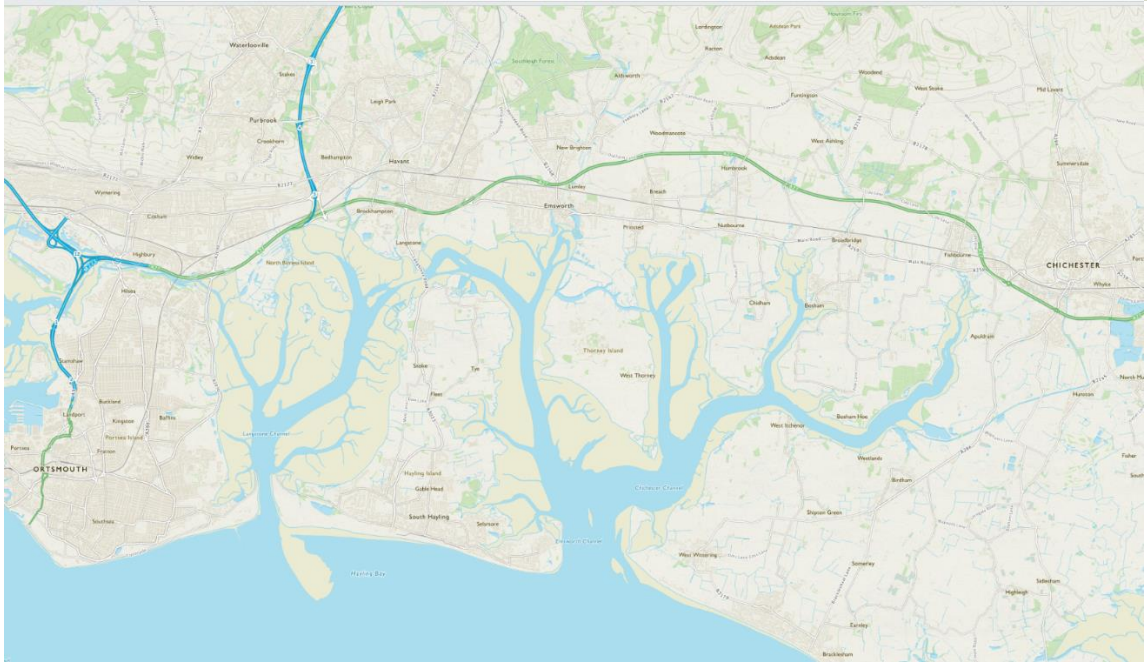
- There is considered sufficient distance between No 24 and No 26 Beacon Square to limit any impact.

- The windows proposed on the west elevation at first floor level look west towards No 22. However, it is noted that a window in the bedroom on this elevation already exists. The second window proposed services an en-suite only, therefore no additional overlooking would occur.

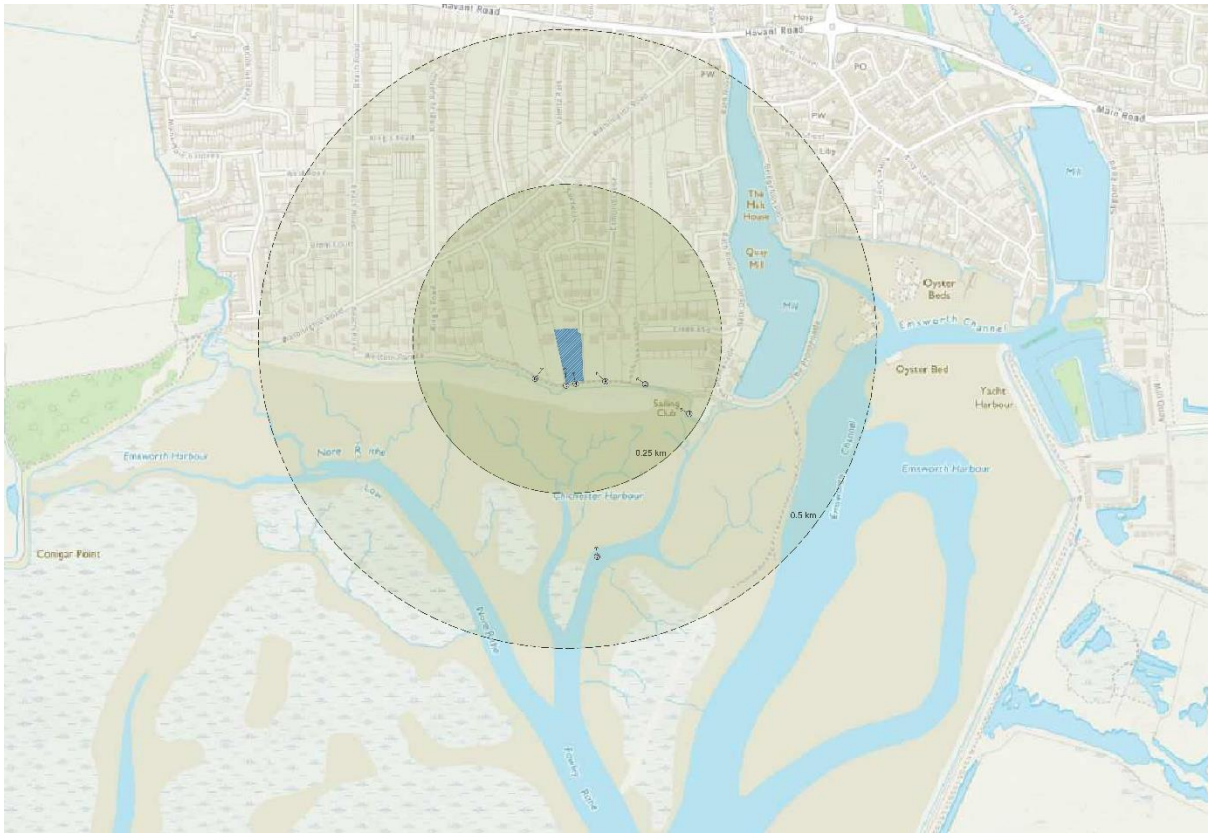
3.10 Precedents


Emsworth Harbour
Nore Rithe
Chichester Harbour
Emsworth Channel
Mill Pond
Yacht Harbour
New Farm
Gosden Green Nurseries
Marina Farm
Sewage Works
Mud
Point

Hermitage
Morcumbs
Gosden Green
Prinsted
New Farm
EMSWORTH
Solent Way
Wayfarer's Walk
Mill Pond (Tidal)
Marina
Causeway
Nore Rithe
Fowley Rithe
Fowley Island
Point
S B Path
Thornham Farm
Slipper Hovel
Thornham Grange
FBs
Marina
Sussex Border Path
Eames Farm Cottage
Little Deep


CHICHESTER
ORTSMOUTH

4.0 VISUAL IMPACT ASSESSMENT



The proposed building is likely to be most prominent from directly in front of the site on the Public Right of Way (PROW) which passes along the harbour front. The key views are those from the approach along the PROW from the east, from the sailing club and directly in front of the site.

There are no views directly over the proposed dwelling from either of the adjacent houses, however it will be visible from both gardens.

There is a public access walkway separating No 24 and No 26. It is considered that there would be sufficient distance between these two properties to limit any impact. With regard to No 22, on the other side, there a number of trees located along the shared boundary which offer a good degree of screening.

The proposed dwelling will feature predominantly in the view from the house to the rear of the site (No 20A). Every effort has been made throughout the design process to minimise any impact to this property. Although the footprint does extend east, the extension is single storey with a flat roof so visual impact would be limited to ground floor level and would be minimal.

The dwelling will be visible to those using the harbour for water-based activities, but their views would be limited due to the land topography, location of the house in relation to the water and vegetation shielding the property. Due to the nature of the harbour and boating channels, boats would not usually come within 2,500m of the shoreline at this point (7).

1.

View from Emsworth Sailing Club along PROW

2.

View from PROW from East looking towards the site.

3.

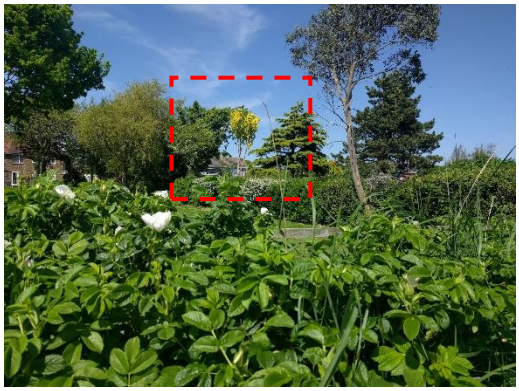
View from PROW looking across 26 Beacon Square towards the site.

4.

View from PROW looking directly through the middle of the garden towards the house.

5.

View from PROW at western corner of the site.

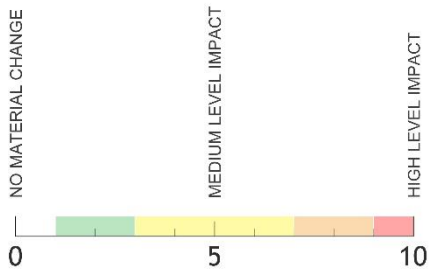
6. 

View from PROW looking across 22 Beacon Square towards the site.

4.1 Visual Impact

The existing views into the site will change as a result of the proposed development. The Visual Impact Assessment is based on the visualisations that accompany this document shown on drawing 17193_03.

Table 1 analyses the existing nature of each view and level of impact based on the proportion of the view which will be affected and to what extent the topography and existing vegetation will screen the proposed building. The impact has been measured against a visual receptor which remains constant in each view (walkers using the PROW) and the magnitude of any visual effect is graded as below:

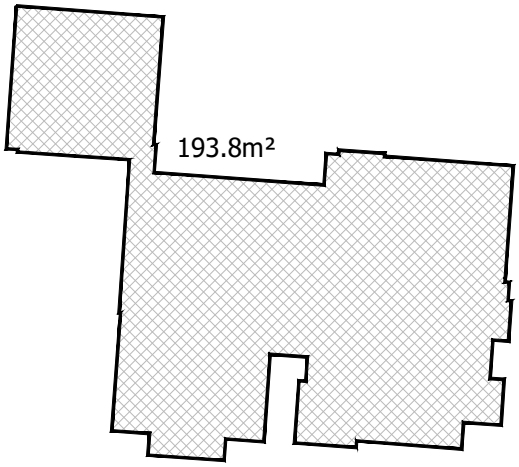


- No material change/low impact: No/minor changes in the view. Small number of viewers affected by the material change.
- Medium level impact: Moderate changes in the view. Many viewers affected by the material change.
- High level impact: Major changes in the character of the view. Most viewers affected by the material change.

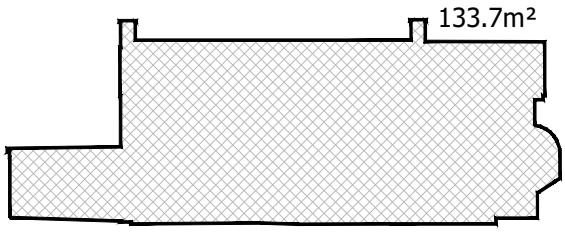
In each case the extent of the impact is justified, providing reasons to support its magnitude and selection.

Table 1 – Views and Impact

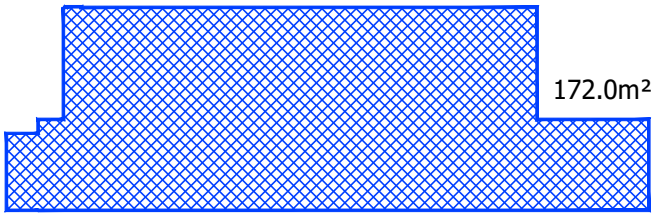
	Existing View	Future View	Visual Impact
1	*View from Emsworth Sailing Club along PROW*	The proposed building is set within a backdrop of vegetation from this position. The dark materials of the proposal will lessen the impact of the building on the horizon as it blends into the landscape.	2 – Low level positive enhancement. There is a minor change in the nature of the view from Emsworth Sailing Club, distance between the vantage point and the site is nearly 2.6km.
2	*View from PROW from East looking towards the site.*	The new dwelling is marginally increased in height. However, the muted materials will blend into the backdrop and surrounding vegetation making the building appear less visible.	3 – Low level positive enhancement effect on walkers along the footpath.
3	*View from PROW looking across 26 Beacon Square towards the site.*	The new dwelling is marginally higher, but the dark and muted materials will make the building less visible and blend into the surrounding vegetation. Existing vegetation along the eastern site boundary also help to provide some screening of the dwelling.	4 – Low/medium positive impact, there is a noticeable change in view from the PROW.
4	*View from PROW looking directly through the middle of the garden towards the house.*	The new dwelling is marginally higher, but the dark and muted materials will make the building less visible and blend into the surrounding vegetation. The high quality design and materials will be unobtrusive and improve the site aesthetically.	5 – Medium level positive enhancement to walkers along the footpath and harbour users. (Moderate and noticeable change).
5	*View from PROW at western corner of the site.*	The new dwelling is marginally higher, but the dark and muted materials will make the building less visible and blend into the surrounding vegetation. The high quality design and materials will be unobtrusive and improve the site aesthetically.	5 – Medium level positive enhancement to walkers along the footpath and harbour users. (Moderate and noticeable change).
6	*View from PROW looking across 22 Beacon Square towards the site.*	The existing vegetation and position of the new dwelling will mean the site is screened from this position. Therefore, there will be no significant material change.	1 – No material change in the view for walkers on the PROW. No noticeable change in the character of the view.



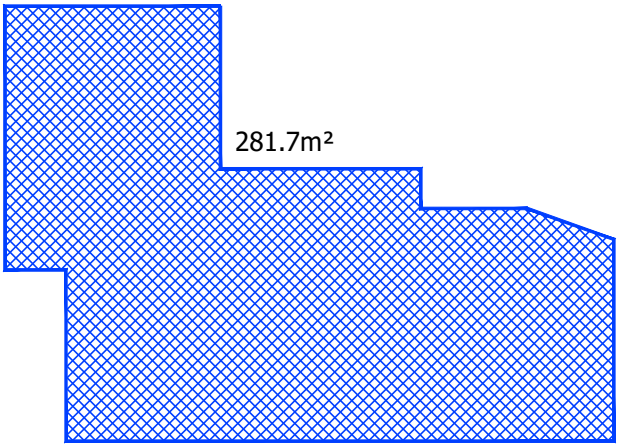
Existing Footprint



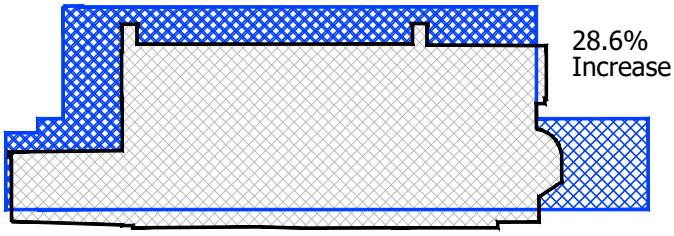
Existing Silhouette



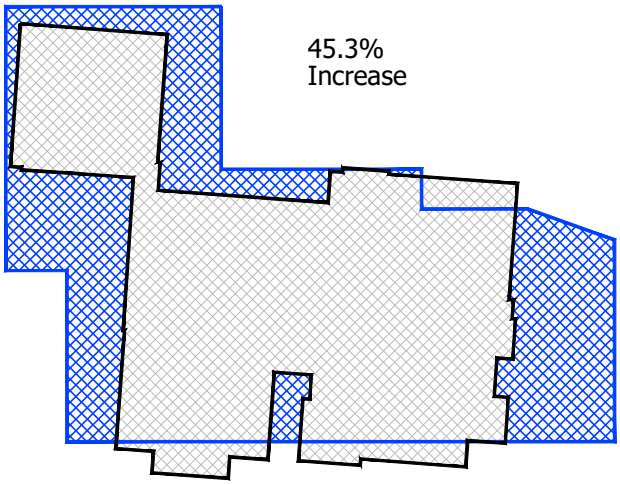
Proposed Silhouette



Proposed Footprint



Silhouette Increase



Footprint Increase

Proposed building outline

Existing building outline

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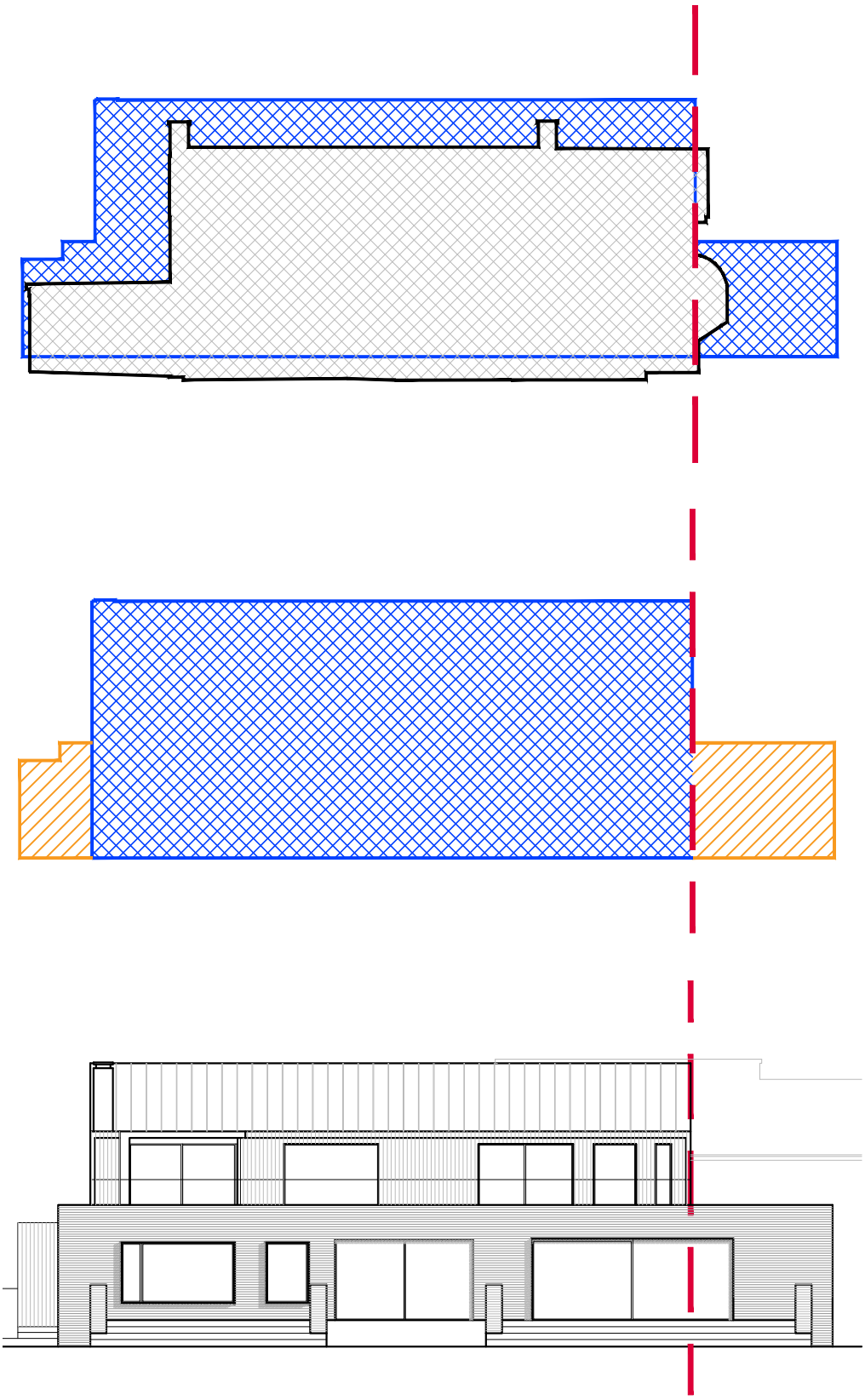
DRAWING
Footprint and Silhouette Comparison

DATE June 2018	DRAWN NW
DRAWING NUMBER 17193-07	REVISION *



Proposed building outline

Existing building outline

Single storey element

Line of existing first floor

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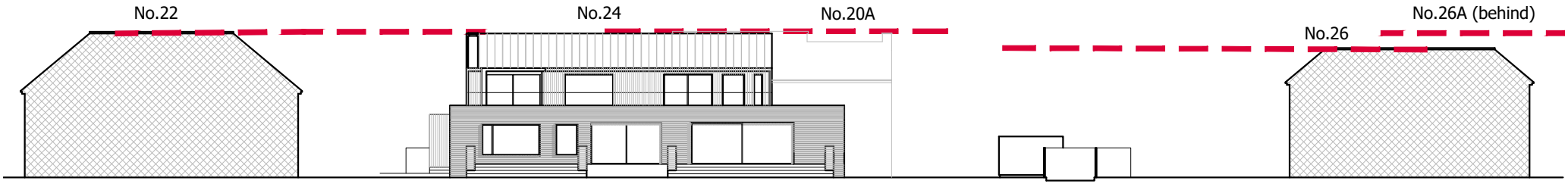
DRAWING
Proposed Elevation

DATE March 2018	DRAWN NW
DRAWING NUMBER 17193-05	REVISION *



PROPOSED - RIDGE HEIGHT COMPARISON

1:350 @ A4

Line of existing ridge heights

No.22	Ridge Height - 8.90m
No.20A	Ridge Height - 8.93m
No.24	Ridge Height - 8.80m
No.26	Ridge Height - 7.91m
No.26A	Ridge Height - 8.82m

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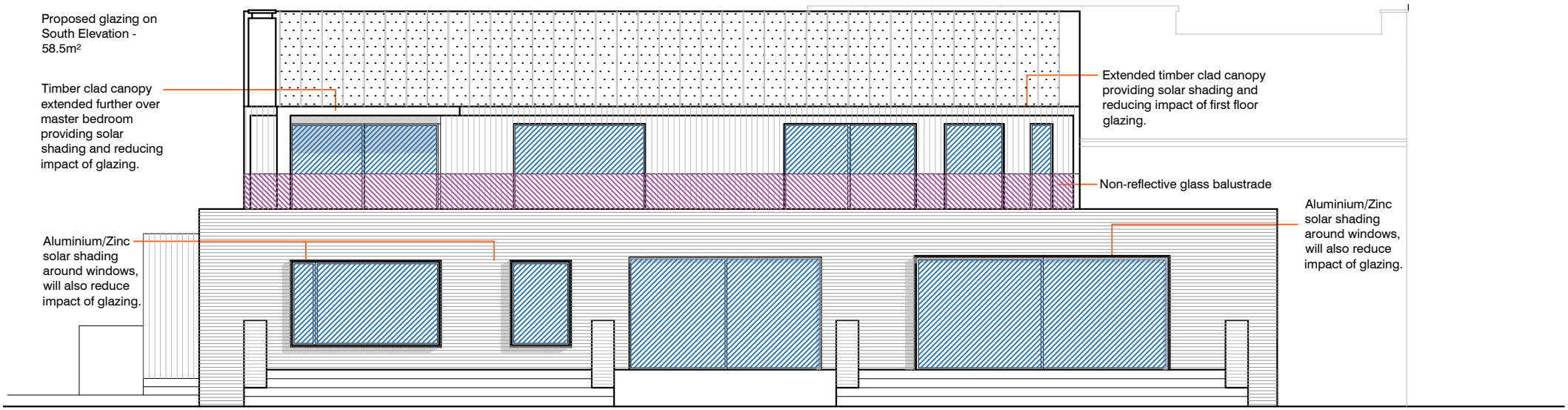
DRAWING
Proposed Ridge Height Comparison

DATE March 2018	DRAWN NW
DRAWING NUMBER 17193-06	REVISION *

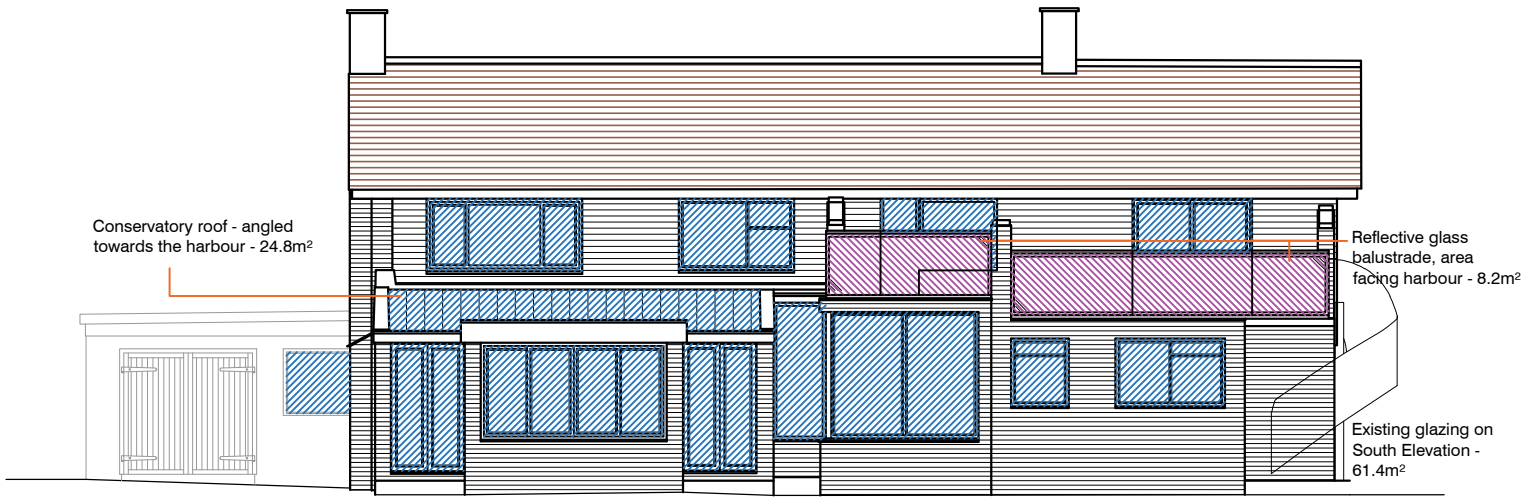


PROPOSED SOUTH ELEVATION - GLAZING COMPARISON

1:125 @ A4

Glazing - windows & doors

Glass balustrade



EXISTING SOUTH ELEVATION - GLAZING COMPARISON

1:125 @ A4

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DRAWING
Glazing comparison

DATE June 2018	DRAWN NW
DRAWING NUMBER 17193-04	REVISION *