

ARBTECH

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GENESIS  
TOWN PLANNING

Huckleberry  
Developments



Cover Storey  
Architects

Planning Application  
The Town Brewery, 2 West Street, Emsworth  
PO10 7DY  
17031 April 2019

# c o n t e n t s

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# introduction 1.0



Ordnance survey map  
<http://www.bing.com>



Flood Risk Map for Planning  
<http://www.environment-agency.gov.uk>

Located between Havant and Chichester on the south side of the A259 Havant Road, the Town Brewery Public House is located on West Street, adjacent to Grade II listed building M.R.Starr Butchers. It falls within the Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty in Emsworth.

Emsworth has a long history connected with oyster fishing and boat building, it boasts several sailing clubs, shipwrights and chandleries. It is a popular destination for walkers, naturalists, artists and food lovers.

Emsworth Character Appraisal Map:

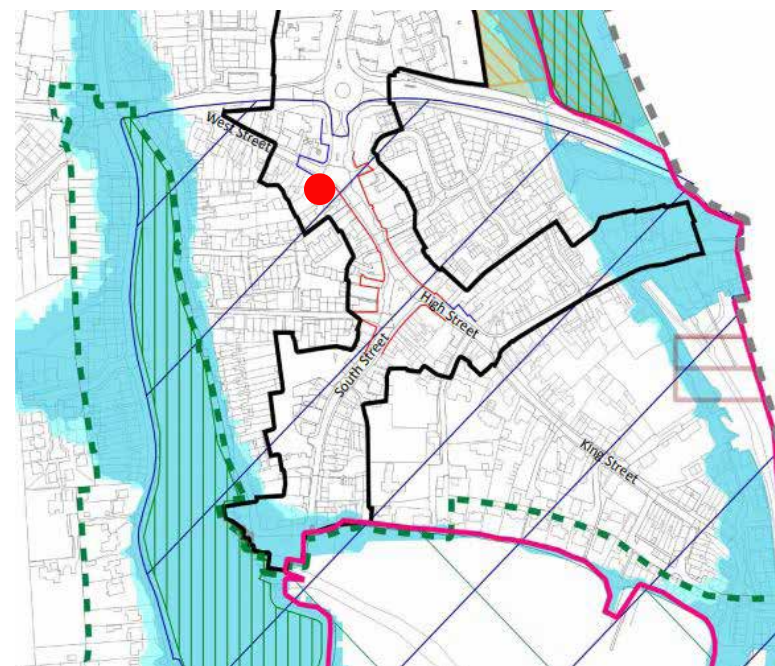
- Emsworth Conservation Area Boundary
- Building of Local Interest (Positive Contribution)
- 13th Century Market Square
- Medieval Street Pattern with narrow fronted streets
- Mostly Georgian and 19th Century Buildings

Emsworth District Centre Map:

- (CSA) (AL3.1) Town, District and Local Centres
- (CS12) Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- (AL3.4) Secondary Frontages



Street map  
<http://www.bing.com>



Emsworth District Centre Proposals Map  
<http://www.havant.gov.uk>

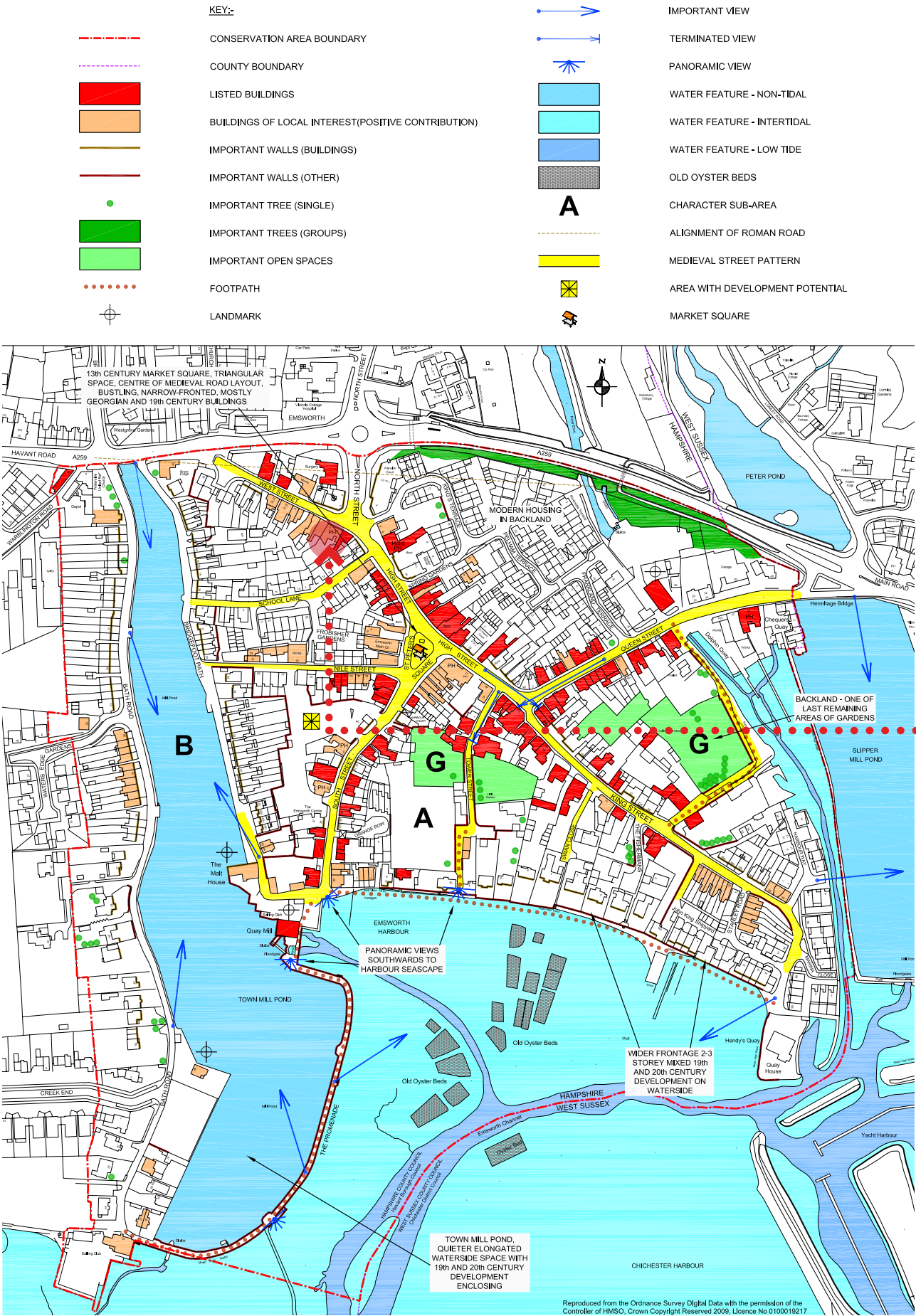
## Proposed Use

We are proposing a mixed use scheme comprising the conversion of the existing public house to A1/ A2/ A3/ A4/A5 use on the ground floor with a single storey rear extension containing associated ancillary space to the unit. A new build single storey and two storey residential extension to the rear of the site with habitable roof space and the conversion of the first floor and roof space to form a mix of three residential flats including, one duplex unit, with associated private amenity, car parking and external works.

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EMSWORTH CHARACTER APPRAISAL



The Town Brewery c1925  
<http://www.townbrewery.emsworthonline.co.uk>

**Current Use**  
The building is 171 years old and was previously owned by Punch Taverns. The Landlady Lois Tibbetts retired at the end of the summer 2016 after thirty years and the building has since been vacant. The building is now in desperate need of renovation as it is falling into disrepair due to a lack of use and historic neglect.

| Coordinates                                             |                     |                               |
|---------------------------------------------------------|---------------------|-------------------------------|
| Latitude: 50.847 / 50°50'47"N                           | OS Eastings: 474813 | Mapcode National: GB 071 JHJ2 |
| Longitude: -0.8778 / 0°52'14"W                          | OS Norings: 105816  | Mapcode Great: PU 960 QH4     |
| OS Grid: SU74808                                        |                     |                               |
| Every Name: 1, High Street                              |                     |                               |
| Listing Date: 6 February 1984                           |                     |                               |
| Grade: II                                               |                     |                               |
| Source: Historic England                                |                     |                               |
| Source ID: 1303703                                      |                     |                               |
| English Heritage Legacy ID: 136373                      |                     |                               |
| Location: Havant, Hampshire, PO10                       |                     |                               |
| County: Hampshire                                       |                     |                               |
| District: Havant                                        |                     |                               |
| Town: Havant                                            |                     |                               |
| Electoral Ward/Divisions: Emsworth                      |                     |                               |
| Built-Up Area: Emsworth                                 |                     |                               |
| Traditional County: Hampshire                           |                     |                               |
| Lieutenancy Area (Ceremonial County): Hampshire         |                     |                               |
| Church of England Parish: Warlington St Thomas & Becket |                     |                               |
| Church of England Diocese: Portsmouth                   |                     |                               |

M.R. Starr Butchers, 1 High Street, Emsworth; Grade II listed  
<http://www.britishlistedbuildings.co.uk>



Aerial view looking west  
<http://www.bing.com>

Emsworth Character Appraisal Map  
<http://www.havant.gov.uk>

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The Town Brewery, 2 West Street, Emsworth  
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17031 April 2019

# site analysis 3.0

No.1 West Street  
M.R.Starr Butchers  
Grade II listed



View from High Street looking toward West Street  
<http://www.google.co.uk>

## Accessibility

Emsworth Train Station is a seven minute walk from the site with regular train services available into London Victoria with a journey time of approximately one hour and fifty minutes, Brighton one hour and Portsmouth Town Centre twenty minutes. Access onto the A27 is approximately a five minute drive.

Bus services are available on the A259 Havant Road and through the village centre High Street that provides access to Havant, Portsmouth and eastbound to Chichester and Brighton, together with a variety of other local centres.

Access to the site is gained from an alley located off West Street, between No.10 Amaya Beauty and No.12 West Street. This provides access and car parking to West Cottage, The Emsworth Brewery, Emsworth Antique parking, No.8 and No.6 and the electricity substation.



Looking towards single storey extension to rear of property



Looking towards rear elevation of property



Rear elevations of 1D and 1E School Lane; conservatory on the ground floor and rooflights

## The Town Brewery

The building is comprised of two storeys with a habitable roof space with triple gables to the front elevation onto West Street. The ground floor contains a former bar and seating area; single storey subsidiary rooms extend towards the south elevation beyond the rear elevation. The first floor and roof space of the building contain a number of rooms which form an apartment ancillary to the pub.

To the rear of the pub are a group of masonry and timber single storey extensions and outbuildings. Beyond this the site is currently grassed (overgrown) with a courtyard area and a hard standing area at the end of the garden which provides a single parking space. An existing brick wall forms the boundary to properties 1D and 1E School Lane to the south.

No.6 Solent Dry Cleaners  
with residential flat above



View looking towards rear elevation of property

The Town Brewery

No.1 West Street  
M.R.Starr Butchers  
Grade II listed

Cover Storey  
Architects

## Planning Application

The Town Brewery, 2 West Street, Emsworth  
PO10 7DY  
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# site analysis 3.0



Second floor looking into west boundary room



Secondary staircase up to second storey



Room on eastern boundary - water damaged ceiling



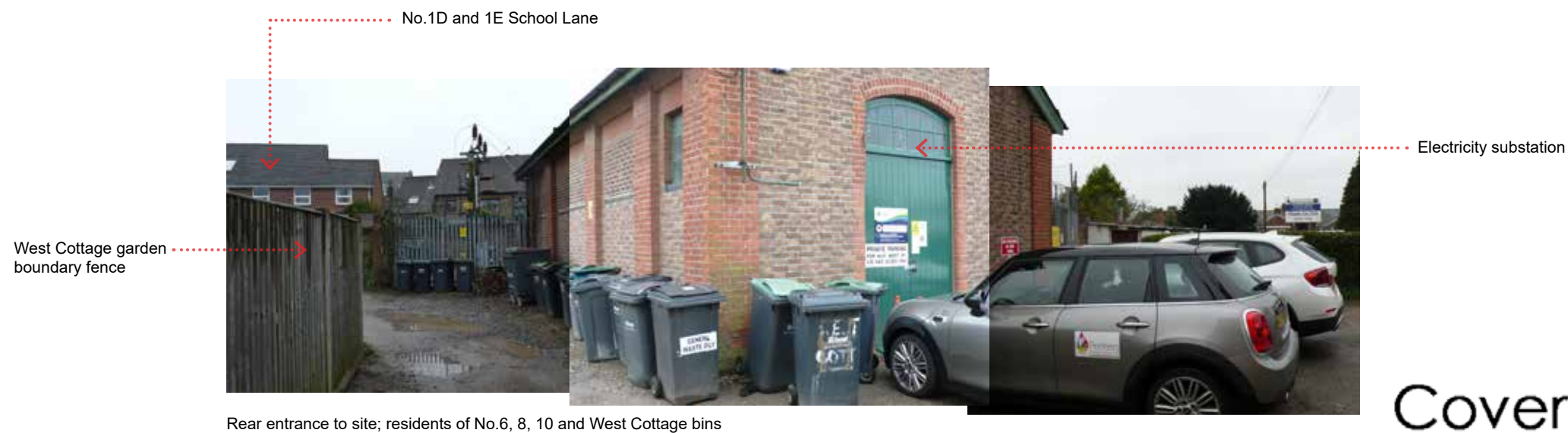
Chimney breast and fire place to first floor eastern boundary room



Room on western boundary with chimney breast and electric fire



Four panelled doors throughout that have been boarded one side



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17031 April 2019

## KEY:

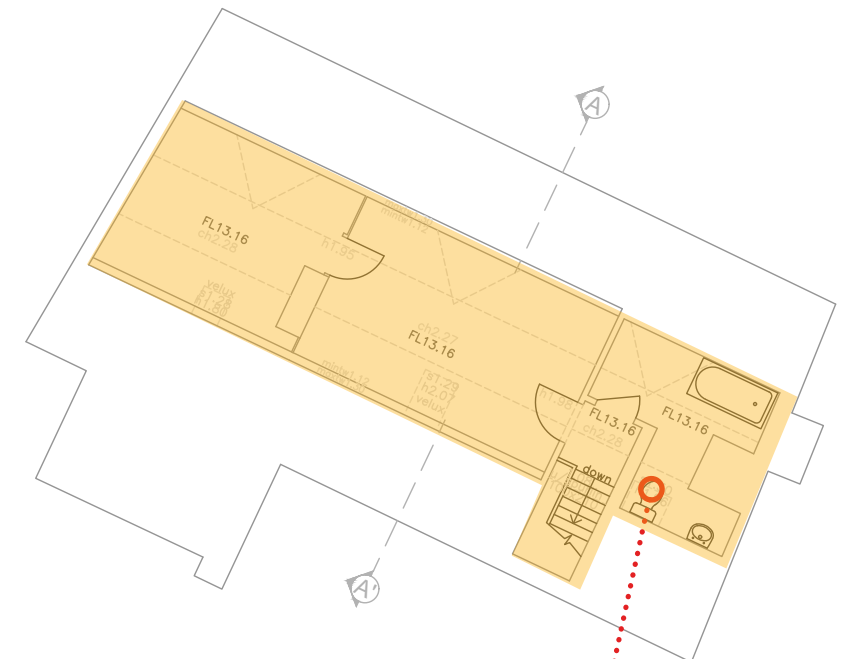
- Existing pub structure to be retained
- Single storey out-buildings to be demolished



Existing ground floor plan - NTS



Existing first floor plan - NTS



Existing second floor plan - NTS



View looking at the rear elevation of the building from School Lane



View out from first floor landing window

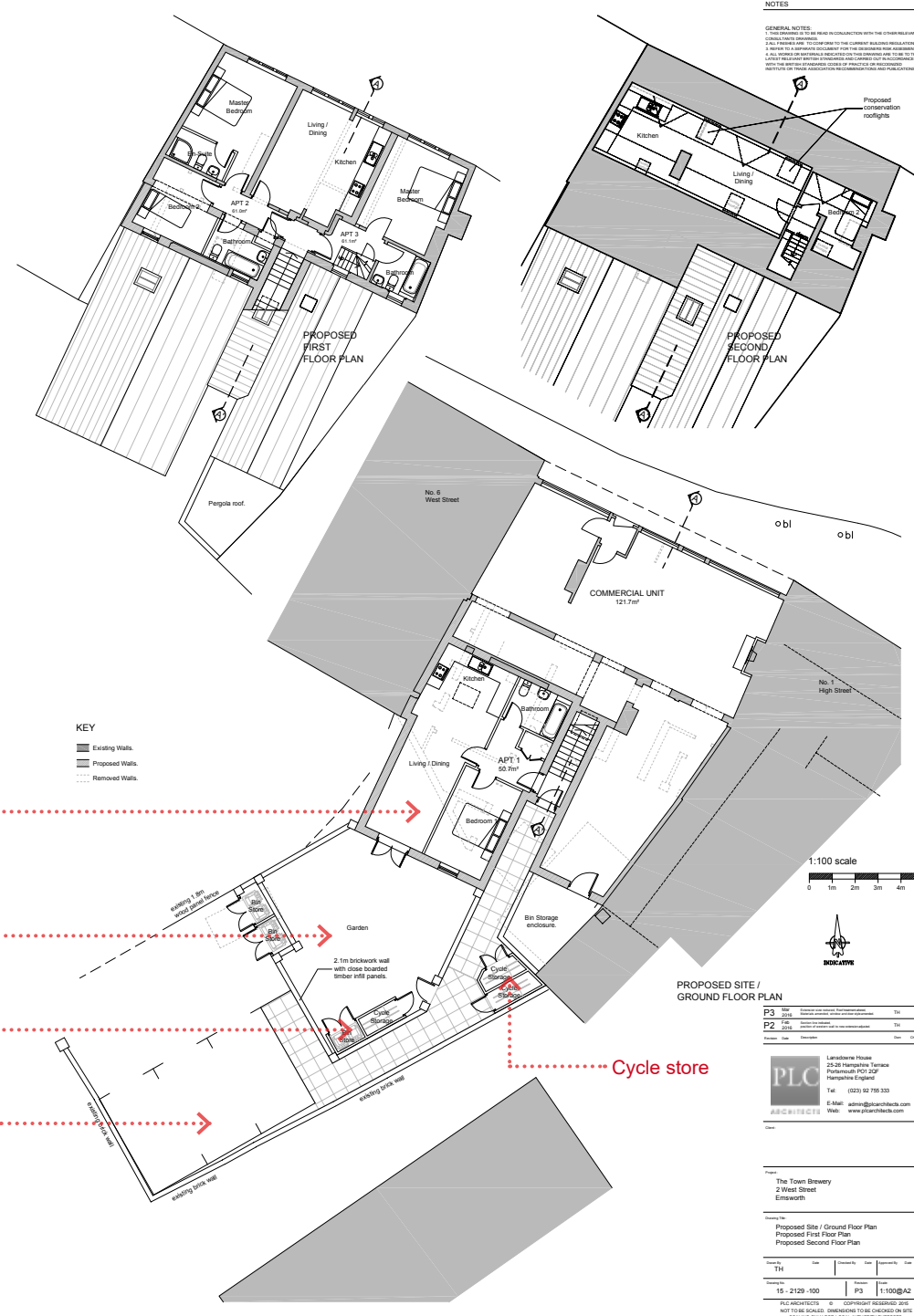
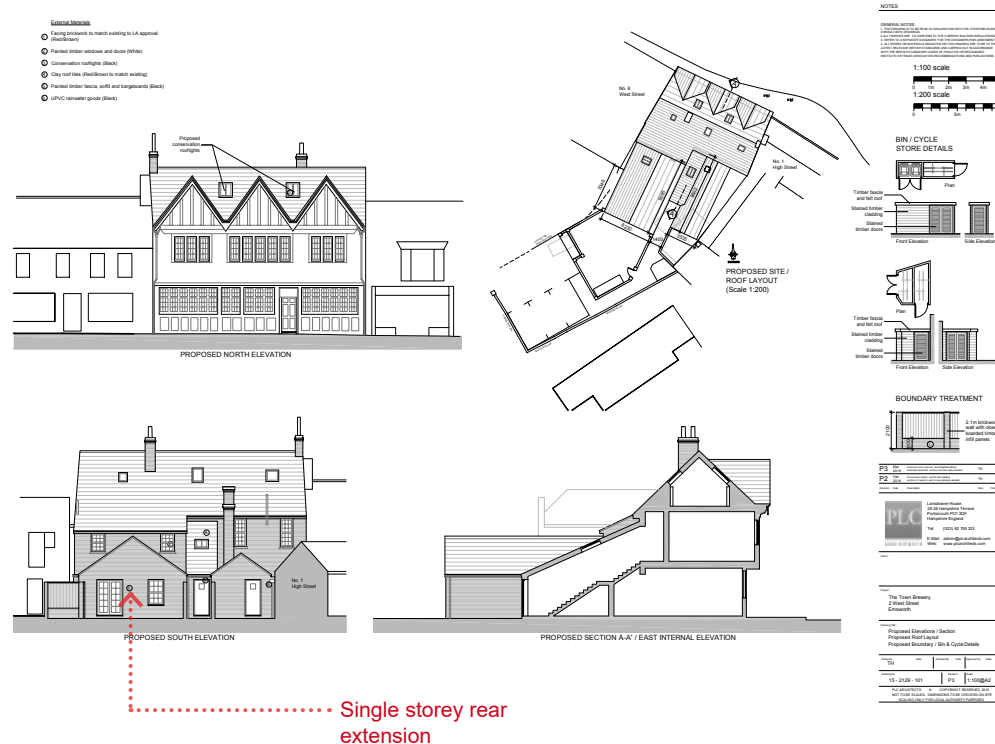


View out from first floor window at bottom of second staircase



View out from second floor bathroom velux rooflight

# planning history 4.0



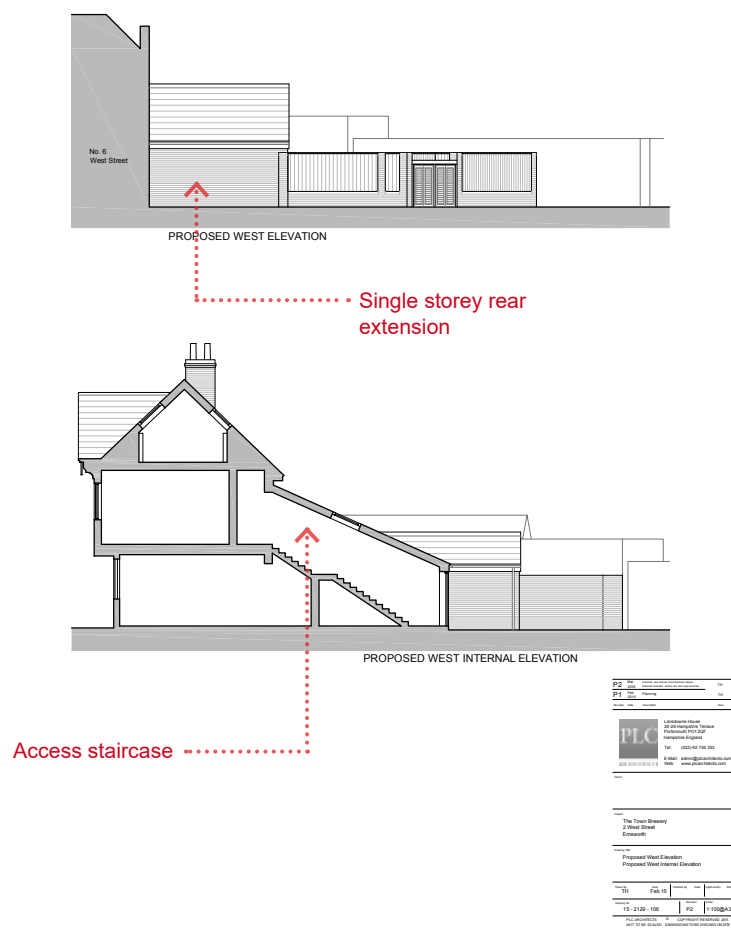
Application ref: APP/16/00093

- The Town Brewery, 2 West Street, Emsworth PO10 7DY

Proposal: External alterations in connection with proposed change of ground floor A4 use to flexible A1/ A2/ A3/ A4/ A5 use including rear extension. Conversion of first and second floor to form 2 x 2bed apartments and rear extension to form 1 x 1bed apartment with associated parking and external works.

**Approved 4th April 2016**

*This application has not been implemented and has since elapsed.*



Single storey rear extension

Private amenity

Refuse and cycle store

Three car parking spaces

Cycle store

Application ref: APP/16/00681

- The Town Brewery, 2 West Street, Emsworth PO10 7DY

Proposal: Proposed material schedule Velux product brochure Marley Eternit roofing product brochure, Marley Eternit roofing facade, Freshfield brick sample; brick technical information.

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# planning history 4.0

Application ref: APP/16/01181

- The Town Brewery, 2 West Street, Emsworth PO10 7DY  
Proposal: Installation of new shop front.

**Approved 21st February 2017**

## PLANNING DRAWING



EXISTING FRONT ELEVATION  
Scale 1:100



PROPOSED FRONT ELEVATION  
Scale 1:100



bloomfield parker

### ARCHITECTS

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Tel: 44 (0) 1243 373955

e-mail: info@bloomfieldparker.co.uk

For  
Huckleberry Developments

Project  
Town Brewery, West Street, Emsworth

Title  
**PLANNING**  
EXISTING AND PROPOSED ELEVATIONS

| Date    | Drawn | Scale | Checked |
|---------|-------|-------|---------|
| Nov '16 |       | 1:100 |         |

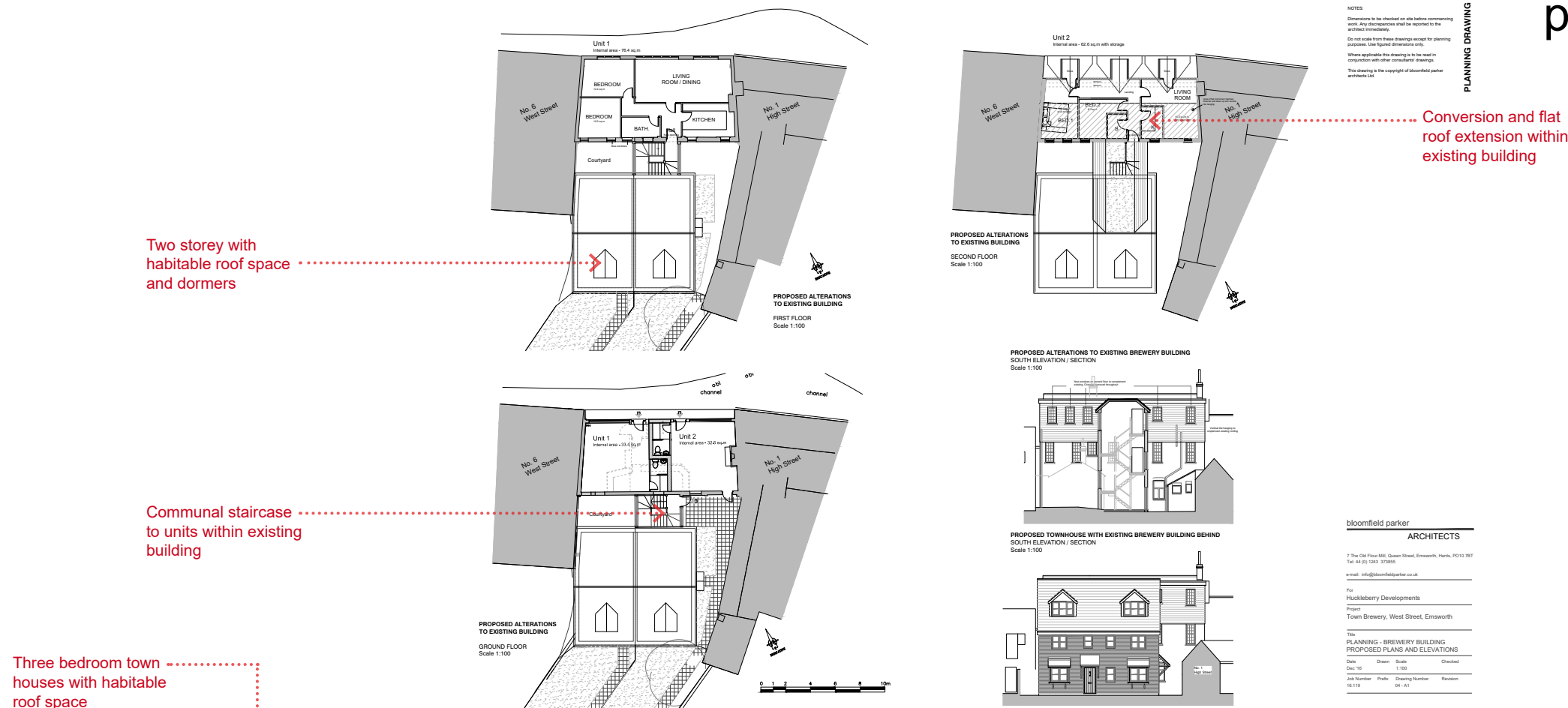
| Job Number | Prefix | Drawing Number | Revision |
|------------|--------|----------------|----------|
| 16.119     |        | PL01 - A3      | A        |

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Planning Application

The Town Brewery, 2 West Street, Emsworth  
PO10 7DY  
17031 April 2019

# planning history 4.0



Application ref: APP/17/00067

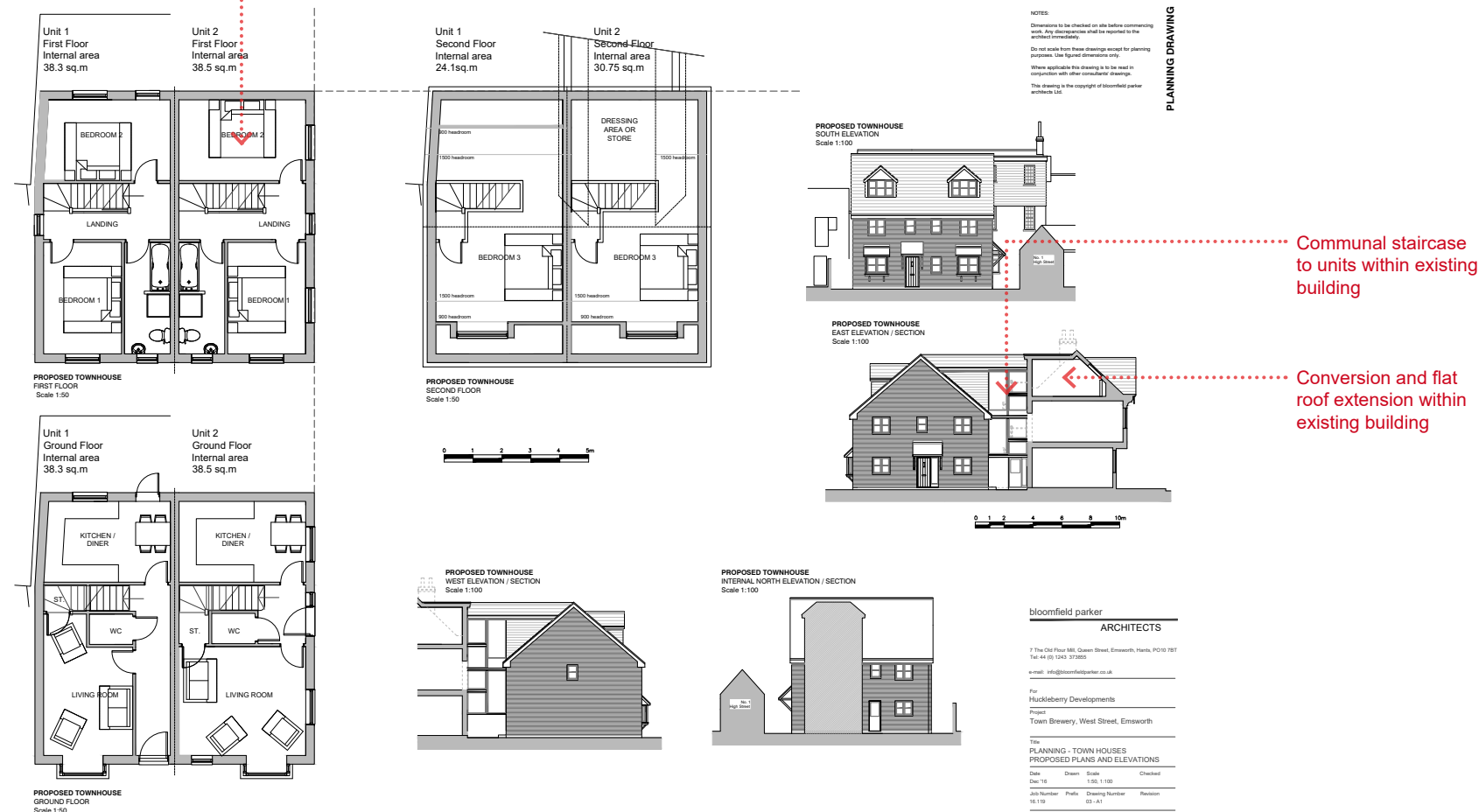
- The Town Brewery, 2 West Street, Emsworth PO10 7DY

Proposal: Demolition of existing single storey additions to rear; construction of 2 x 3bed town houses to rear with three storey link to existing building with associated car parking to the rear.

**Refused 29th March 2017**

Reasons for refusal:

- Proposal ultimately remove resemblance and character of rear elevation which is important within the townscape and locally
- Design would harm the architectural qualities of the building
- Scale of development is harmful and would not preserve or enhance the character of the conservation area
- Footprint and size of proposal would be large when viewed in context of the original building making it seem excessively dominant and out of character with the host dwelling and the wider character of the conservation area
- The extension and demolition required to undertake the scheme does not respect the character of the original building
- Fundamental principles of balance and harmony expressed in the existing design make a strong, positive contribution to its local distinctiveness and which the proposed development would disrupt
- Impact on local residents at 1D and 1E School Lane resulting in an unacceptable loss of privacy and overlooking into the private amenity area.



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Planning Application  
The Town Brewery, 2 West Street, Emsworth  
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17031 April 2019

# planning history 4.0

Application ref: GEN/17/00982

- The Town Brewery, 2 West Street, Emsworth PO10 7DY

Proposal: Demolition of existing single storey additions to rear; construction of 2 x 3bed town houses to rear with three storey link to existing building with associated car parking to the rear - removal of roof structure and proposed flat roof with a roof lantern.

**Response 8th September 2017**

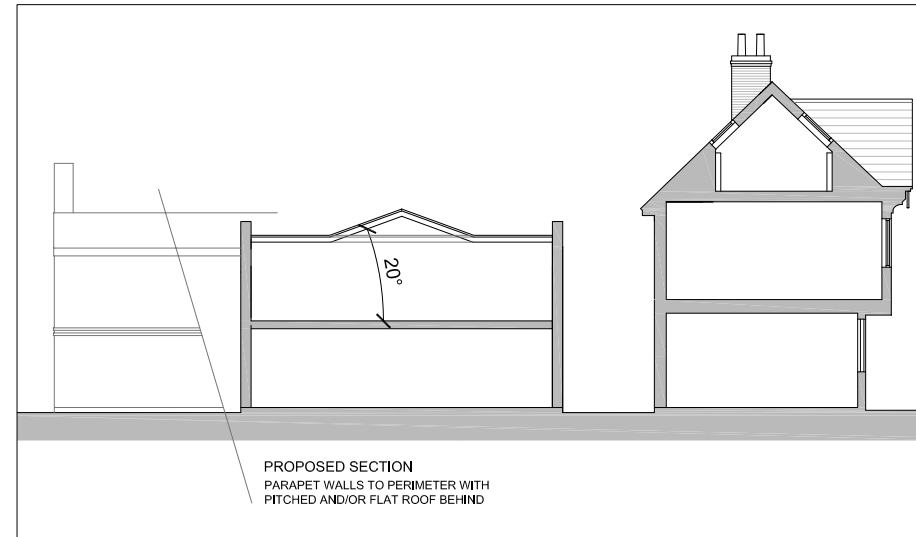
Reasons for refusal:

- Detached building would have an odd relationship with existing and neighbouring properties, some listed, have an adverse impact on the character and setting
- Change in roof form does not address concerns of LPA
- Adverse impact on character and setting of Conservation Area
- Wide expanse of flat roof and two storey building is considered to be incongruous
- Scheme to be revised through reducing the size, scale and massing and re-evaluating the design ethos
- Overbearing impact on the amenities of 1E School Lane.



PROPOSED ELEVATION

Flat facade picking up the character of the area  
Brick tooth detailing to the ground floor window heads and beneath coping stone  
Oriel window with obscure glazing to the first floor



PROPOSED SECTION  
PARAPET WALLS TO PERIMETER WITH  
PITCHED AND/OR FLAT ROOF BEHIND



LOCAL VERNACULAR AND DETAILING IN WEST STREET, EMSWORTH



COTTAGES IN THE VICINITY OF 2 WEST STREET, EMSWORTH



LOCAL VERNACULAR AND DETAILING IN WEST STREET, EMSWORTH

NOTES  
Dimensions to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately.  
Do not scale from these drawings except for plotting purposes. Use figure dimensions only.  
Where applicable this drawing is to be used in conjunction with other consultant drawings.  
This drawing is the copyright of Bloomfield Parker Architects Ltd.

**bloomfield parker**  
ARCHITECTS

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For  
Huckleberry Developments  
Project  
Town Brewery, West Street, Emsworth

THE  
PLANNING - BREWERY BUILDING  
IDEAS - AUGUST 2017  
Date Drawn Scale Checked  
Aug 17 1:100 / 1:200  
Job Number Sheets Drawing Number Revision  
16.119 SK13 A

PLANNING DRAWING

**bloomfield parker**  
ARCHITECTS

7 The Old Flour Mill, Queen Street, Emsworth, Hants, PO10 7BT  
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For  
Huckleberry Developments  
Project  
Town Brewery, West Street, Emsworth

THE  
PLANNING - BREWERY BUILDING  
IDEAS - AUGUST 2017  
Date Drawn Scale Checked  
Aug 17 1:100 / 1:200  
Job Number Sheets Drawing Number Revision  
16.119 SK13 A

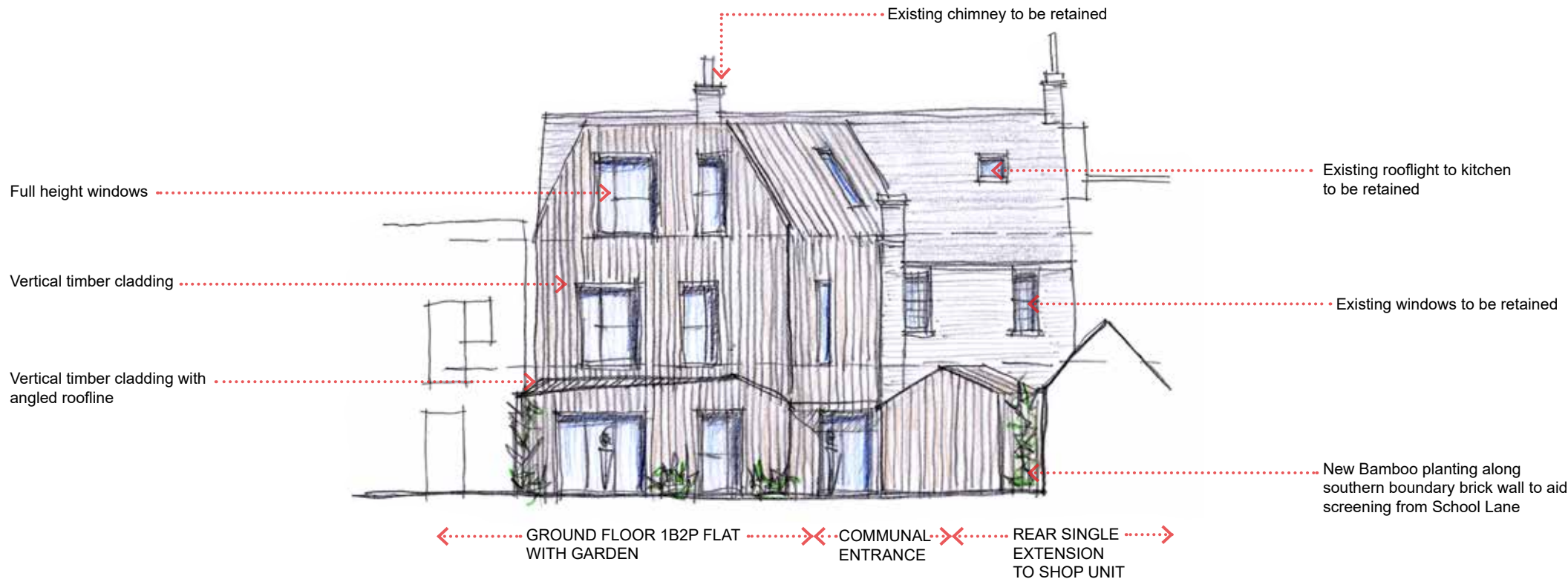
PLANNING DRAWING

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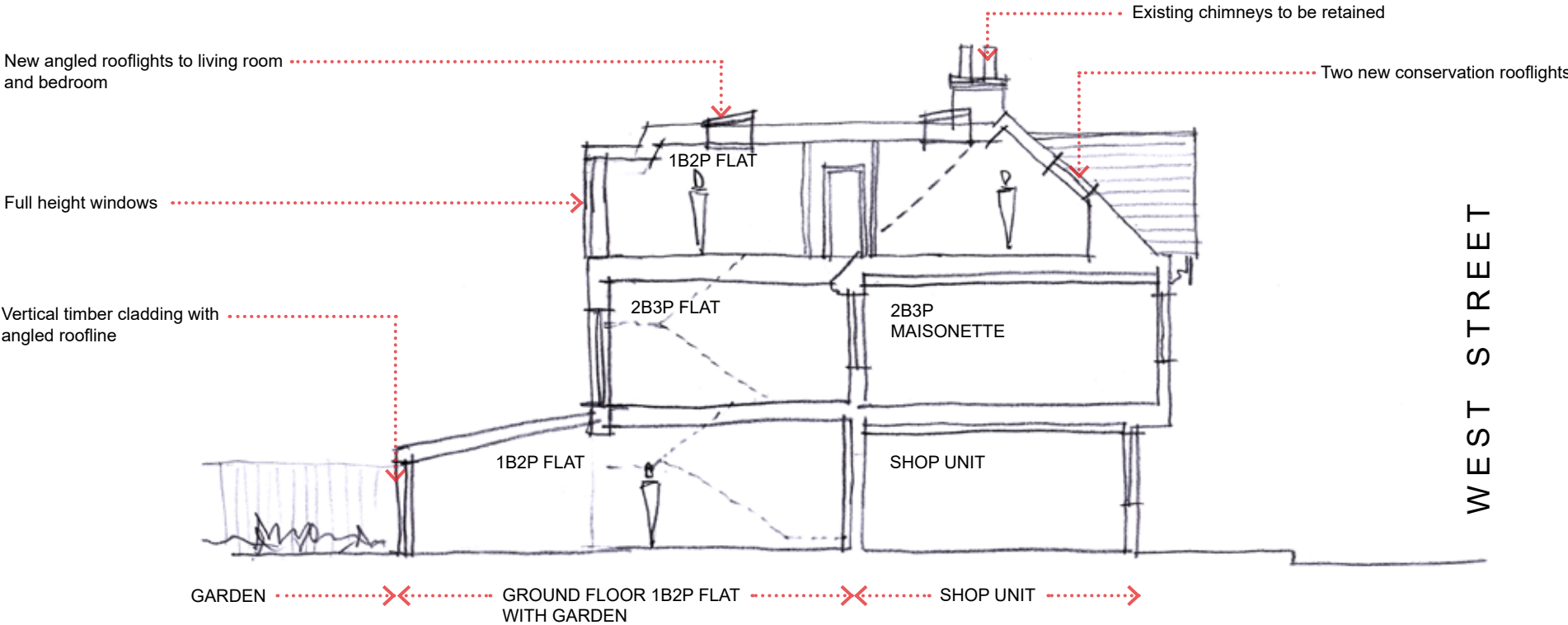
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# planning history - preapplication 4.0



sketch rear elevation



sketch front to rear section



Full height windows set within facade and roof  
<http://www.pinterest.co.uk>



Low rise timber housing  
[www.dezeen.com](http://www.dezeen.com), M3H-Architects  
<http://www.pinterest.co.uk>



Vertical timber cladding, full height windows, angled roof pitch  
Article from [baunetz.de](http://baunetz.de); housing in Hamburg  
<http://www.pinterest.co.uk>

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# planning history 4.0

The Town Brewery

Proposed three storey extension - mansard roof and dormers

Proposed single storey extension

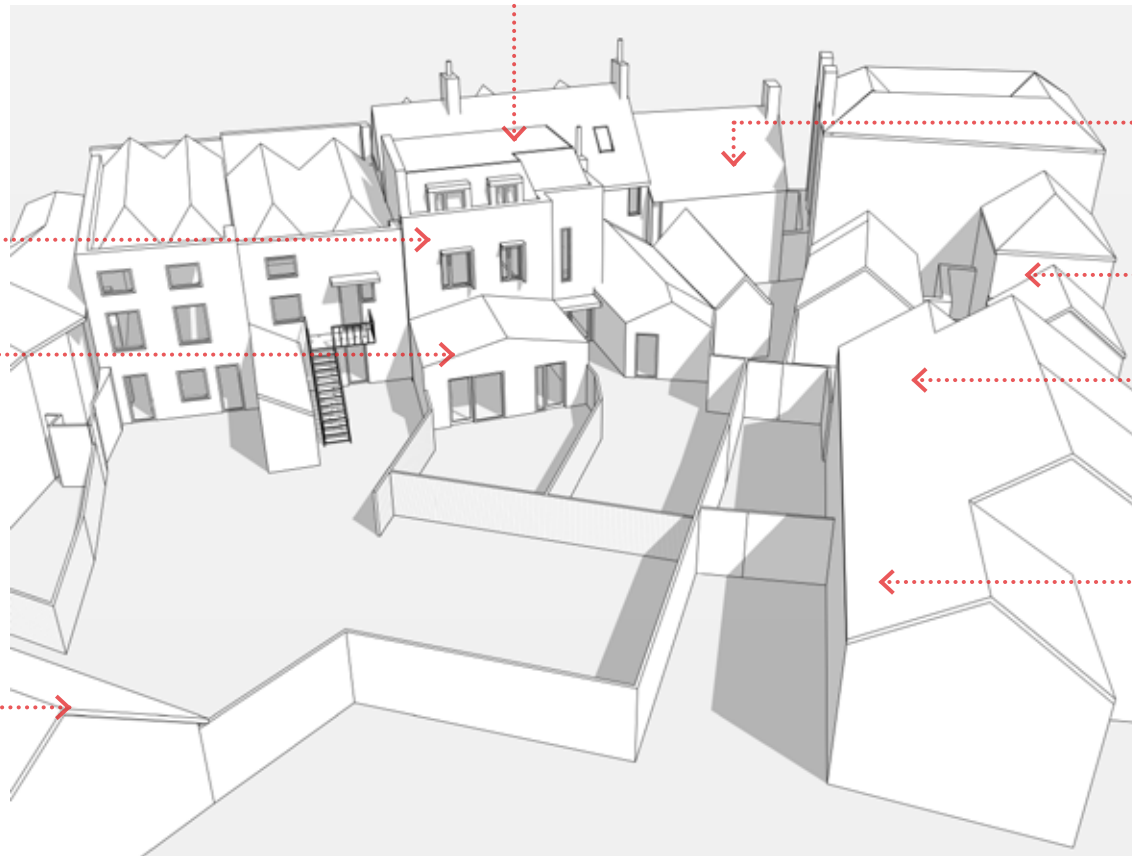
Substation

M.R. Starr Butchers

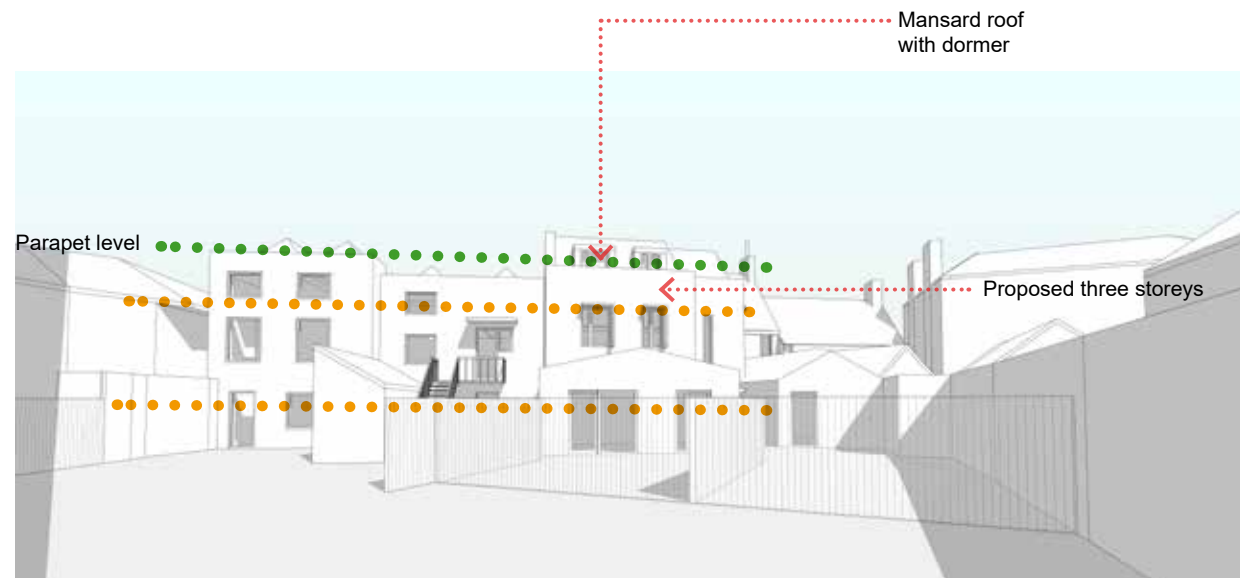
No.1F School Lane

No.1E School Lane  
(two storeys plus habitable roof space)

No.1D School Lane



proposed aerial view looking to the rear of the site



proposed ground view looking to the rear of the site



proposed rear elevation

Application ref: GEN/18/00500

- The Town Brewery, 2 West Street, Emsworth PO10 7DY

Proposal: Demolition of existing single storey rear extensions. External alterations in connection with proposed change of ground floor A4 to flexible A1/A2/A3/A4/A5 use including rear single storey extension. Rear two storey plus room-in-the roof extension and conversion of existing building to form ground floor 1bed flat with private amenity space plus 2 x 2bed and 1 x 1bed apartments at first and second floor with associated car parking and external works.

**Response 6 July 2018**

Comments:

- Improvement from previous application and pre-application submissions; principle of a rear extension is appropriate
- Footprint of extension would be large when viewed in the context of the original building and three storey bulk significantly more bulky than other properties in the area
- Size, design and orientation would seem excessively dominant and out of character with the host dwelling and wider character of the CA and AONB
- Not considered acceptable due it flat roof design, not sympathetic and picks up little detail or character of the area
- Existing extensions and alterations to the rear are not in keeping - this does not justify further degradation of the original property
- Suggested extension is reduced in size and the design is altered to reflect local character and the building by relating to the form and scale of existing buildings and using sympathetic materials
- Overlooking distance required 28 metre
- First floor window blinkers - LPA to be assured the design feature would actually prevent overlooking into neighbouring properties
- 3no. car parking spaces is considered acceptable given its sustainable location.

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Elements addressed from Planning Refusal  
APP/17/00067:

*Proposal ultimately removes resemblance and character of the rear elevation which is important within the townscape and locally*

- the three storey proposal is located to the left hand side and part central rear elevation of the Town Brewery; the right hand side of the rear elevation remains untouched with existing windows at first floor level and a rooflight retained
- existing chimney stack and pot to be reinstated along right hand side of communal staircase and existing chimney stacks and pots to the main roof are retained

*Design would harm the architectural qualities of the building*

- existing chimney stack and pot to be reinstated along right hand side of communal staircase, other chimneys and pots to be retained on the main roof
- reuse of materials from demolished single storey extensions
- minimal alteration of internal partitions with existing panelled doors reused

*Scale of development is harmful and would not preserve or enhance the character of the conservation area*

- adjacent properties No.6 and No.8 West Street are three storeys, shop units on the ground floor with two storeys of residential above at the rear and one storey fronting West Street
- the parapet level of the proposed extension is the same level as No.8 West Street

*Footprint and size of proposal would be large when viewed in context of the original building making it seem excessively dominant and out of character with the host dwelling and the wider character of the conservation area*

- the footprint is similar to Planning Approval 16/00093
- the proposed use of materials and design of the three storey element including a mansard roof and dormer windows is in character with surrounding buildings

*The extension and demolition required to undertake the scheme does not respect the character of the original building*

- the proposal of timber cladding as a 'lite' material for the extension replicates local buildings within the conservation area
- reusing reclaimed roof tiles and brickwork for the new extension

*Impact on local residents at 1D and 1E School Lane resulting in an unacceptable loss of privacy and overlooking into the private amenity area*

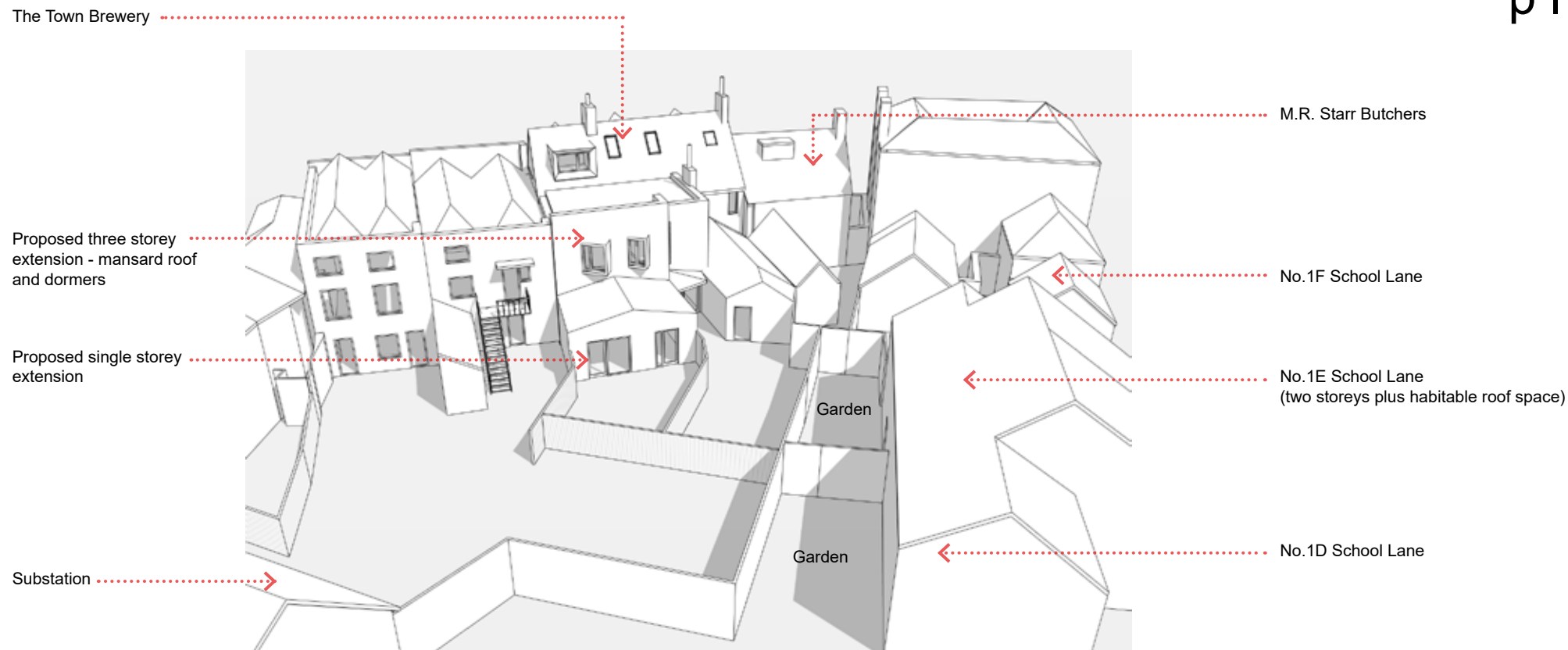
- depth of gardens to 1D and 1E range from 4 - 6 metres to the existing 1.8 metre high boundary brick wall
- the use of soft landscaping (i.e. bamboo) to help screen views; habitable rooms at first and second floor level range from 15.7 - 25 metres
- window 'blinkers' to first floor windows to mitigate potential overlooking to School Lane.

Elements retained from Planning Approval  
APP/16/00093:

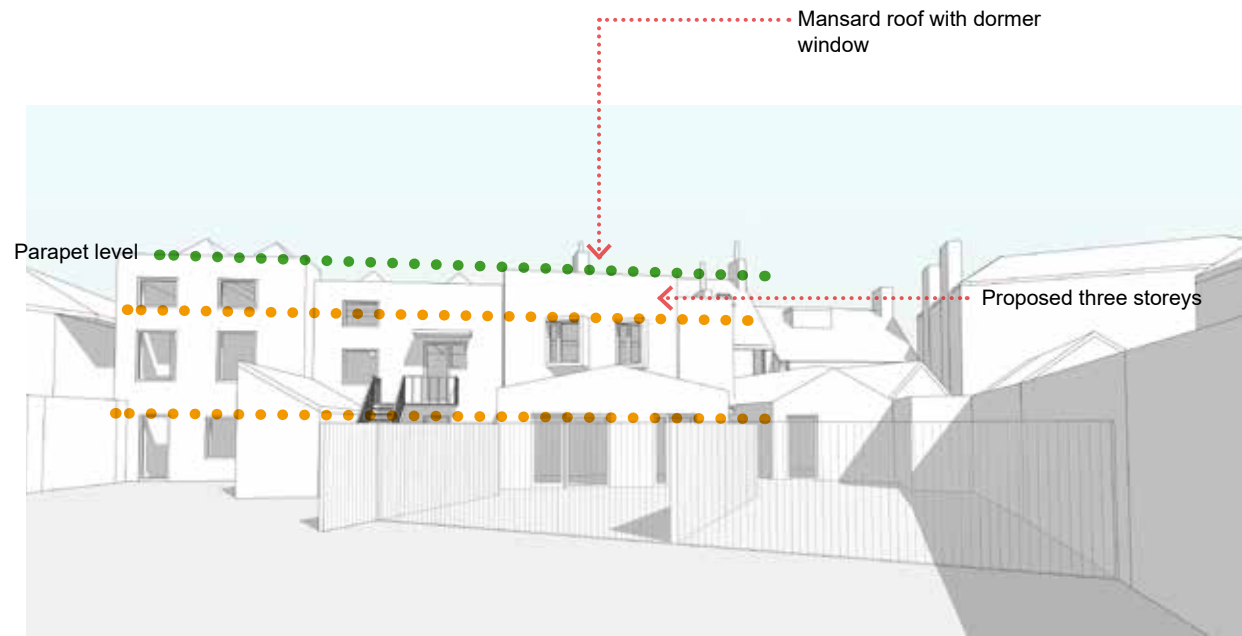
- Single storey pitched ground floor residential unit
- Private amenity space to the ground floor residential unit
- A1 rear single storey extension and associated ancillary space
- Rear communal access/ staircase up to units within the Town Brewery
- 3 x car parking spaces
- Refuse/ recycling facilities
- Cycle storage
- Two conservation rooflights to the front elevation
- Retention of existing walls within the Town Brewery - we have increased the amount of retained internal walls/ partitions

Increased elements:

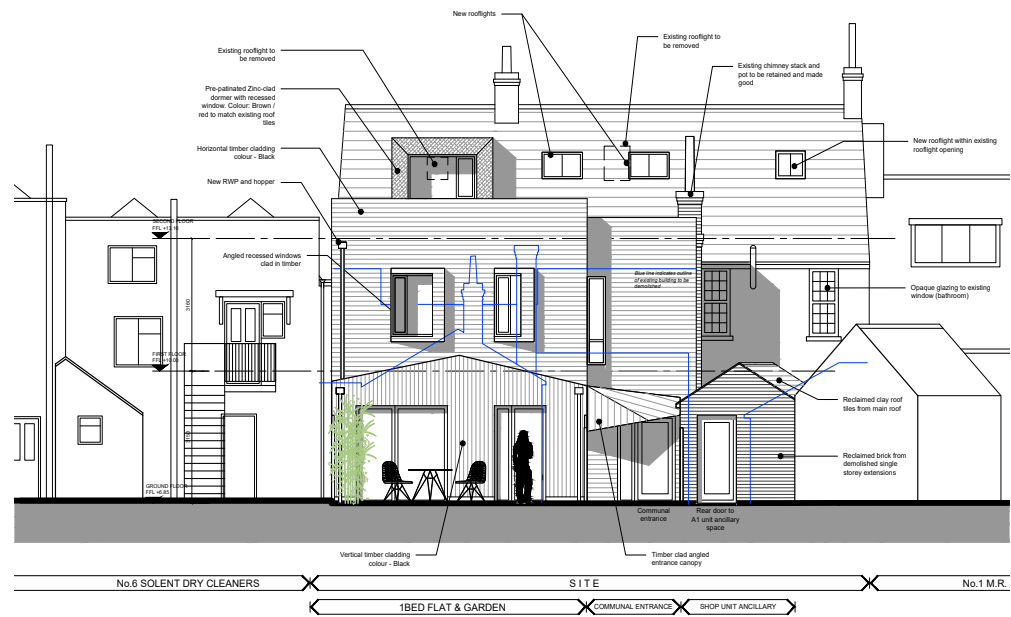
- Kitchenette and WC facilities indicated to the A1 unit resulting in a decrease in usable floor space from 121m2 to 82m2



proposed aerial view looking to the rear of the site



proposed ground view looking to the rear of the site



proposed rear elevation

Application ref: GEN/18/00938

- The Town Brewery, 2 West Street, Emsworth PO10 7DY

Proposal: Demolition of existing single storey rear extensions. External alterations in connection with proposed change of ground floor A4 to flexible A1/A2/A3/A4/A5 use including rear single storey extension. Rear two storey plus room-in-the roof extension and conversion of existing building to form ground floor 1bed flat with private amenity space plus 2 x 2bed and 1 x 1bed apartments at first and second floor with associated car parking and external works.

**Refused 20th December 2018**

Reasons for refusal:

- Ultimately will remove the resemblance and character of the rear elevation of the building; the design would harm the architectural qualities of the building*
- Incongruous appearance is compounded by the contemporary design approach; little acknowledgement within the design of the subservient nature of the rear architectural vernacular of the existing building*
- The box like form, windows and materials all conflict with the form and design of the building and the surrounding area*
- Ultimately the development would appear as a modern intervention that fails to preserve the character of appearance of the conservation area*
- Certain fundamental principles of balance and harmony expressed in the existing design of the building which make a strong positive contribution to its local distinctiveness which the proposal would disrupt.*

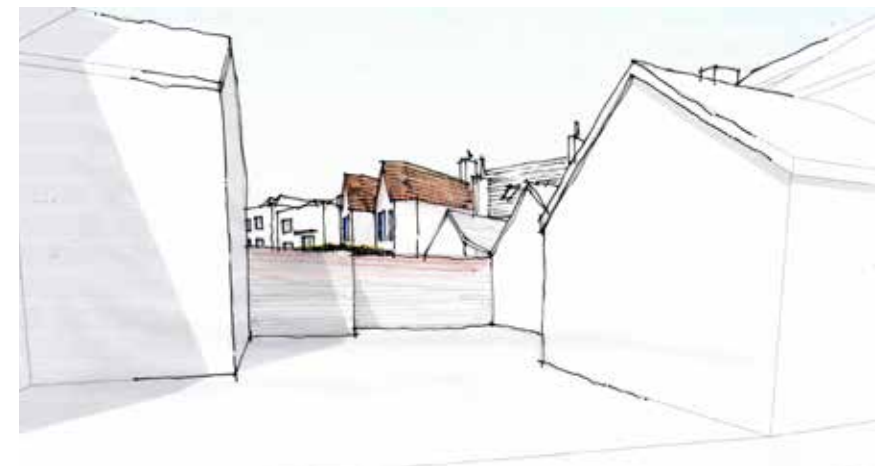
# planning history 4.0



proposed aerial view looking to the rear of the site



proposed ground view looking to the rear of the site



view from school lane

## Planner and Conservation Officer comments:

- Having looked at the sketch elevations we feel the scheme has taken a positive step forward. The roof form and scale appear in keeping with the existing building and the surrounding area. The design itself seems to play a nice twist with traditional form and contemporary finishes which is also welcome. Overall we are very encouraged by the sketches that have been submitted. Materials will of course be critical and will need to be of a high quality (in particular the roof).
- In terms of the impact on the amenities of neighbouring properties, as we have previously discussed, I need to be assured that the first floor windows would not result in direct overlooking into the properties in School Lane.

Following GEN/18/00938 planning refusal, we forwarded revised sketches to Case Officer Lewis Oliver and Conservation Officer Pete Fellows for comments.

The revised sketch scheme incorporates the below changes:

- The ground floor rear extension is amended to a flat green roof along with the single storey rear extension to the commercial unit; therefore all single storey elements to the rear including the cycle store have green flat roofs of varying heights
- A single width staircase (similar to the planning approval) provides access from ground floor to first floor level
- The two storey rear extension has been angled to create two gables that sit below the existing Town Brewery ridge line; the eaves level will align with the existing and will possibly incorporate a concealed gutter, to retain a clean edge. The outlook from the first floor bedroom windows is angled towards/ overlooking the courtyard where the distance to windows in West Cottage exceeds 21meters
- The dormer window has been omitted; two new rooflights to the rear elevation plus the existing rooflight to the study room.

## Materials:

- Vertical 'black' timber cladding (this follows precedence of buildings within Emsworth Conservation Area)
- Green flat roofs to all single storey extensions and to cycle store
- 'Off-white' through colour render system to two storey extension (this follows precedence of adjacent buildings No.6 & 8, cream painted brickwork to West Cottage and numerous surrounding buildings)
- PPC aluminium 'Black' framed double glazed windows throughout; window proportions at first floor level to replicate the existing sash windows to the rear elevation of the Town Brewery
- Metal pitched roof covering, colour to match existing plain clay tiles (redish/ brown).

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# layout 5.0

# WEST STREET



We are proposing a mixed-use scheme comprising three one and two bedroom flats, including ancillary parking, refuse and amenity spaces:

- Ground floor A1/ A2/ A3/ A4/ A5 unit with storage/ office area and ancillary space - restricting the commercial use to the front area only
- Associated rear courtyard for refuse/ recycling storage and cycle storage (residential only)
- New residential element will benefit from independent rear access; a stair core will provide access to the two first floor dwellings
- Private amenity space to the ground floor flat approximately 43m<sup>2</sup>
- A designated car parking space allocated to each of the three residential units
- Covered and secure cycle storage accessed from the rear courtyard
- Designated refuse/ recycling storage for each residential unit and A1 unit accessed from the rear courtyard
- Secure and light landscaped communal access pathway to stair core.

Key:

-  A1 unit and associated ancillary space
-  Residential flat
-  Residential circulation
-  Residential cycle and refuse store
-  Outlook / views
-  Existing pedestrian access



proposed ground floor plan

# Cover Storey

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## A r c h i t e c t s

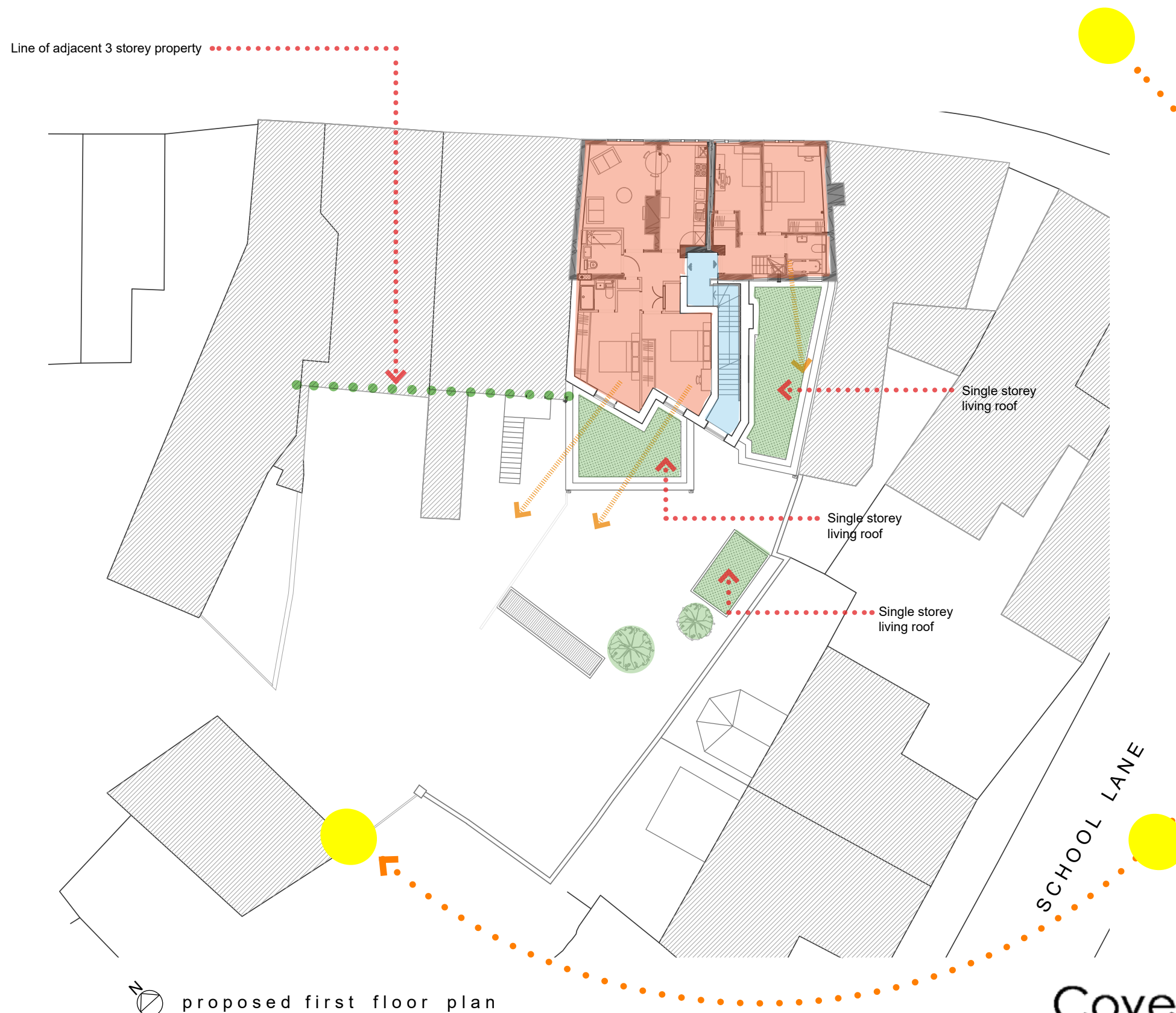
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layout 5.0

The layout of the development on the site has been designed to be sympathetic and subservient to the existing building and to ensure the proposal sits comfortably within the surrounding context.

The proposal has been generated in response to the specific constraints of the site and previous comments from the LPA:

- Vehicular entrance to the development is located between No.10 & 12 West Street (this also provides access to West Cottage, Emsworth Brewery and a substation)
- Angled rear elevation with gable facade orientated south west with large window openings to reflect the existing sash windows in the rear facade
- Pitched metal standing seam roof with flush gutter and galvanised RWP's, colour to match existing terracotta tiles
- Vertical black timber cladding to single storey rear extensions with flat 'living roofs'
- Existing 1.8 metre high brick boundary wall retained, forming rear garden wall to No.1D and 1E School Lane
- Access to the stair core is accessed from the rear of the site through a gated pedestrian pathway, providing access to the upper storey units
- Daylight and natural ventilation levels are considered with full height windows where feasible and conservation rooflights to the top storey
- Ground floor one bedroom flat has private amenity space
- Secure and well lit communal entrance pathway
- Three car parking spaces are provided
- Tall planting / climbers and two small trees will assist in shielding the proposal.



# accommodation schedule 6.0

## Ground floor: A1 unit

Unit - 66.1m<sup>2</sup>

Meter storage - 4.5m<sup>2</sup>

Storage - 15.2m<sup>2</sup>

Ancillary - 13.4m<sup>2</sup>

Total GIA 95m<sup>2</sup>

## Ground floor: Residential:

1 x 1 bedroom flat - 58.9m<sup>2</sup>

Garden - 43.2m<sup>2</sup>

## First floor: Residential

1 x 2 bedroom flat - 73.8m<sup>2</sup>

1 x 2 bedroom maisonette - 68.4m<sup>2</sup>

## Totals:

Total 1bed flat - 1

Total 2bed flat - 1

Total 2bed maisonette - 1

**Total no. of flats - 3**

Note: m<sup>2</sup> are approximate

## Refuse and recycling

Bin stores are located and accessed at the rear of the site providing two bins per residential unit:

- 1 x 240L bin - refuse per residential unit
- 1 x 240L bin - recycling per residential unit

An open courtyard to the rear of the building accessed from the A1 unit provides:

- 1 x 240L wheelie bin - refuse
- 1 x 240L wheelie bin - recycling

Refuse will be collected in accordance with Havant weekly recycling and waste days.

## Cars:

One car space per residential unit is provided, located in front of the existing boundary wall with No.1D and 1E School Lane. A defensible strip of soft landscaping, bamboo planting is proposed to aid additional screening.

No parking is provided for the A1/ A2/ A3/ A4 unit.

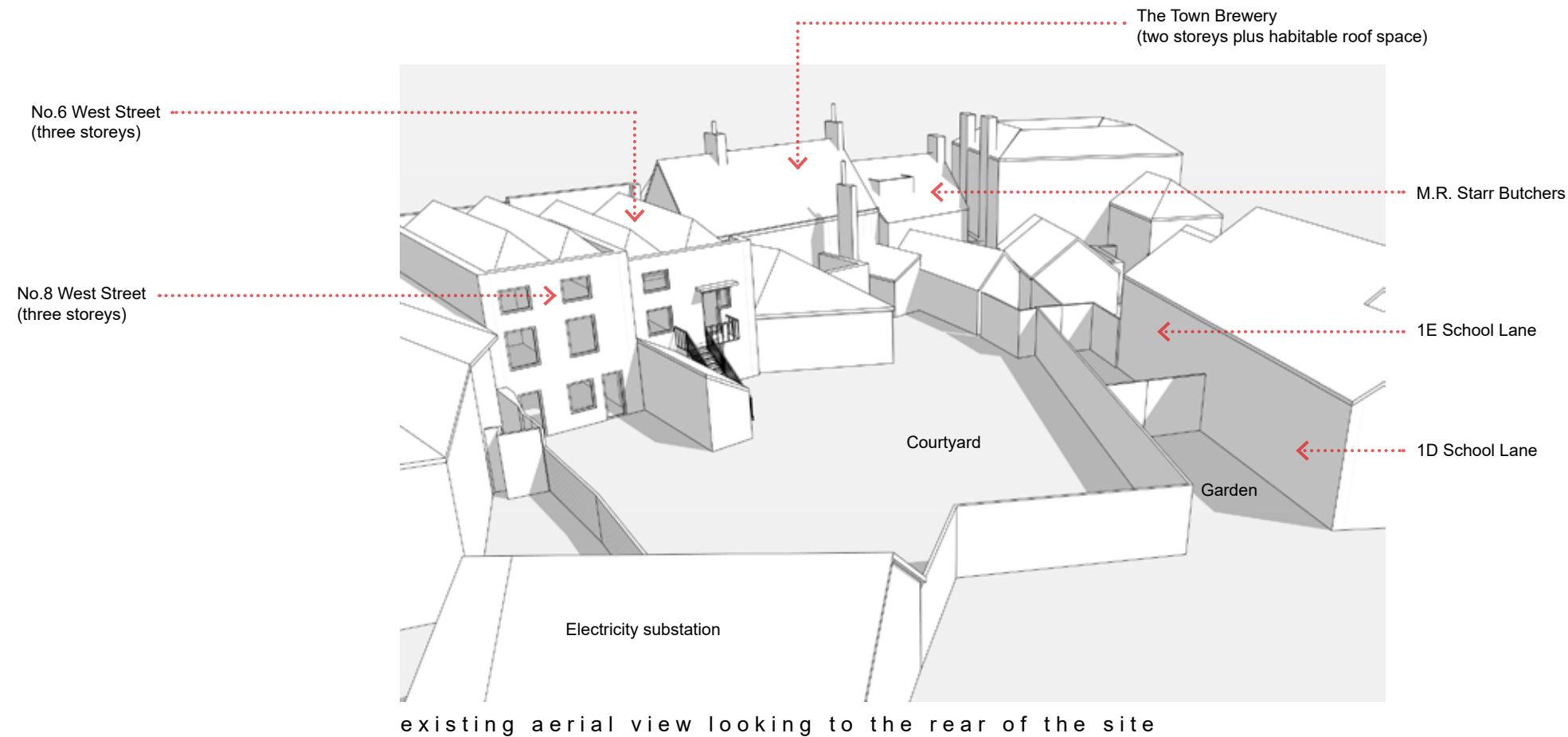
- Total 3 x car spaces

## Cycles:

A secure cycle store is located within the proposed development external communal area, providing two spaces per flat with an additional two visitor spaces.

- 6 x cycle spaces - residential
- 2 x cycle spaces - residential visitor
- 2 x cycle spaces - A1 unit

scale 7.0



#### Scale

The proposal sits approximately 4.4 metres in front of the rear elevation of adjacent No.6 at ground floor level. On the upper levels, the facade is setback from No.6 parapet by approximately one metre with the angled facade sitting forward of No.6 facade at 1.1 metres and 2.3 metres respectively.

Two new conservation rooflights located within the front elevation are approved as per Planning Approval APP/16/00093.

One small existing rooflight located to the rear elevation, adjacent to No.1 West Street is to be retained and replaced with a conservation rooflight. The remaining two existing rooflights on the rear elevation are to be infilled and replaced with three conservation rooflights.

Of the three first floor windows, one is located within the stairwell to form an automatic opening vent, the remaining two windows overlook the courtyard.

The brick wall boundary to the rear of No.1D and 1E School Lane is retained with new bamboo/ tall planting along the edge to form defensible space to the three proposed car parking spaces and to assist in screening the proposal from overlooking and impact on amenity space.



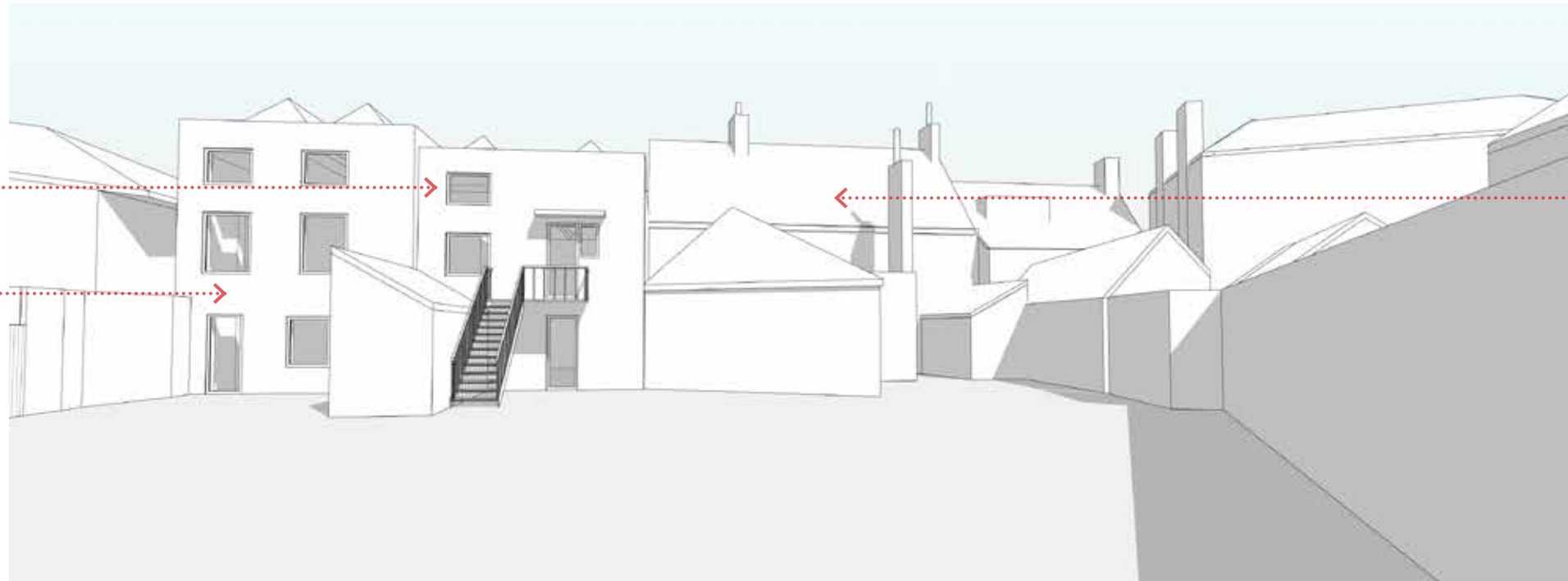
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No.6 West Street  
Existing three storeys

No.8 West Street  
Existing three storeys

Existing two storeys with habitable  
roof space



existing ground view looking to the rear of the site

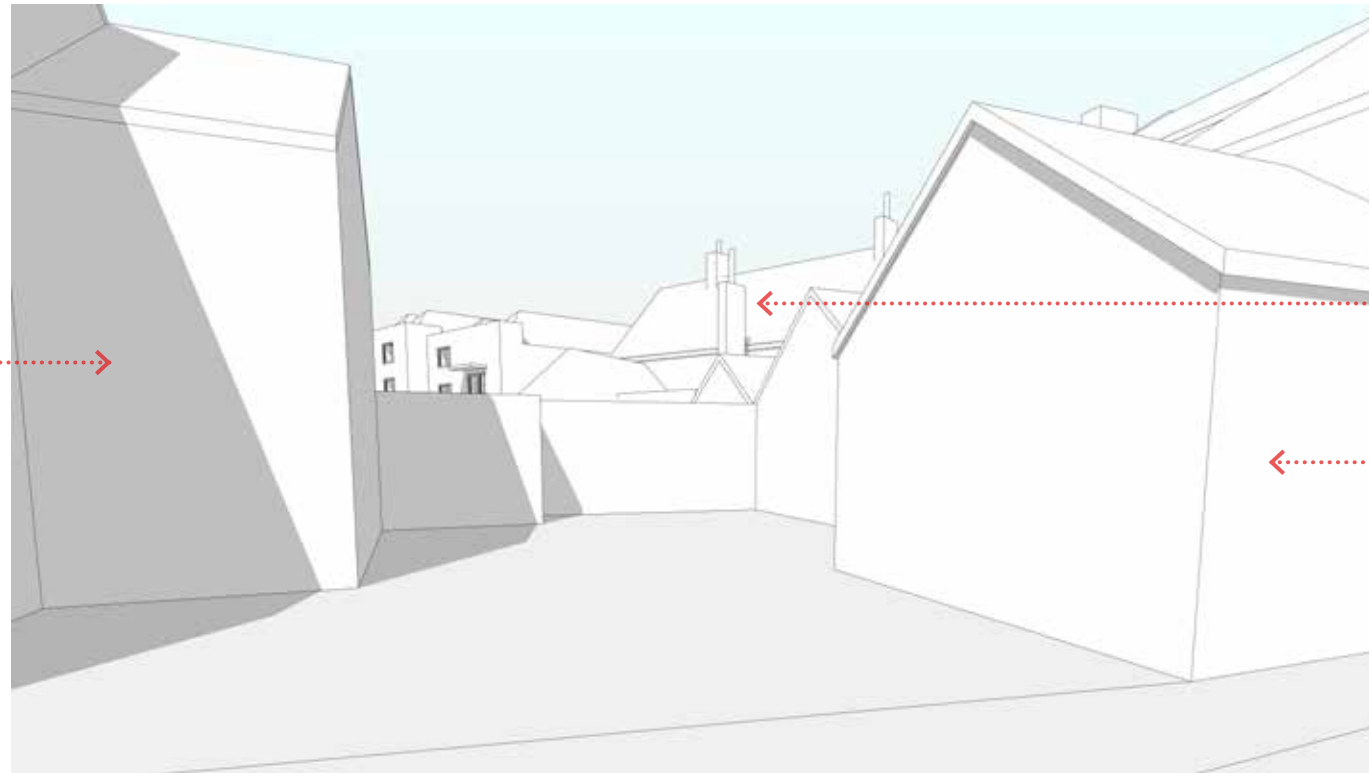


Proposed two storeys

Proposed single storey

proposed ground view looking to the rear of the site

No.1E School Lane



The Town Brewery

No.1F School Lane

existing ground view from School Lane looking to the rear of the site



Proposed metal standing seam  
pitched roof with concealed gutter

Existing Town Brewery clay tiled roof

proposed ground view looking from School Lane to the rear of the site



off-white textured  
render



Silicone Scraped Texture, 'Champagne'  
<http://www.k-rend.co.uk>

dark stained larch  
horizontal cladding



North Vat House, Dungeness, Kent by Rodic  
Davidson Architects  
<http://www.dezeen.com>

zinc-clad roof with  
recessed window



Tin House, London; Henning Stummel Architects  
<http://www.dezeen.com>

# materials 8.0

## Materials

The context around the site is predominantly red or brown brick, white render with slate or plain clay roof tiles. Timber cladding features in both listed buildings and new build residential houses.

Possible use of materials to include:

- Off-white textured render
- Black stained vertical timber cladding
- Standing seam metal roofing (to match colour of the existing clay roof tiles)
- Green roof to all single storey extensions including the cycle store
- New soft planting to communal pathway entrance at the rear
- Bamboo planting to aid screening along existing brick boundary wall
- Shingle surface to car parking area.



proposed ground view looking towards the communal entrance

sedum green roof



Sedum green roof, domestic  
<http://www.sedumgreenroof.co.uk>

pitched roofs / vertical rhythm



Residential development at Pirbright Road, Southfields;  
Architecture Initiative for developer Style & Space  
<http://www.architecturetoday.co.uk>

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vertical timber cladding

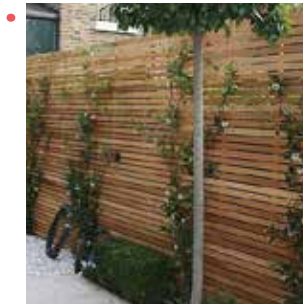


Thermowood cladding  
<http://www.brick-clad.co.uk>



proposed view from courtyard

horizontal timber fence



Horizontal slatted timber fence, house in Chelsea  
<http://www.pinterest.co.uk>

bamboo screening



Tall bamboo planting to aid screening  
<http://www.pinterest.co.uk>

metal standing seam roof with hidden gutter



Metal standing seam roof with flush gutter  
<http://www.pinterest.co.uk>



aerial view of rear elevation and courtyard

textured off-white render



Residential development, Silicone FT Dublin  
<http://www.k-rend.co.uk>

vertical timber cladding;  
angled window privacy screen



Hampshire Passivhaus, Convent Lane, Emsworth  
<http://www.ruthbutlerarchitects.com>

horizontal timber cladding



Quay House, King Street, Emsworth by Helyer Davies Architects Ltd  
<http://www.google.co.uk>

horizontal timber cladding



King Street, Emsworth  
<http://www.google.co.uk>

horizontal timber cladding



The Hut, King Street, Emsworth  
<http://www.google.co.uk>

timber & metal cladding features



Dolphin Quay, Queen Street, Emsworth  
<http://www.Havant.gov.uk>

# local precedents 9.0

horizontal timber cladding



Bath Road, Emsworth  
<http://www.google.co.uk>

black timber cladding



The Old Boat House, Bridgefoot Path, Emsworth  
<http://www.google.co.uk>

black timber cladding



Sailing Club storage barn, Bridgefoot Path, Emsworth  
<http://www.google.co.uk>

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# sustainability 10.0



Low energy LED bulbs  
<http://www.thegreenage.co.uk>



Wesco household recycling bins  
<http://www.binopolis.com>



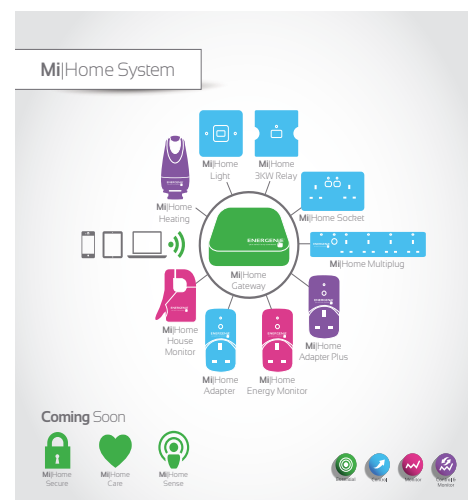
Sedum green roof, domestic  
<http://www.sedumgreenroof.co.uk>



Energy Monitors  
<http://www.thegreenage.co.uk>



Green roof cycle shelter  
<http://www.cyclehoop.com>



Home automation app for energy saving products  
<http://www.energenie4u.co.uk>

An holistic approach to sustainability has been taken and will encompass urban design, architecture, energy, transport, materials and water, and may include such measures as:

- Improved u-values and a fabric first approach
- Low impact and low-toxicity materials and finishes will be specified wherever possible
- Brown roof to two storey extension to provide good acoustic and insulation properties whilst reusing waste material from site/ the construction process
- Green roof to cycle store to increase biodiversity, increased energy, noise reduction, reduce storm water run-off and improve air quality
- Water conserving devices dual/ short flush toilets to reduce water flow and provide instant savings on water
- Sustainable drainage system for flushing toilets and watering new soft landscaping
- Rainwater harvesting collected from the roof for reduced utility bills and environmental implications
- Monitoring of energy usage and project energy costs
- Energy efficient light bulbs and energy rated appliances.

## Recycling

Providing recycle bins/ designated space within kitchen areas will encourage homeowners to sort and recycle paper, glass, tin and plastic containers.

Designated refuse/ recycling store to be provided near to the entrance with sufficient bin numbers. Refuse storage for the commercial unit is located at the rear with servicing and collection from the front (West Street). Collection day and frequency to be agreed with the local authority.



Timber refuse and recycle store  
<http://www.fencestore.com>

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Architects

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