

DESIGN AND ACCESS STATEMENT



PROPOSED NEW DWELLING

at

61 Warblington Road, Emsworth PO10 7HG



Figure 1: Front Elevation of 61 Warblington Road

April 2019

Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design a new dwelling at 61 Warblington Road in Emsworth. 61 Warblington Road is currently a dated house with various extensions added on over the years. The proposals aim to turn the property into a more integrated, modern family home and take advantage of the views over the harbour.

The following documents accompany this application:

19023_Design and Access Statement

(Drawings)

19023-01 Existing

19023-02 Proposed

Site Survey

A survey of the building was carried out by ourselves in 2019 to accurately establish the extents of the property, the eave and ridge heights and the proximity to the site boundaries.

The OS extracts are to show the block and location plan only.

Site Planning History

91/56053/000 – Single storey rear extension - *Grant perm/consent/certify lawfulness in May 1991.*

92/56053/002 - Proposed conservatory at front of premises- *Grant perm/consent/certify lawfulness in Aug 1992.*

SITE LOCATION

Site Context

The site is located on Warblington Road in the small coastal town of Emsworth which sits within Chichester Harbour. The town is a popular destination for both tourists and locals alike. The site sits within the historic core of Emsworth and makes up Emsworth Conservation Area in which there are many listed dwellings, small shops and eateries. The town is well served by road, public transport and sits on the South Coast Cycle Route.

Warblington Road stretches from the main road [A259] running through Emsworth down to the water. 61 Warblington Road sits on the north side of Warblington Road, with views of the water in the harbour over the properties to the south. The rear of the property looks over the garden, which borders the gardens of neighbouring properties on Beach Road.

The buildings along Warblington Road are all residential dwellings. The houses sit on both the north and south side of Warblington Road, with generous plots to maximise the aspect to the water. The material palette in the area is a mixture of rendered and brick walls with clay hung tiles and elements of timber cladding. The roofs in the area are predominantly clay and slate tiles.

Further afield in Emsworth and Chichester Harbour, examples of black timber cladding and dark bricks can be found.



Figure 2: 61 Warblington Road circled in Google Map Aerial Image.

Flood Risk

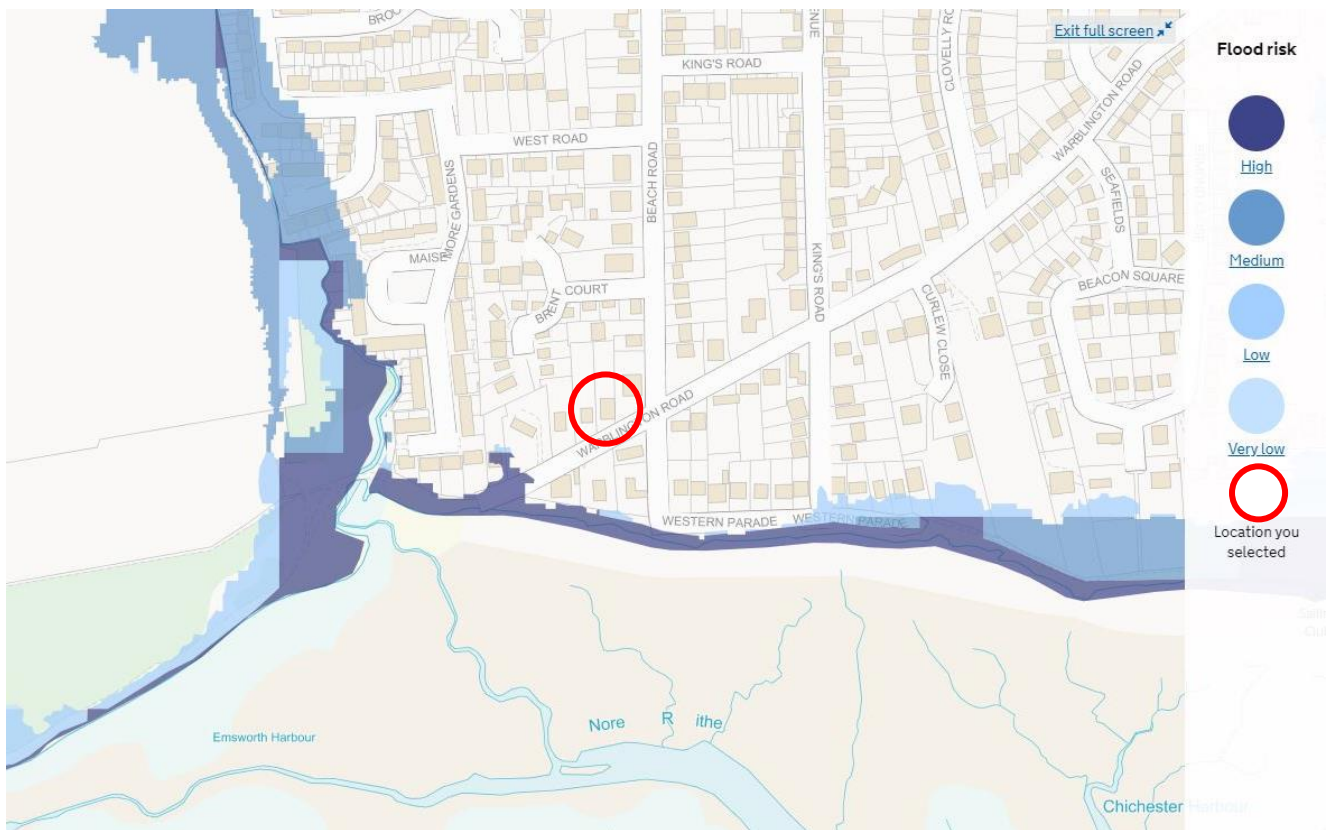


Figure 3: 61 Warblington Road circled on Flood Risk Map [gov.uk].

FLOOD ZONE	DEFINITION
HIGH (ZONE 3)	High risk means that each year this area has a chance of flooding of greater than 3.3%. (Area shown in Dark Blue)
MEDIUM (ZONE 2)	Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.
LOW (ZONE 1)	Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.
VERY LOW	Very low risk means that each year this area has a chance of flooding of less than 0.1%.
NOTES:	This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. The above assessment uses computer models to assess an area's long-term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.

Table 1: Environmental Agency Flood risk from rivers or the sea assessment – Flood Zone Definitions

The above Flood Risk Map shows that our site is not located in a flood zone and therefore does not require a flood risk assessment.

DESIGN

Proposals

The proposals are to demolish the existing dwelling and to replace it with a two storey new build house.

The new build house will replace a dated dwelling, comprised of the main shell and various extensions and conservatories which have been added on over the years. The proposal aims to create a collected, modern family home with living spaces on the first floor to take advantage of the views across the water.

The majority of the exterior of the property will be clad in black timber to give it a traditional boathouse feel and give it links to the sailing heritage of the area. Elements of black brick will complement the black timber cladding. There will be a zinc roof to reflect the proximity to the water, which can withstand exposure to sea spray and wind with minimal maintenance.

Although higher than that of the existing dwelling, the ridge height of the proposed house has been designed with consideration to the ridge heights of neighbouring properties. The proposed dwelling has been designed to sit in a relatively similar position in the plot as the existing house, therefore aims to sit in the plot elegantly, with little change to the street scene.

Internally at ground level, there will be a spacious entrance hall with access to the master bedroom with en-suite shower room and two further double bedrooms with storage space. A utility room with separate access to the garden and a family bathroom at ground floor level have both been designed with our client's hobbies of sailing and related activities in mind, all common in the local area.

At first floor level, the staircase opens out into a landing which then continues into an open plan kitchen, dining and living area with vaulted ceilings and views across the harbour. Through the living area, a small balcony to the south can be accessed which could provide an outdoor seating area to the living space. There is also an upstairs cloakroom and WC; towards the rear of the property is a separate living room with fireplace and views across the garden.

Use

The use of the property is to remain as residential.

Amount

Existing internal floor area:

Ground floor: 140.5m²

First Floor: 54.1m²

Total: 194.6m²

Proposed internal floor area:

Ground Floor: 98.3m²

First Floor: 94.6m²

Total: 192.9m²

Overall Decrease: 1.7m²

The footprint of the dwelling will decrease in size. The overall internal floor space of the proposed scheme is slightly less than the overall floor space of the existing property at 61 Warblington Road.

Scale

The footprint of the building will decrease in size and the overall internal floor space of the proposed dwelling is slightly smaller than that of the existing property at 61 Warblington Road.

Appearance

The appearance of the proposed new dwelling has been designed to complement the surrounding area and withstand the elements with its close proximity to the harbour.

Roof:	Zinc Roof
Walls:	Black timber cladding
Windows & Doors:	Aluminium framed

Landscaping

The front of the property will be reworked to allow for a turning circle and parking space. The rear of the property will include some patio landscaping to create an outdoor seating area. [Please see drawing 19023-02.]

ACCESS

Access to Site

Vehicular and pedestrian access to the site is to remain as existing.

Parking

At present there is no strict parking plan, however the driveway to the house does provide off road parking space. This area will be reworked and the amount of parking space will remain as existing.

PHOTOGRAPHS

Application Site



Figure 4: 61 Warblington Road

Precedents within Chichester Harbour Black Cladding



Figures 5 (Left) and 6 (Above): The Old Boat House, Bridgefoot Path, Emsworth - displaying black timber cladding.



Figure 7: Building adjacent to Flintstones Café in Emsworth displaying dark timber cladding.



Figure 8 and Figure 9: Front (Left) and rear (right) elevation of dwelling on Thornham Point displaying black timber cladding.

Dark Brick



Figure 10: Property on King Street, Emsworth. displaying dark brickwork.

Balconies



Figure 11: 72 Warblington Road, displaying a balcony to the south elevation which overlooks Creek Cottage, Beach Road with views across to the harbour.



Figure 12: Properties on Harbour Way, Emsworth displaying balconies which overlook neighbours with views across to The Slipper Millpond.



Figure 13 (left) and Figure 14 (right): Further images of various properties on Harbour Way, Emsworth displaying balconies overlooking neighbours with views across to The Slipper Millpond.

CONCLUSION

This application is for the demolition of a dated dwelling at 61 Warblington Road, to be replaced with a modern family home. The proposed works will provide a three bedroom family home with modern open-plan living arrangements.

The proposed dark cladding has precedents within Emsworth and Chichester Harbour and will improve the street scene of Warblington Road by giving it a traditional boathouse theme, fitting with the sailing heritage within the area.

The proposed balcony to the south of the property has precedents of balconies looking out on other properties within Emsworth. It will only provide a small outdoor seating area to the first floor living area, looking out onto the front garden in the first instance.

Overall, the proposed new dwelling will improve 61 Warblington Road significantly and make use of its waterside location.