

JOHN HEARN URBAN DESIGN MA(UD)

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PLANNING AND URBAN DESIGN STATEMENT

12 FAIRLEA ROAD, EMSWORTH, HAMPSHIRE. PO10 7SX

INTRODUCTION

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The applicants wish to extend their property at 12 Fairlea Road, Emsworth. Currently the bedroom accommodation is at the rear and side and the living accommodation at the front. They wish to reverse this and extend the living accommodation into the rear garden by creating a single storey extension connected to the main dwelling by a glazed link.

The design represents a contemporary interpretation in form, material- choice and colours of vernacular subservient additions that are prevalent within the Hampshire/West Sussex borders and found within urban, sub-urban rural and sea edge locations. Drawing inspiration from the vernacular buildings of neighboring conurbations of Westbourne, Bosham, Hambrook and Emsworth itself, the design intention is to amplify a sense of place through a contemporary reinterpretation of local built form, material and colour responding simultaneously to Local and National Planning Frameworks and Policies.

The profile of the extension is modest? and will be clad in dark materials and designed in a modern aesthetic complimenting but not copying the traditional form and design of the existing single storey dwelling. The rear extension will appear recessive when viewed from the street and the original dwelling will retain its form, its materials, its eaves height and the spaces between it and its neighbours. The form of the dwellings, spaces between dwellings, materials and eaves heights are defining characteristics of Fairlea Road and this will not be changed by the proposal. The proposal include soft landscaping to the front garden and 2 parallel car parking spaces. The new extension and existing dwelling will have an outlook onto the re-landscaped rear private garden.

SITE AND CONTEXT DESCRIPTION

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Fairlea Road is a cul de sac and is located within the northern suburbs of Emsworth to the north of the railway and the A27(T). It is a medium density suburb and has a variety of dwelling sizes and heights although predominantly dwellings are two and single storeys. Fairley Road is to the west of New Brighton Road, to the south of Southleigh Road and to the north of Woodlands Avenue.

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Most of the dwellings in Fairlea Road are detached and were built in the 1960s and are single storey in appearance, in that they all have low eaves, which are a defining characteristic. Some of the properties were built with accommodation at first floor within the roof forms and these have higher ridge heights. A few of the properties have added first floor accommodation within the roof forms and retained the original ridge height. One of the properties across the road from number 12 has extended at first floor level and altered the roof form. The predominant external materials within the road are red brick, with areas of render and nearly all have concrete interlocking roof tiles. Within the grass verges of the street there are some ornamental Flowering Cherry trees and most of the front gardens have soft landscaping beyond dwarf brick walls and fences. The density of Fairley Road is medium to low density.

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Number 12 is a detached single storey dwelling with brick and render elevations under a concrete interlocking tiled roof. There is no accommodation in the roof space. The front garden, which is much narrower than the rear garden is landscaped and there is a Flowering Cherry tree at the front in the street verge. There is a single width driveway on the west side of the property and the east side garden and large rear garden are laid to lawn. There is a timber shed in the east side garden adjacent to the dwelling.

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The immediate neighbours to the west have recently built a ground floor side extension which extends to 180 mm from the boundary fence. To the rear of this and close to the dividing fence there is a single storey building with mono pitch roof.

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The property to the east has been extended in depth and width following the form and profile of the original dwelling but closing down the gap between properties on its eastern boundary. This property has two sheds close to the dividing boundary with the application site.

The property to the north has been extended to its rear following the form and profile of the original dwelling. There is accommodation within the roof form of this property.

PLANNING HISTORY

A pre-application opinion was sought from the Council.

This is attached as appendix 3 in the Design and Access Statement

APP/11/01774 Refused January 2012. Loft conversion incorporating dormers to east and west elevations. Two storey rear extension with new gable end. Single storey side extension.

APP/11/00185 Withdrawn. Side and rear extension. Loft conversion incorporating raised roof height, new gable end to rear, velux Cabrio balcony and rooflights.

APP/10/00233 Approved July 2010 Single storey rear and side extensions.

DETAILED PROPOSALS

The volume and form of the existing dwelling will remain but will be reconfigured internally at ground floor level to provide 3 bedrooms (one with an en-suite shower room) a family bathroom and a kitchen. The side entrance door will be in the same position. The existing windows are to be replaced composite wood and aluminium framed glazing and the rear window will be replaced with floor to ceiling patio doors. There will also be adjustments to the heights of 1 window to the family bathroom on the east elevation and a low-level window inserted in the existing kitchen.

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At the north west corner of the dwelling a single storey extension is proposed which consists of part flat roof and part pitched roof. The flat roof part incorporates a glazed link from the existing dwelling. The additional accommodation will contain breakfast bar, a dining area and living space. The extension measures 7.2 metres x 4.5 metres and will be set 0.5 metres from the west boundary fence and 5.4 metres from the north boundary fence. Floor to ceiling glazing is proposed on the south side of the extension, with an outlook over a new small enclosed side garden, and also on the east side overlooking the large re- landscaped rear garden. A narrow window on the north elevation is also proposed. The windows and doors will be grey powder coated composite and the walls will be a combination of white painted brick and black corrugated bituminous cladding. The pitched roof will also be clad in bituminous corrugated cladding with expressed metal guttering. A new white painted brick chimney is proposed on the new extension replacing the existing chimney on the existing dwelling which will be removed.

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The extension has a traditional form with clean crisp lines and junctions and high quality materials and detailing. It has a contemporary aesthetic and will complement the traditional form and detailing of the host dwelling. As the materials will be dark it will appear recessive when viewed from the street through the gap between the dwellings. The street scene will not be changed.

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A new permeable hard surface and new planting is proposed at the front of the property. This will allow two car parking spaces to be provided in parallel. The existing narrow driveway north of the front door will be fenced off with a gate to provide some additional private space with an outlook from the new extension. The space to the east of the existing dwelling will be used to grow vegetables and to the front of this a bicycle shed is proposed. The enclosed rear garden will be redesigned to contain a number of unique spaces with decking surfaces, water features and significant mount of new planting. A Pergola is proposed over an external dining space. A new garden shed is proposed in the north west corner.

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Overall the proposals are high quality contemporary architecture and landscape architecture, responsive to the vernacular of the area which will complement the more traditional form and materials of the existing dwelling. High quality contemporary design, innovation and creativity are supported by national and local plan policy and the Council's design guidance.

PLANNING POLICY

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National Planning Policy Framework

This overriding government planning policy document emphasizes the importance of achieving high quality design. The Ministerial Statement at the front sets out that there should be an ambition to secure excellence in design and sustainable development:

“Our standards of design can be so much higher. We are a nation renowned worldwide for creative excellence, yet, at home, confidence in development itself has been eroded by the too frequent experience of mediocrity.”

“Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.....”

NPPF then sets out in detail how to achieve sustainable development by considering and applying 3 dimensions: economic, social and environmental.

Paragraphs 56 to 68 fall under the heading of *Requiring Good Design*. In short the NPPF states that decision makers should aim to ensure that new development is of a high quality: that it should establish a strong sense of place, responds to local character, reflects local surroundings while not discouraging innovation, is visually attractive in terms of good architecture and appropriate landscaping. In more detail the following paragraphs state:

Paragraph 57 statesThe Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 60 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 63 In determining applications, great weight should be given to outstanding or innovative designs, which help raise the standard of design more generally in the area.

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This application proposes very high quality contemporary design which is imaginative, creative and innovative. The application complies with the requirements of the National Planning Policy Framework.

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Havent Borough Council Core Strategy March 2011

Policy CS16 High Quality Design states that planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:

- a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
- b) New streets are not dominated by vehicular traffic
- c) The layout of the development is legible, meaning its easy to orientate oneself and move through.

3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.

5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.

6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.

7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

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In the supporting text to policy CS16 (paragraph 7.42) it refers to positive elements of local character that help to distinguish one area from another. It states that these elements should influence the design to ensure it integrates with its surroundings. Importantly and in accordance with the NPPF this paragraph goes on to say"This does not restrict the style of buildings; innovative contemporary designs may also be acceptable providing they have been inspired by the local context and make a positive contribution to the local area."

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This application proposes very high quality contemporary design. The materials and form draw references from the past and combine them in a totally imaginative and creative way. The development complies with all elements of policy CS16.

Draft Havant Borough Local Plan 2036

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This document is to be published for public consultation on 16 February 2018. It is in relatively early stages and carries little weight but is a material consideration. The document states that the Council has taken the NPPF into account in preparing the local plan and will equally do so when taking planning decisions.

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The draft local plan states that new development will be of a high standard of design to reflect the direction that Havant is heading in creating a healthy borough where people want to live, work and enjoy themselves.

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Policy IN3 states that development should make adequate provision for the parking of cars, motorcycles and cycles.

Policy E6 High Quality Design states that development should be designed to a high standard and that it should be demonstrated that it where should also lines, plot such as between the existing and proposed buildings, streets and spaces. Development should also not cause unacceptable harm to the amenity of neighbours.

responds to and draws inspiration from its local context and appropriate, forge a new sense of place through design. It consider characteristics such as heights, massing, building widths and depths and the proportions of building features, windows and doors, and produces a positive relationship

Policy E8 Low Carbon Design states that the proposals, as part of the design and layout have considered climate change through using solar gain, natural ventilation, fabric performance and Passivehaus principles.

This application proposes high quality contemporary design which is creative and innovative and complies with all elements of the draft local plan policy. With regard to policy E8 the proposals incorporate very high standards of sustainable construction techniques including;

- Locally sourced timber Frame
- Concrete Floor - Thermal Mass
- Highly Insulated
- Composite windows
- New Energy Efficient Boiler

See page 15 of Design and Access Statement for further information regarding sustainability.

Havant Borough Design Guide SDP

This document was adopted in December 2011 and supplements Policy C16 of the Core Strategy. It aims to raise standards of

design across the borough so that its distinctive character and qualities can be improved and enhanced. It sets out 7 key principles of good design: that development should have a distinctive character; that it should facilitate the ease of movement and be well connected to its context; that there should be good legibility; that it should have good continuity and enclosure; that there should be a good quality of public realm; that the new development should have diversity and attention should be paid to the detailing to add interest and distinctiveness; that the development should be adaptable and incorporate good sustainability measures.

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The design guidance states that it is crucial that the design of new development understands the context and the local pattern of development and that this understanding informs the design of the proposal and reflects local character and distinctiveness, whilst allowing innovation in design.

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The design guidance has a section on extensions to existing residential properties (5.3). It states that single storey extensions should be more modest in scale than the main building and not be allowed to dominate. It goes on to say that in general, the roof and detailing should mirror the existing but there can be exceptions providing the results fit into the street scene and do not adversely affect neighbours.

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This application proposes very high quality contemporary design which is creative and innovative and complies with most of the elements of the Council's design guidance. The only exception is that the extension is closer than 1 metre to the neighbour's boundary. This standard has already been breached by the neighbour to the west where their new extension is just 180 mm from the common boundary. The applicant is proposing a minimum distance of 500mm. It is clear that there will be no adverse affect on the neighbours and given the precedent set, it is considered that the proposal is satisfactory.

Emsworth Design Statement

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This document was published in July 2008 and produced by the Residents Association. It has been adopted as SDP by the Council.

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The document contains a number of Design Considerations. Number 6 states that development should be of “Imaginative, innovative and quality designs, incorporating styles of the present age where appropriate so they can take their place as part of the evolving history of Emsworth.”

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The design statement identifies 5 Residential Areas and the application site falls within Area 3, within the triangle formed by Horndean Road, New Brighton Road and Southleigh Road. It is described as an area “of more recent origin with intimate areas and generally of a similar style, including bungalows, semi- detached and detached houses. Design Considerations number 26 states that the distinctive character of each of the 5 areas should be maintained.

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This application proposes very high quality contemporary designed to enhance a sense of place by reinterpreting the local vernacular building typologies, which is creative and innovative and complies with the Design Considerations of the Emsworth Design Statement, especially number 6. The distinctive character of Fairlea Road will be maintained.

URBAN DESIGN AND PLANNING CONSIDERATIONS

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National planning policy (NPPF), local plan policy (Core Strategy), the emerging new local plan and design guidance (HBDG and EDS) all state that high quality design which is creative, innovative, contextual and which is designed for today, rather than mimicking ‘styles’ of the past, will be acceptable and indeed preferred.

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The applicant (an architect/academic) has employed an architect who specialises in high quality contextual contemporary design. An analysis that has taken place of the surrounding area and in particular Fairlea Road, to identify the key defining characteristics so that these can be used to inform the scale, height, forms, materials, detailing and landscape design of the proposals. A conscious effort has been made not to mimic the form and detailing of the host dwelling. That would be ‘pastiche’ and would break urban design rules. However it has been recognized that the single storey dwellings in the street have a defining character relating to form, materials, spaces between the dwellings and the regular building line.

It was decided therefore not to change the aesthetics of the host dwelling and to set back the new extension so it does not compromise the space between the existing dwellings. It was decided that the extension should not mimic the form and design of the existing dwelling but rather be designed in a contemporary architectural language drawing upon local historic precedents and be clad in dark materials so that it would appear recessive when viewed from the street through the gap. The materials, predominantly dark bituminous corrugated cladding, white painted brick and black corrugated bituminous roof cladding are traditional building material in the coastal regions of south Hampshire and West Sussex (see precedents on page 10 of the Design and Access Statement). The elevations will be complemented with grey metal windows, crisp eaves detailing and the modern glazed link. Overall this will provide an attractive and high quality development.

Protecting the residential amenity of neighbours has been an important consideration in the design of the proposals. The eaves height of the extension adjacent to the common boundary has been kept low (the same height as the neighbour's extension) and the building is set off the boundary by 0.5 metres. This is a greater distance than the neighbour's extension on the west side which is 180 mm from the common boundary. There will be no windows that overlook the neighbours' properties and the extension will not be materially overshadowing or overbearing.

CONCLUSION

The proposals are in accordance with national planning policies, local plan policies, the emerging local plan policies and the guidance in the supplementary planning documents.

Overall this is a creative and innovative piece of urban design purposely crafted to reinforce and enhance a sense of place. The new building will have minimal impact within the public realm and views within the street will be enhanced by the new landscaping. The defining characteristics of Fairlea Road will not be disturbed.

There will be no material adverse effect on the residential amenity of the neighbours.

The extension will future proof the dwelling and provide additional living space and improved outside space to enable the applicants to continue living, working and enjoying Emsworth.

END