



DESIGN AND ACCESS STATEMENT

PDP Architecture llp

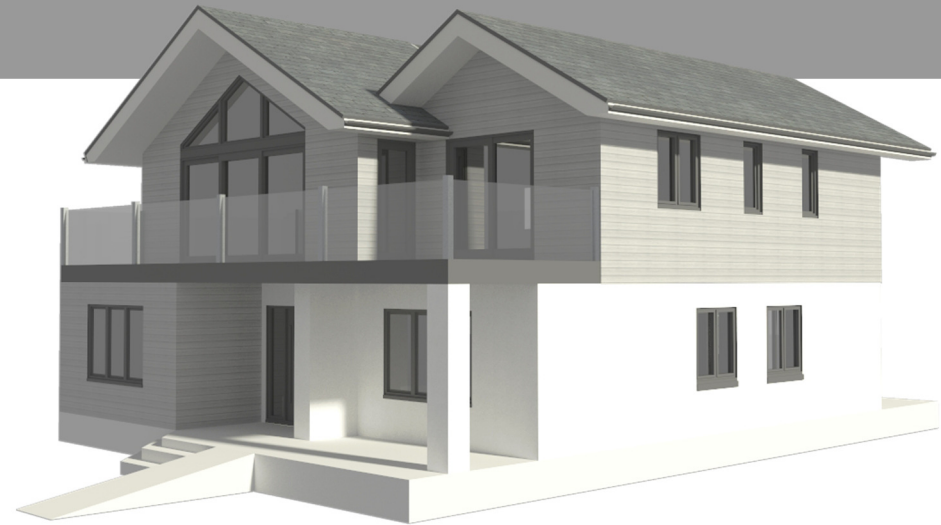
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF A REPLACEMENT 3 BEDROOM HOME

GREY HAVENS (NO.9),

WESTERN PARADE,

EMSWORTH,

PO10 7HS



CONTENTS

Introduction.....	3
Location and context	3
Current site use	4
Site & Local precedent Photographs	5
Pre-Application Advice	7
Massing and Amount	8
Layout	8
Scale.....	9
Landscaping	10
Overlooking.....	10
Appearance and materials.....	11
Access	12
Flood Risk	13
Planning	13

INTRODUCTION

PDP Architecture llp have been instructed on behalf of our client, Ms Prentice, to prepare and submit a planning application for a site at Grey Haven (no.9), Western Parade, Emsworth. The scope of the project includes demolition of the existing 2 storey dwelling and construction of a new contemporary replacement 3 bedroom home.

This application includes associated landscaping, parking and amenity provisions. Please note that this application should be read in conjunction with all drawings.

LOCATION AND CONTEXT

The site is situated along Western Parade, over-looking Chichester Harbour and has always been used for residential use. Existing access to the site is an unmade road from the southern boundary of the site which follows the shoreline of Chichester Harbour. To the west the road leads to Beach Road and to the east it leads to Kings Road.



Figure 1: Aerial View of existing site



Figure 2: Existing Site Plan

The building mix within the local vicinity is a mixture of chalet style houses and two storey dwellings of varying sizes and styles. There is no particular vernacular style being followed in the surrounding locality with individual buildings introducing different architectural styles and features to the area.

Local facilities and amenities are located within 800m of the site. A supermarket, greengrocers, public house and bakers are located within walking distance of the site in the village centre. Emsworth railway station is located 1km from the site and there are a number of bus services that run through Emsworth village centre.

CURRENT SITE USE

The site currently comprises of a 1960's, two storey detached house and garage at rear. The property itself is of buff brick construction with white render & white UPVC cladding features. The roof profile is a tall, skewed gable, resulting in a high southern façade. The plot has substantial front and rear flat laid –to-lawn gardens with a mixture of brick wall and timber boarded fences with two strong hedge lines towards Chichester Harbour. There is a hardstanding adjacent to the access, to the side of the building leading to the garage at the rear. From the harbour, the site is concealed by two hedges either side of the manmade road to the south.



Figure 3: South elevation of existing building



Figure 4: North elevation of existing building

The immediate neighbour at no.8 Western Parade, east of the proposed, is a recently constructed two storey contemporary dwelling replacing a bungalow. No. 10 Western Parade is a 1.5-storey dwelling currently up for sale. To the north of the site is the rear garden of no.64 Warblington Road. To the south is the unmade road of Western Parade with the mud flats of Chichester Harbour beyond.

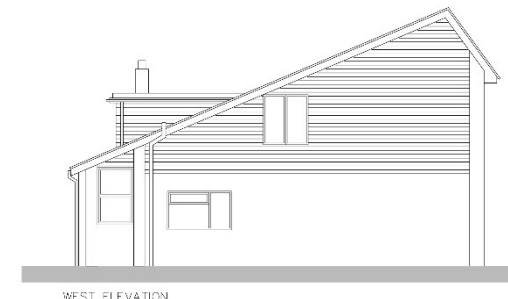
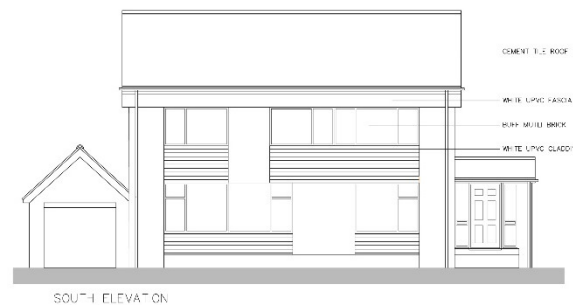


Figure 5: Existing Elevations



Figure 6: Existing materials



Figure 7: Aspect onto site from beach/ Chichester Harbour.
Building obscured by hedges & shrubs, to be retained



Figure 8: No.9 is the only building on Western Parade to have a skewed gable and is an anomaly on its road

SITE & LOCAL PRECEDENT PHOTOGRAPHS

Local examples of light grey cladding (Primary source):



Local examples of glass balconies, glazing and varying architectural styles



PRE-APPLICATION ADVICE

The client has been in contact with Chichester Harbour Consultation Board's Stephen Lawrence regarding the proposed design. His comments have all been considered and implemented where deemed appropriate.

A summary of his comments (Blue) with our response (Black):

Remove triangle in main window.

The immediate neighbouring property at No. 8 Western Parade has a similar style window which follows the shape of the roofline, as does the property currently under construction at 60 Kings Road fronting Western Parade, which is just three doors down (See images right). This is a modern feature that will ensure adequate light to the interior and uninterrupted views to Chichester harbour. It is deemed appropriate to keep this gable feature as it ties in with the neighbouring context.

Install a wired balcony instead of glass.

A wired balcony would require a glazed backing to the balcony to ensure the railing is in accordance to Building Regulations. The property at No. 60 Kings Road is currently under construction with approval for a glazed balcony such as the one proposed. This type of glazed balcony is being installed on properties in the Emsworth and Chichester Harbour Conservancy Areas and is a common and modern feature offering better wind and weather protection than a wired balcony. This will also allow planting on the balcony which will provide further softening and visual screening.

Reduce the amount of sky lights in upstairs main room.

The proposal consists of 6 skylights to the main room with 3 on the East facing roof pitch and 3 on the west facing roof pitch. These lights will mainly serve the public spaces consisting of the dining and kitchen area sitting deeper within the first floor. These spaces will benefit from these, as it is the only aspect of natural and direct light available bar a pocket window to the west facing elevation, and will aid with natural ventilation. A larger amount of sky lights can be seen on the newly constructed extension of 60 Kings Road, east of the proposed. Whereas our proposal has a total area of roof lights around 6.7sqm, the approved scheme at no.60 has over 8sqm. The proposed skylights will also be solar shaded via a tint and fitted with blinds to mitigate light pollution. In addition, another property on Western Parade shown in Figure 11 has 12 roof lights.

Use Marley Eternit C15 Dark Grey cladding.

There is no precedent for this Dark Grey cladding in the Emsworth area. All new cladding in the area is done in Cedral fibre-cement cladding



Figure 9: Neighbouring property at No.8 where window follows roof pitch



Figure 10: Approved scheme at 60 Kings Road, windows follow roof pitch, glazed balcony, roof lights

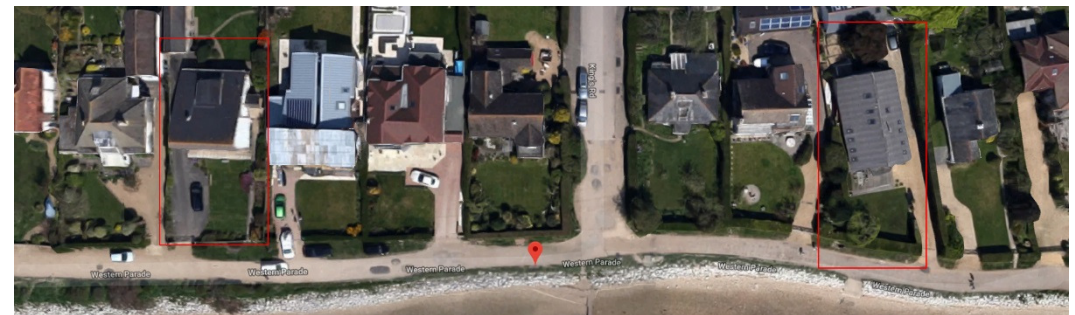


Figure 11: Property along Western parade with 12 roof lights

favouring a light grey colour solution (see various local examples on previous pages). We therefore propose the Marley Eternit C05 Pale Grey cladding to tie into the local context and neighbourhood.

In addition, since pre-app comments were received, the number of solar panels has been reduced to 8 on each roof pitch.

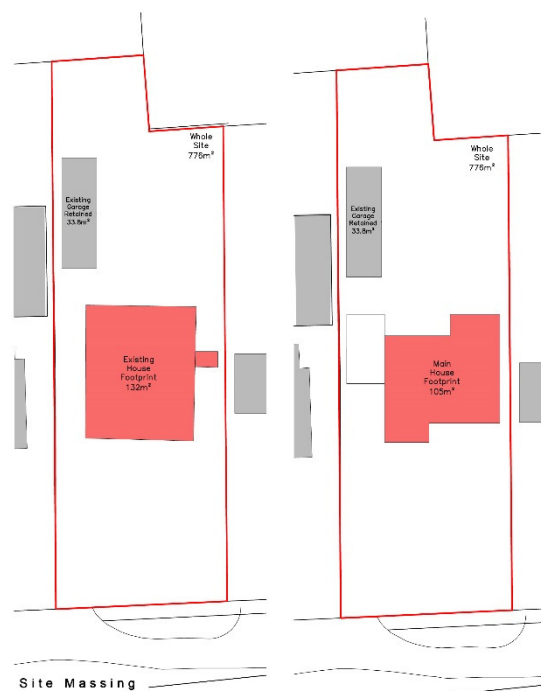


Figure 12: Existing and proposed building massing

MASSING AND AMOUNT

The proposed development is that of a three bedroom dwelling sitting within the footprint of the current dwelling. In addition, the existing garage will be renovated into garden storage and a studio space. The principle of residential development on the site has been established by the current dwelling situated on the site and the surrounding residential context. The location of the two storey dwelling upon the site is smaller than the existing footprint and is smaller in comparison to many of the adjacent plots. The current dwelling has a footprint of 132m² and proposed house is just 105m². The total percentage of developed area on the site (including the garage to be retained & refurbished) will be 18% which leaves the remaining 82% of the site available as outdoor amenity space including a raised patio area and front and rear flat lawns.

The development would have no effect on local businesses or services and would have no impact on the number in the local surroundings. The proposed dwelling has been designed with a covered lean-to for sail & dingy washing and drying and enough space for turning and two vehicles to park on the drive, in line with HBC parking standards. Cycles are proposed to be stored in the secure garden storage.

LAYOUT

The front of the dwelling has been set back to be in line with the existing street line of Western Parade and therefore be more in keeping with the street scene. The main living windows have been



Figure 13: Proposed site plan

located on the south and north elevations of the dwelling to reduce any potential overlooking to neighbours and make the most of harbour views. There is a south facing balcony at first floor level and raised patio in the rear garden. The access has remained to the south of the site with a porous driveway for parking areas.

SCALE

The proposed dwelling would be two storey in height, replacing the two storey building that currently occupies the site. However, the roof will be split into two, south facing gables, this breaks up the southern façade and reduces its massing as seen from the street and harbour. The proposed building will be lower than the existing dwelling. The finished floor level of the house is set at approx. 0.5 meters above ground level to exceed the maximum flood level.

The dwelling to the east of the plot (no 8.) is two storey and to the west (no 10.) is a 1.5 storey chalet style bungalow. Our proposed ridge height is in keeping to that of no.8. The main mass of the building is towards the middle of the site. To the west of the site the building height is reduced down to the 1 storey lean-to canopy with low eaves to avoid imposing/over shadowing on the neighbouring bungalow.

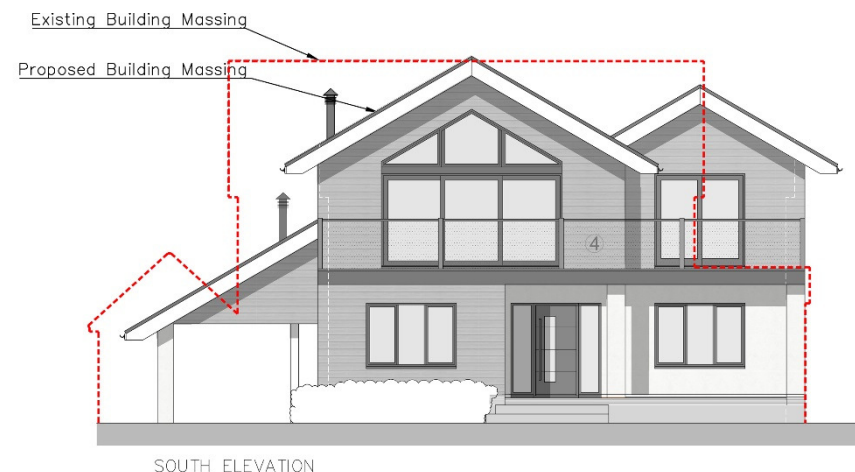


Figure 14: Proposed and existing massing



Figure 15: Existing and proposed street scenes

LANDSCAPING

The landscaping for this proposal has taken the approach to keep as much soft landscaping as possible for the enjoyment of the occupiers. The boundary treatment will consist of trees and bushes to help soften the elevations and encourage new wild life to the site. A hedge row with a driftwood boundary fence is proposed to the south, securing the view from Chichester harbour and softening the view from the harbour to the property. The driveway will be of porous material.

OVERLOOKING

Most windows to living areas will face north or south to make the most of views over the harbour and rear garden and to avoid overlooking.

The only proposed window facing west will be at high level so we do not anticipate any overlooking to or from this window.

The current building on site has a three pane, first floor window with obscured glazing facing east (see photo below) and two large, full height, clear glazing windows on ground floor. Our proposal includes only 1 two pane, clear glazed window (and two obscured glazing bathroom windows) facing east at first floor level.



Figure 17: Current east facing first floor windows

There are no issues of overlooking considered in regards to these windows as neither neighbour has windows facing towards our site and distances and boundary treatments to north and south are more than sufficient, though windows can be fitted with obscured film where deemed necessary. Glazing on balcony facing east & west will be obscured glazing or etched glass.

In addition, on all elevations, the roof eaves over-sail the external walls by up to 900mm which will reduce the perceived height of the building and overshadowing.

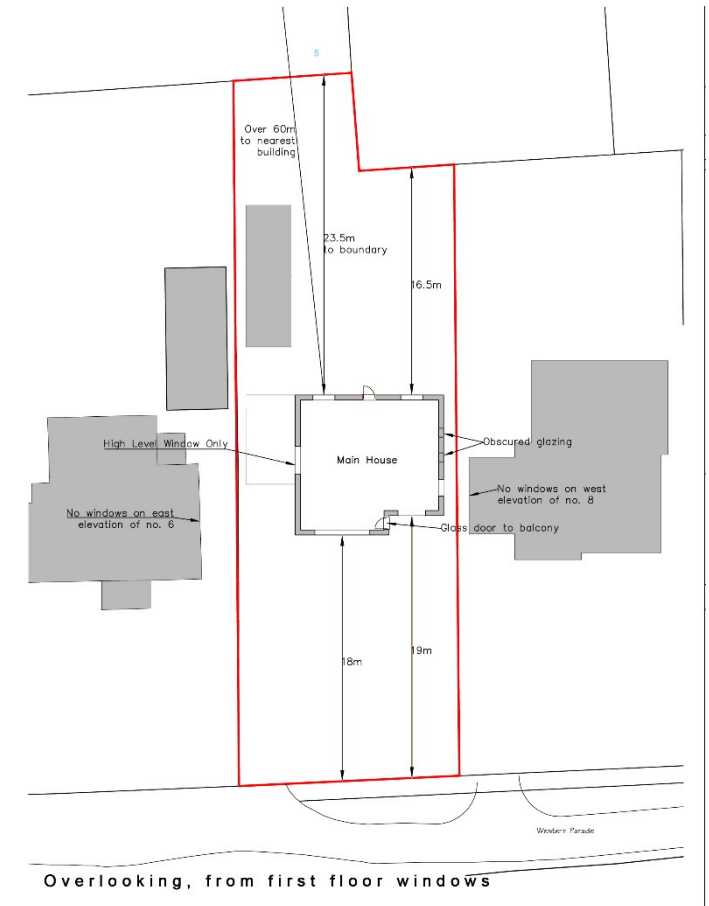


Figure 16: Overlooking diagram

Adopted Joint Chichester Harbour AONB SPD 30. Dark Skies:

Light pollution will be reduced by use of protective solar film on the proposed skylights and southern facing glazing. The first floor glazed gable feature to the south elevation will be fitted with non-reflective anti-glare glazing.

No direct light i.e. light beams will be pointed out of windows. Any security lights will be fitted with PIRs or timers where appropriate.

APPEARANCE AND MATERIALS

The façade has been derived from local precedent to tie in with the existing neighbourhood more successfully than the existing dwelling on site. The design favours a modern design with muted colours that tie in with the context of Chichester Harbour and the local neighbourhood. The proposed dwelling will have a smaller footprint and road facing elevation than the existing, with gables facing south. This reduces the overall impact on the street scene and reflects the orientation of the neighbouring properties of Western Parade. The “Adopted Joint Chichester Harbour AONB SPD” (2017) favours proposals with a large level of landscaping both to the front and back of the property which softens the overall impact of any replacement dwelling, and the proposal reflects this.

The materials proposed are:

- Slate effect roof tiles
- Marley Eternit CO5 Pale grey cladding
- Post & Rail glazed balcony
- Soft stone-white render
- Soft stone-white fascia
- Dark grey UPVC and aluminium balcony

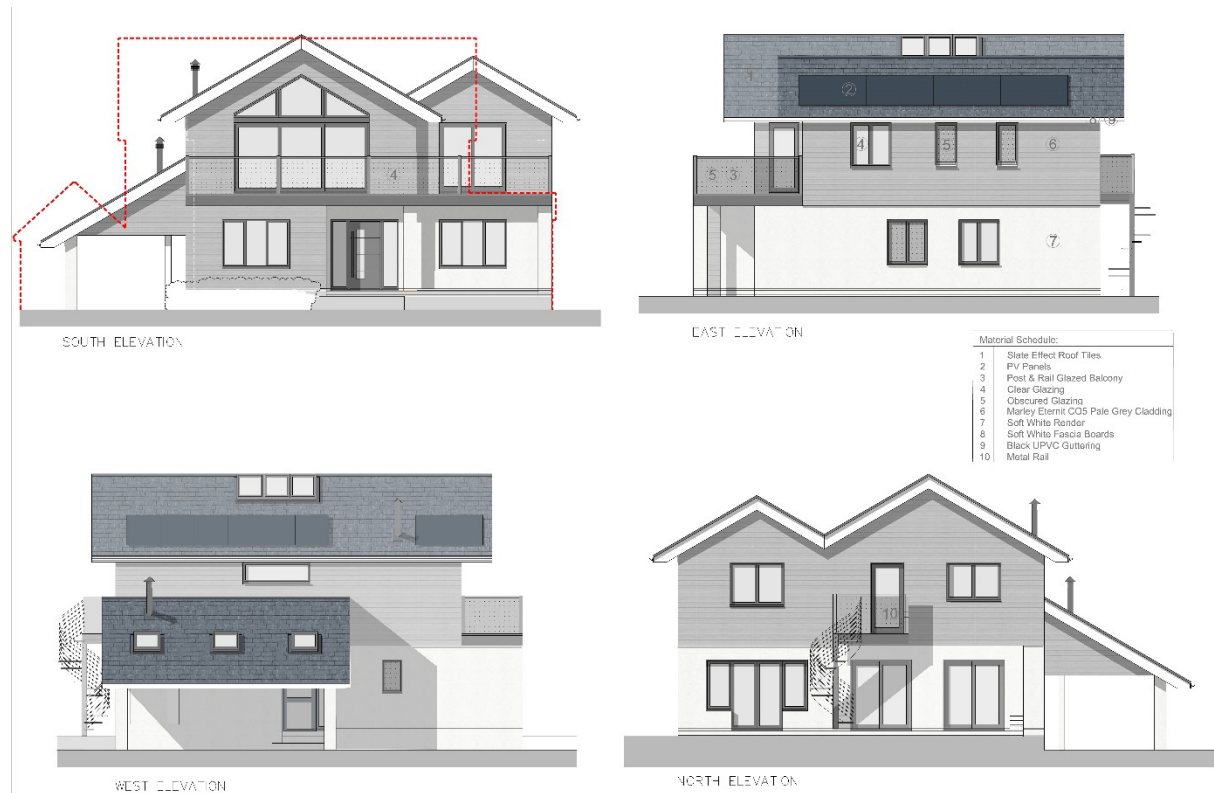


Figure 18: Proposed elevations

- x16 Roof integrated monocrystalline high-efficiency PV panels with black frame to match slate roof

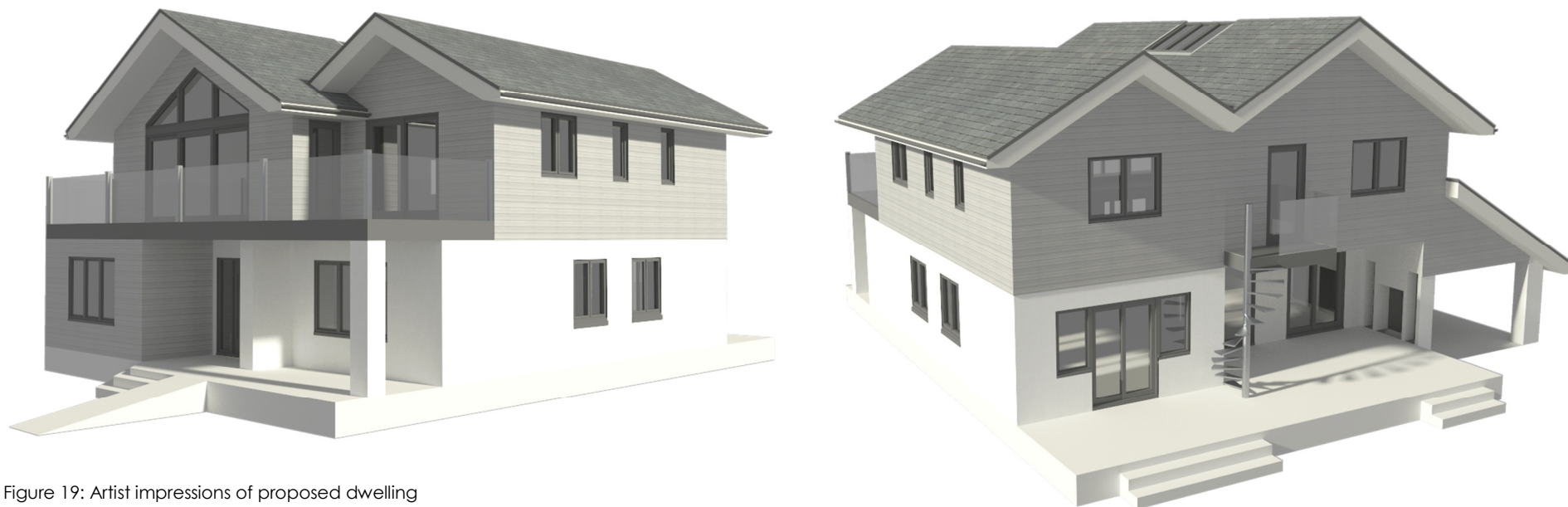


Figure 19: Artist impressions of proposed dwelling

ACCESS

Access to and from the site is retained through the existing access road onto Western Parade. The existing front gate bounding onto Western Parade will remain to serve vehicles and pedestrians.

A ramp is proposed from the existing drive to the main frontage facing south to ensure wheelchair access to the proposed dwelling. Internally the house is laid out to accommodate wheelchair access throughout and a platform lift will be fitted near the stairs for access to the first floor.

FLOOD RISK

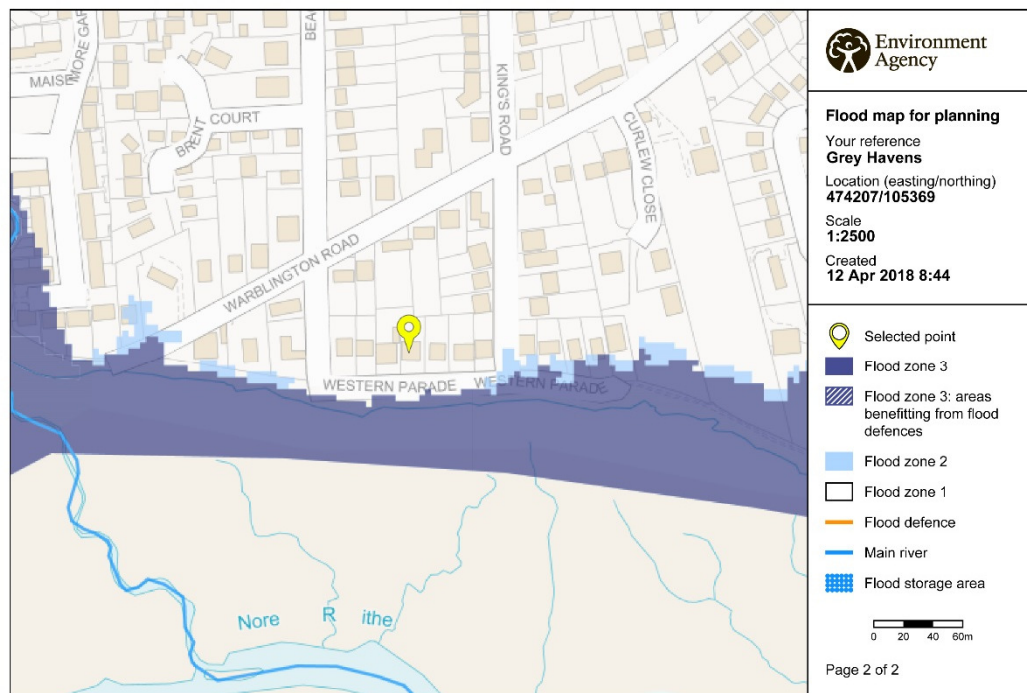


Figure 20: Flood risk map

PLANNING

Previous planning history includes:

Granted permission March 1991 - 91/55947/000 | Replacement garage | Grey Havens, 9 Western Parade, Emsworth, Hampshire, PO107HS

Granted permission March 1986 - 33291 | Restoration of earth bank south side of Western Parade, Emsworth | Land in front of and to south of 9, 10 and 11. Western Parade and 50, Beach Road, Emsworth

This planning application will likely be relevant to the following Policies as set out in the Havant Borough Local Plan (Core Strategy) 2011:

The site is adjoining a tidal harbour and the Environment Agency flood map reveals it is in flood zone 1 with low probability of flooding. This low risk of flooding is based on a 1:1000 year storm event.

In an event of inundation, Western Parade will be surcharged by 300mm which currently sits at an approximate level of 3.500 OD. Water at this depth is passable by emergency vehicles and 4x4 vehicles. Due to Langstone Harbour being tidal, the maximum events predicted will only be at the "top of the tide" for the duration of approximately 1 hour until the tide recedes. The proposed building will be built 0.5m above ground level to mitigate any flooding, and the driveway will be of porous material to ease potential surface flooding. The main living areas are at first floor level and it is therefore reasonable that occupants could remain in the house and be safe for the duration of a flood event.

The map is retrieved from the Environment Agency and is compliant with the EU Floods Directive 2007/60/EC.

CS12 – Chichester Harbour Area of Outstanding Beauty (AONB)

The proposed replacement dwelling has been design with special care to the Chichester District and Havant Borough Councils “Adopted Joint Chichester Harbour AONB SPD” (2017) regarding Landscaping, Massing, Amount, Scale and Appearance. A statement to inform the lighting strategy with reference to Dark Skies will be made under the title “Overlooking”.

CS15 Flood and Coastal Erosion

CS16 High Quality Design

DM9 Development in the Coastal Zone

DM13 Car and Cycle Parking on Residential Development

Recent planning approvals of note in the local vicinity: APP/17/00211 – 60 Kings Road fronting Western Parade, Emsworth, and granted permission in May 2017.

“Erection of single storey and two storey rear extensions, front first floor projection, front roof alteration, first floor side window, erection of porch to side elevation and alterations to front canopy.”

This application includes rear extensions and alterations to the existing building. This project was approved in May last year and is currently on-site. Of particular note is the contemporary treatment of materials and form. The front elevation facing towards Chichester Harbour is largely occupied by glazing including a balcony with sail style overhangs offering solar shading. The glazing wraps the extruded front gables on the first floor level and the balcony proposed is fully glazed and south facing not dissimilar to our proposal.



Figure 21: Approved visual of development at 60 Kings Road



Figure 22: 60 Kings Road currently on site

CONCLUSION

The whole idea is to make the design fit into the shore side architecture, like other developments in Emsworth (that of fisherman's cottages and beach huts. Like that of the old King Shipyard owners house in Kings Street and that of so many terraced front apex roofs in the local area. The design of house and roof affords neighbours to the north better views and a more character nature from the sea.