

31 Warblington Road, Emsworth

Design & Access Statement

Introduction

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 31 Warblington Road, Emsworth, Hampshire, PO10 7HE.

This document outlines the proposed works to include:

- Ground floor extension to front & side with a hipped roof.
- Double storey extension to the side with a pitched roof.
- Double storey extension to the rear with a pitched roof.
- Internal alterations & refurbishments.
- External refurbishments which includes, new windows & doors.

This application is for Householder Planning Permission. The following documents accompany the application:

- 24089 Drawing Series
- Design & Access Statement
- Community Levy Infrastructure Form 1

A measured survey and topographical survey was undertaken by Helyer Davies Architects in September 2024. The OS extracts are to show site location plan and block plan only.

Existing Site Location

The existing building at 31 Warblington Road is a 3-bedroom detached residential property, situated on Warblington Road in the small coastal town of Emsworth, Hampshire. Emsworth sits adjacent to Chichester Harbour and is a popular destination for tourists & locals.

Warblington Road comes off the A259 which is the main road running through Emsworth. The road goes all the way down to the water. 31 Warblington Road sits on the Northern Side of the road and has views over the houses on the southern side.

The area of the site is approximately 585.3m² and has a perimeter of 116m. The existing house is a two-storey brick dwelling with a small garage to the side.

The buildings along Warblington Road are mostly detached houses which vary in style & age. Houses run along both sides of road and are set back with driveways providing off road parking.

There are a variety of boundary styles along Warblington Road which include brick walls & hedging, providing each dwelling with privacy from the public realm. Pitched roofs, first floor balconies and dormer windows are among some of the architectural features within the area.

Common materials in the area feature a mixture of rendered & brick walls with occasional clay hung tiles & timber cladding. Clay & Slate tiles are the most common roofing material.

Site Location Maps



Figure 1: Site location in Emsworth. Map retrieved from - <https://www.google.com/maps>.



Figure 2: Site location in Emsworth. Map retrieved from - <https://www.google.com/maps>.

Site Context

The site is not located within the Chichester Harbour Area of Outstanding Natural Beauty AONB but is located close by, shown in the blue hatch of Fig 3. Due to the boundary being close by the proposal has been designed with consideration to the sensitive location.

The existing building is not listed, and is outside the Emsworth Conservation area

There are no individual TPOs or TPO areas located on the site. Also shown in Fig 4.

Local Planning History

The following applications have previously been approved planning permission by Havant Borough Council, around the site on Warblington Road:

76 Warblington Road

Ref: APP/24/00385

Description: Single storey kitchen extension.

Date: 16/07/24

62 Warblington Road

Ref: APP/24/00307

Description: Ground floor side and rear flat roofed extension. Replacement of the existing roof, including the addition of an L shaped rear dormer.

Date: 02/09/24

8 Warblington Road

Ref: APP/23/00632

Description: Single storey extension to the side and rear of the property ; Internal renovations to the existing dwelling ; Alterations to the external material uses of the dwelling; External insulation added to the existing wall fabric; Alterations to the existing roof profile.

Date: 03/10/23

56 Warblington Road

Ref: APP/22/00940

Description: Demolition of existing two storey rear extension; construction of new two storey extension to front of property, two storey extension to rear of property including terraces at first and second floor, amendments at roof level. Associated landscaping to include terrace to side and rear.

Date: 16/03/23

Planning Maps

Maps retrieved from: <http://maps.havant.gov.uk/havant.aspx>



Figure 3: Chichester Harbour Area of Outstanding Natural Beauty AONB – CS12

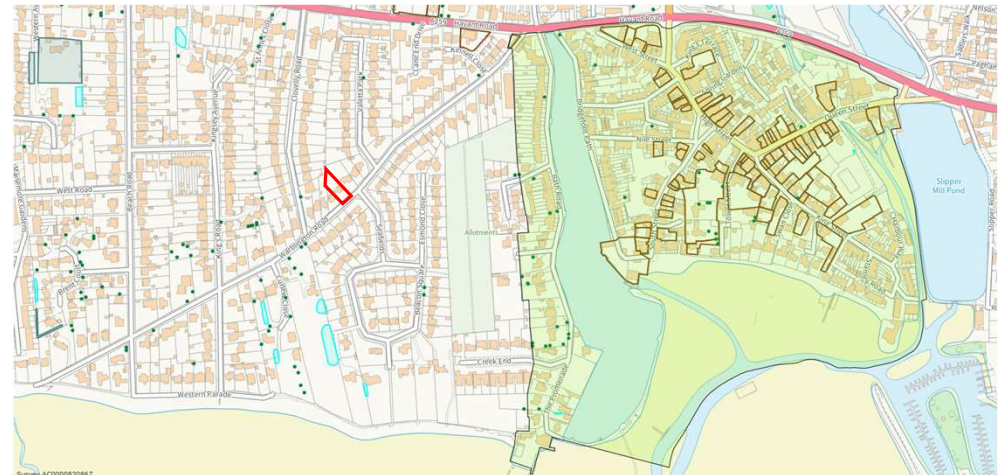


Figure 4: Emsworth Conservation Area, Listed Buildings, TPO's & TPO Areas

-  Chichester Harbour Area of Outstanding Natural Beauty AONB – CS12
-  Conservation Areas
-  Listed Buildings
-  TPO Areas
-  TPO Groups
-  TPO Trees

Emsworth Neighbourhood Plan - September 2021

The Emsworth neighbourhood plan is a community led document developed by residents to guide the development and growth of Emsworth.

Design Policies

Policy D1 – General Design Policy

- A. All new developments and redevelopment proposals across the neighbourhood area should be of high quality, in accordance with the other policies and the other provisions contained within this neighbourhood plan.
- B. The impact of any development, along with any required landscape mitigation measures, should be specified in a Design & Access Statement. The scope and length of the statement should be appropriate to the proposal concerned and be submitted with the application.
- C. Development proposals should have regard to the Design Checklist in this plan. Applicants should use their Design & Access Statement to demonstrate how the checklist has influenced the proposal.

Policy D6 – Resource Efficiency

- A. All developments in Emsworth should minimise the carbon footprint of the neighbourhood area through the promotion of good design. This will particularly apply for developments on sites on or adjacent to the Emsworth waterfront.
- B. Applicants should consider the following issues during the preparation of development proposals:
 - High levels of energy conservation in the construction and use of new buildings - Integration of rainwater capture and grey water recycling technologies in new buildings.
 - The use of local building materials
 - The minimisation of the amount of impermeable ground cover to reduce water run-off speeds
 - The use of sustainable on-site energy sources, where applicable, including solar, wind,
 - The promotion of low CO2 transport options through the provision of electric car charging points
 - The inclusion of solar panels on roofs that can maximise the capture of solar energy will be supported, subject to the appropriate level of heritage and conservation assessment.

Residential Character Areas

Beyond the town center it is possible to identify five distinct residential areas. Each has its own character, but they all display a variety of age and design; it is essential that this variety is maintained. Many of the feature's characteristic to Emsworth appear in more than one area. For example, there are several larger houses, often Edwardian or Victorian. In some cases, these are on large plots. Increasingly there are developments where the house (or houses) is (are) replaced by a block of flats or many smaller properties. This brings a significant change (and challenge) to the character of the neighbourhood.

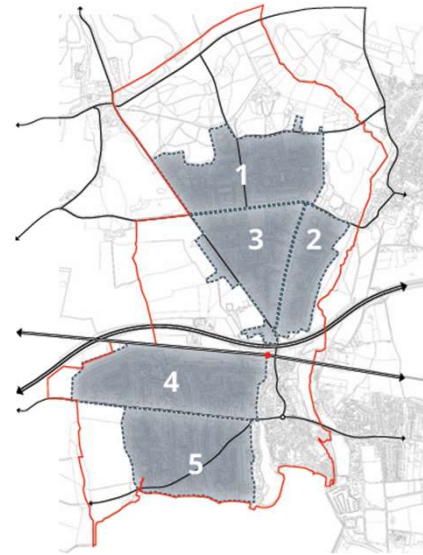


Figure 5: Residential Character Areas

The site at 31 Warblington Road sits within the residential character area 5. Residential Character Area 5 is defined as:

Area 5 - South of Havant Road:

A variety of mainly individually designed 19th and 20th century houses with some infilling. Extending westwards there are more recent estates of buildings of more uniform design. There are several "colonial" villas set back in large plots of land, particularly on the western side of Beach Road at the southern end. These are of architectural interest and contribute to the character of the area.

Flood Risk

Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1: Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).
Zone 2: Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a: High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b: The Functional Flood Plain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

(Please note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defenses.)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

As per the map in Fig 6. the site at 31 Warblington Road, has a "very low" chance of flooding from rivers & the sea, which is defined as, less than 0.1% chance of flooding each year.

Lead local flood authorities LLFA are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA for the site at 31 Warblington Road is Hampshire County Council. As per the map in Fig. 7, the site is defined as having 'medium risk' of flooding from surface water.

Flood Risk Maps - retrieved from - <https://check-long-term-flood-risk.service.gov.uk/>.

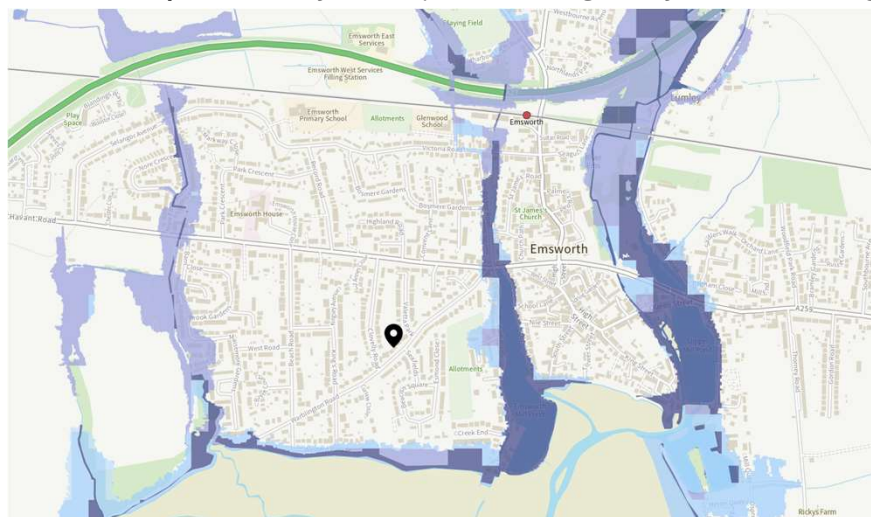


Figure 6: Extent of Flooding from Rivers & Sea.

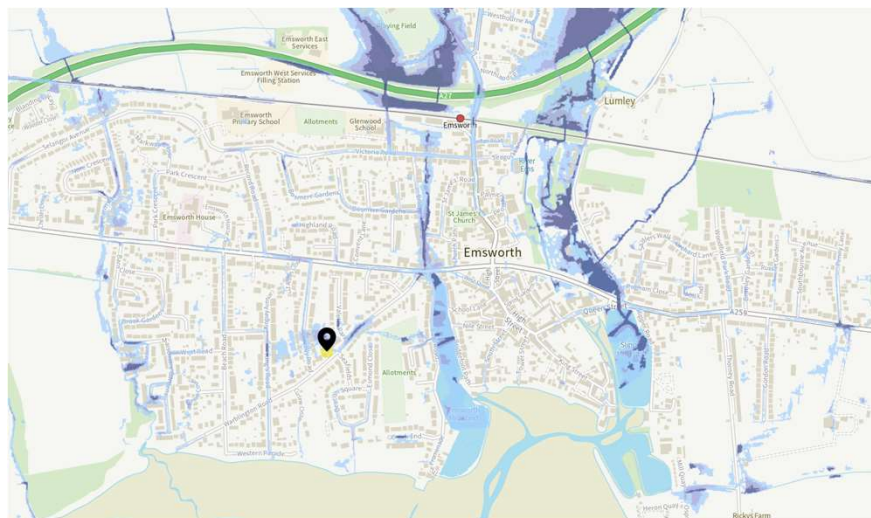
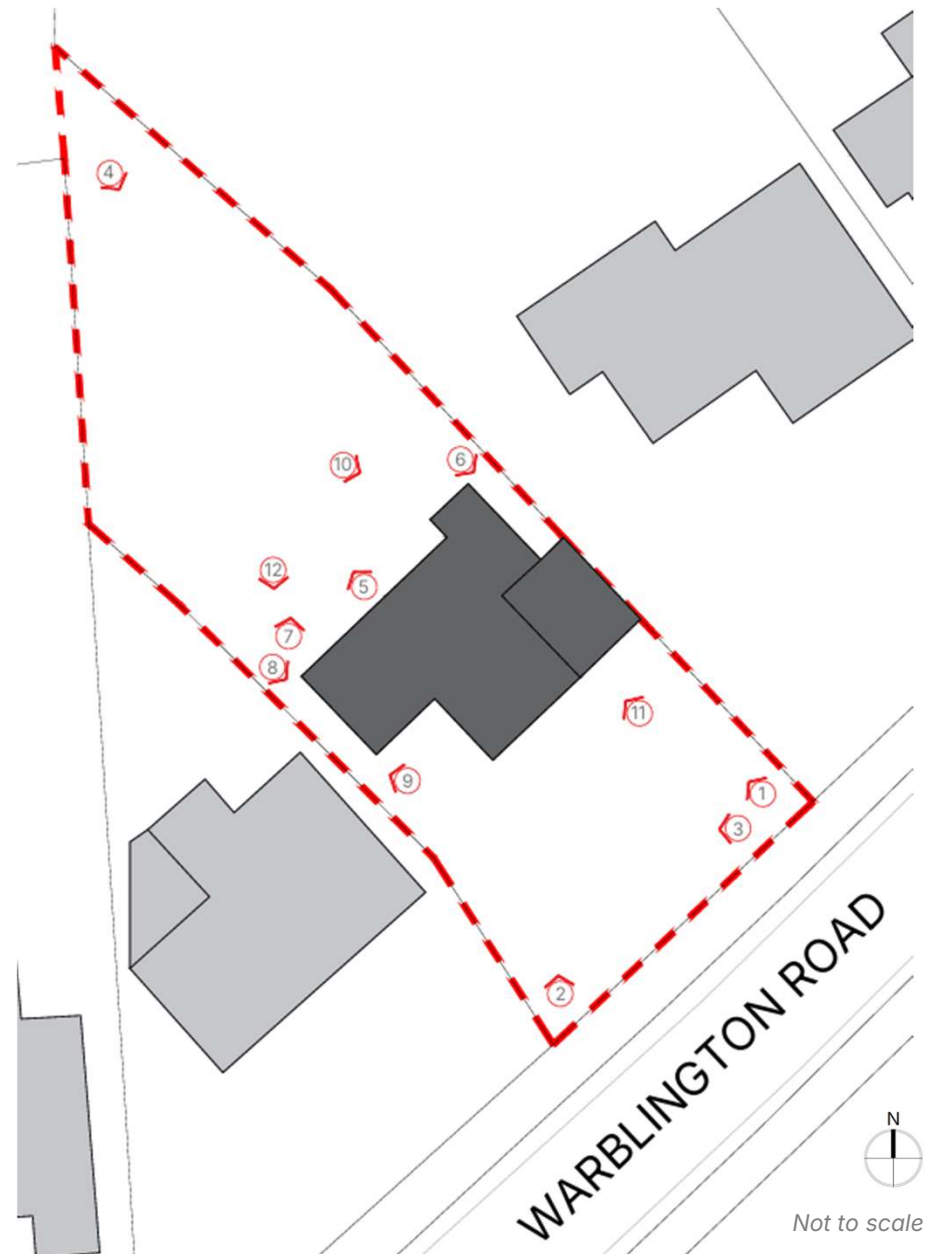


Figure 7: Extent of Flooding from Surface water.

 'High' means more than 3.3% chance of flood each year.
 'Medium' means between 1% & 3.3% chance of flood each year.

 'Low' means between 0.1% & 1% chance of flood each year.
 'Very Low' means less than 0.1% chance of a flood each year.

Existing Site Photos



The proposed

The proposal is to extend and renovate the existing dwelling on the site of 31 Warblington Road, Emsworth.

Design & Layout

The design centers around replacing the existing garage with a double-storey extension at the rear of the house, as well as adding a double-storey extension in the front left corner. These extensions will be connected by a single-storey link at the front and side, which will replace the existing porch. The existing roof will be re-tiled to ensure a seamless connection with the new rooflines of the extensions. Internal alterations and refurbishments will create an updated layout, making the home more suitable for modern family living.

The repositioned front door opens into a primary hallway that runs from the front to the back of the house, effectively dividing the ground floor into a series of interconnected spaces. To the right of the entrance, a group of rooms is neatly tucked into the front-right corner, providing essential functions for family life, including a WC, storage area, and utility room with a side door. To the left of the front door, the snug and office occupy space created by the extension.

At the rear of the ground floor, the main open-plan living area features the kitchen, dining, and living spaces. This large, versatile space has direct access to the back garden through a series of bifold and sliding doors, promoting a seamless indoor-outdoor living experience.

The upstairs layout has been reconfigured to better suit family living. The existing bathroom has been enlarged for added comfort, incorporating the smallest of the existing bedrooms. The other two bedrooms remain largely unchanged. Together with the two double storey extensions, the design provides four double bedrooms in total.

The rear double-storey extension creates space for a master bedroom, complete with a Juliet balcony overlooking the rear garden and an ensuite bathroom. The front extension accommodates a decent sized, additional bedroom with its own ensuite. Both bedrooms feature vaulted ceilings and roof lights, enhancing the natural light and spacious feel of the rooms.

Other changes include the addition of new windows and doors in both existing and newly created openings to seamlessly integrate the existing structure with the proposed design. The external elevations will be renovated, with existing brick walls finished in timber cladding. New external walls will be constructed using a complementary brick that matches the timber cladding and the newly tiled roof.

Appearance

The overall appearance of the property will be greatly improved. Keeping with the contemporary style, the proposed form of the building has been designed to complement the existing whilst also keeping with the style from the surrounding area.

Use

The use of building at 31 Warblington Road, Emsworth will remain as a residential dwelling [use class C3].

Access

Fig 8. shows the existing gate and driveway to 31 Warblington Road. The existing vehicular and pedestrian access to the property will remain unchanged.

Parking

The parking plan is to remain as existing.

The existing garage to the front of the of house is to be replaced with a large store but other than that the driveway will remain unchanged.



Figure 8: Shows the existing gate & driveway from the pavement on Warblington Road.

Amount

Internal Floor Area:	Existing	Proposed
Ground Floor	61.9m ²	104.8m ²
First Floor	47.8m ²	86.4m ²
Total	109.7m ²	191.2m ²

Total Increase of Internal Floor Area: 81.5m²

The proposals would result in an overall increase in internal floor area of 81.5m², and an increase of 23.1m² to the existing building footprint. The increase in footprint is shown in Fig 9. below.

Footprint:	Existing	Proposed
	95.1m ²	118.2m ²

Total Increase in Footprint: 23.1m²

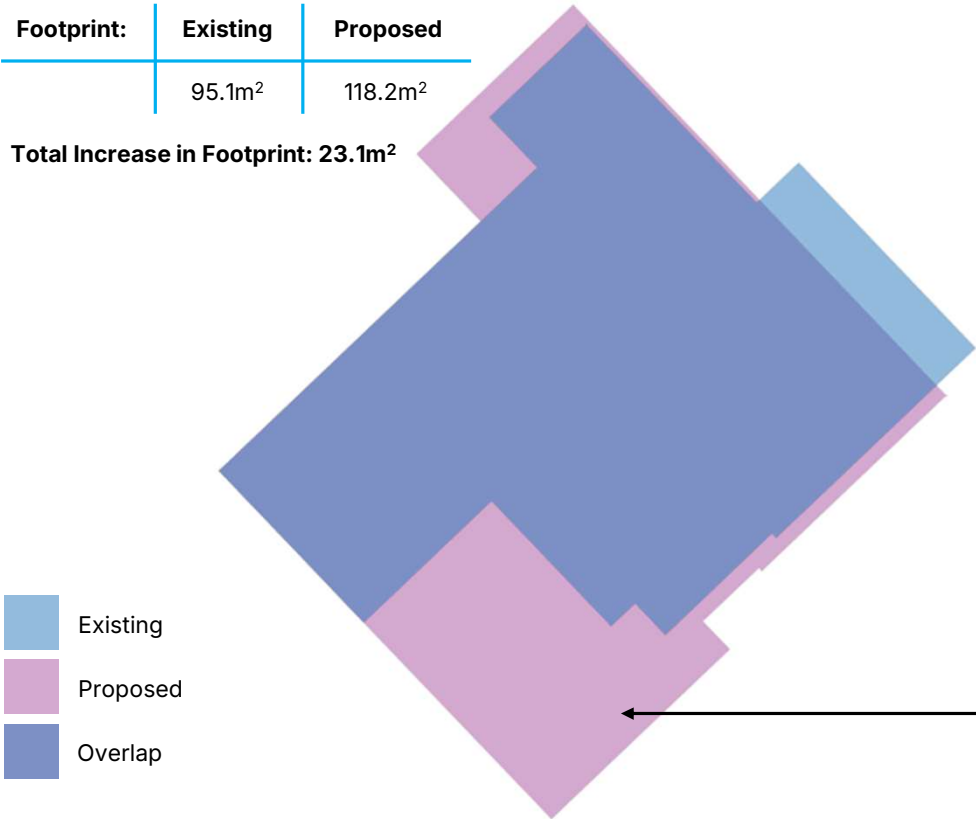


Figure 9: Shows the existing & proposed footprint of the building on 31 Warblington Road.

Scale

The proposals are of considerable but modest scale with consideration to the overall area of the site on 31 Warblington Road, with an increase of internal floor area of 81.5m².

Regarding the overall mass of the building, the roof line of the proposed extensions will no higher than the existing building. The width of the building will be largely the same and will be roughly 1m away from the boundary on both sides, shown in Fig 10. below.

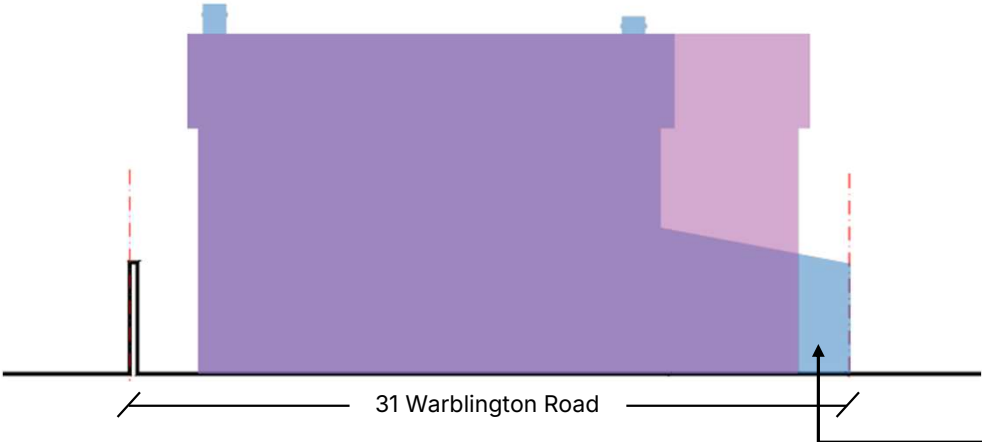


Figure 10: Shows the existing & proposed front elevation on 31 Warblington Road.

The extension to the front left of the existing house helps soften the boundary and overbearing presence of the neighbouring property. It will also enhance the privacy in the front garden.

The existing building pushes right up the boundary between the neighbour. However, the proposed is to move back from the boundary to create a walkway down the side of the house and improve the relationship with the neighbour.



Figure 11: Shows the neighbouring property.



Figure 12 & 13: Shows the existing building at the boundary of the site.

Materials

The proposed extensions and refurbishments to 31 Warblington Road are to be constructed of high-quality materials, that are of the local vernacular and in keeping with the surrounding context in Emsworth.

Wherever possible, materials will be locally sourced and have a low embodied carbon. The use of local and natural materials also enriches the way in which the house relates to the landscape and improves its sense of place.

The proposed external material palette includes the following:

- | | |
|----------|---|
| Walls: | All the remaining existing brick walls are to be finished in a timber cladding.

The proposed walls are to be finished in a new brick which will help the building to tie in with the existing walls. |
| Roof: | The existing roof tiles will be replaced with slate tiles which will also be used on all the proposed extensions. This will help to make the new tie in with the existing. |
| Windows: | Most of the existing doors and windows are to be replaced. Many of the existing openings are also to be repositioned. |

Sustainability

Materials will be sourced from the local area where possible. This supports both local suppliers and reduces carbon emissions from transport. The chosen materials are also designed to be low maintenance and have a long-life span.

The proposals incorporate areas of double glazing and roof lights to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the house. All new lighting will be LED to minimise power consumption.

The proposals have been designed to achieve U-values that exceed the required compliance for refurbishments and extensions to existing dwellings under the new building regulations.

Landscape

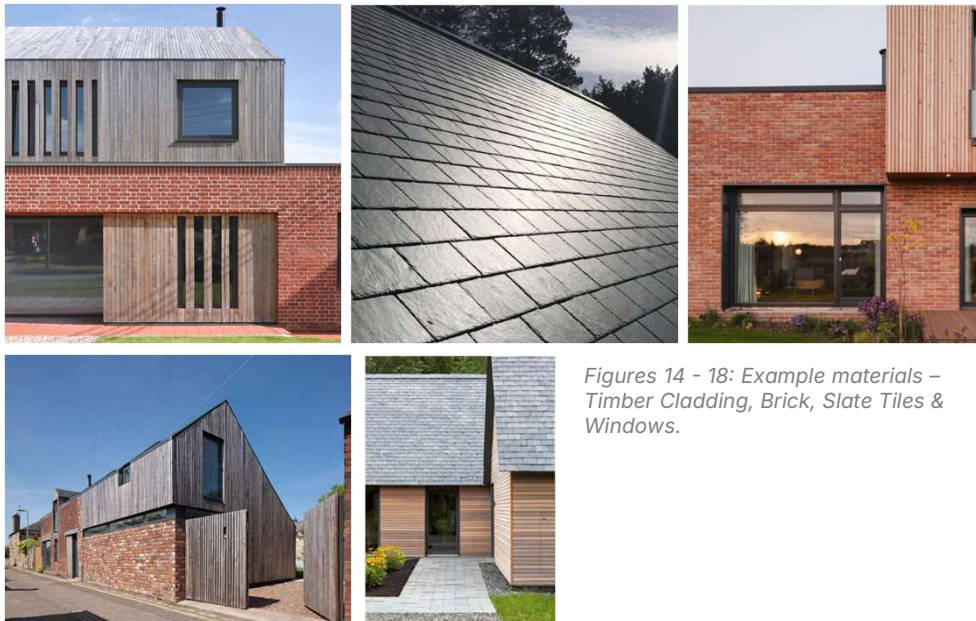
The overall landscape of the plot is to remain as existing. The garden and surrounding landscaping will be made good around the proposed works. Any planting, shrubbery or landscaping removed to allow for the proposed works will be replaced in adjusted locations around the site.

Conclusion

In conclusion, the proposals at 31 Warblington Road will improve the layout and functionality of the house. By creating open plan living spaces, it provides the family with a house that suits their needs and pushes the house towards more modern family living.

After comparing the site at 31 Warblington road to others in the local area, it can be said that the proposals are of an acceptable scale and provides the necessary space for family living.

The overall appearance of the dwelling will be greatly improved. The use of high-quality materials of the local vernacular will give the dwelling a sense of place but giving it a touch of contemporary design.



Figures 14 - 18: Example materials – Timber Cladding, Brick, Slate Tiles & Windows.