

Design and Access Statement

Jewel Cottage

Proposed oak framed orangery



The Proposal

The proposal relates to a ground floor extension to the property. The extension takes on a modern twist to the traditional orangery, accessed via the rear of the dwelling and attached to a recent ground floor side extension.

The orangery will consist of an oak frame with all posts, eave beams, sole plates and curve braces with traditional mortice and tenon pegged joints. The roof will be flat with an oak featured lantern with two opening vents. The glazing will be floor to ceiling, with a 4 pain bi folding door with 2 oak paned garden room windows.

The design and scale of the orangery are in proportion and appropriate for the existing dwelling.

The property was two dwellings at one time, and as such there are two elevations that take on the characteristics of the principal elevation. This is not a matter for further consideration for this application however.

Policy Context

The property lies within the Emsworth Conservation Area and Chichester Harbour AONB. In accordance with national and local planning policy and appropriate assessment of the significance of the Heritage Asset and the impact of the proposed development there on is required in order for permission to be granted for the extension.

Emsworth Conservation Area - A Heritage Asset

The area was designated in 1970 and subsequently upgraded to "Outstanding" in 1977. The conservation area is divided into eight sections:

- Historic Core
- North Street Environs
- 3a. Bridge Road and Victoria Road (East) Environs
- 3b. Victoria Road (West), Selangor Avenue and Nore Farm Avenue
- 3c. Havant Road and Warblington Road Environs
- 3d. Mill Pond Environs
- 3e. Barn Close and Maisemore Gardens Environs
- 3f. Horndean Road and New Brighton Road Environs (North Emsworth)

According the Havant Borough Design Guide SPD, Kings Street is situated within the Historic Core section where the "character area comprises the historic core of Emsworth, a town and former port with medieval origins and street pattern surrounded on three sides by sections of Chichester Harbour. The combination of the close proximity of the water, the historic origins of the street pattern and the diverse and high quality built form make for a memorable townscape throughout this character area and the plot and street plan of the medieval period dominate the town".

The area is mixed use with residential, retail and commercial with number of historically important buildings. The buildings are predominantly brick built with some painted white or cream with varying design and size. A number of more recent alterations to the retail units have had a negative impact on the street

scene however there is a well defined public realm with visual connections to the sky from low rise buildings and development.

The market place, St Peter's Square acts as a focus, with High Street forming the main thoroughfare through this space. South Street leads off to the waterfront and the Mill Pond to the west side of the peninsular.

Jewel Cottage is sited south of the village centre, leading off Kings Street from the High Street and accessed alongside a pair of modern semi detached dwellings with the access track bounded by the garden brick wall of the adjacent listed property of Wharf House.

National Policy

National Planning Policy Guidance

Sustainable Development - Three dimensions to sustainable development are identified:

- **Economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **Social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **Environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Part 7 - Requiring good design

Sets out the aims for design in new development and amongst other things states that:

Local planning authorities should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation

Part 12 - Conserving and enhancing the historic environment

Sets out the aims of local planning policy involving the historic environment as well as the requirements of considering proposals affecting Heritage Assets.

Paragraph 132 states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 137 requires that:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Local Policy - Havant Local Plan

Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough

This policy requires, amongst other things, that all new development protects and enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments..... buildings of local historic or architectural interests.

Policy CS16 - High Quality Design

This policy requires that:

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.

Whilst it was concluded through the evidence available the historic importance of Emsworth's Conservation Area is significant, Jewel Cottage is neither a listed building nor a predominate building in the public realm and as such the proposed

extension would cause no harm on its significance in accordance with the aims of Part 11 of the NPPF and the policies set out in Havant's Core Strategy, Design SPD, Emsworth Village Conservation Area Management Plan and Emsworth Design Statement all of which seek to maintain and protect the historical significance of the Conservation Area.

Chichester Harbour AONB

Whilst it is acknowledged that the site lies within the above AONB, due to the location of the property and the proposed extension, there will be no impact upon the aforementioned protected site.

Other material considerations

Access and parking - The existing vehicle and pedestrian access routes and entrances as well as parking are well established and will not be effected by the proposal.