

DESIGN & ACCESS STATEMENT

Replacement Dormer window, removal of chimney, revised fenestration and replacement tiles to 5 Orange Row, Emsworth. PO10 7EL

1 ASSESSMENT OF PHYSICAL CONTEXT

The 3 bedroom property lies within the Emsworth Conservation area within Orange Row, a small mews style development built approx. 1980's which is accessed off South Street. The property is a mid terrace with a matching two storey dwelling to the east and linked with a converted roof space dwelling above garages to the west. The terrace is staggered facing the internal courtyard which is reflected on the rear. The front elevation treatment includes a mix of both facing brickwork and white render with stained dark brown timber windows. The rear is white dark render with UPVC white fenestration, different from the original design, although the existing twin dormers to the rear retain the existing timber stained windows.



Fig 1 – Front view of the property within courtyard



Fig 2 – Rear view of the property within garden.

The rear of the property can be viewed from Chichester Harbour foreshore being set back from the main seafront dwellings and only visible through a gap between 4 Sea View Cottages and No.5 and 6.



Fig 3 – Rear view of property from the foreshore, visible between a gap in main sea frontage properties.



Fig 4 – View of property from millpond footpath

The property is also just visible from the millpond footpath, as can be seen in Fig 4 above, but slightly obscured by Seaview cottages.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The following policies apply from the Havant Borough Core Strategy 2011:

CS16 - High Quality Design

The Emsworth Conservation Area Character Appraisal (March 2010) should be considered.

3 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE.

- 3.1 The proposal for a new single dormer window:
The existing twin windows do not create the best use of space within the master bedroom. The windows currently have a high cill height of 1.4m restricting views towards the harbour and the skilling space between the windows restricts the potential available headroom space and internal layout.



Fig 5 – View from within master bedroom of twin dormers



Fig 6 – View out of existing dormer window

The proposed new dormer window removes the skilling line between the windows, replacing it with glass and the window is slightly moved out towards the eaves which in turn allows for the cill to be dropped to approx. 1.1m above finished floor level. The width of the proposed dormer window is equal to the width of the existing two dormer windows, retaining a balance within the roofline elevation. The height of the proposed dormer is carefully designed to be equal to the existing dormers and neighbouring pair of twin dormers maintaining consistency and proportion to the roofline.

- 3.2 The proposal for the replacement tiles:
The existing tiles are showing signs of wear, cracking in places from frost damage and starting to become loose in places. With the proposed works to the roof the current owner is taking advantage of the access and alterations and therefore proposes to replace the existing plain clay tiles with new plain clay tiles in a matching colour and style.
- 3.3 The proposal for the removal of the existing Chimney:
The chimney on the rear elevation is no longer used and no fireplace exists and therefore redundant. To minimise any possible future maintenance and repair of a redundant chimney stack and to utilise the maximum internal space available, the proposal is to remove the chimney and replace with an extension of the roofline with tiles, which will all match through as the works will coincide with the new replacement roof tiles.
- 3.4 The proposal for revised fenestration to the rear elevation:
The first floor living room currently has two sets of doors, one double and one single with glazed juliet balconies. The proposal is to remove the pair of double doors and replace with a single feature window maximising on available views across the harbour. To allow for suitable window proportions the cill is to be raised to approx. 600mm above finished floor level. The cill is to include a brick header course to match the existing windows. This helps balance the proportions of the feature single pain window allowing it to sit in balance to the elevation proportions.

4 SCALE, POSITION, LAYOUT AND BOUNDARIES

The proposed dormer window will not extend any further in width than the extents of the current boundary wall facing cheeks of the existing two dormer windows. The proposed dormer window will allow for two opening casements either side of a fixed central feature window, retaining characteristics of the two existing opening panes to retain proportions. The height and depth of the proposed window is carefully designed to allow the window to sit comfortably and proportionally within the pitched roofline, being similar to the neighbouring windows to the east.

The lowered window cill to the proposed dormer, of approx. 300mm may highlight some concern of overlooking to neighbouring properties. However, any overlooking is minimal as can be seen in the current view within Fig 6 above, due to the elevated position of the dormer vista within the roofline and the significant gap between the neighbouring rear properties with the view focusing directly towards the harbour.

In considering the current large extent of glazing with the lower first floor windows the revised dormer proposal will have no further impact than the existing environment.

In addition the proposals to the revised fenestration of a new feature window to replace the first floor double doors and juliet balcony, reduces the glazing area with the raised cill, improving any concern of privacy.

5 MATERIALS/APPEARANCE

The dormer window is to be lead clad in equal material, design and style to the current and neighbouring dormer windows. This will retain the existing character of the mews style properties which is current within all of the Orange Row properties. More importantly the dormer will maintain the character of the visible roofline viewed from the south between the visible glimpses available along the foreshore. Although

set back slightly from the main shoreline the relationship with the neighbouring property to the east will be maintained when viewing the roofscape.

The replacement plan clay tiles are to match the existing in style, colour and texture.

The revised rear window will be in UPVC to match the existing rear windows with a matching brick header cill. The infill to the cavity wall will be in equal painted render.

6 ACCESS

The design for the proposal maintains all existing means of access into the habitable areas of the dwelling. There will be a significant improvement in the available headroom within the master bedroom with the introduction of the proposed rear dormer window.

7 CONCLUSION

The overall design of the proposal is sympathetic to the character and style of the existing dwelling and mews style properties and is in keeping with the architectural characteristics associated with existing building.

The scheme has no adverse impact on neighbouring properties.

Relevant local and national policies are complied with and there is no adverse effect on any other interest of acknowledged importance.

FLOOD RISK ASSESSMENT

Replacement Dormer window, removal of chimney and replacement tiles to 5 Orange Row, Emsworth. PO10 7EL

The property lies just inside or on the edge of the Flood Risk Zone 2, as an area at risk from tidal flooding from Chichester Harbour. Whilst it indicates that the site is at risk of flooding, it should be noted that the property itself has no record of having been flooded.

The proposals to the property do not affect the number of rooms within the property. The proposals only affect the roof level and external appearance and therefore flood risk need not be considered.

