

APP/14/00847 - 5 Orange Row, Emsworth

I have not had an opportunity to visit the site. have some familiarity with the area. but I am responding based on a desktop assessment for expediency.

Orange Row forms part of a modern enclave of buildings within the conservation area. Architecturally the development is not particularly special, but it does knit reasonably well into surroundings as is evident from the picture from the foreshore forming part of the design & access statement. Chimneys are often a distinctive element, contributing positively to the character of an area resulting in a presumption to retain. From the information supplied I do not feel this to be the case here. The loss of the chimney (assuming this falls under planning control) on the rear elevation would not appear to be a particular concern in this case.

The proposed fenestration in the rear (south elevation) is quite simply arranged at present. It has a strong vertical proportion and rhythm that gives a better architectural composition than what is currently proposed. I consider the proposals a retrograde step, but if visually contained would not be such as to substantiate an objection.

The matter which causes me most concern is the change to the dormers. What exists is not particularly elegant but does mean they form a relatively inconsequential element of the roof. Comparing the south and north (courtyard) elevations a conscious attempt appears to have been made in the design of these buildings to achieve a more restrained appearance to the more visually prominent public view from the Harbour. The dormers in size echo more traditional features in the conservation area but designed in a more contemporary idiom. A proper assessment needs to be made of the visual impact – my judgement on the basis of the photographs is this would be limited on this property but more intrusive if repeated on other houses within the close, thereby setting a precedent.

This particular change would in my view have a negative impact. It requires a wider assessment of the area in which it is set to determine the context and precedent(s) if any, already set. If the larger more bulky dormer proposed stands out as being distinctly different from what currently exists in principal public views I feel there would be a sufficient case to resist this element of the proposal. I trust these guidelines assist but must defer to you for this more detailed consideration.

John Townsend
Conservation Consultant
05/09/14