

Application for Planning Consent for a new dwelling to the east of 24 Beacon Sq, Emsworth

Design & Access Statement - Pre-application

This document is in support of a Planning Application for a new dwelling located to the east of 24 Beacon Square, Emsworth. The proposed works are documented in the enclosed regulatory forms, design drawings and the following Design and Access Statement.

The proposed works include:

- Subdivision of 24 Beacon Square
- New dwelling located to the east of the existing property

1.0 Site Analysis

1.1 History & Context



24 Beacon Square is a 2 storey detached dwelling situated within a large plot of land. Access to the dwelling is located off a turning head within Beacon Square which serves two dwellings. Emsworth harbour is located to the south of the dwelling. A two storey dwelling with a large roof dormer is located to the north of the 24 Beacon Sq.

The dwelling is not located within the Chichester Harbour Area of Outstanding Natural Beauty, although Chichester Harbour Conservancy Design Guidelines have been taken into consideration during the design development.

1.2 Size, shape, orientation and topography of the site

The existing dwelling comprises a 1970's dwelling which includes a single storey garage to the front and a large extension and conservatory to the rear. The adjacent property to the east is similar in scale and also comprises a two storey dwelling with large single storey elements.

A path is situated between 24 & 26 Beacon Square.

The separation distance / gap of 32m between 24 & 26 Beacon Square is much larger than the spacing between the other dwellings on the waterfront as demonstrated on the following diagram.



The topography of the site has a slight fall towards the south as indicated on the topographical survey.

The boundaries to the site generally comprise of 2m closed boarded fence to the east adjacent to the footpath with post and rail fencing to the waterfront. The lie of the land to the waterfront increases in height which acts as a local flood defence.

2.0 Design:

2.1 Policy:

The design was developed in accordance with the guidance provided in: Havant Borough Council's Core Strategy 2011, Emsworth Design Statement 2008, Chichester Harbour Conservancy Design Guidelines for New Dwellings and Extensions and the NPPF.

Relevant policies from the Havant Borough Local Plan (Core Strategy) 2011:

CS12 Chichester Harbour Area of Outstanding Natural Beauty

Development will be permitted where it:

- *Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.*

The proposed dwelling has been designed to be in keeping with the established pattern of development.

- *Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).*

The orientation of the proposed dwelling ensures that there would be sufficient remaining visual gaps between the adjacent properties, see section 2.2 for further details.

- *Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.*

The proposed dwelling would not have any detrimental effect on the environment.

CS14 Efficient Use of Resources

On completion, unless proven to be financially or technically unviable, meets the following standards: Residential development – Level 3 of the Code for Sustainable Homes

The proposed dwelling will achieve code Level 3 of the Code for Sustainable Homes

CS15 Flood and Erosion Risk

Development in areas at risk of flooding now and in the future as identified on the latest Environment Agency flood risk maps and Strategic Flood Risk Assessment climate change maps will only be permitted where:

Flood risk assessment

The scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.

The site is located adjacent to a flood zone 3, therefore as a precautionary measure the proposed dwelling incorporates flood resilient design measures;

Proposed flood resilience and resistance elements:

- The proposed floor levels are set above the 1:200 flood datum of 4.60m AOD. The ground floor level is 4.70m AOD.
- Raised electrics throughout the ground floor.
- Non return valve to the foul drainage system
- Tanking and waterproof membrane system and rigid insulation incorporated to a new solid slab, laid in accordance with manufacturer's recommendation and to comply with building regulations.
- Where air bricks are installed removable covers will be fitted.
- Consideration of a removable flood barriers to be placed at the exterior front door.
- SUDS will be adopted for the proposed new hard-standing for the car parking.

CS16 High Quality Design

Planning Permission will be granted for development that is designed to a high standard. All development should demonstrate that its design:

Responds to, draws inspiration from and respects local context;

Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors; and

The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and outlook.

The proposed dwelling respects the established pattern of development including the visual gaps which exist between properties and the building line created by neighbouring properties. The context of the site was integral to the design

rationale and is explained in more detail within the remaining design and access statement.

CS17 Concentration and Distribution of Development within the Urban Areas

Development will be permitted that makes the most effective use of land in the borough by granting Planning Permission that concentrates new housing within the urban areas as shown on the proposal map.

The site is within the Emsworth urban area as defined by the Havant Borough Local Plan (Core Strategy) 2011, therefore the proposed sub-division of the plot complies with this policy.

DM9 Development in the Coastal Zone

*Planning Permission will only be granted for development in the coastal zone which:
maintains and enhances the appearance and distinctiveness of existing settlements along the coast;
Contributes positively to the landscape;*

The context was used to inform the design rationale and as a result the proposed dwelling is of a high quality design which complements the character of the locality.

DM13 Car and Cycle Parking on Residential Development

Residential development will only be permitted where it provides car parking and cycle storage in accordance with the relevant standards. Such parking must be appropriately located in relation to the development and must be practical for its intended use.

The proposal provides appropriately sited, on site car and cycle parking in line with the Havant Borough adopted standards for residential developments.

The proposed development is also in accordance with relevant policies outlined within the Emsworth Design Statement, namely;

Part 3 Build Environment:

- *Buildings in scale within the context of the surrounding buildings and located where they will not overwhelm their surroundings.*
- *Buildings in scale with the small scale “village” character of Emsworth.*
- *Imaginative, innovative, and quality designs, incorporating styles of the present age where appropriate so they can take their place as part of the evolving history of Emsworth.*

- *Up to date design, materials and construction in new buildings to conserve energy and promote sustainability without harming the townscape and character of the area.*
- *Avoidance of 'Mock' styles, variety for variety's sake or unrelated ornamental detailing, which serve no purpose other than to attempt to camouflage inappropriate design or materials.*

2.2 Use, Layout, Scale and Appearance:

The proposed new dwelling is located to the east of 24 Beacon Square. The proposed new dwelling results in the gaps between the dwellings being approximately 6m (24 Beacon Sq to the single storey element), 8m (24 Beacon Sq to the 1.5 storey element) and 16m (new dwelling to 26 Beacon Sq) which is consistent with the other existing buildings.



The proposed building line to the north (Beacon Sq) and southern waterfront aspect is also similar to the adjacent properties.

The scale of the proposed new dwelling sits comfortably between 24 & 26 Beacon square with a similar ridge height. The proposed gable frontage onto the waterfront reduces the perceived mass of the proposed dwelling and allows for clear views to the harbour from the existing dwellings located to the north of the site.



While the site is not located within the CH ANOB due regard has been paid to their recommendations within the CHC design guide. We propose that the windows frames are painted dark grey and the use of charred timber in order that the dwelling sits well within the landscape. The form of the dwelling comprises of three elements, to reduce the overall perceived mass of the dwelling as per CHC guidelines.

The proposed 1.5 storey dwelling takes advantage of the roof-space to provide accommodation while maintaining a similar ridge line to the adjacent properties.

2.3 Context



*Existing dwelling 24 Beacon Sq
Light painted timber ties in with the proposed
render*



View from the south (24 Beacon Sq)



Existing post and rail fence



View from the south (24 Beacon Sq)



Examples of contemporary gable fronted dwellings within the locality of the development

The waterfront within the locality of the proposed dwelling comprises of a variety of building styles and roof forms. The proposed gable fronted dwelling sits comfortably within this immediate and wider context, respecting the scale of the adjacent buildings.

24 Beacon square along with the proposed development site are heavily screened by dense vegetation, evergreen trees and the flood defence mound at the southern end of the site when viewed from the existing waterfront footpath.

2.4 Materials



Through colour render
Windows with timber panels



Charred timber



Timber screen with
window behind

The proposed use of timber slate and light coloured render are all found within the context of the proposed development. Additionally the use of light render with the contrasting darker timber is in accordance with CHC Design Guidelines.

3.0 Access & Sustainability

3.1 Parking

It is proposed to maintain the existing access. The existing dwelling will retain 3 car parking spaces while the new dwelling will also have three car parking spaces, a dedicated bin and cycle store will also be provided for the new dwellings.

3.2 Landscape

The proposed development will result in the loss of 5no. small fir / fruit trees. The proposed development will provide 5no. mature native species.

Existing dense and mature vegetation is proposed to be retained, which is in accordance with the general guidelines of CHC's Design Guidelines.

3.3 Sustainability

A sustainable approach to the works is a core element to the design intent of this proposed application. Sustainable design will be achieved through a 'whole building design approach' integrating environmental performance, accessibility, cost effectiveness, function, preservation, security and aesthetics.

3.4 Access

All surfaces will be smooth, even and well-laid to avoid tripping. In addition the floor finishes shall be further designed in accordance with all applicable accessibility standards and regulations.

This supporting statement was formulated in accordance with:
CABE's Guide to *'Design and Access Statements How to write, read and use them.'*
EHTF Built Environment Working Group; *'Making Better Planning Applications'* report no.54.