

# **Design and Access Statement**

**26 Beacon Square**  
Emsworth  
Hampshire  
PO10 7HU

**Proposed alterations to the roof,  
new two storey extensions to the  
east and west elevations and a  
ground floor east elevation  
extension together with a new  
detached garage**

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## LOCATION

The site is located in residential area to the west of the village of Emsworth. It enjoys a harbour side location with the south facing garden extending some 70 metres towards the harbour edge. The site covers some 2900 m<sup>2</sup>

## EXISTING DWELLING

The building is a mid 20th century dwelling over two floors. To the north side is a parking area with garage and access to the public highway to the south is an extensive garden and paddock mainly laid to lawn. Beyond the south boundary of the property is a public footpath 'Wayfarer's Walk,' a small area of foreshore and Chichester Harbour itself part of the system of great tidal harbours in this area.

The current construction of the building is in the character of the period and this location. The pitch roof covering is concrete tiles, the upper external walls are concrete tile hung and below that is walling in traditional cement and sand render currently painted in pastel blue.

The structural element of the external wall is mainly a traditional cavity wall approximately 270 mm in width with individual masonry leaves constructed from block work except for a facing brick plinth that surrounds the property at ground level approximately 450 mm high. The windows, perhaps replaced some 20 years ago, are powder coated and aluminium, fitted with double glazing used at that point in time.

There is a detached garage and ground floor flat roofed outbuildings constructed from concrete blocks.

When viewed from the east or west elevation the pitched roof shows an asymmetric layout and it terminates at a lower level along the rear elevation. Into rear elevation slope at first floor level is a long continuous dormer window arrangement. The roof generally is a hipped design and the centre of the rear first floor dormer window also features a hipped roof projection. The pitch angle is around 34° according to the digital survey.

Inside are the usual offices with kitchen, living rooms and service elements on the ground floor. There are five bedrooms all set out on the first floor. There is a large projecting sunroom element to the living area that terminates in a semicircular glazed elevation facing towards the harbour.

The south facing ground floor elevation feature several large glazed sliding patio doors, these are all probably original. Such sliding patio doors were very much of feature of dwellings built around the harbour at that time.

An important feature of the site not visible is the existence of a quite large main foul sewer crossing the site from East to West under the lawn of the south elevation and relatively close to the existing building. The specific location of this sewer plays an important part in the considerations for any future development or alterations to this building.

The overall design of the building though pleasant has no particular architectural features to set it above its neighbours. It is not listed nor is it in a conservation area. It abuts the Chichester Harbour AONB but is not part of it.

## DEVELOPMENT PROPOSALS

Although the owner applicants have investigated, commissioned and detailed an entirely new build scheme to replace the existing dwelling it was finally concluded that it is more appropriate to remodel the existing building structure.

The proposals therefore are broadly as follows. The whole roof of the main dwelling would now spring from the top wall plate level of the south elevation and the north main wall would be increased in height to enable

this alteration. The roof modelling would remain as a hipped construction and at the same pitch angle of 34° as the existing.

This would enable the introduction of a room in the roof at second floor level in order to enjoy the harbour view and would be constructed from the south elevation aspect.

Two narrower two storey wings would be attached symmetrically to the east and west gable elevations. The roof design would follow the character of the existing roofs and would be fully hipped to both elevations. On the east elevation there would be a small ground floor additional extension with a parapet wall detail with a hidden flat roof and a roof light lantern.

All the pitched roof elements including that of a detached garage would be covered in natural slate. The existing upper walling tile covering would be replaced with horizontal boarded cladding with shadow gaps between the boards. This would be in a neutral colour/hue. All new windows throughout would be framed in aluminium and be triple glazed.

Internally although some of the living and bedroom spaces would be increased in size in practical terms the number of bedrooms would be reduced from five to four. There would be no intention to use the loft room as a bedroom.

The lower walls of the dwelling and the new proposed detached garage would be finished in a plain cement and sand render and painted to a decorative finish. Through colour lightweight renders would not be employed. The facing brick plinth would be retained.

The only exception to this detailing would be the front door element where the whole of that smaller element of the elevation and its projection would be finished in a plain render, to assist to demonstrate the focal importance of that element.

The building's thermal performance would be thoroughly upgraded and the principal form of heating would be an air source heat pump system combined with power-wall batteries for energy storage.

No foundation work would be carried out to the south elevation and none forward of a line that is 1500 mm set back northwards from the existing South elevation. The proposed South elevations to the East and West extensions are all set back to this datum line including their foundations.

Apart from aesthetic considerations that the extensions should be subordinate to the main dwelling this is to ensure that there will be no additional loading placed upon this main sewer.

Overall the proposed aesthetic of the remodelling is to broadly follow the characteristic of the existing building and indeed the existing general location. The design of the roof, the walls, the cladding, the rainwater goods and the openings follow the general characteristic of many of the dwellings in this suburban location.

## **NEW BUILDING ALTERNATIVE**

A careful and detailed consideration was made to use a contemporary approach in a new building design. Such a scheme would have featured specialised zinc cladding, hidden in-roof slope gutters with expressive projected box framing to gable end walls, roofs and windows, both continuous and part shielded. There is a very small number of such designs recently in this general area that have been approved and constructed, but on balance this approach has been not been followed. The cost, and the visual and ecological impact being the determining features.

## **ENERGY CONSERVATION AND THE USE OF POWER**

Although the enclosed proposals significantly increased the gross internal area of the building it is the intention of the design to reduce the buildings existing energy consumption. This would principle be enabled by the very significant increase the building's thermal performance. Central heating would be derived via the use of our source heat pumps. Internal air ventilation and heat exchange systems would also be employed.

## **CHICHESTER HARBOUR AONB**

The property adjoins Chichester Harbour AONB but it is not within it. Clearly the harbour-side built landscape does play a modest part in the perception of the harbour generally. Paragraph 3.4.4 of the AONB Landscape Character Assessment touches on this matter.

In response it can be stated that there is an existing dwelling with a long elevation facing the harbour. It is relatively traditional in design and the proposals here reflect the existing aesthetic and in general eschews the use of large glazed areas, that is the continuous wall of glass as found in contemporary dwellings.

It is slightly taller than the existing dwelling at +1225 at the ridge mm but at the perception distances involved it is unlikely to be noticeable.

There is no change of character as this area of development along the Western shore of Emsworth has been established and developed since the 1920s.

The aesthetic of the traditional mid 20c existing building is retained and the colours of the finishes will remain muted.

The transition from foreshore to garden is defined by the hardstanding and indeed the existence of the public footpath, this will remain unchanged.

There is no loss of trees or vegetation as the site being at present a lawned garden with the appropriate shrub and small trees. It has been in this condition for the last 50 years and is unaltered by this application.

It should be noted that although the AONB terminates at very near to the southern boundary of the application site, the actual building itself a further 70 linear metres back from this boundary.

The tidal character of the harbour means that except at the highest tide and for a relatively brief interval of time it is not possible to sail or row within several hundred metres of this site.

## **TRAFFIC AND SITE ACCESS**

There are no alterations to access to the property and the amount of parking. The garage will include a dedicated area with separate access for cycle parking.

## **CONCLUSION**

The dwelling is increased in size principally to give more space to the internal rooms rather than to increase the occupancy levels. To this end the bedrooms on the first floor are reduced in number to four. The general aesthetic of the roof would remain the same although the roof covering material would change to a natural slate. The extensions at the side are integrated within the overall roof design with the same hips and slope angles.

The popular local aesthetic where the elevations are divided into two materials would be followed through and overall the character of the external appearance would be relatively similar to the existing. Intended colours and finishes would be muted and of good quality. Access to the site and the amount of parking would also be unchanged. Environmental and heating systems would be upgraded to a good modern standard in line with the aim to reduce energy consumption the grid.

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