



3 SCHOOL LANE DESIGN & ACCESS STATEMENT

3 School Lane, Emsworth PO10 7ED
MACRO MICRO ARCHITECTS August 2025

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01 Site Report

Site Report

Location

The property is located at number 3 School Lane in Emsworth. The property is located in the Emsworth Conservation Area. The Emsworth Conservation Area is a designated heritage environment recognised for its rich architectural and historic character, shaped by the town's maritime, industrial, and residential development over several centuries. The area comprises a mix of historic residential buildings, former industrial structures, small-scale commercial uses, and open green spaces, unified by a coherent urban grain and human-scale built form.

Architecturally, the conservation area is characterised by modestly scaled cottages and townhouses constructed primarily from red and yellow brick, often featuring clay tile or slate roofs, timber sash windows, and traditional detailing. Many properties front directly onto the pavement or are enclosed by low boundary walls, creating a defined and walkable streetscape. Mature planting, historic boundary treatments, and narrow alleyways contribute to the area's visual interest and sense of enclosure.

Emsworth's historic development as a fishing and boatbuilding centre is evident in the pattern of historic yards, outbuildings, and ancillary structures found behind principal frontages. The harbour edge and millpond form a key part of the town's identity, offering glimpses of open water framed by historic buildings and mature trees.

The area retains a strong sense of place, reinforced by a high level of architectural consistency, the use of traditional materials, and the retention of original features. Collectively, these elements contribute to the special interest of the Emsworth Conservation Area and its enduring appeal as a historic coastal town.



3 School Lane, Emsworth



Site Report

Front Street Scape

The application site comprises a two-storey, semi-detached red brick dwelling set back from the street behind a low brick wall and mature planting. The property features traditional architectural detailing consistent with the local vernacular, including gabled rooflines, white-painted timber-framed windows, and prominent red brick chimney stacks. The principal elevation presents a balanced and modest domestic frontage with a central front entrance framed by a small pitched-roof porch.

To the rear of the property, a late 20th-century conservatory extension has been added at ground floor level. The conservatory is constructed with white-framed uPVC glazing and a pitched glazed roof, in a style typical of the period. While not of historic significance, the conservatory is subservient in scale and form and is clearly legible as a later addition.

The property also benefits from a single-storey detached garage located within the rear garden, constructed in painted brick with a tiled roof, accessed via a private passageway.

The rear garden is enclosed by a combination of red brick walls and timber gates, and features a small paved courtyard area. The rear elevation includes a distinctive arched sash window at ground floor level and modern uPVC windows at first floor level, indicating some modernisation over time.

Overall, the building retains its traditional character and contributes positively to the streetscape and wider character of the Emsworth Conservation Area.



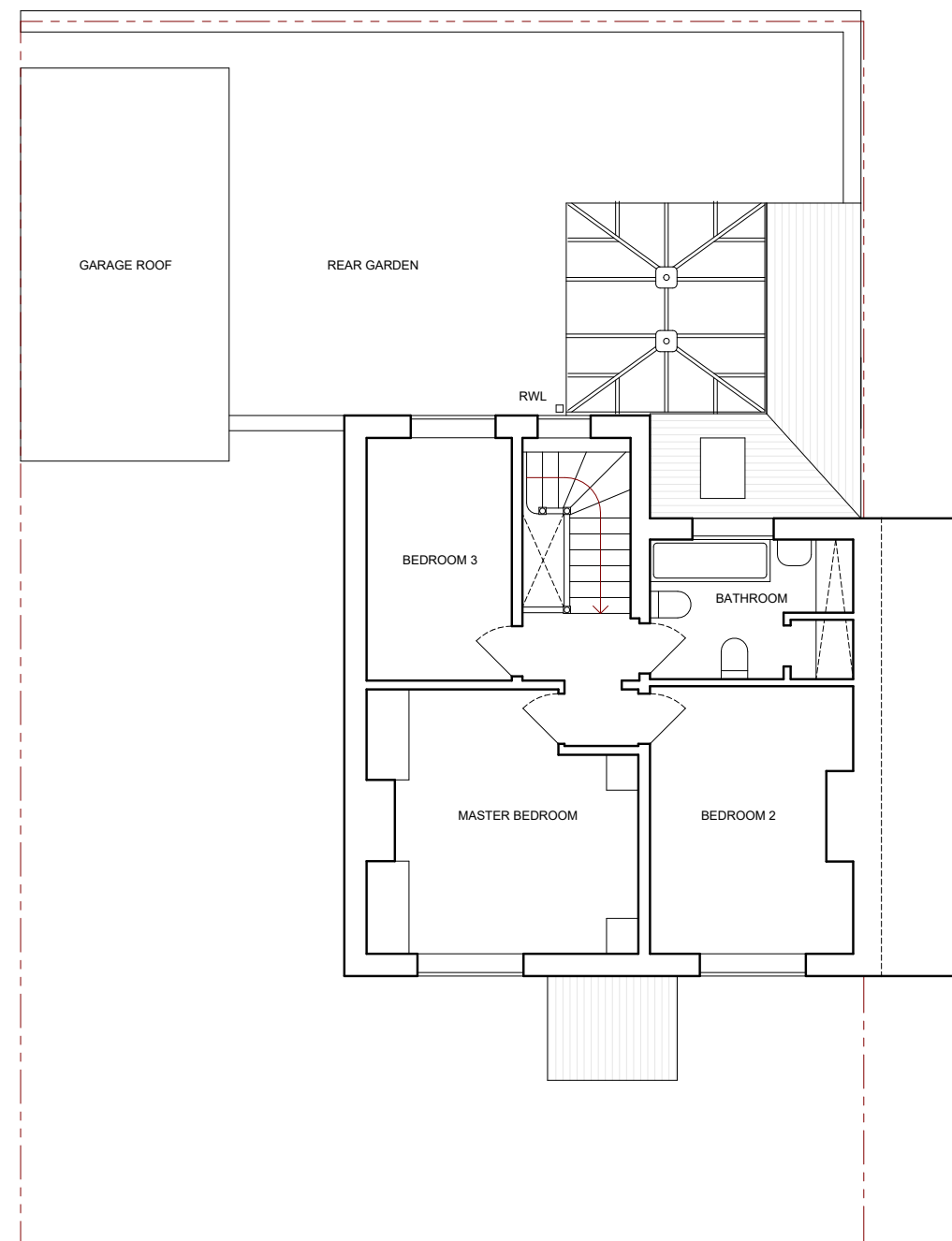
Site Report

Existing Photos

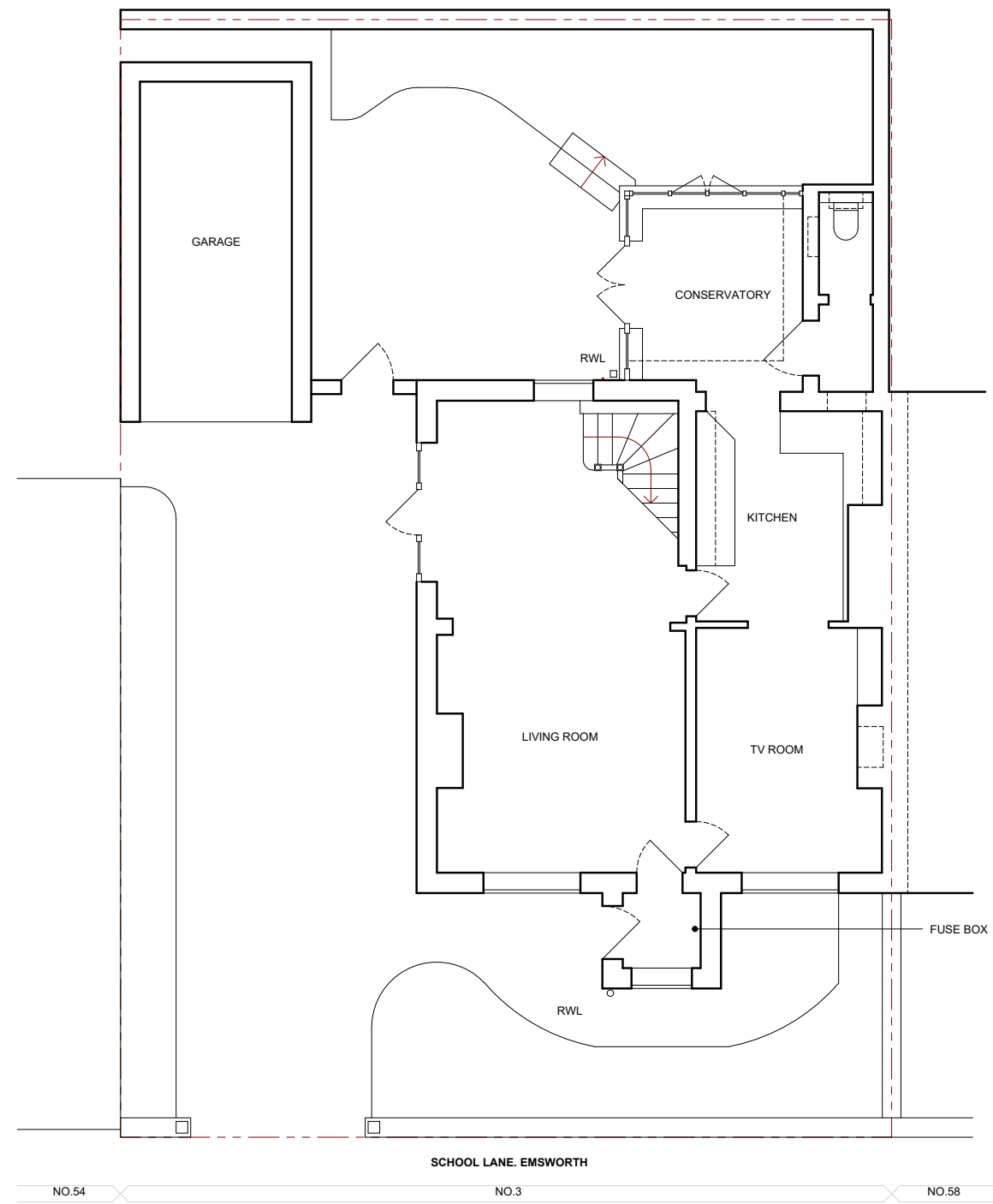


02 Existing Design

Existing Plans



Existing 1st Floor Plan



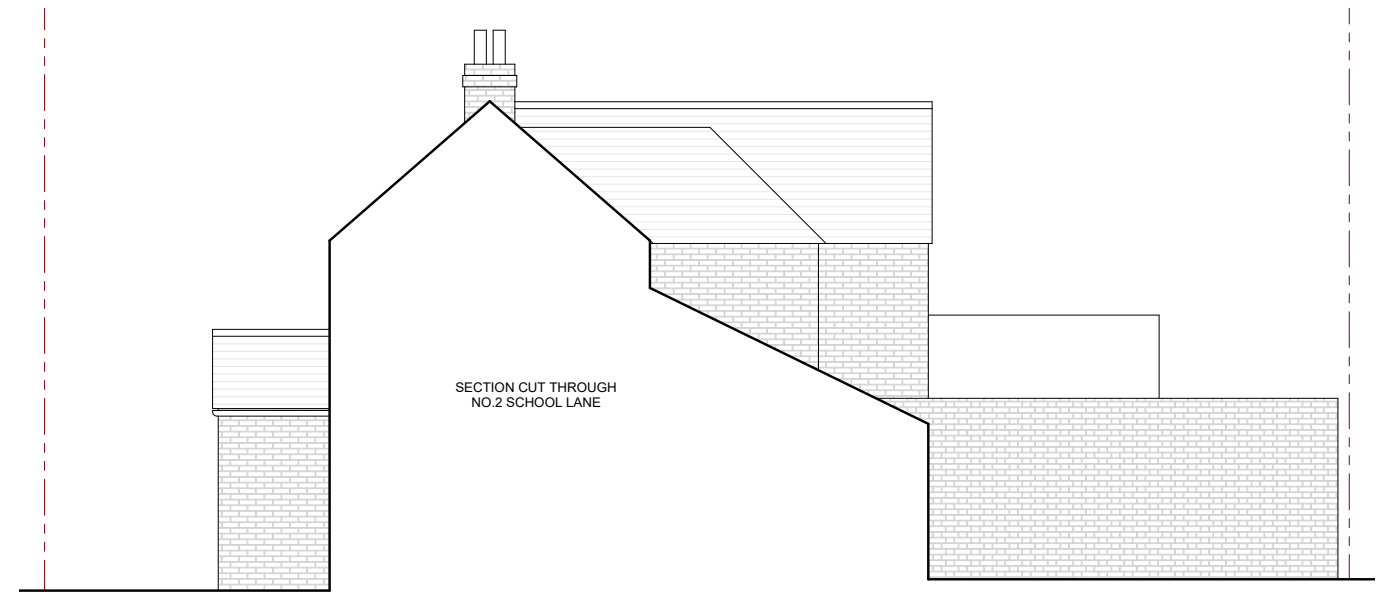
Existing Ground Floor Plan



Existing Elevations



Existing Front Elevation



Existing East Elevation



Existing Rear Elevation

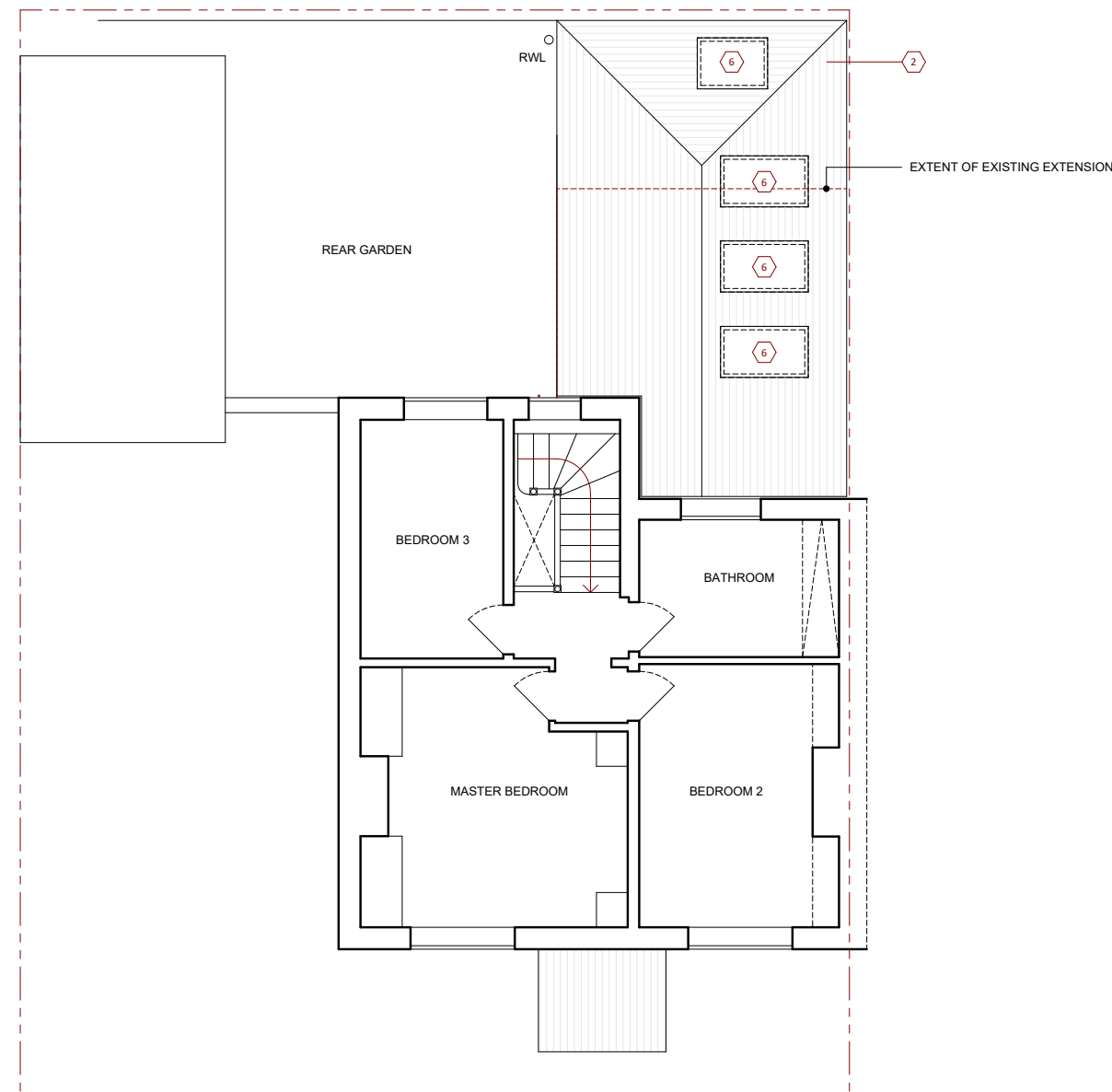


Existing West Elevation



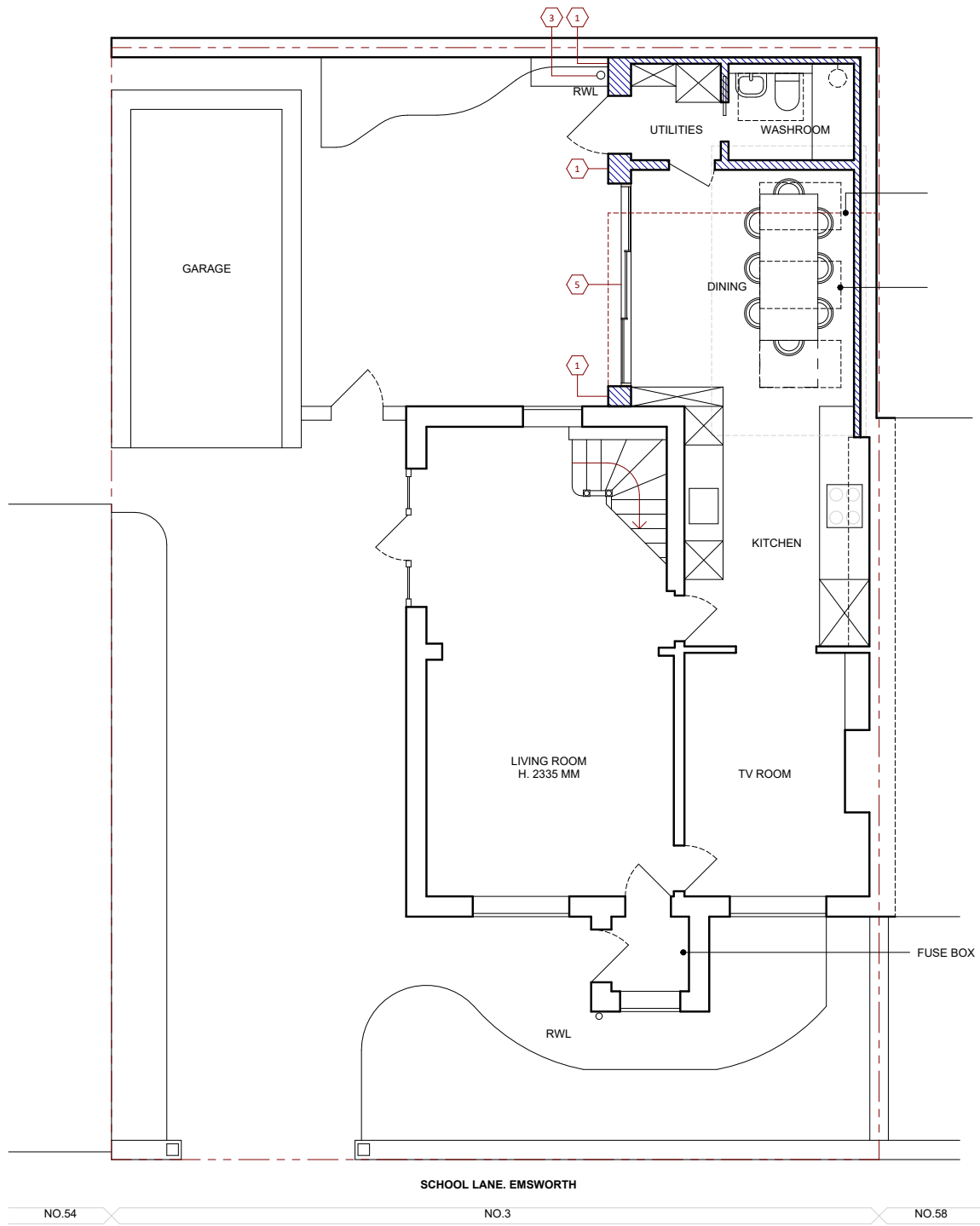
03 Proposed Design

Proposed Plans



- KEYNOTE LEDGEND**
- 1 BRICK TO MATCH EXISTING
 - 2 TILE TO MATCH EXISTING
 - 3 RAINWATER GUTTER AND LEADER TO MATCH EXISTING
 - 5 ALUMINIUM TRIPLE SLIDING DOOR SYSTEM
 - 6 PROPOSED SKYLIGHT

Proposed 1st Floor Plan



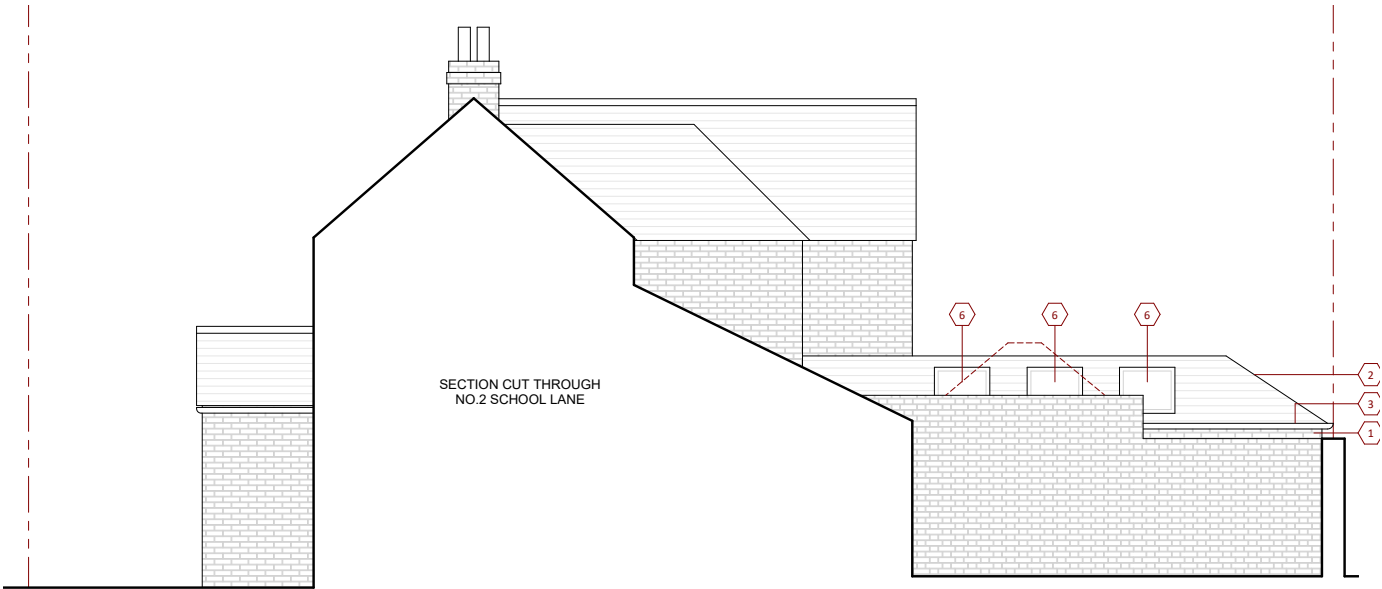
Proposed Ground Floor Plan



Proposed
Elevations



Existing Front Elevation



Existing East Elevation



Existing Rear Elevation



Existing West Elevation





This application seeks demolition of the existing conservatory and its replacement with a high-quality, single-storey rear extension. The new extension will accommodate an open-plan kitchen and dining area, improving the functionality of the ground floor.

Key elements of the proposed design include:

Brickwork and roof tiles to match the existing property.

A traditional-style timber door and aluminium-framed triple sliding doors to improve access to the garden and increase natural light.

Three contemporary rooflights within the new pitched roof to enhance daylighting without introducing visual clutter.

A simplified roofline, visually subservient to the main house, that integrates more coherently with the rear elevation than the current conservatory.

04. Use

The use of the property as a private dwellinghouse (Use Class C3) will remain unchanged.

05. Layout

The existing ground floor layout will be modestly reconfigured. The proposed rear extension will replace the conservatory to provide an improved open-plan kitchen/dining space, connecting more effectively with the rear garden.

There are no changes to the upper floor layout.

06. Scale

The extension is single-storey in height and modest in scale, remaining comfortably within the height of the existing eaves and ridge. It occupies a similar footprint to the existing conservatory and does not result in any over-development of the site.

07. Appearance

The appearance of the proposed extension has been carefully considered to ensure a coherent and respectful design. The use of traditional red brick and tiled roofing will visually integrate the extension with the host building. Window and door proportions are appropriately scaled, with slim-profile aluminium doors and discreet rooflights that minimise visual disruption.

The existing conservatory, which is of little architectural merit and visually intrusive in this sensitive setting, will be removed and replaced with a more contextually appropriate design.

08. Landscaping

The existing soft and hard landscaping within the rear garden will be retained with only minor alterations required to accommodate the new footprint. There are no changes to front garden planting or boundary treatments.

09. Access

Access to the property will remain as existing. The proposals do not affect the principal entrance or access to the garage and rear garden. No changes are proposed to parking or vehicular access arrangements.

10. Heritage Impact

The proposed development lies within the Emsworth Conservation Area and has been sensitively designed to respect and enhance the architectural

character of the host property and its setting. The removal of the current conservatory and introduction of a brick-built, traditionally detailed rear extension constitutes an enhancement of the building's rear elevation.

The proposals preserve the key architectural features of the rear façade, including the arched window, and introduce a more sympathetic massing and material palette. The extension is modest in scale, subservient in form, and does not impact views from the public realm.

As such, the scheme complies with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and local policy on heritage and design.

Conclusion

The proposed rear extension to 3 School Lane represents a thoughtful and contextually sensitive improvement to the existing property. It enhances the layout and function of the dwelling while removing an unsympathetic modern conservatory. The design responds to the character of the Emsworth Conservation Area and will preserve and enhance the appearance of the property.

The application is respectfully submitted for approval.





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