

Ms Emma Chisnall
Case Officer
Havant Borough Council Planning Dept.
Public Service Plaza
Civic Centre Road
Havant PO9 2AX

3 Orange Row, Emsworth, PO10 7EL

29 January 2018

Dear Ms Chisnall

Re. Planning Application No: APP/17/01111



I am are pleased by some of the changes to the planning application drawings and are reassured that there will now be no South facing modifications to challenge our neighbours at nos. 4 & 6, or the view from the foreshore and neighbouring houses to the South.

However, whilst these major changes have been made to the South elevation, on the North elevation we have had confirmation that the colour of all rendered walls will remain white.

Nowhere in this application does the applicant describe how the changes to the front elevation will fit in with the character and style of the existing site context. Our concerns have not yet been addressed and remain as listed below:

1. The front door width must not change, nor should an additional vertical strip of glazing be permitted on one side of the door. The existing front door and adjacent window beneath a small roof are currently in proportion with the front of the building at ground level and the rest of the front elevation including the semi-detached building at no. 4. The relationship with no.4 currently works extremely well because they were designed as a matching pair of semi-detached houses. These proposals will create a very crowded ground floor entrance area and completely disrupt the balance that exists between nos. 4 and 5. They will also destroy the visual harmony which links across three front entrances and five garage doors from the front door of no. 4 to the front door to no. 6. The drawings do not show these relationships between buildings and they can only be fully appreciated in situ.

2. The proposed replacement windows have not been defined sufficiently in the Planning Application form or the attached drawings in terms of a specific colour or style to inform what the end result will look like. As it is now agreed that it is necessary for this application to comply and match existing white rendered walls, then the same must hold true for the proposed new fenestration to match the existing window colour, sizes and flat profiles.

This is essential as the contrast between white walls and simple black window frames creates a striking and dramatic visual effect which unifies all eight dwellings within the Orange Row development. This colour combination has a particular significance for the Orange Row development as it is a distinctive feature of modern architecture of the 60s and 70s and for this reason must be maintained. The other major example of this period style in Emsworth are the black &

white raised Deck Houses at Emsworth Marina. It is also not clear how many windows facing onto the courtyard are being replaced. If the oriel window on the first floor and dormer windows in the roof are being changed then any new leadwork must match the existing decorative detail style

3. The garage door at no. 5 must also remain black to be consistent with the original architectural design concept. The integrity of the original design must be maintained for all five garage doors on this side of Orange Row. For just one of them to be a different colour, it will be both a constant visual distraction on a grand scale and irritation for residents. It will also be yet another unnecessary challenge to the original design scheme. Allowing this door to remain black would provide the measure of control that it would be reasonable for residents to expect to be offered by being within the Emsworth Conservation Area.

4. An additional roof light should not be permitted to break the orderly roof layout of dormer windows that exists at this level and matches those of its twin semi-detached partner at no. 4. This rooflight cannot be discreetly positioned (as rooflights should be) because it cannot align with any of the windows on the front elevation of no. 5 building. It will also have to be shoe-horned into a narrow space between a dormer window of no. 5 and the flanking wall of no. 4.

This rooflight will be easily visible from nos. 1, 2 and 3. Considering the problems of the narrow space available and the interruption it will cause to the existing orderly layout of the roofs of no. 4 it will be unduly prominent and so and so appear out of place. This is yet another unnecessary addition that will only result in spoiling the design and layout of another aspect of the Orange Row development and should not be approved, otherwise an ampthor unfortunate precedent will be set.

If any of the above objects are glossed over and permitted the visual integrity of the Orange Row development will be severely compromised and will it will merely allow future piecemeal alterations that will destroy the visual integrity of this set piece development and others in due course.

Since similar changes to skylights and windows have not been permitted to other houses in Orange Row very recently, I must ask when were the criteria for such alterations changed and if these changes are in conflict with the Emsworth Design Statement or 'best practice' as can be found in neighbouring authorities with responsibility for conservation area protection?

Much of the stress and anxiety this application is causing to to the small Orange Row community could have been avoided if there had been a serious attempt to present and discuss these proposals before submitting them.



Thomas Griffin