



2 & 3 SCHOOL LANE

DESIGN & ACCESS STATEMENT

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

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01 Site Report

Site Report

Location

The properties are located at number 3 School Lane in Emsworth. The properties are 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.



2 & 3 School Lane, Emsworth



Site Report

Front Street Scape

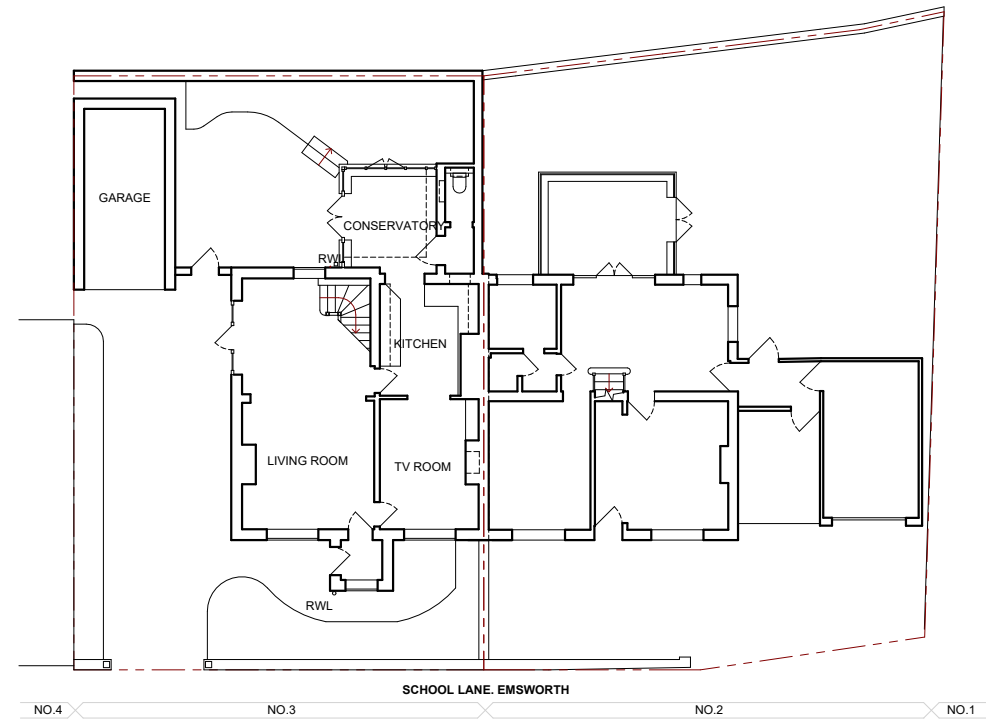
The application sites comprises adjoining two-storey, semi-detached red brick dwellings set back from the street behind a low brick wall and mature planting. The properties features traditional architectural detailing consistent with the local vernacular, including gabled rooflines, white-painted timber-framed 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 at number 3. White painted and soldier course lintels provide a slight difference in appearance between the cottages.

Overall, the buildings retain their traditional character and contribute positively to the streetscape and wider character of the Emsworth Conservation Area.

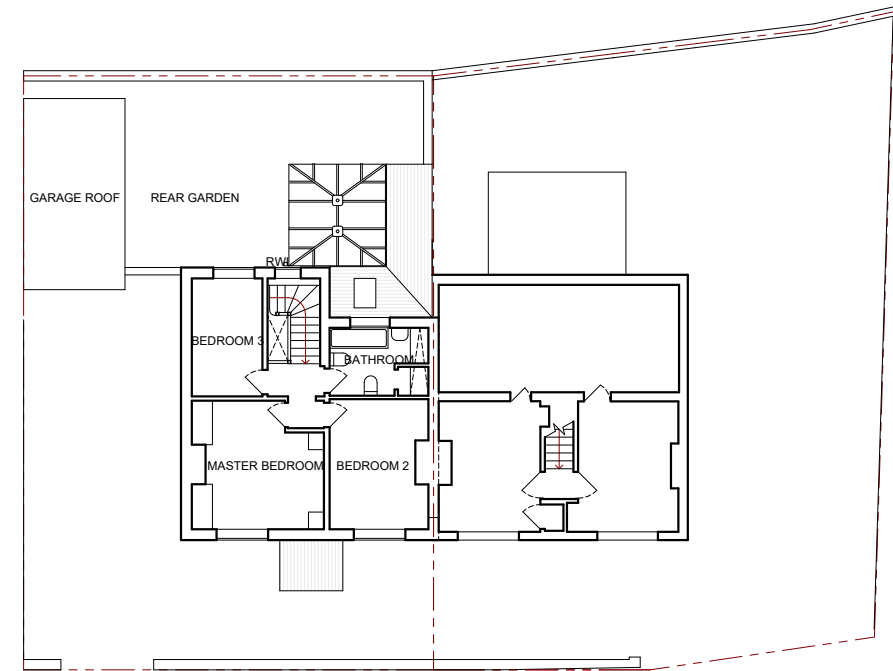


02 Existing Design

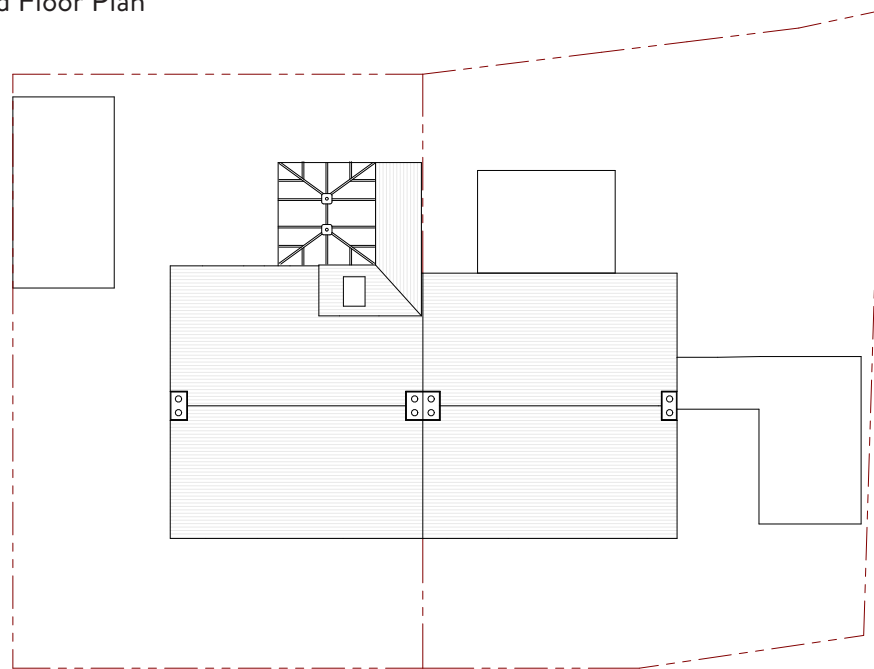
Existing Plans



Existing Ground Floor Plan



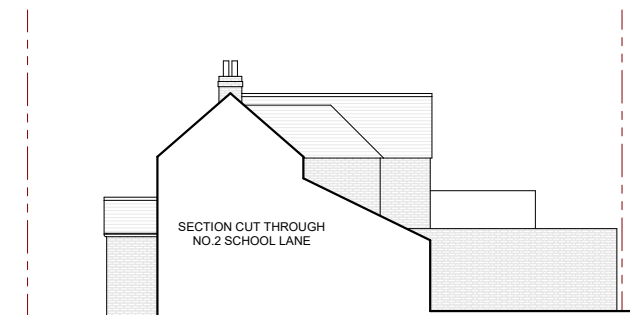
Existing First Floor Plan



Existing Roof Plan



Existing
Elevations



Existing Section



Existing Side Elevation



Existing Front Elevation

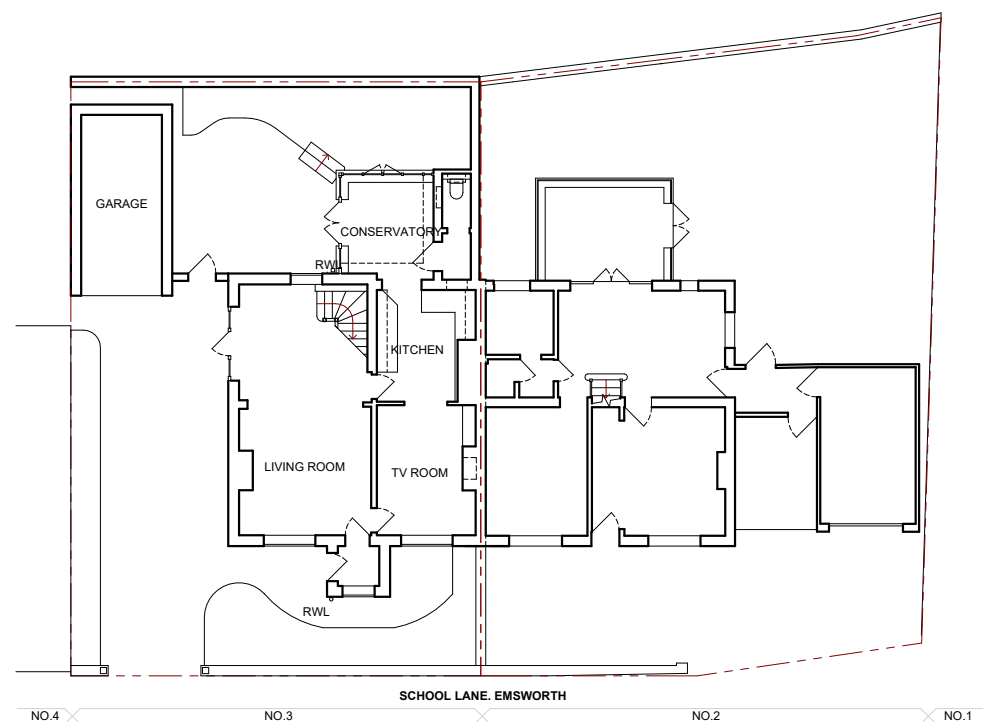


Existing Rear Elevation

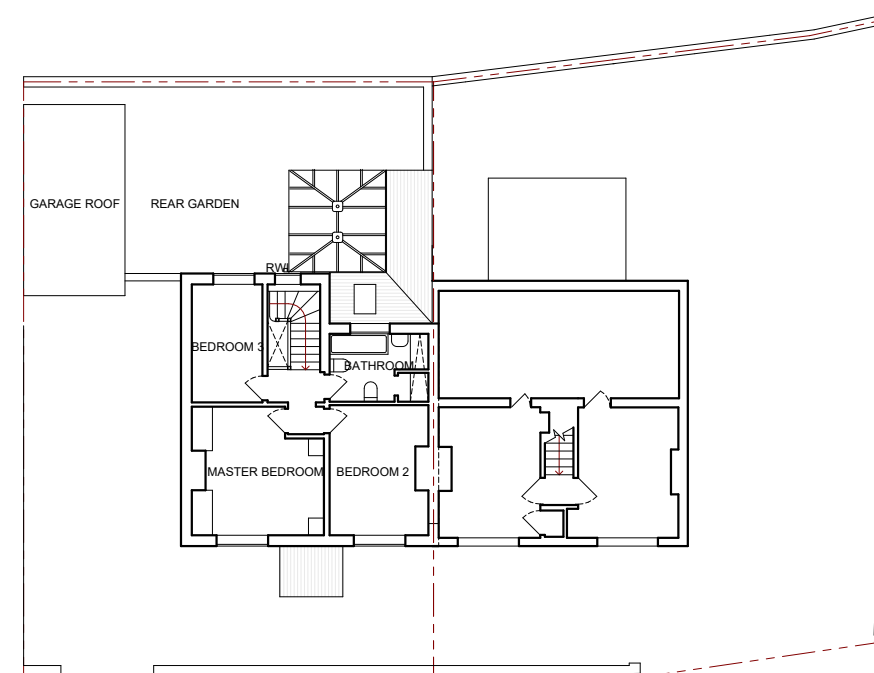


03 Proposed Design

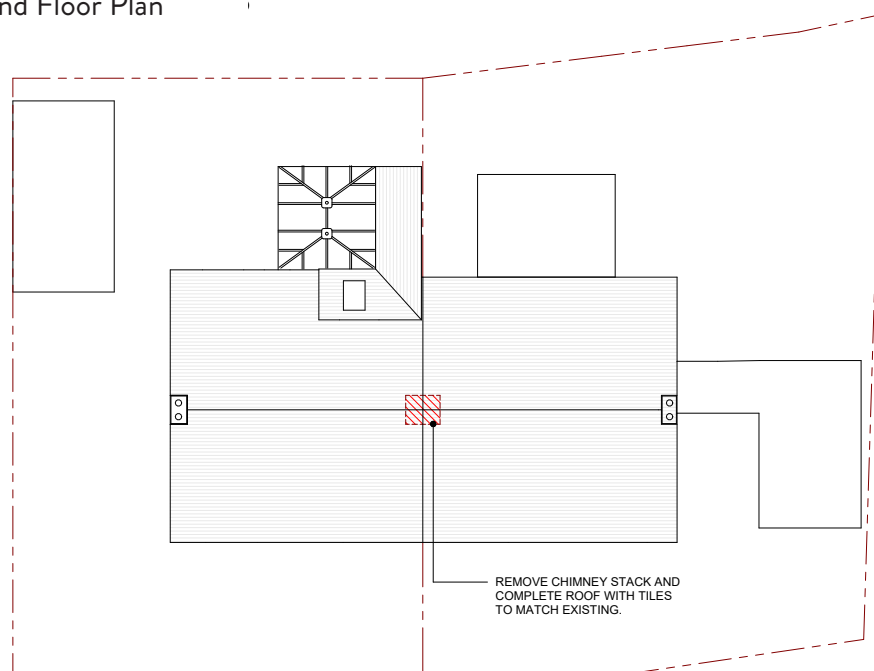
Proposed Plans



Proposed Ground Floor Plan



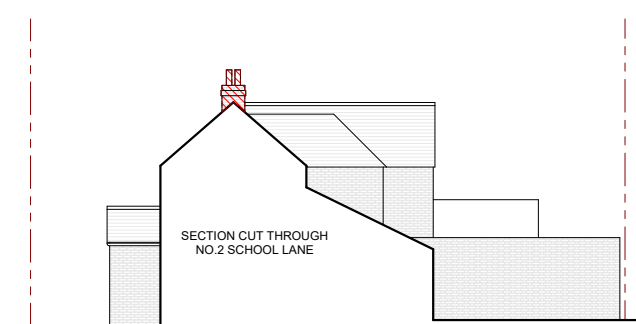
Proposed First Floor Plan



Proposed Roof Plan



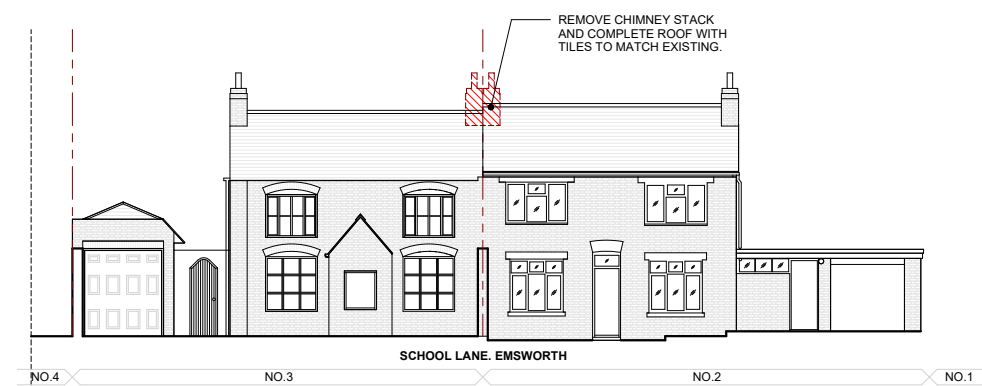
Proposed Elevations



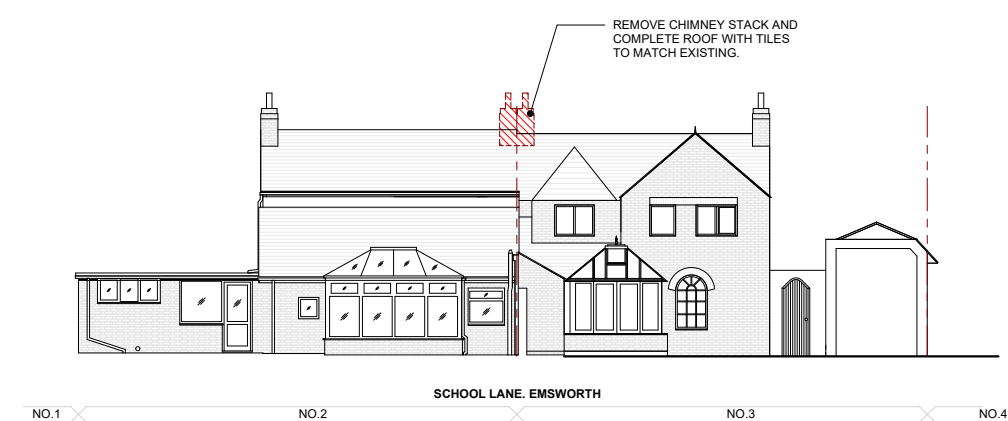
Proposed Section



Proposed Side Elevation



Proposed Front Elevation



Proposed Rear Elevation



Proposed Graphic Representation

The proposal includes the removal of the central chimney stack shared between Nos. 2 and 3 School Lane, which is located at the junction of the semi-detached pair and rises through the roof plane as a prominent but secondary historic feature. This intervention has been carefully considered in the context of the Emsworth Conservation Area, balancing the practical need to resolve structural constraints and long-term maintenance concerns with the retention of the overall architectural character and roofscape that contributes to local significance.

The removal of the shared central chimney stack is not considered to result in harm to the significance of the buildings or the wider conservation area for the following reasons:

- The buildings' architectural character will remain strongly legible, with the principal elevation, gabled roof forms, traditional materials and domestic scale all retained.
- Importantly, the proposal retains the chimney stacks at either end of the cottages, ensuring that the pair continues to read as traditional dwellings with chimneys as defining roofscape features. The gable-end chimneys will continue to preserve the established rhythm and historic silhouette typical of the local vernacular and are the most visually prominent chimneys when viewed within the street scene.
- The central chimney stack, while traditional in appearance, is less critical to the character of the conservation area than the gable-end stacks, which provide the stronger architectural punctuation and reinforce the cottage typology.

In this context, the proposed removal represents a minor and proportionate alteration, and one that sits within the established pattern of incremental change typical in conservation areas.



The proposal has been carefully developed to ensure that the traditional character and roofscape of the cottages is preserved, whilst achieving a practical and sustainable outcome consistent with the wider conservation area setting.

Key elements of the proposed design include:

- Removal of the shared central chimney stack located between Nos. 2 and 3 School Lane.
- Reinstatement of the roof using matching tiles, ridge detailing and traditional construction methods, ensuring a seamless appearance once works are complete.
- Retention of the chimney stacks on the gable ends of the cottages, ensuring that key roofscape features remain prominent and characteristic of the local vernacular.
- A construction approach that avoids the requirement for significant structural steel supports (which would otherwise be needed to retain the chimney), reducing embodied carbon and unnecessary material use.

04. Use

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

05. Layout

The proposal relates solely to external fabric at roof level.
The chimney breasts will be removed internally.

06. Scale

The proposal does not introduce additional volume or built form. The removal of the chimney stack will marginally reduce the overall massing at roof level,

resulting in a simplified and more coherent roof profile while remaining fully consistent with the modest domestic scale of the semi-detached pair.

07. Appearance

The appearance of the properties will remain strongly consistent with their traditional character. The removal of the central shared chimney stack is considered a minor alteration within the overall roof composition and will not detract from the building’s architectural integrity.

The proposal has been designed with careful regard to conservation area character, particularly through the following:

- The gable-end chimneys will be retained, ensuring that the cottages continue to read as traditional dwellings with prominent chimney features that contribute positively to the roofscape.
- The retained chimneys at either end of the pair will continue to provide the key historic punctuation and silhouette, thereby maintaining the conservation area look and feel from the public realm.
- The repaired roof form will be finished using matching materials, ensuring that the works are discreet and visually coherent.
- Importantly, the wider streetscape already demonstrates a degree of variation in the presence of chimney stacks. In particular:
- The houses at No. 1 School Lane do not feature chimney stacks, indicating that chimney removal or absence is already established within the immediate context.
- The neighbouring property at No. 4 School Lane does not include chimney stacks on the gable end, further reinforcing that chimneys are not a consistent defining feature across the local group.

As such, the proposed removal of the shared central stack is considered an appropriate and contextual adjustment that retains the key features that define the cottages’ character.

08. Landscaping

The proposals are confined to roof level and will have no impact on existing landscaping, boundary treatments, or garden areas.

09. Access

Access to both properties will remain as existing. The proposals do not affect entrances, external paths, parking arrangements, or access routes to the rear gardens.

10. Heritage Impact

The site lies within the Emsworth Conservation Area, and the proposal has been developed to ensure that the character and appearance of both the host buildings and the wider conservation area are preserved.
While chimney stacks can form a traditional element of vernacular roofscapes, the proposal maintains this character through the retention of the gable-end chimneys, which are the most prominent and characteristic chimneys within the roof composition. The removal of the central shared chimney stack will not result in the loss of the buildings’ legibility or domestic character, and the repaired roof will be finished using matching materials to maintain a cohesive appearance.

Conclusion

The proposed removal of the central shared chimney stack between Nos. 2 and 3 School Lane represents a proportionate and sustainable improvement to the properties. The works will reduce structural complexity and embodied carbon by avoiding unnecessary steel reinforcement, while retaining the key gable-end chimneys that define the cottages’ traditional roofscape and contribute positively to the conservation area.





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