



Design and Access Statement - February 2026

25014 - 19 Church Path, Emsworth



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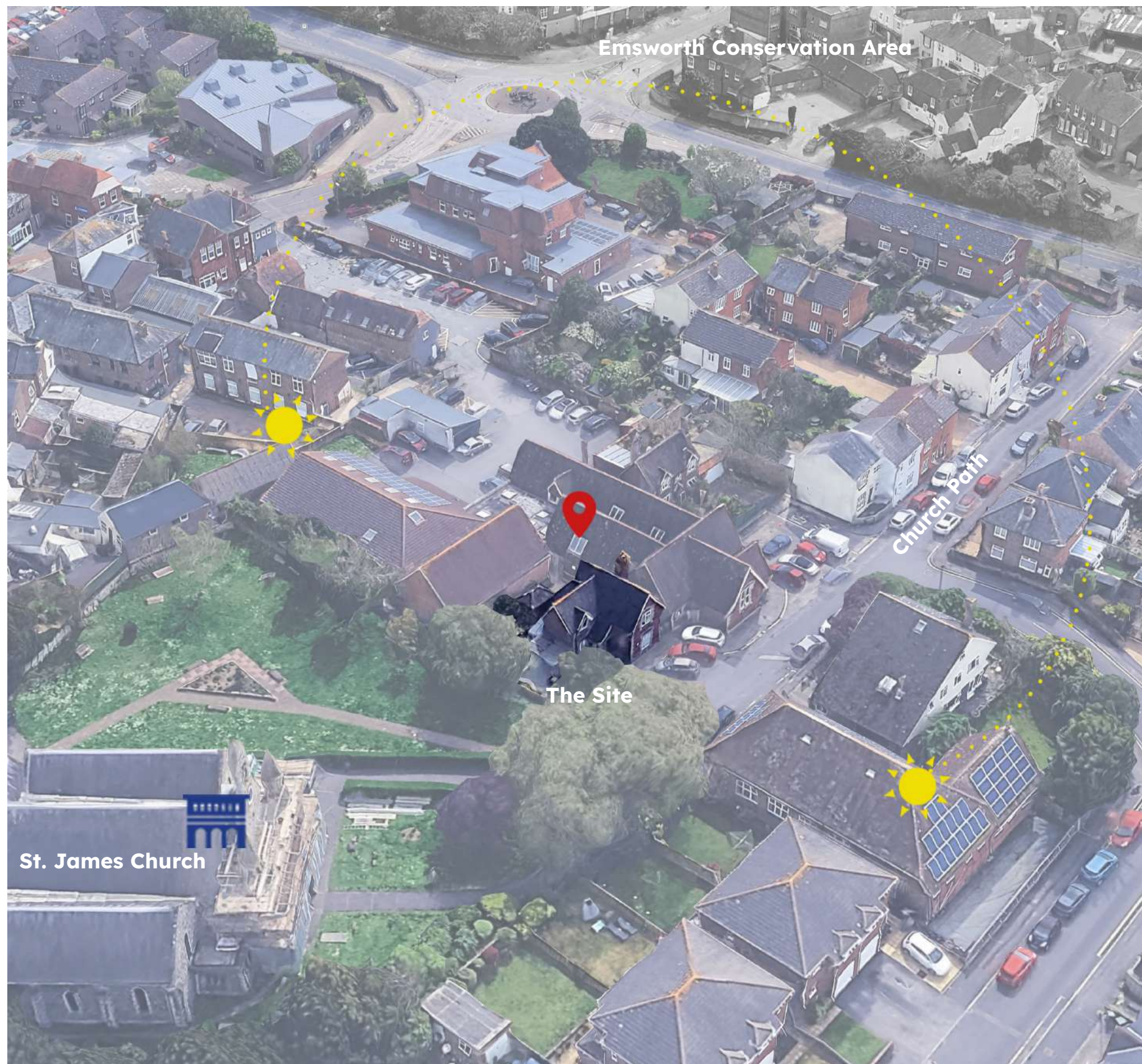
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REV	DESCRIPTION	BY	CHK	DATE
A	First issue	RPN	DS	24.02.26

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1.0 - Introduction and Site



Site and Description:

19 Church Path is located adjacent to the historic core of Emsworth, a coastal town within the Borough of Havant. The property occupies a prominent position at the northern end of Church Path, directly adjoining the churchyard of St James's Church, a Grade II listed building.

The site lies just outside, but in close proximity to, the Emsworth Conservation Area boundary and sits within an established residential neighbourhood that has evolved incrementally since the mid-nineteenth century.

The application property comprises a Victorian two-storey red brick dwelling with buff brick detailing. The building is positioned close to the street frontage and enclosed to the rear by mature planting and garden walls, which form part of the boundary with the adjoining churchyard.

The immediate townscape is characterised by modest building heights, pitched roof forms and a consistent palette of brickwork and clay tiled roofs, contributing to a cohesive and legible residential character.

Proposed Development:

The proposals seek to extend and sensitively improve 19 Church Path to provide a more functional and sustainable family home, whilst preserving the building's historic character and its relationship with the adjoining churchyard and nearby listed church.

The works comprise:

- Demolition of the existing rear stair projection and single-storey lean-to structures
- Construction of a two-storey rear extension
- Internal reconfiguration of the existing layout

The proposed rear extension will provide an enlarged kitchen and dining space at ground floor level and a new principal bedroom suite at first floor level. Internal alterations will rationalise the existing plan to create improved circulation and a more coherent ground floor arrangement, whilst retaining the building's established character.

External materials will be carefully selected to respond to the heritage setting and reinforce the prevailing material palette of the surrounding area.

2.0 - Existing House



19 Church Path:

The property is a two-storey Victorian house, dating back to at least 1860 as shown on Ordnance Survey maps, and is believed to have originally formed part of a former school complex, potentially serving as the School Master's House. It is built in red brick with contrasting buff brick dressings, which define the corners, window surrounds, and arched lintels, creating a distinctive and decorative appearance. The roof is steeply pitched and finished in red clay tiles, with prominent gables and traditional bargeboards that emphasise the verticality of the design and contribute to its characterful silhouette.

The principal elevation is defined by a projecting gable with an arched entrance doorway, fitted with a painted timber door. Windows are generally simple, poor-quality, UPVC casements, enhanced by the decorative use of brick arches above. The combination of gables, varied roof pitches, and contrasting brickwork is typical of mid-Victorian institutional architecture, conveying both solidity and modest ornamentation.

The rear of the property reflects its more functional role, with ancillary lean-to additions and a modest garden space. A timber-framed carport has been introduced in later years.

The house is located just outside the designated conservation area but directly bounding the Grade II listed St James' Church. As such, any proposed alterations or additions have been carefully considered in terms of their impact on the setting of the listed building and the wider historic context, despite the property itself being outside the conservation area.

Overall, the building is of clear historic and architectural interest, with its material palette, decorative brick detailing, and traditional roof form making it a recognisable example of Victorian school-related architecture within the locality.

2.0 - Existing House



3.0 - Planning Policy

NATIONAL PLANNING POLICY FRAMEWORK - DECEMBER 2024

Relevant Policies:

Some sections have been paraphrased to highlight relevant points.

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes

8.b a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being

8.c an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land and mitigating and adapting to climate change

10 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

5. Delivering a sufficient supply of homes

61. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.

7. Ensuring the vitality of town centres

90. Planning policies and decisions should support the role that town centres play at the heart of local

communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:

f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

11.Making effective use of land

124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land

125. Planning policies and decisions should:

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.

12.Achieving well-designed places

131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

135. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

16.Conserving and enhancing the historic environment

HAVANT LOCAL PLAN 2011

Relevant policies listed below:

Policy CS9: Housing

Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Policy CS14: Efficient Use of Resources

Policy CS16: High Quality Design

HERITAGE CONSIDERATIONS

A seperate Heritage Statement has been prepared for this proposal that states how the design responds to the heritage setting and how the proposals enhance it.

RELEVANT PLANNING APPLICATIONS

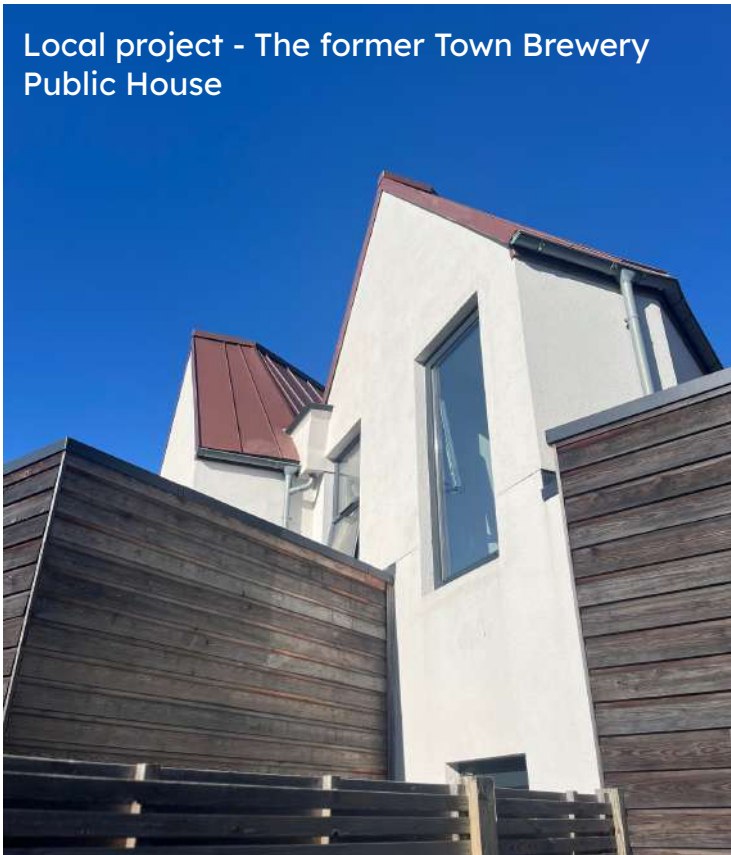
APP/20/00334 | Single storey rear extension and two new windows in the side (south) elevation. | 4 Church Path, Emsworth, PO10 7DP

APP/19/00720 | First floor side extension, conversion of existing garage to car port and utility room. | 18 Church Path, Emsworth, PO10 7DP

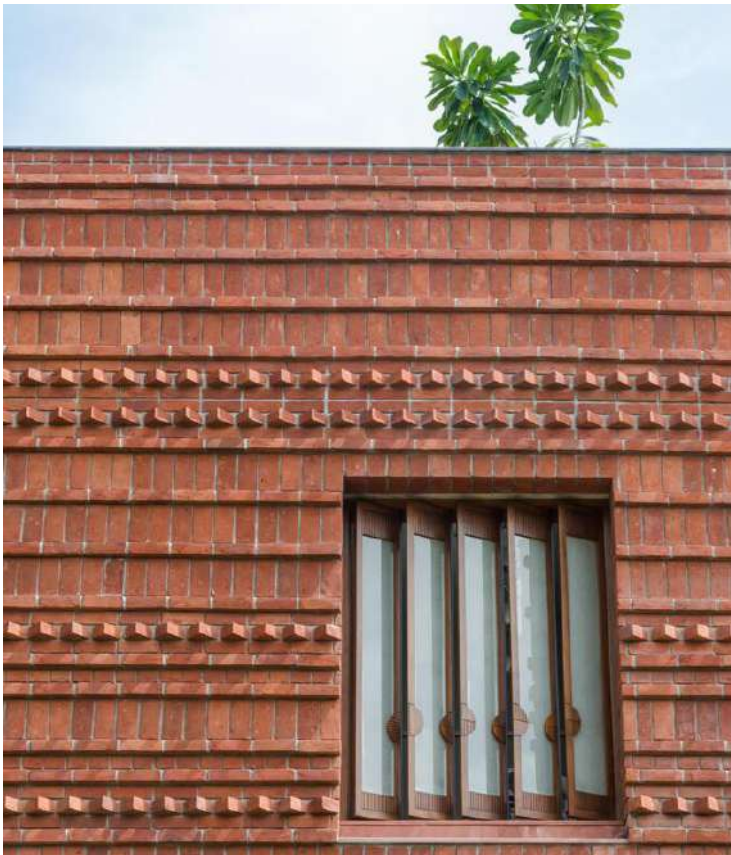
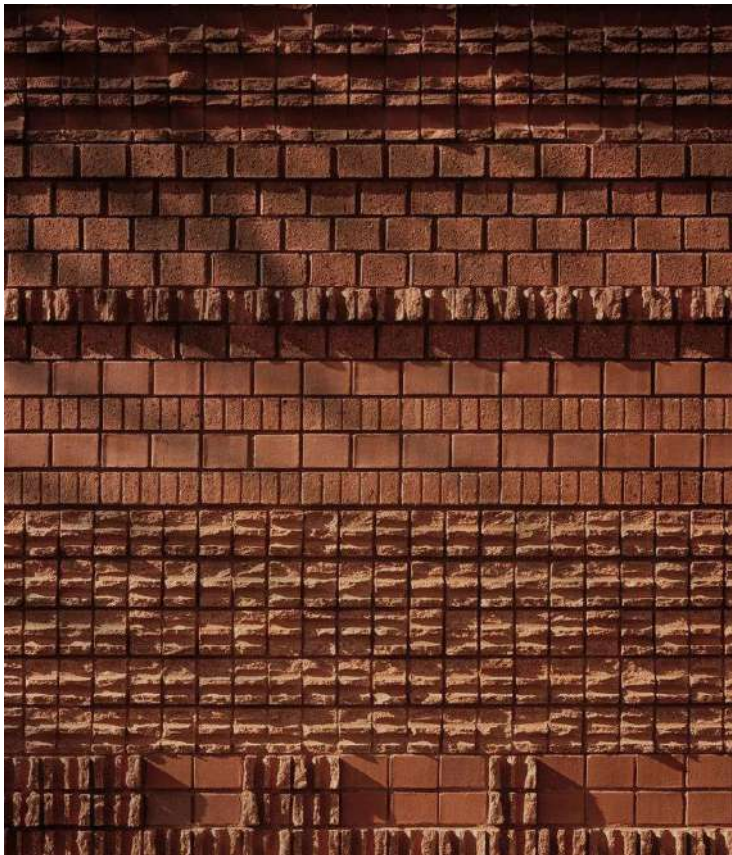
APP/15/00793 | Two storey rear extension, replacing existing conservatory. | 17 Church Path, Emsworth, PO10 7DP

APP/14/00896 | Prior notification for single storey development extending 3.55 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum height of 3 metres. | 6 Church Path, Emsworth, PO10 7DP

4.0 - Design Development - Architectural Precedents



4.0 - Design Development - Material Precedents



4.0 - Design Development - 3D Concepts



Previous Concept 2



Previously Proposed Concepts:

These images show the previously developed concepts for reference.

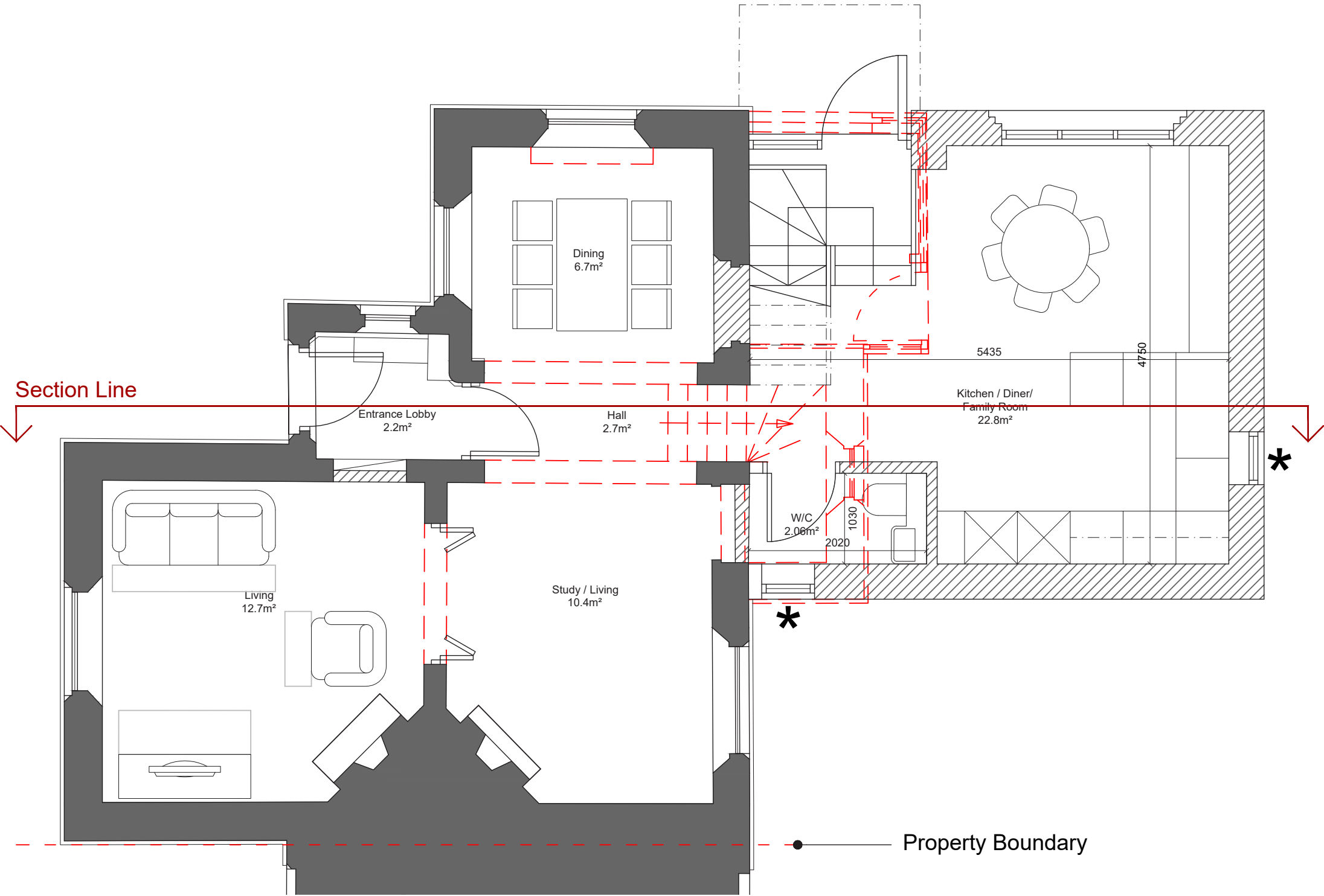
We explored alternative masses and styles that responded to the context and tested them through 3D modelling.



Previous Concept 2



5.0 - Design - Amount



Extract from drawing 25014-V03-300 - Proposed Ground Floor Plan

Amount:

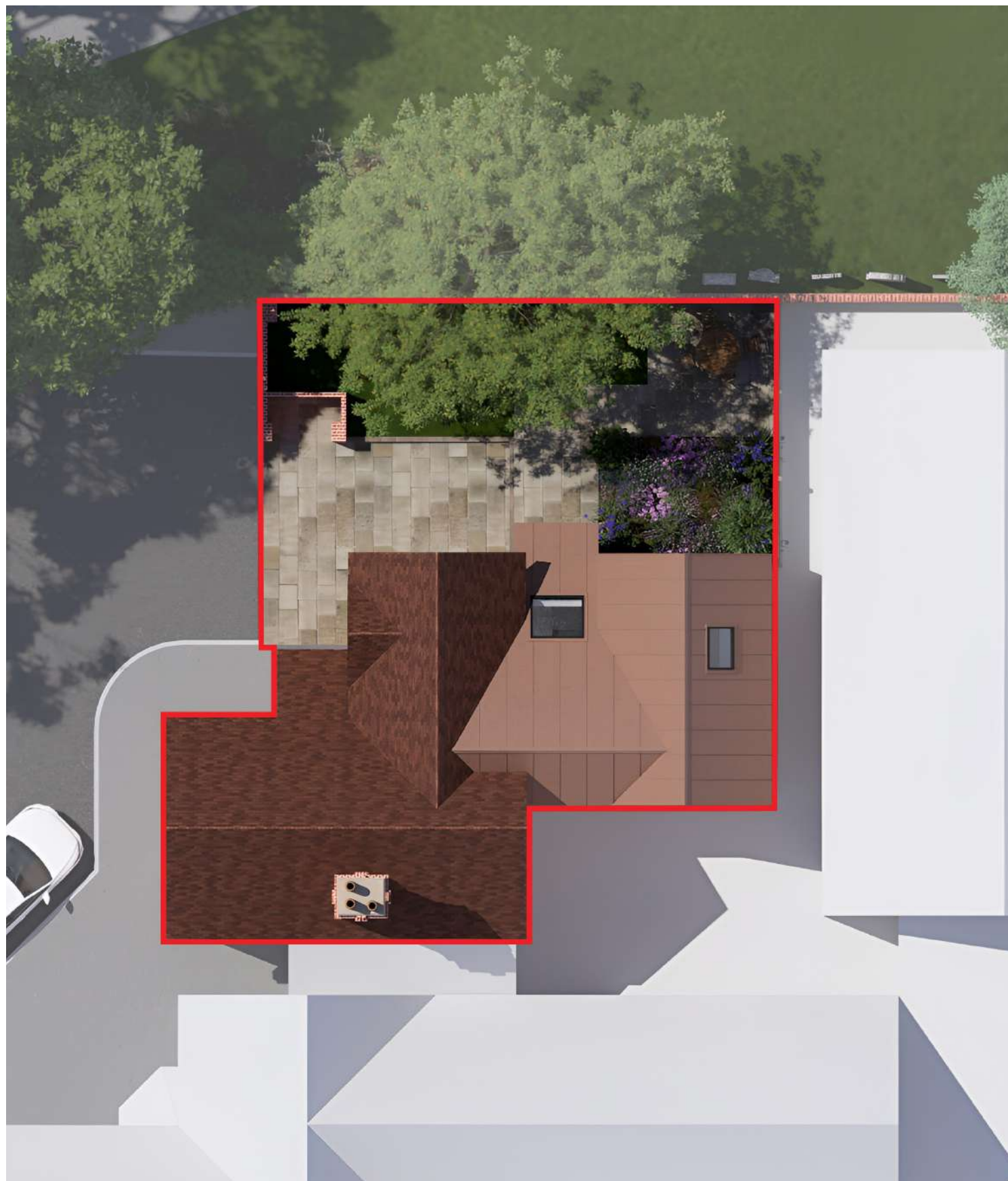
The existing gross internal area (GIA) comprises approximately 45m² at ground floor level and 35m² at first floor level, a total of 80m²

The proposal introduces an additional 26m² at ground floor and 21m² at first floor, resulting in a proportionate increase in overall floor area. This brings the total floor area to 127m²

The additional accommodation is required to address the functional limitations of the existing dwelling. The current ground floor spaces are constrained and do not provide a practical kitchen or family dining area. At first floor level, the proposal allows for the introduction of an additional bedroom and improved bathroom provision, ensuring the property functions effectively as a long-term family home.

The quantum of development is considered proportionate to the scale of the host dwelling and remains subordinate to the original built form. The extension is confined to the rear of the property and does not materially alter the established street presence of the building.

5.0 - Design - Site and Neighbours



Site Organisation:

The proposed extension occupies the existing paved area to the rear of the property and replaces the current rear stair projection and lean-to structures. The development remains entirely within the established site boundary and does not encroach upon adjoining land.

The arrangement rationalises the plan form, consolidating built mass in a coherent rear volume and improving internal circulation whilst maintaining the legibility of the original dwelling.

Relationship to Neighbours

South and East – Emsworth Community Centre and Emsworth Public Library:

To the east lies Emsworth Public Library, separated from the application site by a narrow access alley which serves a small courtyard belonging to the Library and Emsworth Community Centre. The Community Centre lies to the south of the site and forms part of the original historic school development.

The library presents a largely blank elevation towards the application property, characterised by a substantial windowless wall beneath a pitched roof. Given this arrangement, the proposed extension will not result in material overlooking or loss of privacy.

Whilst the courtyard associated with the Community Centre will experience a greater sense of enclosure, the extension is located on the northern edge of that space. The height and orientation of the Community Centre building, which already casts significant shadow across the courtyard, means that additional overshadowing arising from the proposal will not be materially harmful.

To further safeguard privacy and address fire separation requirements, windows proposed on the east and south elevations will be fixed shut, fitted with 60-minute fire-rated construction and obscure glazing.

North – St James’s Churchyard:

The northern boundary adjoins the churchyard of St James’s Church, a Grade II listed building. The relationship with this heritage asset has been a primary design consideration.

The proposed massing, roof form and material palette have been carefully developed to minimise impact on the setting of the listed church and its churchyard. In addition, mature trees and established planting along the boundary provide substantial visual screening, limiting views of the extension from within the churchyard.

A detailed assessment of heritage impact and the measures adopted to mitigate any potential harm are set out within the accompanying Heritage Statement.

West – Street Elevation:

The western elevation, forming the principal street-facing facade, will remain largely unchanged. Improvements are limited to upgraded windows, replacement bargeboards and the introduction of a modest porch overhang. The established character and proportions of the original Victorian dwelling are therefore preserved within the street scene.

5.0 - Design - Scale



North Elevation that demonstrates proportional logic.

Height and Massing:

The extension has been designed to remain subordinate to the principal gabled form of the existing dwelling. Its ridge height sits below the larger southern gable and aligns proportionally with the smaller northern gable, maintaining the established hierarchy of forms.

The proposed rear gable reflects the roof pitch, angles and vertical emphasis characteristic of the Victorian host building. A central roof element is articulated to read as a subtle contemporary insertion, allowing a clear distinction between original and new without disrupting the overall composition. The massing is contained to the rear of the site and does not compete with the existing dwelling in scale or prominence.

Relationship to Surrounding Built Form

The proposal draws reference from the host dwelling, 18 Church Path and the adjoining Community Centre, which form part of the earliest phase of development along this section of the street.

The extension maintains a two-storey height consistent with the prevailing built form and adopts pitched roof forms reflective of the surrounding buildings. It therefore sits comfortably within the established rhythm and scale of development.

Proportional Logic

The design follows the vertical proportions and gabled forms typical of Victorian architecture present on the site. Window openings and roof geometry reflect this established language, ensuring the extension is coherent and well-related to the original dwelling.

5.0 - Design - Appearance



Visual showing improved windows and bargeboards.

The design responds directly to the architectural character of the existing Victorian dwelling, retaining its prominence and integrity whilst introducing a clearly legible contemporary addition to the rear.

Architectural Language:

The extension adopts the gabled form, vertical emphasis and proportional discipline of the host building. Its composition reflects the established architectural rhythm of the house, whilst subtle variations in detailing allow the new work to be read as a contemporary intervention rather than a pastiche.

The principal dwelling will remain largely unchanged. Proposed alterations are limited to the replacement of poor-quality UPVC windows and inappropriate bargeboards with high-quality heritage-style alternatives, thereby enhancing the architectural coherence of the original structure.

Materials and Palette:

Materials are intentionally simple and contextual. The extension will be constructed in red brick to match the primary material of the host dwelling, ensuring visual continuity within the site and wider street.

The roof will be finished in red zinc, referencing the red clay tiles of the original house. Whilst materially distinct, the tonal relationship ensures the extension remains visually cohesive within its setting. The zinc will return to form a framed edge around the new gable, providing a contemporary interpretation of the prominent bargeboards on the existing dwelling.

This restrained palette allows the addition to read as clearly contemporary, yet grounded in the material language of the site.

Detailing Strategy:

Detailing has been kept deliberately understated. Junctions between brickwork and zinc will be expressed cleanly and precisely, reinforcing the contemporary character of the addition without competing with the detailing of the original dwelling.

The existing house utilises yellow brick detailing to introduce visual interest within the red brick façade. Rather than replicate this decorative approach, the extension adopts a more restrained strategy. Subtle projecting brick soldier courses will be introduced in an alternating pattern to create shadow and depth within the masonry. This provides texture and articulation, while remaining tonally consistent with the primary red brick material.

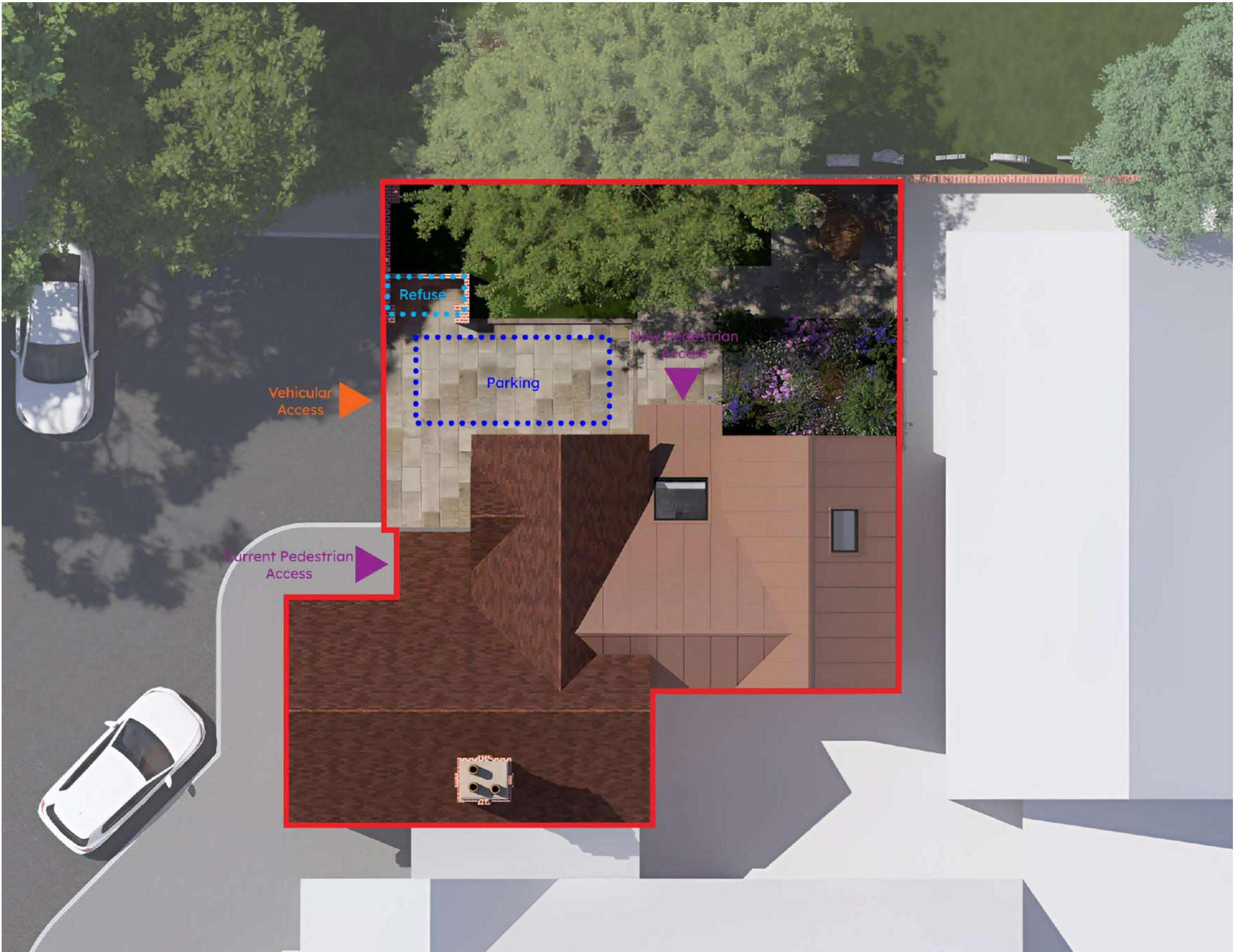
Fenestration Composition:

Openings to the visible facades are proportioned to reflect the vertical emphasis of the existing house. Particular care has been taken with the new windows introduced to the existing northern gable, which align with and replicate the proportions of the original openings to maintain visual coherence.

The existing dwelling will be fitted with heritage-style windows, replacing the inappropriate UPVC units and enhancing the architectural integrity of the facade.

Windows within the extension will adopt similar proportions but be finished in a darker tone to clearly distinguish new from old, reinforcing the legibility of the addition.

5.0 - Design - Access



Vehicular Access:

Vehicular access to the site is currently taken from Church Path via the public highway. The existing access arrangement will remain unchanged as part of the proposal.

Parking Provision:

The property presently benefits from a single off-street parking space, which will be retained. Given the site's proximity to St James's Churchyard, including existing grave sites, and the heritage sensitivity of the location, no additional hardstanding or parking provision is proposed.

Church Path also accommodates informal on-street parking which provides additional capacity where required.

Pedestrian Access:

Pedestrian access is currently provided directly from Church Path, with the principal entrance opening onto the street frontage.

The proposals introduce an additional entrance on the northern elevation, providing access via the rear garden. The existing street entrance will be retained in recognition of the building's historic character. The new entrance improves functionality without altering the established relationship between the dwelling and the street.

Cycle Storage:

Cycle storage can be accommodated internally within the dwelling. Should external storage be required, space is available within the rear garden for the installation of a discreet cycle store.

Refuse and Recycling:

Refuse and recycling bins are currently stored within a designated area along the western edge of the property adjacent to Church Path. This arrangement will remain unchanged and continues to allow convenient access for collection.

6.0 - Conclusion



Visual showing proposal from North Street entrance of the churchyard.

The proposed development has been carefully designed in response to its sensitive setting adjacent to St James's Church and within close proximity to the Emsworth Conservation Area. The scale, massing and material palette draw directly from the host dwelling and surrounding historic buildings, ensuring the extension remains subordinate and well-related to its context. The distinction between old and new has been handled with restraint, allowing the addition to be clearly legible whilst preserving the architectural integrity of the original Victorian house.

The proposal accords with relevant local and national planning policy, including the statutory duty to preserve the setting of the adjoining Grade II listed building. The design has been informed by an understanding of local character, built form and heritage significance, as further detailed within the accompanying Heritage Statement.

Overall, the scheme represents a proportionate and sensitive enhancement of the existing dwelling. It improves the functionality, sustainability and long-term viability of the property whilst maintaining and, where possible, enhancing its contribution to the character of Church Path and its historic surroundings.

7.0 - Visuals



View from north-west

7.0 - Visuals



View from north-west

7.0 - Visuals



View from north-east

7.0 - Visuals



View from north-west - within church yard

7.0 - Visuals



View from front of St. James’s Church