

Design and Access Statement - August 2026

25007 - 50 Beach Road, Emsworth

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1.0 - Introduction and Site



The Project:

This Design and Access Statement has been prepared in support of a full planning application for the demolition of the existing detached bungalow, including its occupied attic accommodation, and the construction of a high-quality four-bedroom replacement dwelling at 50 Beach Road, Emsworth. The proposals have been carefully developed in response to the site's context, its proximity to the Chichester Harbour National Landscape, and the opportunities and constraints presented by the surrounding area.

The site is located at the end of Beach Road, Emsworth, with a facade on the waterfront at Western Parade. It is located just outside the boundary of the Chichester Harbour National Landscape, but visible, leading to compliance of the Harbour Conservancy's planing requirements.

The property is located approximately 1km from the centre of Emsworth, and has nearby rail and road access. The surrounding area is primarily residential.

These proposals seek to minimally increase the footprint to create a more suitable house for its owners with future-proofing considerations as they age.

Key Points

- **Good Design Principles:** High-quality, highly sustainable, space-efficient design using appropriate materials to complement the existing terrace.
- **Sustainable Location:** Well-served by public transport, shops, and services, supporting low car dependency and aligning with sustainability objectives.
- **Improved Off-Street Parking:** off-street parking and garage facility remain as existing ensuring no change in impact on road network
- **Enhanced Streetscape:** Replacement house and landscape improvements will enhance the visual appearance of the site.
- **Meets Housing Need**
- **Minimised Neighbour Impact:** Carefully designed to avoid overlooking, overshadowing, or overbearing effects on neighbouring properties.

2.0 - Existing House - Front



Views from Front



Front Description:

The front of the property displays a traditional, cottage-style design with two prominent gabled projections under pitched roofs finished with slate tiles and red ridge detailing. The exterior is white-rendered throughout, with white uPVC windows including projecting dormers at first floor level and casements below, offering a well-balanced appearance.

A modest, side-facing bay projection and a frontal conservatory provide architectural interest while remaining sympathetic to the original form. The house sits behind a low flint and brick boundary wall, typical of the local character, with a small grassed, landscaped frontage.

2.0 - Existing House - Rear



View from Rear



Rear Description:

The rear elevation is functional in appearance, comprising a mix of single and two-storey elements finished in white render with tiled roofs. A flat-roofed dormer extends across the upper floor, adding accommodation while remaining subordinate to the overall form.

A shallow-pitched lean-to forms the main entrance, with varied uPVC fenestration throughout. The rear driveway is paved and enclosed by a low flint and brick wall, consistent with the local character. Though less formal than the front, the rear elevation remains modest in scale and appropriate to its setting.

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.

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.

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

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 CS12: Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Policy CS14: Efficient Use of Resources

Policy CS16: High Quality Design

ADOPTED JOINT CHICHESTER HARBOUR AONB SPD 2017

Although the proposed development site lies outside the formal boundary of the Chichester Harbour National Landscape (formerly AONB), it remains subject to the visual and environmental planning policies set out in the Adopted Joint Chichester Harbour AONB Supplementary Planning Document (SPD, 2017) and the Chichester Harbour Conservancy’s Planning Principles (2019–2024).

The site’s location within the wider setting of the Harbour means it has the potential to affect views into and out of the National Landscape, particularly from the water and surrounding public vantage points. The Chichester Harbour Conservancy recognises that developments beyond the AONB boundary can still impact the natural

beauty, landscape character, and tranquillity of the protected area. Therefore, the proposed concept of this replacement dwelling has been carefully considered to respect the SPD’s guidelines on scale, massing, and materials, limiting visible increases to within 50% of the original footprint and 25% of the silhouette, and will use muted, natural materials to reduce its visual impact.

This methodology seeks to maintain the visual integrity of the Harbour’s setting and fulfil the Conservancy’s objectives for landscape protection and enhancement

RELEVANT PLANNING APPLICATIONS

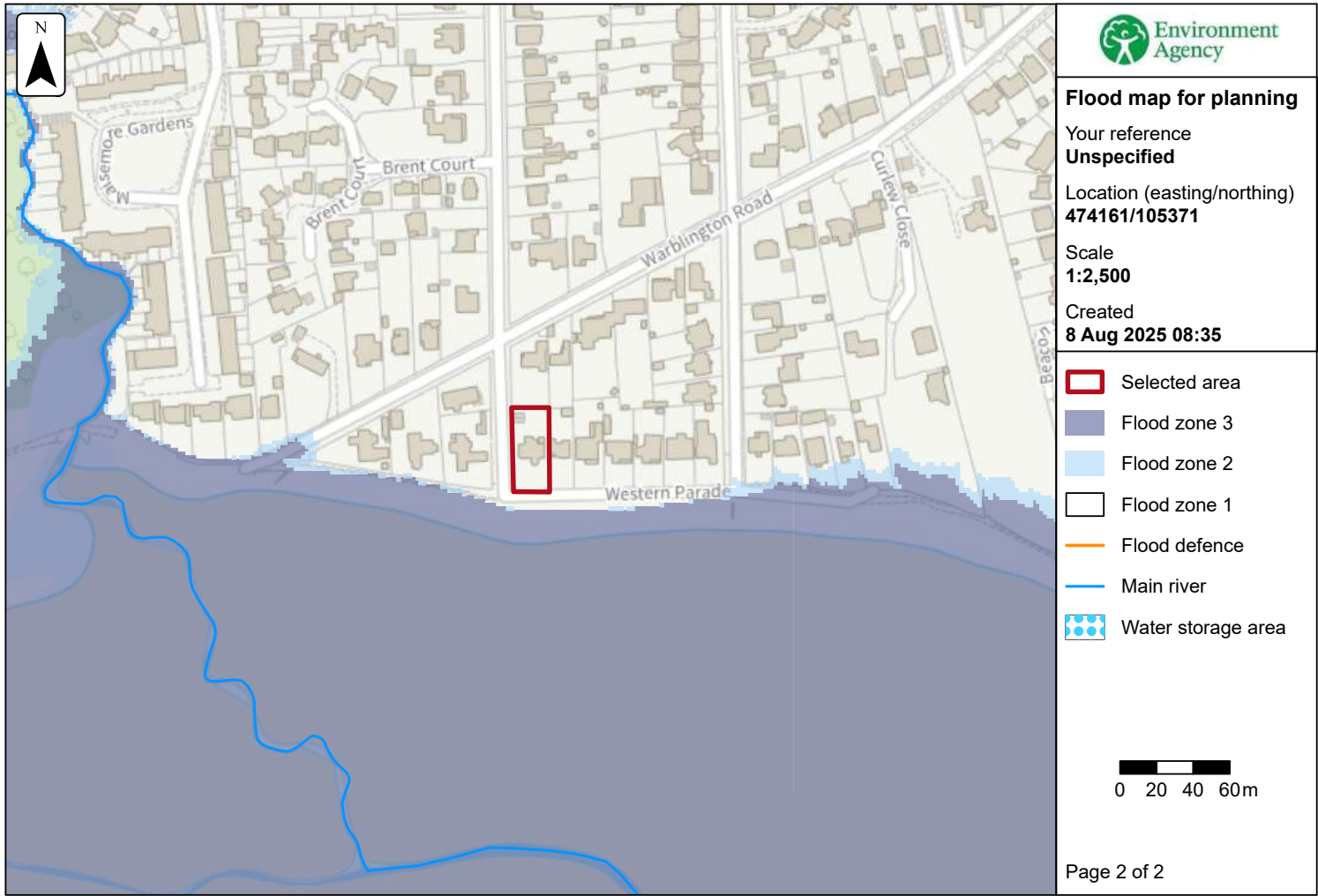
APP/23/00779 | Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works. | Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR
It should be noted that careful analysis of the refusal of this application has been carried out, with the aim to lead this project towards a positive outcome.

APP/20/01204 | Construction of a replacement 1no. 3 bed detached dwelling, including balconies to front elevation, and alterations to rear outbuilding. | Point View, 10 Western Parade, Emsworth, PO10 7HS

APP/18/00448 | Demolition of existing dwelling and construction of a replacement 1No. 3 bed detached dwelling, including balcony to front elevation, flue to western elevation, existing garage refurbishment with render cladding

09/72956/001 | Demolition of bungalow and construction of 1No. detached 4 bed house with integral garage. | 8 Western Parade, Emsworth, PO10 7HS

4.0 - Flood Risk and Drainage



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Flood Risk

A site-specific Flood Risk Assessment (FRA) has been prepared for the proposed replacement dwelling at 50 Beach Road. The Environment Agency’s Flood Map for Planning identifies the site as being within Flood Zone 1; however, the FRA identifies tidal flooding as the principal source of flood risk to the site, with the risk increasing when future climate change allowances are taken into account. The assessment confirms that the site is at very low risk from surface water, river and groundwater flooding.

The proposed dwelling has therefore been designed to provide an appropriate level of flood resilience. The finished floor level is proposed at a minimum of 5.45mAOD, approximately 600mm above the design flood level identified within the FRA. This approach is intended to avoid flooding of the dwelling during the design flood event and provides an appropriate level of resilience over the building’s 100-year design life. Additional measures, including flood-resilient construction, appropriate positioning of services and drainage protection, will be incorporated as recommended by the FRA. The FRA concludes that, subject to the recommended mitigation measures being implemented, the proposed replacement dwelling can be appropriately accommodated on the site and will not increase flood risk elsewhere.

Surface Water Drainage

As part of the pre-application submission, a BRE 365 soakaway test was undertaken at the proposed location of the new dwelling to assess the suitability of the ground for surface water infiltration. A trial pit was excavated to approximately 0.9m below ground level, with three infiltration tests undertaken in accordance with BRE 365 methodology. The ground was found to comprise flinty, silty clay, with the lowest recorded infiltration rate being 1.02×10^{-5} m/s. The results indicate that the ground is generally suitable for infiltration drainage, including the use of soakaways.

The testing identified that the ground became wet at approximately 0.8m below ground level. As a precaution, further monitoring over the winter period is recommended to confirm that infiltration remains viable throughout the year. The findings of the testing will inform the detailed surface water drainage strategy, which has been developed to ensure that the proposals do not increase flood risk to the site or surrounding properties.

Surface water drainage will be designed to accommodate the 1 in 100-year rainfall event, including the appropriate allowance for climate change, with runoff managed and

attenuated on site where necessary. Post-development runoff rates will be limited to existing greenfield discharge rates, with appropriate discharge controls and exceedance routing incorporated into the detailed drainage design.

Any connection to the public sewer network will be subject to confirmation of capacity and approval from the relevant statutory authority prior to detailed design and construction. The drainage strategy will be designed in accordance with the relevant Building Regulations, SuDS guidance and other applicable standards.

Full details can be found within the Flood Risk Assessment

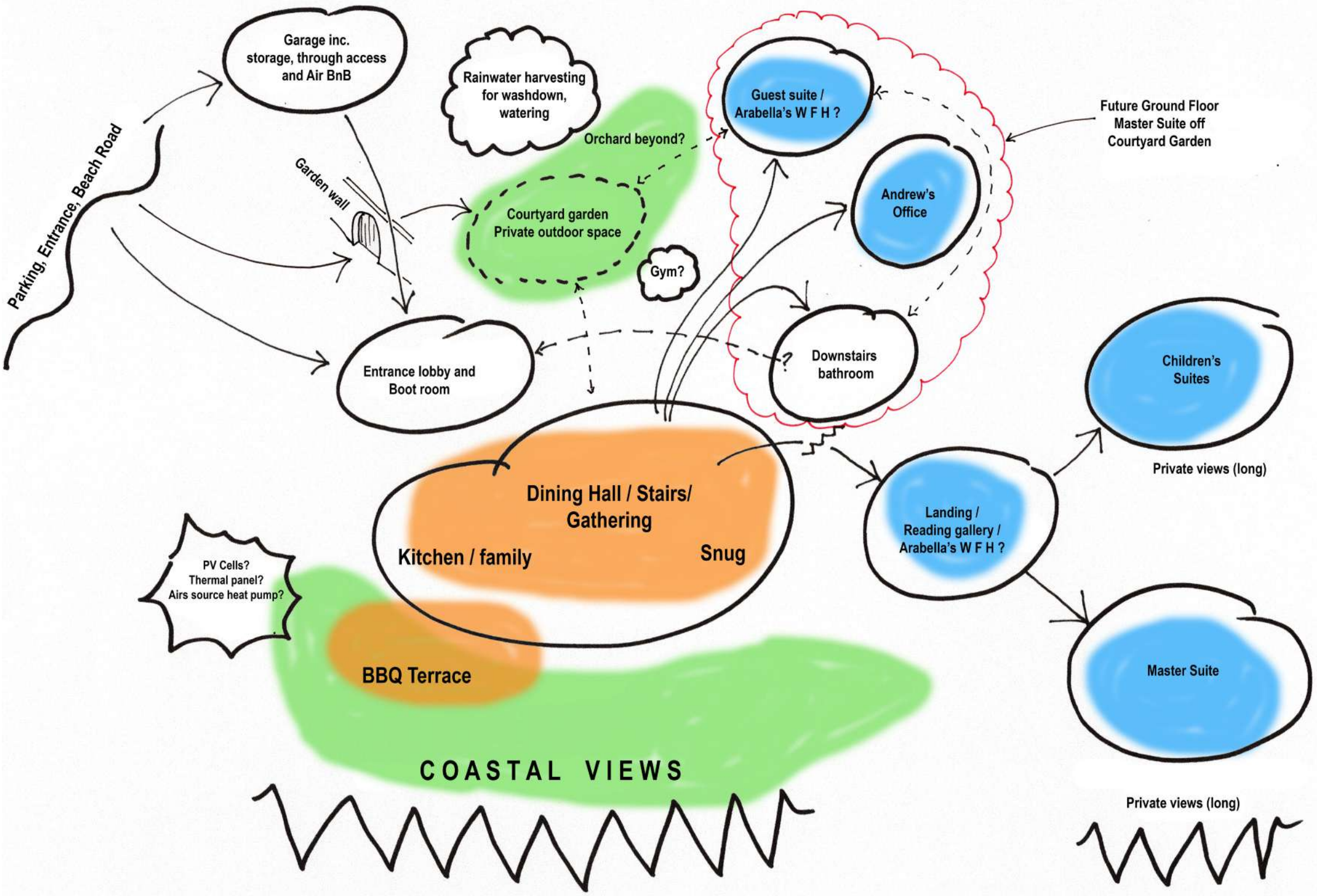
5.0 - Precedents



Red dot denotes a neighbouring property.

Proposed Design

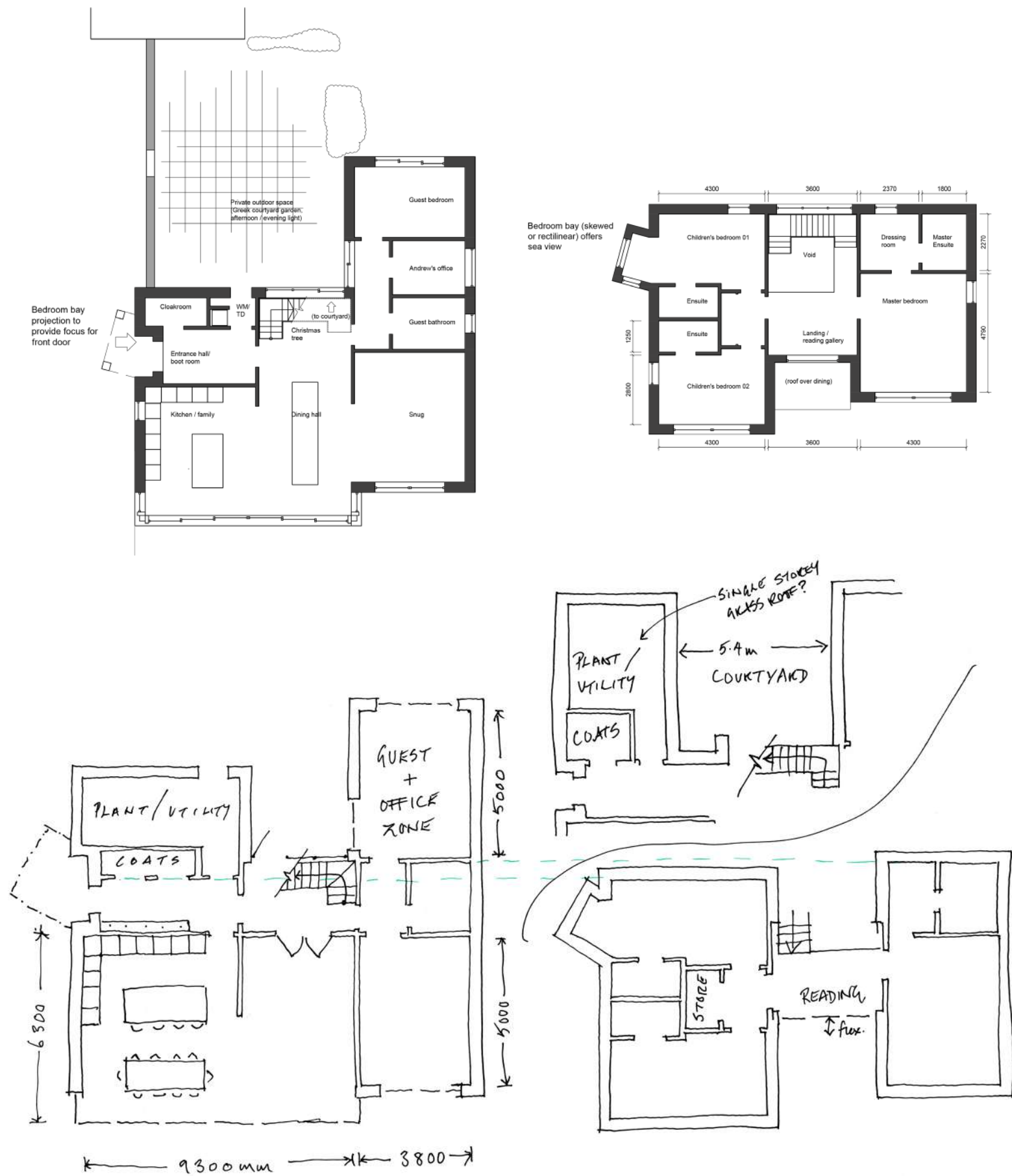
6.0 - Design Process



Briefing and Mapping:

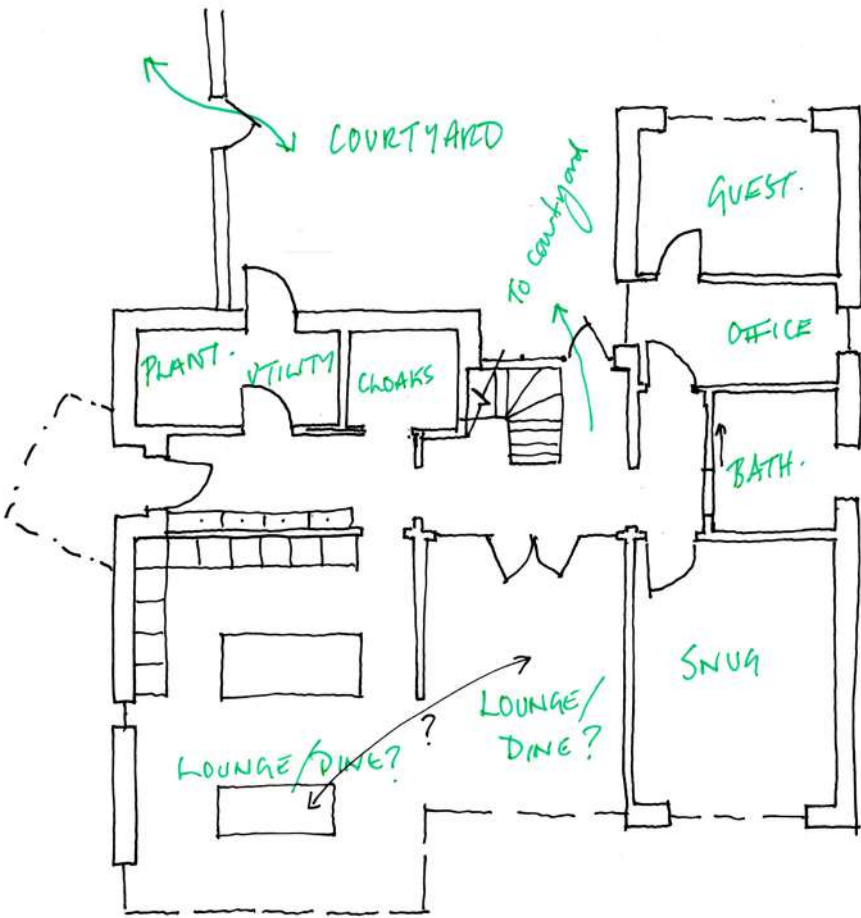
Through a collaborative exercise with the clients, we carefully analysed their brief, requirements and expectations for the new house, and developed an adjacencies map to guide the initial stages of the design process.

6.0 - Design Process

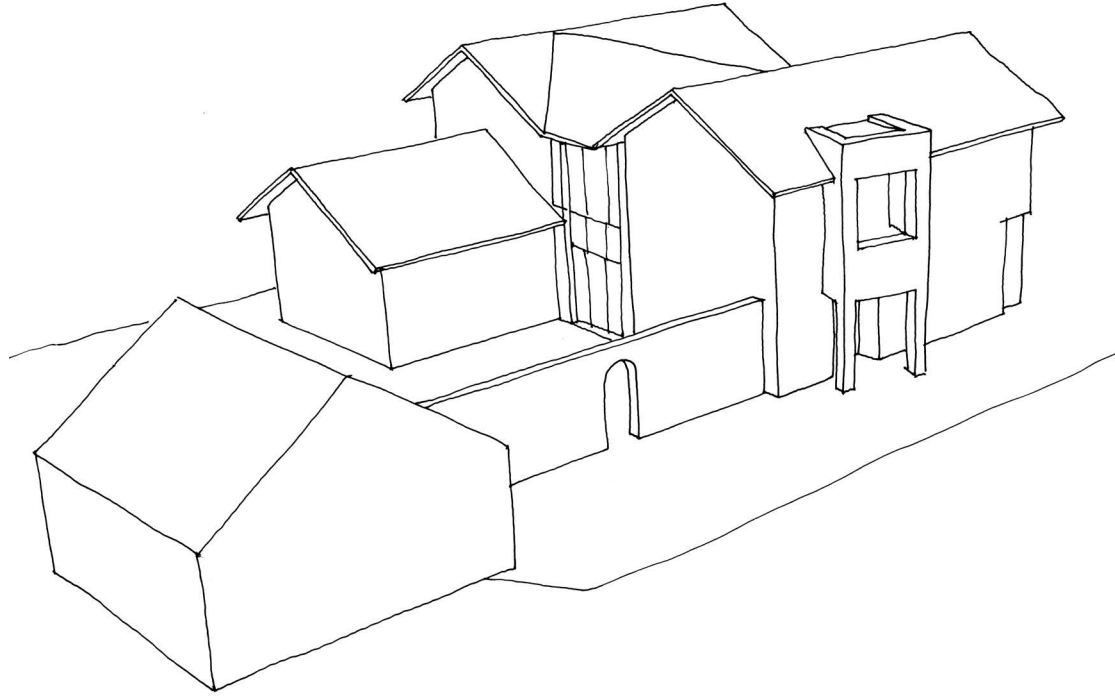


Plan Development:

The development of the plans has been shaped through close collaboration with the clients, evolving over several iterations. The layouts are intended to express a clear pattern of homes and development along the coastal path, guided by the original adjacency studies and refined to reflect the clients' priorities. Care has been taken to ensure an economy of growth, avoiding overdevelopment while remaining within budget. Importantly, the proposals continue to respect planning requirements and align with National Landscape guidelines.



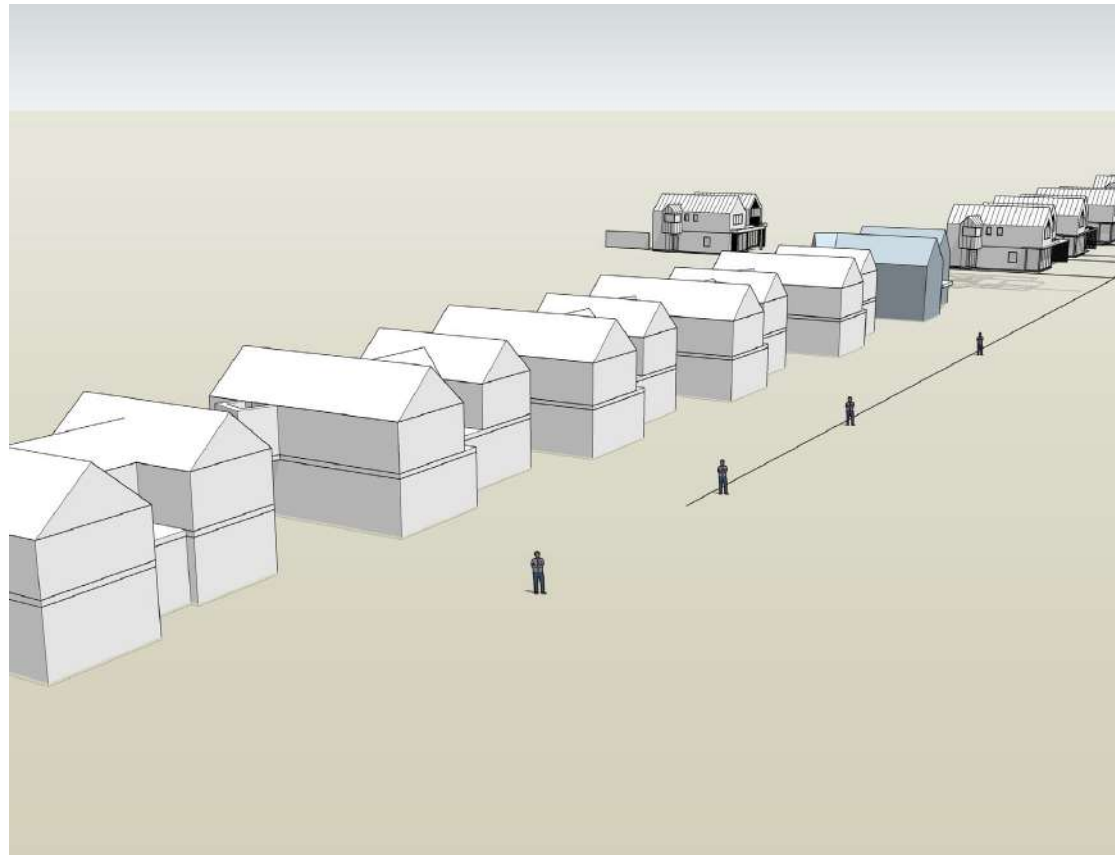
6.0 - Design Process



Mass Development:

Building on our developing plans, we explored the building's massing using similar methods. Working closely with the client, we aimed to realise their aspirations while also responding to the existing built form, neighbouring properties, and our analysis of planning policy and National Landscape requirements.

Massing was investigated through hand sketching and 3D modelling. In addition, a detailed and accurate context model was produced, enabling us to visualise the proposal within its setting and assess whether its shape and scale were appropriate.



7.0 - Chichester Harbour Pre-Application Advice



Chichester Harbour National Landscape Map - Our site in red circle.

Prior to submitting for pre-application advice to Havant Borough Council we sought pre-application advice from the Chichester Harbour Conservancy.

Chichester Harbour Conservancy welcomed the proposals, noting that the design responded positively to the guidance within the Joint Chichester Harbour National Landscape SPD. The gable roof form, scale, and muted material palette were viewed as sympathetic to the setting, particularly in comparison with the recently refused and dismissed appeal scheme at the neighbouring site at 41 Beach Road. The Conservancy recognised the sensitive context of the site, located prominently adjacent to the National Landscape, and acknowledged that the proposals demonstrated greater restraint and contextual awareness.



While broadly supportive, the Conservancy noted a concern regarding the forward projection of the western gable. They advised this element should be set back to align with the existing house, ensuring it sits comfortably within the streetscape. Alongside this, they encouraged the use of soft landscaping, retention of mature trees, and incorporation of sustainability and biodiversity measures to strengthen the proposals. These are all aspects we are actively exploring as part of the overall scheme.

Following these initial comments, we provided an updated building line illustration (see site plan on page 17 of this document) to better describe the proposals and their response to the existing context. Their updated feedback which was subsequently received, confirmed that they feel that the solution proposed “may well be considered acceptable at formal application stage”



Images extract from Chichester AONB SPD - Page 31

8.0 - Havant Borough Council Pre-Application Advice



In addition to early engagement with the Chichester Harbour Conservancy, the applicant also sought formal pre-application advice from Havant Borough Council under reference GEN/25/00775. This proactive approach was undertaken to ensure that the emerging proposals were shaped collaboratively and addressed all relevant local planning considerations prior to submission.

The Council confirmed that a replacement dwelling on the site is acceptable in principle, acknowledging that the plot lies within a sensitive foreshore location directly opposite the Chichester Harbour National Landscape. Officers advised that the key consideration would be ensuring that the proposal does not result in harm to the character and appearance of the area, the setting of the National Landscape, or the wider coastal environment.

In respect of design and landscape impact, the Local Planning Authority confirmed that they concur with the comments provided by the Chichester Harbour Conservancy. As such, the design response outlined elsewhere in this statement, including the restrained scale, hipped roof form, muted material palette, and careful consideration of building line, directly reflects this aligned guidance.

The Council confirmed that the proposed parking provision of three spaces accords with the Havant Car Parking SPD. In relation to the detached garage building, Officers advised that it should be set back sufficiently within the site to allow a vehicle to park clear of the highway. This has informed the detailed siting strategy.

The principle of ancillary guest accommodation within the garage building was also discussed as part of the pre-application process. The Council advised that, subject to a planning condition restricting its use to purposes incidental and ancillary to the main dwelling, and preventing independent occupation, such accommodation would be considered acceptable. In response to Officer advice regarding residential amenity, the design has avoided the introduction of a dormer window, which was identified as having the potential to result in overlooking towards No. 11 Western Parade. Instead, discreet high-level rooflights have been incorporated to provide natural light whilst safeguarding neighbouring privacy.

Officers identified several technical matters to be addressed at application stage, including flood risk, the Southern Water sewer crossing the rear of the site, ecological considerations and, at the time, Biodiversity Net Gain (BNG).

Since the pre-application advice was issued, changes effective from 6 August 2026 exempt sites below 0.2 hectares from mandatory BNG requirements, subject to there being no impact on priority habitat. The site falls within this exemption. An Ecological Assessment by a suitably qualified ecologist will accompany the submission, and biodiversity enhancements are being incorporated into the scheme through new planting areas and native-species green roofs as part of the overall landscape-led approach.

In conclusion, the Local Planning Authority advised that, provided the requirements set out by the Chichester Harbour Conservancy are met and technical matters are satisfactorily addressed, the proposal is likely to have an acceptable impact on this sensitive foreshore location and the setting of the Chichester Harbour National Landscape.

This constructive and aligned pre-application dialogue with both the Harbour Conservancy and Havant Borough Council has directly informed the evolution of the design and demonstrates a collaborative, plan-led and landscape-responsive approach to development within this sensitive coastal setting.

9.0 - Neighbour Consultation



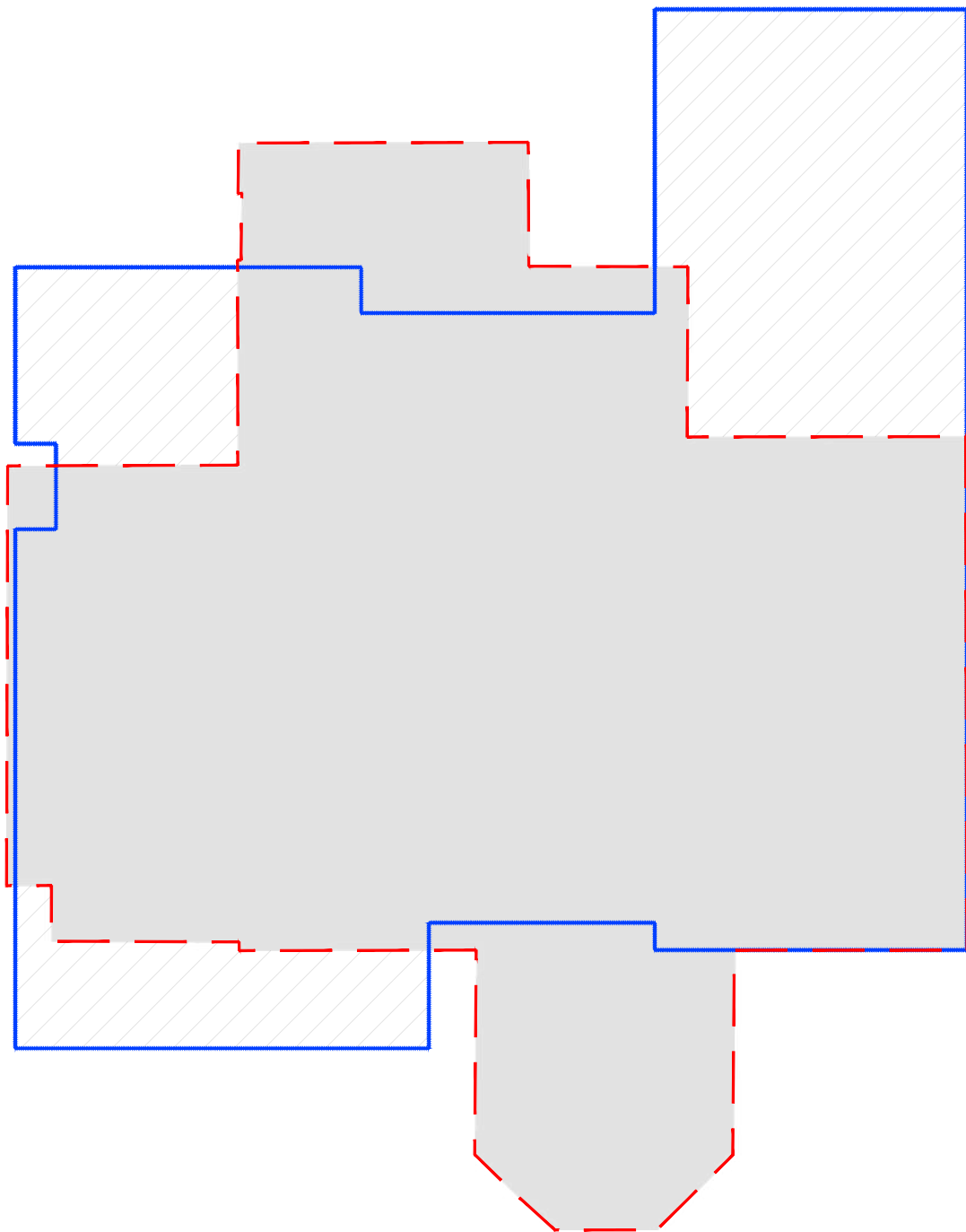
The owners undertook two rounds of consultation with neighbouring properties during the development of the proposals. This was undertaken as a proactive and neighbourly approach, both to ensure that those most directly affected were aware of the proposals and to understand and respond to any concerns before progressing with the planning application.

Particular engagement took place with the adjoining properties at 52 Beach Road and 11 Western Parade, given their immediate relationship with the site and the greater potential for them to be affected by the proposed works. The proposals were largely supported by both neighbours, although a number of concerns and points were raised during the consultation process.

These matters have subsequently been carefully considered and addressed through amendments to the design. The proposals have therefore evolved in response to neighbour feedback, whilst ensuring that the resulting scheme remains appropriate for the clients' requirements, the character of the surrounding area and its wider setting.



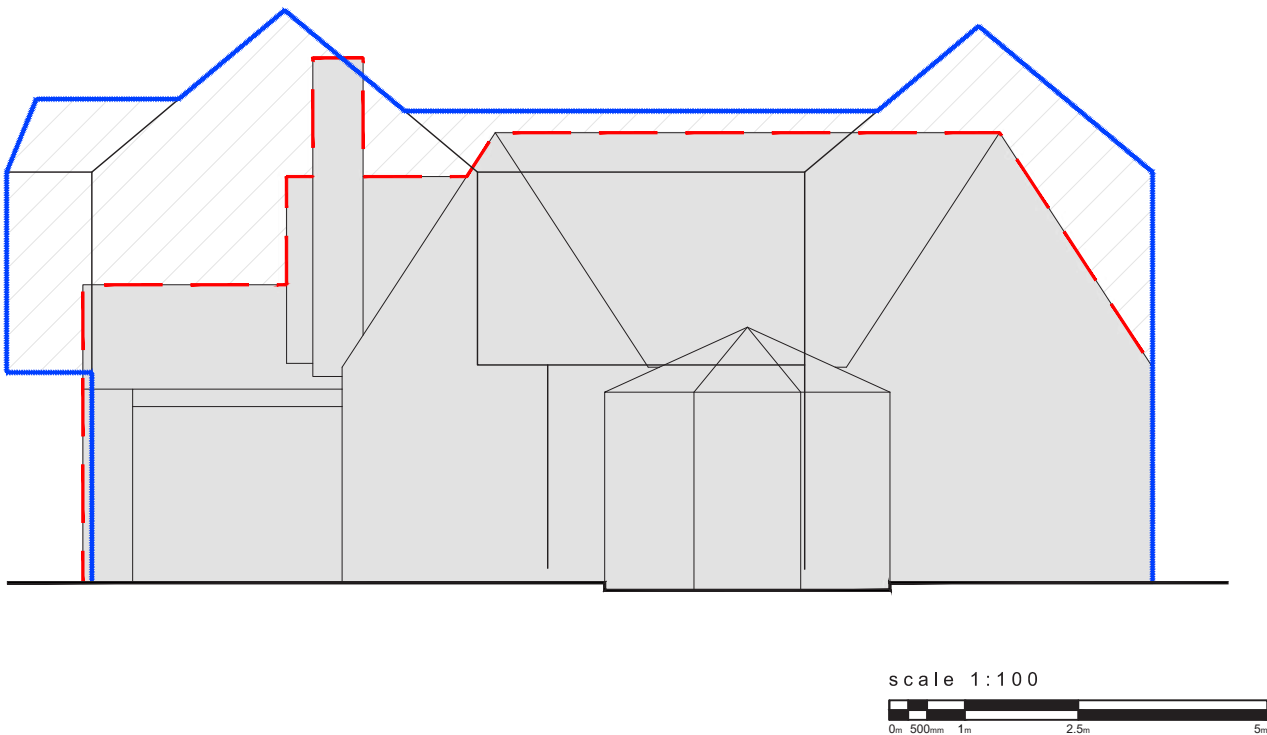
10.0 - Size Increase Comparisons



Footprint Comparison:

The **existing** footprint (shown in solid grey with a red dashed line) equates to **143.4m²**
The **proposed** footprint (shown within the blue line) is **162.4m²**

The footprint has increased by **13.25%**.
This falls well under the 50% increase permitted by Harbour Conservancy guidelines.



Elevation Comparison:

The **existing** elevation (shown in solid grey with a red dashed line) equates to **75.6m²**
The **proposed** elevation (shown within the blue line) is **94.7m²**

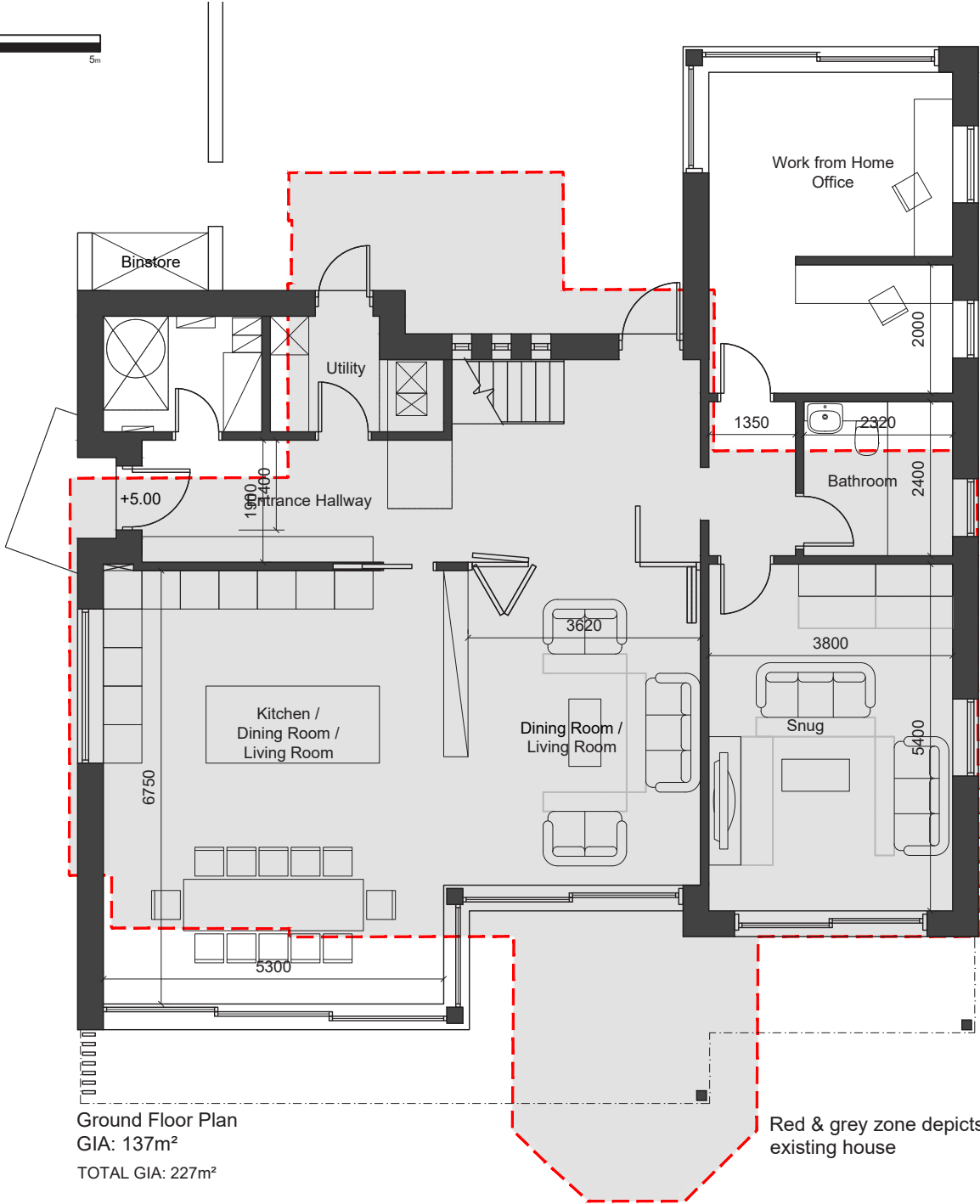
The elevation has increased by **24.7%**.
This falls under the 25% increase permitted by Harbour Conservancy guidelines.

11.0 - Proposed Plans - House



scale 1:100
0m 500mm 1m 2.5m 5m

Scale 1:100 at A3



Ground Floor Plan
GIA: 137m²
TOTAL GIA: 227m²

Ground and First Floor
29.5m²

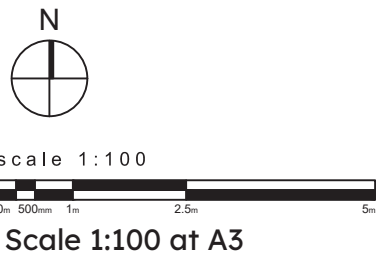
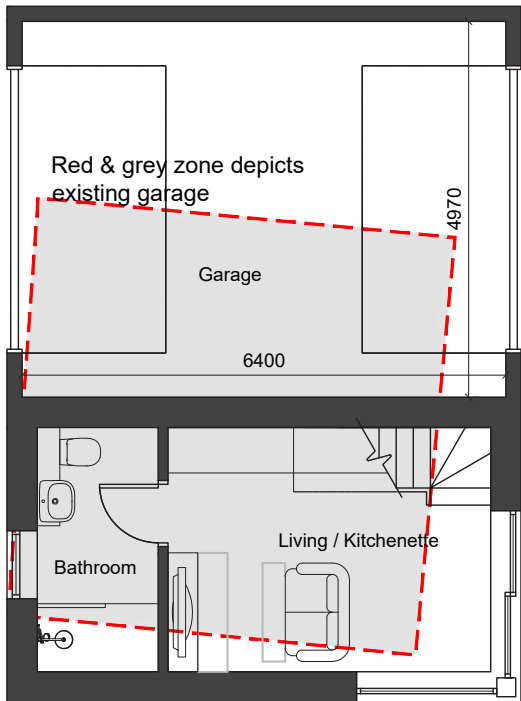


First Floor Plan
GIA: 90m²
TOTAL GIA: 227m²

Please Note:

Annexe not shown on this page due to layout constraints, refer to next page for information and drawings V03-300, V03-301 and V03-302

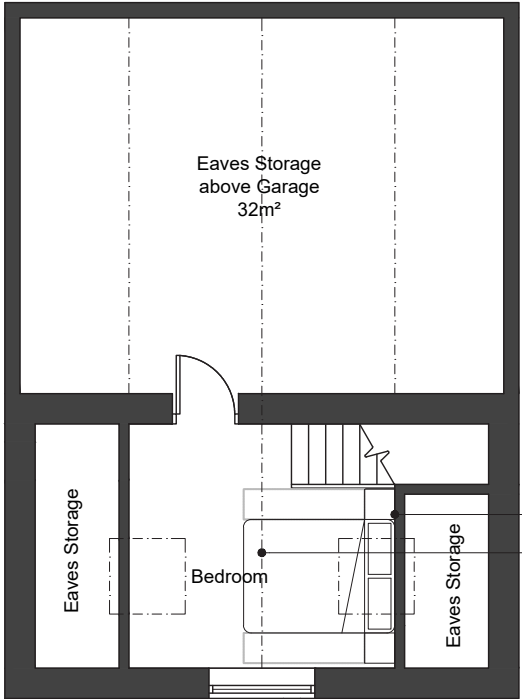
11.0 - Proposed Plans - Garage & Guest Accommodation



Annexe / Guest Suite
Ground Floor
GIA: 53m²

Guest Suite Only: 19.3m²

Total Guest Suite:
Ground and First Floor
29.5m²



Annexe / Guest Suite
First Floor
GIA at 1.5m Head Height:
30.2m²

Guest Suite Only: 10.2m²

Total Guest Suite:
Ground and First Floor
29.5m²

Garage & Guest Accommodation:

The garage and guest accommodation is proposed for private use ancillary to the main dwelling. It will function as a garage and garden store, with habitable space intended primarily for occasional use by friends and family, potential work-from-home space, and short-term holiday rentals.

The building will remain strictly ancillary to the main house rather than forming an independent dwelling.

12.0 - Proposed Site Plan and Access



13.0 - Proposed Elevations and Materiality



South Elevation



North Elevation



West Elevation

Materiality:

The proposed material palette includes natural and charred timber cladding, natural slate roofing, white render, and muted grey tones, selected to reflect the character of neighbouring properties while offering a contemporary response to the surrounding context.

The combination of materials defines interlocking volumes, adds visual interest, and supports sustainability through the use of natural finishes.

Natural and charred timber are intended to help the building blend into the landscape and respond appropriately to the Chichester Harbour National Landscape, in line with the Chichester Harbour Design Guide.

White render is used on one gable to reference the existing house and maintain its local identity.

Materials Legend:

- 1. Timber cladding
- 2. Natural Slate
- 3. Charred Timber Cladding
- 4. White render
- 5. Grey aluminium windows and doors
- 6. Zinc, or similar

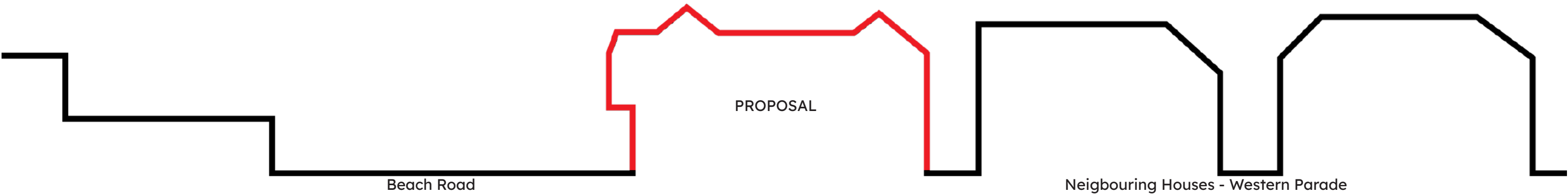
These materials have been listed generally and will be more descriptive in the full planning submission.

Please note these elevations are not to scale and you should refer to CSA drawing 25007-V05-300, 301, 302, 303.

14.0 - Proposed Street Scene



Rendered Street Scene

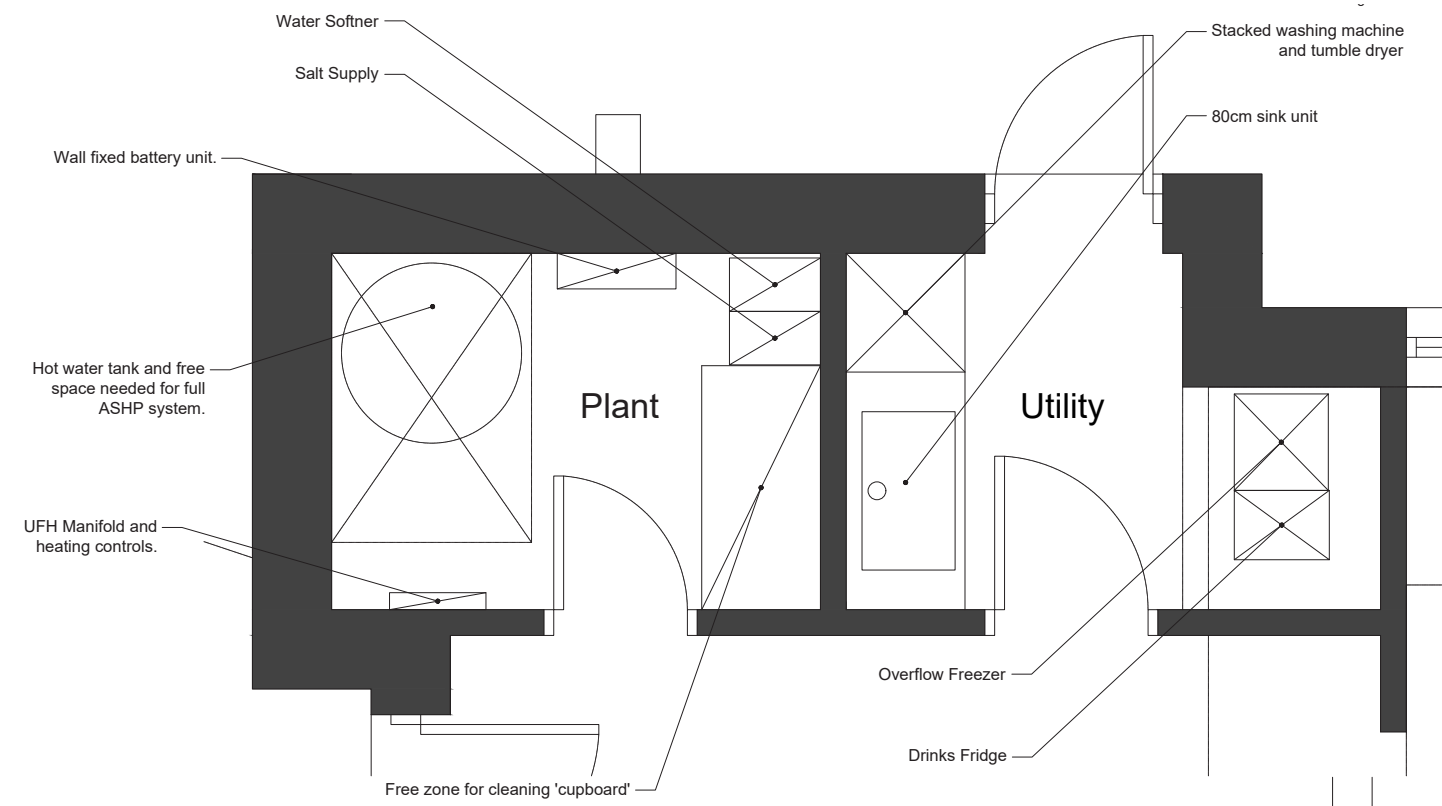


Diagrammatic Street Scene
Not to Scale

Street Scene Analysis:

The proposed dwelling has been carefully designed to integrate seamlessly with the existing street scene, maintaining the character and rhythm of the housing row. Its scale, height, and form closely reflect those of the adjoining properties, ensuring it does not create an overbearing presence or disrupt the established streetscape. Furthermore, the presence of larger and taller properties to the rear significantly reduces any perceived visual impact of the development. The proposed 24% increase in elevation remains within the parameters outlined in the Chichester Harbour National Landscape guidance, supporting the proposal’s appropriateness in context and its respect for the local built environment.

15.0 - Sustainability



Plant Room Layout (Above)
Solar Panels (Below)



The proposed dwelling has been designed with sustainability and energy efficiency as key considerations from the outset. The existing bungalow is of an older construction and was not designed to the thermal and energy-efficiency standards expected of new development today. The existing building is relatively draughty and inefficient to heat and cool, resulting in greater energy demand to maintain a comfortable internal environment. The replacement dwelling therefore provides a significant opportunity to improve the site’s overall energy performance through a highly insulated and airtight building envelope, efficient building services and on-site renewable energy generation.

The building envelope will be constructed to a high standard of insulation and airtightness, helping to minimise heat loss and maintain a comfortable internal environment with reduced energy demand. High-performance windows and external doors will further improve the thermal performance of the dwelling.

Heating, cooling and domestic hot water will be provided through a fully electric air source heat pump system. Underfloor heating will be used throughout the dwelling, providing an efficient and evenly distributed means of heating the internal spaces. Together, these systems will reduce reliance on fossil fuels and provide an efficient means of maintaining a comfortable internal environment throughout the year. A dedicated plant room has been incorporated into the design to accommodate the associated equipment and provide appropriate access for inspection, maintenance and future servicing.

Renewable energy generation will be provided through photovoltaic panels located on the roofs, with an anticipated installed capacity of approximately 7.65kW. The system will generate electricity for use within the dwelling, reducing reliance on grid-supplied energy. An internal battery storage system will also be provided to retain surplus electricity generated by the photovoltaic array for use at times when solar generation is reduced, such as during periods of poor weather or outside daylight hours. Together, these measures are intended to significantly reduce the dwelling’s operational energy demand and carbon emissions.

Passive design measures have also been incorporated to minimise the requirement for mechanical heating and cooling. In particular, a roof overhang has been introduced to the southern elevation to provide solar shading to the extensively glazed ground floor. This will help to limit solar gain during the summer months and reduce the risk of overheating, whilst still allowing useful daylight and winter solar gain into the dwelling.

The proposals also incorporate measures to support biodiversity and reduce the environmental impact of construction. Natural timber cladding will be used across elements of the external elevations, with locally sourced timber prioritised where practicable. Natural slate will also be applied to the main roof. Two areas of flat roof will incorporate native-species green roofs, providing additional habitat and ecological value while also contributing to the visual integration of the building within its landscape setting.

Taken together, the proposed measures seek to create a highly energy-efficient and resilient dwelling, reducing operational energy consumption, increasing the use of renewable energy and incorporating passive environmental design principles alongside sustainable materials and biodiversity enhancements.

16.0 - Proposed Visuals



The proposal reinterprets the existing house through a strong double-gabled frontage, which also reflects the character of neighbouring properties. A material palette of timber, charred timber, natural slate, and muted greys has been proposed to help the house blend into the landscape, offering a contemporary response to the surrounding traditional housing and nearby conservation area, adhering to the Chichester Harbour Design Guide.

Natural materials are proposed to support sustainability and respond appropriately to the Chichester Harbour National Landscape. A varied use of materials will help define interlocking volumes and add interest to the overall form.

To the front, raised planters will act as a natural privacy screen, softening views into the house while enhancing sea views and supporting biophilic principles that promote wellbeing. These elements also work with the site's gentle gradient, allowing for level access at both front and rear, while accommodating a raised terrace. Strategically placed small trees will further increase privacy.

Solar shading to the south-facing frontage will reduce solar gain and limit views into the living spaces, helping to address climate resilience. Solar shading will also be used as a privacy screen between neighbours. Upstairs, vaulted ceilings in the front bedrooms allow for higher window cills, improving privacy while still allowing in daylight. These windows will also include solar shading to reduce overheating.

View from Front 1

16.0 - Proposed Visuals



To the rear, the proposal continues its sensitive balance of tradition and modernity. A feature staircase is expressed externally, subtly blending into the roofline to create a sculptural element that anchors the elevation. One gable is finished in white render, paying homage to the original house and preserving the sentimental identity of “The White House”, while the contrasting timber-clad gable introduces a new character that reflects the evolving identity of the home. This pairing helps establish a sense of continuity while embracing change.

A private courtyard has been introduced to the rear, offering a sheltered, private outdoor space that supports social gatherings and a relaxed connection to the landscape. The use of natural materials throughout supports sustainable design principles and reinforces a tactile, human-centred approach to the architecture. Together, these elements create a calm, sunlit environment that is both rooted in place and designed for contemporary living.

View from Rear

16.0 - Proposed Visuals



View from Front 2

16.0 - Proposed Visuals



View from Western Parade

16.0 - Proposed Visuals



View from Beach Road