

Design & Access Statement:

62 Warblington Road
Emsworth
PO10 7HH



Image 01 - View NW from King's Road showing existing roof



Image 02 - View NW from King's Road showing proposed dormer

APPLICATION TO HAVANT BOROUGH COUNCIL FOR HOUSEHOLDER PLANNING PERMISSION.

This report describes the application site and surroundings, and proposals for a ground floor extension to the rear and side, plus a dormer to the roof of the existing property.

1 THE SITE

- 1.1 No 62 is an L shaped 2-storey Edwardian house situated towards the southwest end of Warblington Road.
- 1.2 The property is of traditional design with roughcast painted masonry walls, slate roof with crested terracotta ridge tiles. What would have been painted timber sash windows have previously been replaced with uPVC.
- 1.3 At some point the attic was converted to habitable accommodation, including the installation of 2 No Velux roof balcony rooflights. These provide extensive views south over the garden and beyond to Chichester Harbour.



Image 03 – View south from attic balcony rooflights

- 1.4 The property sits within a generous plot, with a large south facing garden laid mainly to grass and bordered by a mixture of mature and young hedges. There are no significant trees within the curtilage.
- 1.5 Planning permission APP/19/00143 was granted in 03/06/2019 for a separate garage / annex, and this was completed early in 2023.

2 PROPOSALS

- 2.1 The proposals consist of 2 elements:
- 2.2 To demolish the existing conservatory and previous extension to the kitchen, and replace them with a ground floor extension which wraps around the south and west of the original property, providing more generous living and utility accommodation, including a ground floor accessible toilet and shower. The extension is distinguished from the original property by virtue of it's fairfaced brick elevations. These are expressed as simple plain volume to the north and west, and as a glazed colonnade overlooking the garden to the south and east. The new external walls to the North and South are topped with a reconstituted stone coping which conceals the gutter / eaves detail. The flat roof is to be finished as an extensive sedum roof. New windows are to be powder coated aluminium.

- 2.3 A linked dormer to the south and east facing roof pitches that will transform the usefulness of the existing attic spaces. The flat roof to the dormer is to be in dark grey GRP with lead like rolls, and the dormer cheeks and walls to be in anthracite zinc. New windows are to be powder coated aluminium.

3 IMPACT OF THE PROPOSALS ON NEIGHBOURING BUILDINGS AND STREET VIEWS

- 3.1 Due to the existing high boundary hedges to Warblington Road, No 64 Warblington Road and King's Road, the ground floor extension will not be seen from any public highway (Image 04 below).



Image 04 – Street view from northwest

- 3.2 On account of the stepped frontages found in Warblington Road the rear extension sits further north than the rear elevation of No 64 Warblington Road, and as such has no impact on that property. The west elevation adjacent to the boundary with No 64 is devoid of any openings and is hidden behind an existing mature hedge, and therefore likewise has no impact on No 64.
- 3.3 The new dormer window will be visible from the southern end of King's Road (Image 02), and for this reason care has been taken to ensure that the new dormer is subservient to the existing slate roof. A good example of this approach can be found in Bosham at the southern end of Bosham Lane, where a new zinc clad dormer sits comfortably within the roofscape (Image 03)



Image 05 - Precedent



Image 06 - Precedent

The amount of vertical glazing within the new south facing dormer is equal to that provided by the existing Velux roof balcony rooflights.



Image 07 - massing model for dormer

- 3.4 The stepped design between the south and east facing dormer elevations reduces the massing of the dormers and reinforces their subservience to the main roof

In conclusion, the proposals have a negligible impact on the local street scene, and have a minimum or neutral impact on neighbouring properties.

Jim Garland RIBA

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Drawing	Number 2303/	Rev
Block/Site plan	0000	P1
ground floor - existing	0100	P1
first, attic & roof plans - existing	0101	P1
elevations - existing	0200	P1
ground floor - proposed	1000	P1
first, attic & roof plans - proposed	1001	P1
elevations - proposed	2000	P1