

DRAFT

DESIGN and HERITAGE STATEMENT

Proposed Dwelling on land adjacent to Saxted House, Tower Street, Emsworth



Photo 01 – Saxted House

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Introduction

Daniells Harrison Chartered Surveyors have been appointed by a private client to submit an alternative design for a 5 bedroom detached dwelling that was granted consent in 2003 (ref: 03/53651/016).

An application was submitted in April 2020 (APP/20/00241) and this document is an amendment to that application.

The proposal is to construct a contemporary designed dwelling on a plot of land which is situated adjacent to Saxted House (The Heritage Asset).

The proposed dwelling intends to use traditional materials, natural slate and brick and flint walls. Internally the ground floor is generally an open planned design with a galleried hall and stair leading to the bedroom accommodation.

The Heritage Asset

Saxted House in Tower Street, Emsworth, is a Grade II* Listed building of late 18th century construction (Listed Building No 1303300). It was built by Benjamin Holloway, whose wealth derived from shipping and merchant activities.

Its construction is mainly brick with a slate roof comprising a symmetrical frontage of 2 storeys and attic. The front elevation has 5 windows, sashes in exposed frames and 2 hipped dormers, with moulded eaves cornice and casements. There is a centred 6 panelled door with Gothic fanlight over framed by two 3/4 plain columns.

To the rear it has been extended and altered several times including a modern large expanse glazed extension (Photo 05) which has linked the main part of the house with the original outhouses. Some alterations internally include modern style flooring and removal of some other original features.

The original plot included a very large garden which extended southwards. Planning permission was granted in 2003 to subdivide the plot for the construction of 2no detached dwellings. Only one of these dwellings was built and the remaining plot was kept by the Applicant who owned Saxted House for the following 16 years. During his tenure the plot was well maintained and approximately 24 mature trees were planted.

At the request of the current new owner of Saxted House the Applicant has recently planted a further 12no semi mature Laurel trees. This affords a great deal of privacy, security and seclusion to the setting of Saxted House and its gardens, thus retaining its dignity and character.



Photo 02 – tree screening to Saxted House.

Site Location and Use

Emsworth is a picturesque small town lying at the top of a channel in Chichester Harbour, nestled between the South Downs and the sea. In the 18th century and the 19th century Emsworth was known for shipbuilding, boat building, rope making and oyster fishing.

The site is within the Emsworth Conservation Area encompassing the older part of the waterside town, which lies to the south of the A259 between the two historic mill ponds. Parts of Emsworth and its surroundings also fall within

the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

The Emsworth Conservation Area Character Appraisal lists Saxted House as being one of the most significant buildings within the Conservation Area and is 'considered to contribute positively to the character of the Conservation Area'.

The surrounding buildings are primarily residential and vary in appearance, though of 'vernacular' design. The palette materials utilised show combinations of brick and flintwork, stucco/render, painted brick, facing brick with contrasting dressings and quoins, clay tile hanging with generally slate and clay tiled roofs.



Photo 03 – Little Saxted, Tower Street Adjacent to the application site.



Photo 04 – Adjacent the site access to the application site

Proposals

This application is for an amendment to the previous APP/20/00241, a substitute design for a detached dwelling that was granted consent in 2003 and partially implemented, (ref:03/53651/016).

The proposed dwelling is predominately facing brick rising from a modest plinth. Kasandra Weinenberger range of bricks are proposed. These are sympathetic in style and appearance to Saxted House.

Traditional flintwork with brick dressing is incorporated from first floor level on all elevations (a familiar feature of buildings within the Emsworth Conservation Area) above a dentil brick string course. For the roof, natural slate is proposed to contrast the brick and flintwork.

From the previously submitted scheme the overall gross internal area (GIA) of the amended dwelling plan has been reduced by approximately 15% and the proposed GIA is marginally smaller than the 2003 consent.

Silhouette comparisons in line with CHC PP03 also show a 15% reduction.

Footprint comparisons are within the allowed 50% at 13% following CHC PP03.

The Square shape of the planned dwelling echoes the traditional shape and Georgian symmetry of the adjacent Saxted House.

The inside open plan reflects modern day lifestyle trends and is very similar to the large open plan glass extension on the rear of Saxted House (photo 05)



Photo 05 Saxted House glazed extensions

The projecting front gable with timber framed glazing has been reduced by 20% with a height reduction of 0.7m.

The overall glazing for the dwelling has been reduced from 67.5m² to 30.5m² (approx 55%)

The two car ports have been removed and a traditional designed double garage constructed in the SW corner in a similar position to the 2003 consent.

Heating and electrical equipment is now located within the dwelling adjacent to the kitchen and utility room.

At the request of the owner of Saxted House, to minimise views into their property, the dwelling has been rotated clockwise by 20 degrees total on the plot (only approx 5 degrees further clockwise than the previous proposal (APP/20/00241)

The West elevation to the proposed dwelling is minimum 9.5m increasing to 15m away from the boundary wall with 3 Orange Row and the main structure of the building has been moved 6m away from the boundary wall of Tower House.

The design no longer displays a large expanse of tarmac. This has been reduced to its minimum, giving a smaller area of paving setts that are to match the shared driveway from Tower Street.

The remainder of the plot will be sympathetically landscaped to enhance and maintain its setting within the AONB guidelines.

Impact of Proposals on the Conservation Area and Listed Dwelling

A choice of materials sympathetic to those used on surrounding dwellings, and in particular Saxted House, will serve to minimise the impact of a 'New Build' upon its environment within the Conservation Area.

The proposed dwelling is located at its closest point 33m away from the adjoining boundary wall of Saxted House.

The location of the proposed dwelling on the plot is such that it will have minimum impact on sight lines from Saxted House as the Applicant has planted 12no semi mature Laurel trees approx 4.5m high along the adjoining boundary wall.

This new tree screen, together with the existing mature trees on the application site (approx 24 planted by applicant over the last 16 years) and the established garden wall (minimum 2.15m high) affords a great deal of privacy, seclusion and security to Saxted House and its gardens.

The Applicant in planting new trees and maintaining the plot during past 16 years of ownership has proved his commitment to conserving wildlife habitat in line with CHC AONB policies and in addition has already paid a contribution to the Solent Recreation Mitigation strategy.

Although a view of the new dwelling is screened from the harbour (photos 06

and 07) the reduction of glazing takes into account the CHC concerns regarding light intrusion close to the harbour coastline. Combined with the installation of automatic light sensitive blinds, the impact on wildlife in the surrounding area is mitigated.

The ridge height of Tower House is higher than the highest point of the fully hipped roof on the proposed dwelling thus Tower House will mask the proposed building in its entirety.



Photo 06 – The Waterfront from the Promenade



Photo 07 – showing the roof and conservatory to Tower House in the distance

The following comments are a response to some of the concerns of the immediate neighbours.

Tower House (to the south)

The distance between the proposed dwelling and Tower House is roughly the same distance shown in the 2003 scheme.

Only 13% of overall plot of approx half an acre is being built upon therefore the impact will be no more than it would have been if the 2003 dwelling had been built.

The driveway is to remain similar to the 2003 design.

The amended location of the dwelling in relation to Tower House will significantly reduce the possibility of noise, bearing in mind the principle bedroom to Tower House faces South overlooking the harbour and not North into the application site. Also, the media/sitting room is moved to other side of dwelling further reducing the possibility of noise.

1-3 Orange Row (to the West)

3no first floor windows of the proposed dwelling will have an oblique view of the boundary wall and side gable elevation of 3 Orange Row (which contains no windows).

In the recent amendments a 'contentious' bedroom window looking northwest is replaced by an obscured bathroom window, coupled with the slight rotation clockwise, this further minimises overlooking issues.

3no existing mature 4m tall trees along this wall will help to obscure views of the garden terraces of 1-3 Orange Row from proposed first floor windows.

Furthermore, the garden terraces of 1-3 Orange Row are approximately 0.75m below the ground level of the application site therefore being more obscured by the boundary wall.

Trees to the SW corner of the site will provide screening to the front forecourts to Orange Row should overlooking be an issue here.

Conclusion

The previous submitted design, in line with the Planning Department's comments, has undergone extensive modification both in the design of the dwelling and its position within the application site.

At the end of the day it is our intention to create a well designed and constructed family dwelling that lies within walking distance to the beautiful town and foreshore of Emsworth.