

Heritage Statement

Proposed Boundary Wall

Sea View House, 23 Tower Street, Emsworth, Hampshire PO10 7BH



Photograph 1 – South Elevation

March 2020

Prepared by:

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1 The Old Flour Mill

Queen Street

Emsworth

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Introduction

Helyer Davies Architects Ltd have been appointed by a private client to redevelop and refurbish the existing residence of No 23 Tower Street. The application is a Listed Building householder planning application.

The works consist of:

- Boundary wall

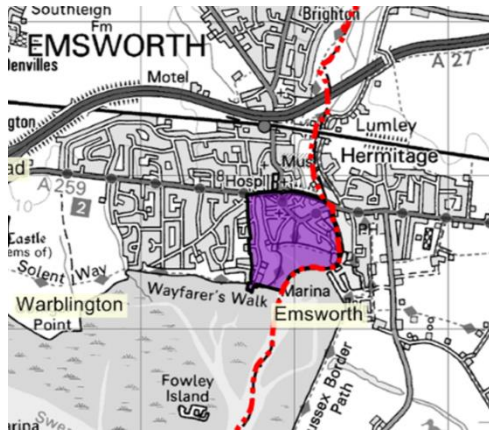
The following documents will accompany the Application:

- Application Form
- Heritage Statement
- Drawings [20024 series]
- Design and Access Statement

A measured survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show site location plan and block plan only. Please note that no survey of adjoining properties has been undertaken to establish levels.

Site Context

Sea View House is a listed dwelling located on Tower Street in Emsworth. It is situated within the Chichester Harbour Area of Outstanding Natural Beauty and Emsworth Conservation Area, as such it is bound to certain regulations of uniformity.



Emsworth is a small coastal town on the border of Hampshire and Sussex and is situated at the head of the western arm of Chichester Harbour. The Conservation Area encompasses 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 town is well served by road and rail public transport, fronts directly onto the water and attracts many visitors.

The section of the Emsworth Conservation Area Character Appraisal detailing Tower Street is included below:

‘Tower Street: On the south side of High Street is a townscape delight. Pevsner describes the north end of Tower Street as - “the most delicious inland backwater in Emsworth”. This is another residential cul-de-sac, of high quality with a few Georgian houses (Q). On entering three houses set the scene. To the left Trentham Cottage has upper side windows under segmental tympana decorated in stucco fan pattern, a circular central window and doorway with distinctive fanlight. Trentham House is a larger, plainer stuccoed house with bay windows and delicate iron balconies. Its garden half-closes the already narrow street. Opposite is Saxted House, which is Early Georgian, built in grey brick with red dressings and with another fanlit pedimented doorway. The street then continues past the walled garden of the latter and ‘dog-legs’ to the right and then continues inconspicuously into a footway to emerge through a narrow alleyway on the waterside. Behind Saxted House in its garden, is the site of the tower (thought to have been a watch tower) after which the street is named.’

The surrounding buildings are primarily residential and vary in their appearance, though of vernacular design. Materials consist of a combination of flint, painted render, brick and clay hanging tiles, with clay tiled and slate roofs.

List Entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: SEA VIEW HOUSE

List entry Number: 1339955

Location

SEA VIEW HOUSE, 23, TOWER STREET

The building may lie within the boundary of more than one authority.

County: Hampshire

District: Havant

Grade: II

Date first listed: 21-Jul-1975

List entry Description

Details

SU 7405 HAVANT TOWER STREET Emsworth 21.7.75 11/41 No. 23 (Sea View House) II House. 1727. Stone and brick, with a tile roof. Symmetrical front of 2 storeys, 3 windows (middle blank). Rough ashlar walling with red brick quoins and panel, cement plain architraves. Sashes in reveals. C19 gabled brick porch. Dated plaque.

Listing NGR: SU7373608059



Design

Use

The clients wish to build a low wall up off the seawall on the property's southern boundary. The wall is designed as a safety measure that will prevent young children in the family from accidentally falling over the sea wall, as the existing timber railing provides little protection.

The use is to remain as existing.

Amount & Scale

The brick will match the height of the adjacent brick boundary wall at the neighbouring property (6 Seaview Terrace – 720mm above concrete sea retaining wall); to ensure continuity in the wider elevation from the harbour. A slated timber panel will be fixed to the top of the brick wall, bringing the total height to 1m. The proposed wall will run along the southern boundary of the property. The wall has been designed to provide the necessary safety guarding whilst minimising impact on the listed dwelling, Conservation Area and AONB. The height of the wall will cause minimal disruption to views both from the dwelling and of the dwelling from the surrounding area.



This drawing shows the proposed height of the brick wall element in line with the adjacent wall.



This drawing shows the proposed height of the brick wall element with the timber panelling installed above. The listed dwelling remains prominent when viewed from the harbour, whilst the wall has little impact.

Layout

The new wall will run along the southern boundary, the existing brick retaining walls to the access stair will also be raised to match the level of the new brick wall. These will return to the top of the stair and finish at the existing retaining wall level.

Appearance

The base of the wall will be built in brick with a soldier course at the top. The bricks will be reclaimed to match the existing house and those in the existing landscaping, this will ensure the wall appears cohesive with the listed dwelling. The timber screen fixed above is to be built in treated cedar and will mirror the design below.



(existing reclaimed brick)

Landscape

The existing

Access

The access to and from the site will not be altered.

Impact on the Emsworth Conservation Area and AONB

Sea View House is currently the only house along this section of the harbour front that has not built up off the existing sea retaining wall to provide a boundary wall. These walls provide the houses with a degree of protection from falling and additional resilience/protection from the sea.

The existing boundary treatment presents as an oak post fence which appears as a gap in the rest of the harbour-scape. The proposal will appear more in keeping with the surrounding plots.



The listed dwelling currently suffers badly from salt damage and the new wall will help provide some additional protection.

Our clients have young grandchildren and are keen that they should be able to play in the garden. However, at present, the existing timber railing provides little to no prevention from falling from the sea wall, especially for young children, making it too dangerous. The new wall will enable all the family to use the garden safely.

The wall has been designed to appear as cohesive as possible with the neighbouring properties and the listed dwelling in terms of materiality and design. As such, although views from the wider surroundings will be affected the change will not appear prominently in any vistas. The listed dwelling will still be visible in the harbour scene and the impact on the AONB and Emsworth Conservation Area are considered minimal in comparison to the massive safety benefits that the wall will provide for the occupants.