

Design & Access Statement

Proposed Boundary Wall

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



Photograph 1 – South Elevation

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Prepared by:

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1 The Old Flour Mill

Queen Street

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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.

Recent Planning History

APP/18/00762 - Installation of wooden trellis fencing to existing wall in internal courtyard.

APP/18/00175 - Listed Building Consent for replacement of existing south elevation windows.

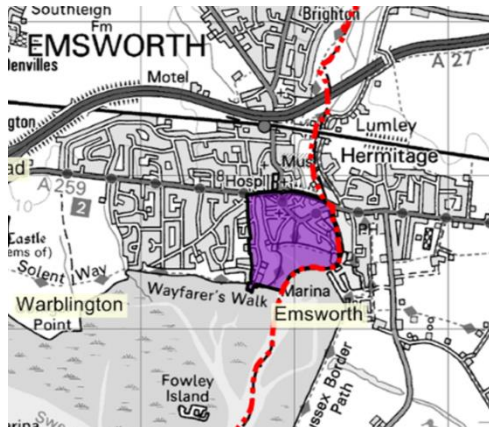
APP/16/00414 - Additional roof light to north elevation.

APP/15/00851 - Remove earth mound. Replace listed wall with new boundary wall reusing original materials and matching new materials where necessary.

APP/15/00248 - Demolition of existing side lean to extension and construction of single storey side extension. Conversion of existing detached garage to studio. Replacement railings and gate to front boundary.

Site Context

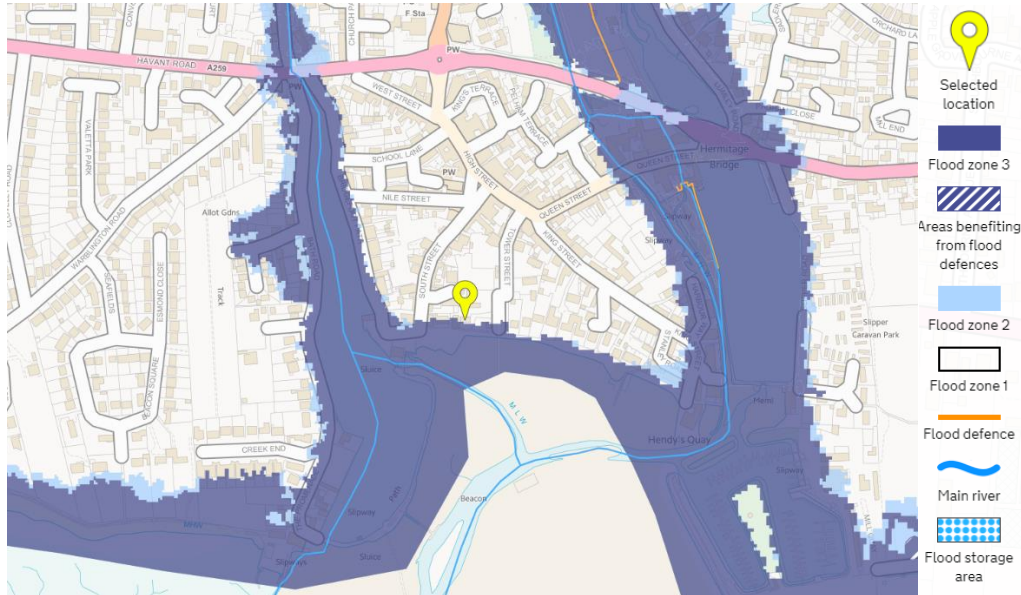
Sea View House is a listed dwelling located on Tower Street in Emsworth. It is situated within the Chichester Harbour Area of Outstanding Natural Beauty and Emsworth Conservation Area, as such it is bound to certain regulations of uniformity.



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 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.

Flood Risk



Environmental Agency Flood Risk Map- flood-map-for-planning.service.gov.uk/

Zone 1 Low Probability (clear)

Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

Zone 2 Medium Probability (light blue)

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability (darker blue)

Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

Although the dwelling sits within Environmental Agency's Flood Zone 1, the end of the garden sits in Flood Zone 3 which is defined as having a 'high probability of flooding'. As a result, our application would require flood risk assessment, however as the application is only for a boundary wall the risk of flooding will not impact on the proposal.

Precedents



Boundary wall at 6 Seaview Terrace



Boundary wall at 46 South Street



Boundary wall at 25 Tower Street



Boundary wall at 3 Swan Close



Boundary wall at 2 Swan Close



Boundary wall at 4 Fishermans Close



Sea wall view from entrance to Fishermans Close

The above photographs are of the existing sea defensive retaining wall that runs between South Street and King Street. They show where the properties that sit along this wall have built boundary walls up off the main harbour wall. The walls are of varying heights and designs, although predominantly built of brick, there are also timber elements. These photographs provide precedent for building a boundary wall above the existing sea wall to offer protection for the listed dwelling and its occupants.

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.

Please note colours are not indicative and are only to differentiate proposed elements.

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 timber and will mirror the design below.



(existing reclaimed brick)

Landscape

The existing.

Access

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

Photographs of existing timber railing/fence





