



Heritage Statement

Proposed Trellis

23 Tower Street

Emsworth

Hampshire

PO10 7BH

July 2018

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 clients wish to add a trellis to the north of the eastern seating area.

The building is listed and within the Chichester Harbour Conservancy Area and bound to certain regulations of uniformity.

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

Location: The site is in the historic village of Emsworth, north of the harbour. The location began as a small Saxon settlement that evolved into a village famous for its boat building and oyster industry. The village is now popular with artists and sailing with access around the Chichester Harbour. Emsworth has many Listed Buildings, is within the Chichester Harbour Conservation Area and has several protected ecological habitats.

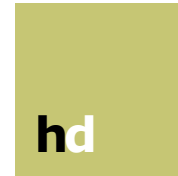
“The AONB's massive stretch of tidal flats and saltings are of outstanding ecological significance. The rich, complex estuarine habitats of the harbour are a Ramsar designated wetland. Very large populations of wildfowl and waders use the mudflats feeding on the rich plant life and the huge populations of intertidal invertebrates. More than 9,000 Brent geese overwinter on the intertidal mud-land and adjacent farmland.” Quote from <http://www.aonb.org.uk/>

A key concern to the design is that it is a natural area of beauty and strong wildlife has been established in the location for many years. Our scheme will not endanger the balance of this natural ecology.

The surrounding properties are homes of traditional style and typical of the local vernacular. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages.

The Building: House. 1727. Stone and brick, with a tile roof.





List Entry Summary

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

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 21-Jul-1975

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 135522

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.



History

Legacy Record - This information may be included in the List Entry Details.

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



Pre-Application Advice

On 29th June, Helyer Davies Architects contacted Havant Borough Council to see if planning permission was required. On 4th July, Planning Officer Emma Chisnall confirmed that we would need 'Planning Permission and Listed Building consent' for the works. The reason is highlighted in Section D below:

Class A – gates, fences, walls etc

A.1 Development is not permitted by Class A if:

(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—

(i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;

(ii) in any other case, 1 metre above ground level;

(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;

(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or

(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a Listed Building.

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.

Design

Use

The proposal is for a wooden trellis towards the northern boundary of the property. The purpose of the trellis to screen the car when parked at the end of the drive [see photo]. It will also serve to provide privacy to the patio area, garden and studio from surrounding properties.



Amount & Scale

The height of the trellis will match the adjoining existing wall. The width of the trellis will be 3m.

Layout

The trellis will run near to the northern boundary, coming off the existing wall. The trellis has been designed so that it can be removed or reduced if not required or if large items need to be brought into the front garden.

Appearance

The trellis will be made from cedar, which will weather and silver in time. To the base of the trellis will be a brick base. These bricks will be reclaimed to match the existing house and wall.

Landscape

The ground levels will be altered slightly to provide a brick base to the trellis. See submitted drawing.

Access

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