

23 Tower Street
Emsworth
Hampshire
PO10 7BH



Replacement of Existing Windows

Heritage Statement

February 2018

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1.0 Introduction

Helyer Davies Architects Ltd have been appointed by a private client to replace the existing windows at 23 Tower Street, Emsworth.

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.

2.0 The Listing – SEA VIEW HOUSE

English Heritage – Listing Description: 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

Grade: II

List Entry Number: 1339955

3.0 Site Location and Use

The site is in the historic village of Emsworth west of the Mill Pond and directly 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 proposals will not endanger the balance of this natural ecology.



The surrounding buildings are of mixed use and vary in their appearance, though predominantly of vernacular design. Materials consist of a combination of flint, stone, brick and white render with both clay and slate tiled roofs.

The property is residential and will remain so.

4.0 The Proposals

Work was undertaken prior to this proposal (2018) in 2015 to restore the building. This included extensive repair and decoration work to the windows. The work undertaken on these windows included scarfing some of the framework with new timber. One window that this repair work was carried out on was W.03 where timber covers were placed at the bottom of the uprights of the frame.

Despite the works carried out in 2015, the windows continue to leak extensively during high winds and heavy rain and we therefore propose to replace the windows with exact replicas of the existing windows to stop the leaking and to retain the buildings heritage.

The proposed windows will all be timber framed, four of which will be sash windows and one of which will be casement. Further details of the proposed windows can be found in the accompanying drawings 14169-50 14169-51.

5.0 Site Photographs



Ref.	Internal appearance	External appearance	Existing material
W.01			White Timber frame sash

W.02			White Timber frame sash
W.03			White Timber frame sash
W.04			White Timber frame sash

W.05			White Timber Frame Casement
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The following photos show the build up of water internally due to leakages through the windows.







6.0 Conclusion

The Proposals are for the replacement of existing windows due to leakages.

Despite there being restoration and decoration work undertaken on the windows in 2015, there is still issues with water leakage and we believe the only way to fix this is to replace the existing windows.

The new windows will be exact replicas of the existing windows so that they do not detract from the heritage of the building.

The proposals will stop any water damage being caused to the grade II listed property.