

HERITAGE DESIGN & ACCESS STATEMENT

NEW BALCONY TO SOUTH ELEVATION

Application for the Variation/Removal of a condition, following approval of this application under reference APP/21/00556, dated 26 July 2021.

AT

TOWER HOUSE, TOWER STREET, EMSWORTH, HAMPSHIRE



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1. INTRODUCTION

1.1. This Heritage, Design and Access Statement has been prepared by Richard Meynell Ltd *Specialist Conservation Architects* on behalf of Ms Stubbs to assess the impact of proposed works at Tower House, a home on Tower Street, Emsworth.

1.2. This document supports an application for the Variation/Removal of a condition, following approval of this application under reference APP/21/00556, dated 26 July 2021.

1.3. The proposed works to Tower House include:

- To alter the approved balustrade material of the previously approved proposal (APP/21/00556) to a glazed balustrade.
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1.4. The purpose of the report is to assess the significance of the building, and the impact of proposals. The report covers the following key issues:

- A summary of the design and construction of the building and its surroundings,
- A statement of significance related to the building and its site
- An impact assessment of the proposed works in the context of current planning policy.

The report should also be read in conjunction with the submitted drawings and supporting information.

1.5. A planning application for a new balcony to the first floor south elevation of Tower House was made by Richard Meynell Ltd in May 2021, planning reference APP/21/00556. This application was approved.

The location of the works proposed in this condition removal/variation application remain the same as in this previous application, but to ensure visual harmony with the existing balcony on the same elevation, also sees a change to this existing balcony's balustrade material, to match the revised proposal for the proposed new balcony.

2. CONTEXT AND HISTORIC SIGNIFICANCE

2.1. Context and Designations

Tower House is located at the southern end of Tower Street, a residential area found just south of Emsworth High Street. The house itself is not listed, however its setting is that of Emsworth Conservation Area in which are found several Grade II Listed properties.

The property is situated within the Emsworth Conservation Area, close to the 'Historic Harbour and Anchorages' Character Area (Emsworth Neighbourhood Plan) and is in the Chichester Harbour Area of Outstanding Natural Beauty.

2.2. Background

Tower House itself is believed to have been built in 2005. The house is two storey, detached and is traditional in appearance with materials of brick, painted timber windows and clay roof tiles. Gardens surround the property to the South, East and North and contain a swimming pool and mature plants and hedging.

2.3. Significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current national and local planning policy.

Significance can be measured according to hierarchical levels; these are generally accepted as:

- Exceptional – an asset important at the highest national or international levels including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- High – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative – features that harm the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

2.4. Significance of Tower House

The building is considered of low significance as an example of a modern and of no historic architectural merit.

2.5. Archaeological Significance

The proposed works are not anticipated to have an impact on archaeology.

3. DESIGN & IMPACT OF THE PROPOSALS ON TOWER HOUSE

- 3.1. The likely impact of the proposals and means of mitigation can be assessed against the specific elements of the scheme as outlined within the introduction.

These proposals are as follows:

- 3.2. **To alter the approved balustrade material of the previously approved proposal (APP/21/00556) to a glazed balustrade.**
- 3.3. **To alter the existing balustrade material of the existing balcony on the same elevation, to match the revised proposed glazed balustrade for the proposed new balcony**

3.4. General Design Considerations

Design, Form, Scale & Materials

Blending the proposal into the existing setting as sensitively as possible has been the primary consideration when designing the proposals.

The **scale** of the proposed balcony remains the same as in the previous application. Its scale is modest and dictated by the desire to contain the balcony within a recess formed by the building outline in this location and to make the proposal subservient in scale in the context of the overall building elevation. The balcony sits well back from the build line of the existing balcony on the South elevation, thus maintaining present levels of proximity to and amenity of neighbouring properties.

The **material** of the balcony structure will be of steel, polyester powder coated to a marine grade, of a colour to match the existing home's glazing frame colour. The **balustrade material** of frameless glass will provide a completely sealed perimeter to the balcony's footprint, and up to 1100mm above deck level. This will make the balcony completely safe for our client's small dog and any younger family members who may be close to the balcony. A specialist balcony designed has been consulted in the revision of the balustrade design to confirm that the proposals are suitable. The previous timber balustrade design had large gaps which presented a safety risk to said pet and family members. The proposed glass balustrade material will be 'invisible' on the building elevation compared with the previously approved timber balustrade. The revised design therefore represents an improvement to the design, in the context of any proposals having as minor an impact as possible on the property and its wider setting.

A requirement of the previous approval was that both the proposed balcony and the existing balcony matched in design. The existing balcony on the South elevation will therefore remain in its present location and scale. Its structure will however be replaced with a steel frame to accommodate the proposed glazed balustrade system. The steel frame will be polyester powder coated to match the proposed balcony. The glazed balustrade system will match that of the proposed balcony.

The design of the glazed balustrade system is informed by a neighbouring balcony design – see photographic schedule.

This condition variation application brings with it **no change to the scale of the proposed balcony and no change to the scale of the existing balcony**. The only change is to the material of the balustrade. There is therefore no increase to overlooking as a result of this application.

Regarding the wider context of the property, the only public view of the south elevation of Tower House is a partial view from the public space of the foreshore and public footpath - see photographic schedule. The muted material choice and simplicity of form of the balcony, are therefore designed to minimise any impact of the proposal on the 'street scene' of the waterfront setting.

4. ACCESS CONSIDERATIONS

4.1. Vehicular Access

The proposed works will not alter the existing vehicular access to the property.

4.2. Access by Foot

The proposed works will not alter the existing pedestrian access to the property.

5. RELEVANT LEGISLATION AND PLANNING POLICY

Planning policy relevant to this application comprises the 1990 Listed Buildings and Conservation Areas Act and the National Planning Policy Framework (NPPF). Design guidance from Havant Borough Council and Emsworth Neighbourhood Plan and guidance from the Chichester Harbour Area of Outstanding Natural Beauty is also relevant.

5.1. Listed Buildings & Conservation Act 1990

The protection of Listed Buildings and Conservation Areas are an additional system of control imposed by Planning (Listed Buildings and Conservation Areas) Act 1990. Under these provisions, there is substantive duty in relation to Listed Buildings and Conservation Areas (Section 66(1)) that when considering whether to grant planning permission for development which affects a listed building or its setting, decision makers are required to pay special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses.

5.2. National Planning Policy Framework

The NPPF defines listed buildings as designated heritage assets and in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting.

In determining planning applications involving heritage assets, the NPPF requires planning authorities to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness (paragraph 192)

Key additional paragraphs include 170 and 172 'Conserving and enhancing the natural environment'

5.3. Local Planning Policy

Havant Borough Local Plan (Core Strategy) 2011

Key relevant policies are:

CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)

CS16 High Quality Design

CS17 Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

Key relevant policies are:

DM20 Historic Assets

AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan 2019-2036

Key relevant policies are:

H1 Design & Heritage

D1, 2 & 3: General Design. Height, Mass & Materials and Layout, Form & Density

5.4. Chichester Harbour Area of Outstanding Natural Beauty

The overarching principle of the Conservancy's work is to:

- *Protect, Conserve and Enhance Natural Beauty and Wildlife: To ensure that all development conserves and enhances the natural beauty of Chichester Harbour.*
- *To stimulate the highest standards of design, conservation and development.*
- *To consider where the development will be seen in the wider landscape and from the water and demonstrate how any adverse impacts have been positively mitigated to conserve and enhance the AONB.*
- *To ensure that development will effectively mitigate any adverse impacts on the AONB and to secure positive, sustainable, social, economic and environmental benefits to fulfil the purposes of the SPD.*

This key principle and the specific built-environment design guidance which is echoed in the Emsworth Neighbourhood Plan and Conservation Area guidance, has been taken into account in these proposals.

6. CONCLUSION

- 6.1. Tower House is a modern undesignated property of low heritage significance. It is sited within Emsworth Conservation Area, close to Listed properties and within the Chichester Harbour Area of Outstanding Natural Beauty.
- 6.2. In accordance with Planning Policy and Best Practice Guidelines a thorough assessment of the building and its context has been undertaken. This has also served to improve the understanding of the building and the significance of it within the setting.
- 6.3. The design of the proposals has been carefully developed to take account of the significance of the building and to enhance the visual appearance within the setting. The use of high quality, appropriate materials and finishes will help to ensure that the proposals are visually successful, even more so than the previously approved scheme.
- 6.4. Overall, it is believed that the proposal will preserve the significance of the property and will have neutral impact on the character of the local area.

Richard Meynell Ltd - March 2022

Bibliography

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, 2017.

Emsworth Neighbourhood Plan 2019-2036

Emsworth Conservation Area Character Appraisal, March 2010.

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Williamson, Hudson, Musson and Nairn (2019) *The Buildings of England: West Sussex*.