

SEAVIEW, 23 TOWER STREET, EMSWORTH

DESIGN, ACCESS & HERITAGE STATEMENT

CONTEXT – LOCATION

23 Tower Street, also known as Seaview, is located in Emsworth, Hampshire. The site overlooks Chichester Harbour (Area of Outstanding Natural Beauty) and forms part of the waterfront which consists of primarily residential dwellings.

The existing property is grade II listed and is also located in Emsworth Conservation Area.



Figure 1 – Context [Google]



Figure 2 – Wider Context [Google]

Figure 3 – View of the harbour edge



CONTEXT – THE SITE



The site is located immediately adjacent to the harbour and surrounded by flint and brick boundary walls and other buildings.

The front elevation is notably prominent in the view of Emsworth Waterfront as the site is elevated above the harbour. The site topography is relatively flat.

Access to the property is via Tower Street to the east.

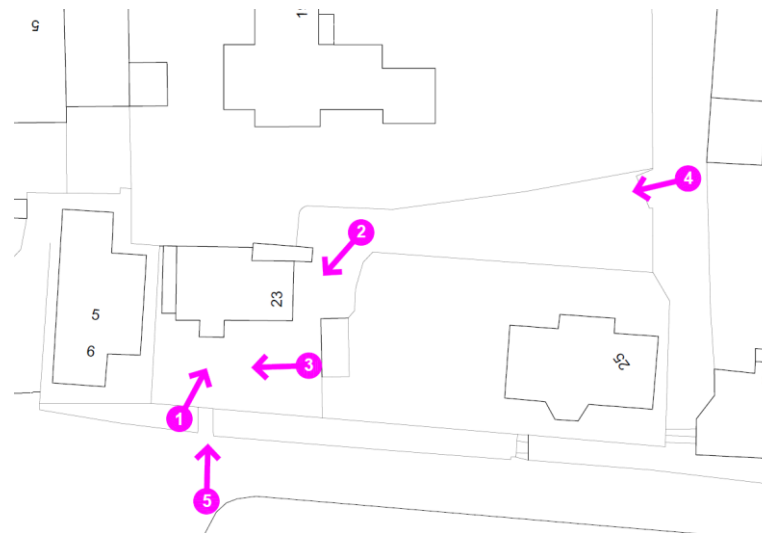


Figure 4 – Plan showing location of photos

23 Tower Street is located in Emsworth Conservation Area in Character Area A.

The site can be seen in the 'important view' from The Promenade looking north back towards Emsworth. Each building along the waterfront contributes to the character of the Conservation Area and therefore any works should be sympathetic and not detract in the street scene to respect and maintain building patterns and forms.

The Sea Wall, which forms the southern boundary of the site, is a noted as an important wall. Similarly the south facing walls of the existing building are noted as important walls like all other buildings along the waterfront as they contribute to character of the area and define the urban landscape.

Emsworth Conservation Area Character Appraisal describes Tower Street as follows:

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 fanlight 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.

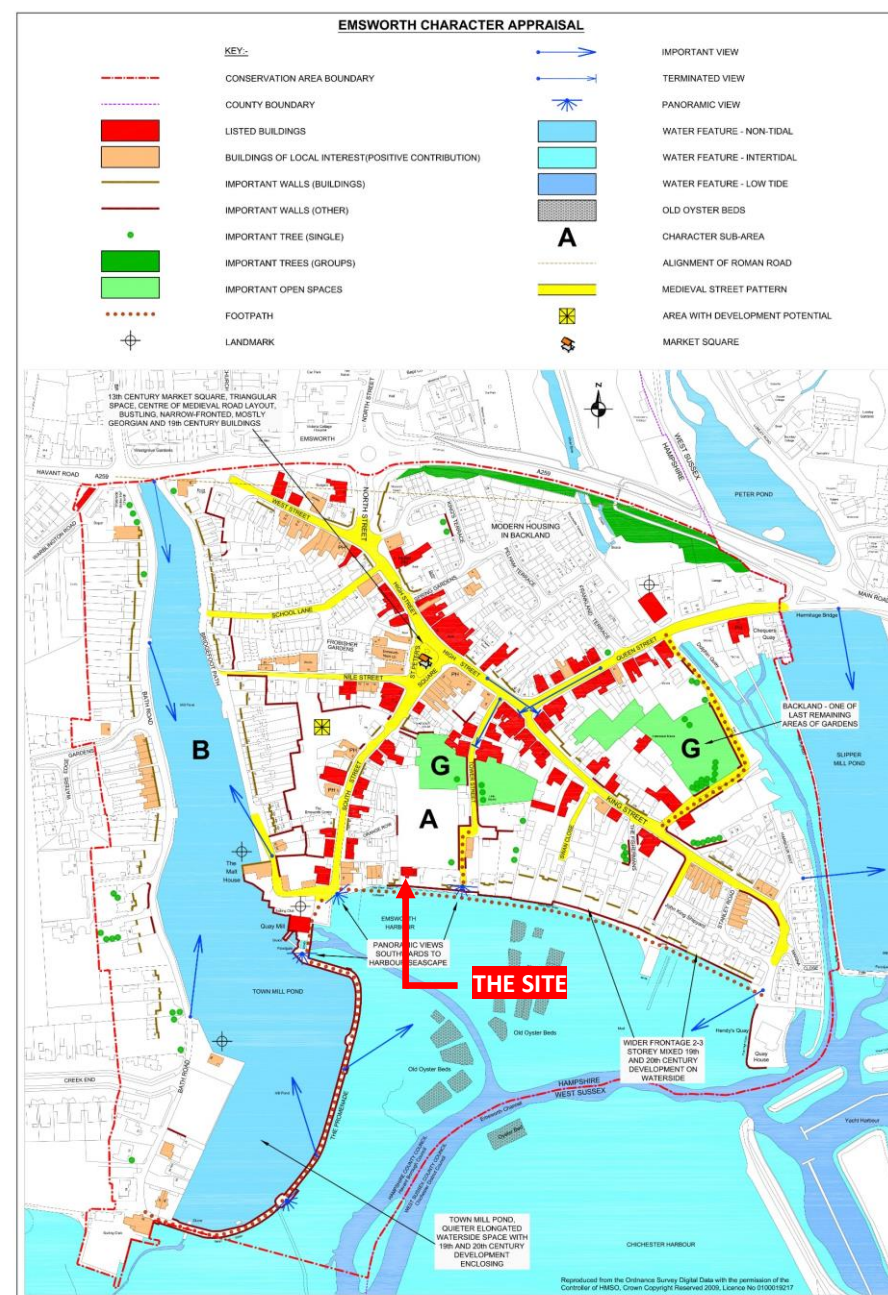


Figure 5 – Emsworth Conservation Area Map
(<https://cdn.havant.gov.uk/public/documents/Emsworth%20Conservation%20Area%20Map.pdf>)

CONTEXT – EMSWORTH CONSERVATION AREA

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1339955
Date first listed: 21-Jul-1975
Statutory Address 1: Sea View House, 23, Tower Street

Location

Statutory Address: Sea View House, 23, Tower Street
County: Hampshire
District: Havant (District Authority)
Parish: Non Civil Parish
National Grid Reference: SU 74957 05563

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

Legacy

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

Legacy System Number: 135522
Legacy System: LBS



Figure 6 – 1727 panel in front elevation

PLANNING HISTORY

Ref: APP/20/00219

Description: Garden wall built up from existing concrete retaining sea wall.

Date: Thu 30 Apr 2020

Ref: APP/20/00220

Description: Listed Building Consent for garden wall built up from existing concrete retaining sea wall.

Date: Thu 30 Apr 2020

In April 2020, approval was granted for a new garden wall to be built up from the existing concrete retaining sea wall with treated cedar double slated Venetian fence panels fixed on top to prevent falling.



South elevation as existing - Scale 1:100



South elevation as proposed - Scale 1:100

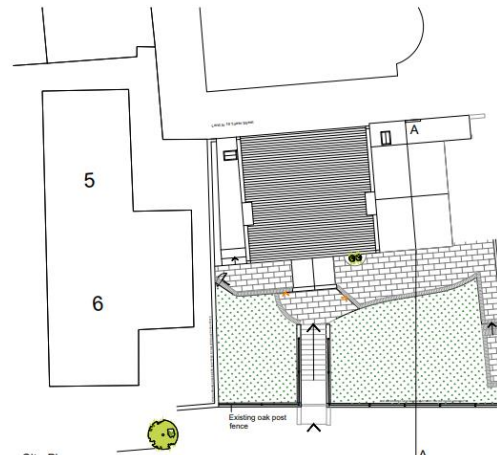
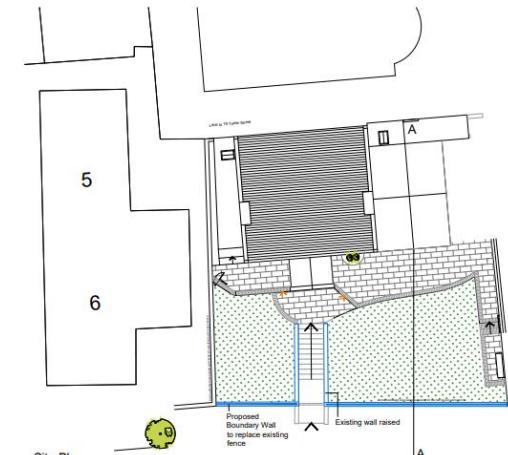
Site Plan
as existing - Scale 1:100Site Plan
as proposed - Scale 1:100

Figure 7 [Top] – Existing and proposed elevations
Figure 8 [Bottom] – Existing and proposed site plan

DESIGN

This application proposes a new low garden wall, built up off the existing concrete retaining sea wall on the south boundary. The wall's primary purpose is to ensure there is no risk of falling from the garden which the existing timber railing does not fully provide.

SCALE

The brick wall has been designed to extend across the southern boundary of both 23 Tower Street and 5/6 Seaview Terrace, also known as Winkleshed.

The height of the wall is to be kept as low as feasible to ensure there is minimal visible impact from the harbour. Where there are changes in ground level, the proposed brick wall changes height.

These changes in level assist to define the boundaries between each dwelling, whilst they also frame 23 Tower Street and minimise any obstruction of the listed building.

APPEARANCE

The proposed new wall is to be built in brick with English Cross bond. This brickwork bond is seen in other boundary walls in the immediate area, such as no25 Tower Street.

The wall is to incorporate a half round coping brick.

LAYOUT

The new wall will run along the southern boundary, built up off the existing concrete retaining sea wall. This extends across in front of no5/6 Seaview Terrace.



Figure 9 – Proposed street elevation

DESIGN

IMPACT ON THE CONSERVATION AREA & 23 TOWER STREET

Sea View House is currently the only house along this section of the harbour which does not build up off the existing sea retaining wall. These brick walls provide each dwelling with a degree of protection from falling and additional resilience/protection from the harbour.

The existing boundary treatment has an oak post and rail fence which appears out of place in the harbour-scape whilst also providing little to no prevention from falling from the sea wall, especially for young children, making it dangerous. The new wall will enable safe use the garden.

The new wall will appear more sympathetic with the local vernacular and not detract in the street scene to respect and maintain building patterns and forms.

The proposed design frames 23 Tower Street with changes in height and incorporates a brickwork bond which can be seen in other brick walls in the immediate area.

The visual impact on Emsworth Conservation Area and Chichester Harbour AONB is considered minimal as the brick wall is low in height and is in keeping with other south boundaries walls along the waterfront.

Figure 10 – View of Emsworth waterfront with various brick walls built up off the existing retaining sea wall



ACCESS

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**ACCESS**

The site is accessed via Tower Street.

At low tide, the site can be accessed via the existing steps which leads onto the foreshore.

WORKS

No works are proposed to alter access to the site.

The property will continue to be accessed via Tower Street and foreshore as it currently does.

