WINKLESHED, EMSWORTH

DESIGN, ACCESS & HERITAGE STATEMENT

hd architects

CONTEXT – LOCATION

Figure 1 – Context [Google]

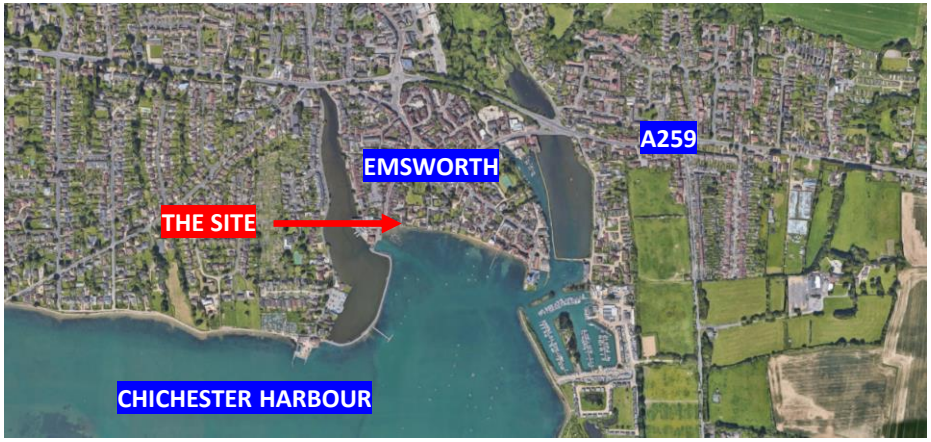


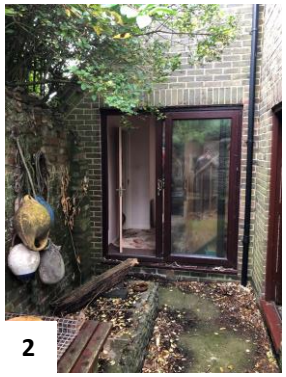
Figure 2 – Wider Context [Google]

The Winkleshed 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 site is also located in Emsworth Conservation Area.

Figure 3 – View of the harbour edge

CONTEXT – THE SITE

1



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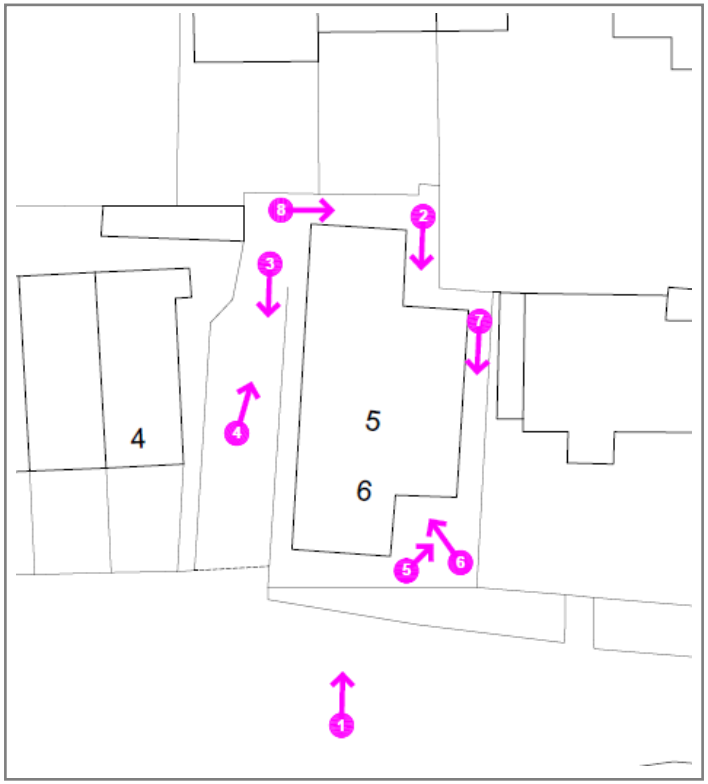

Figure 4 – Plan showing location of photos

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The site is located immediately adjacent to the harbour and surrounded by flint and brick boundary walls and other buildings which screen it from view.

The front elevation is notably prominent in the view of Emsworth Waterfront.

The sites is elevated above the harbour but the topography is relatively flat with the slipway located on the north side of the existing building.

CONTEXT – EMSWORTH CONSERVATION AREA

The Winkleshed 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, however the existing building has not be identified as a building of local interest. Despite this, it is recognised that 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.

The site has a close relationship to 23 Tower Street which is a grade II listed building. Any works therefore should be sensitive to the historic value of the building.

The form of the building dates back to at least 1890 with catslide roof sloping towards the harbour. The building was extended and altered in 1978 and the building today is a modern interpretation of the historic form.

Figure 5 – Emsworth Quay 1890 (https://www.hampshire-history.com/wp-content/uploads/2014/06/POSTCARD-HAMPSHIRE-EMSWORTH-QUAY-1890-eBay-Copy.png/)

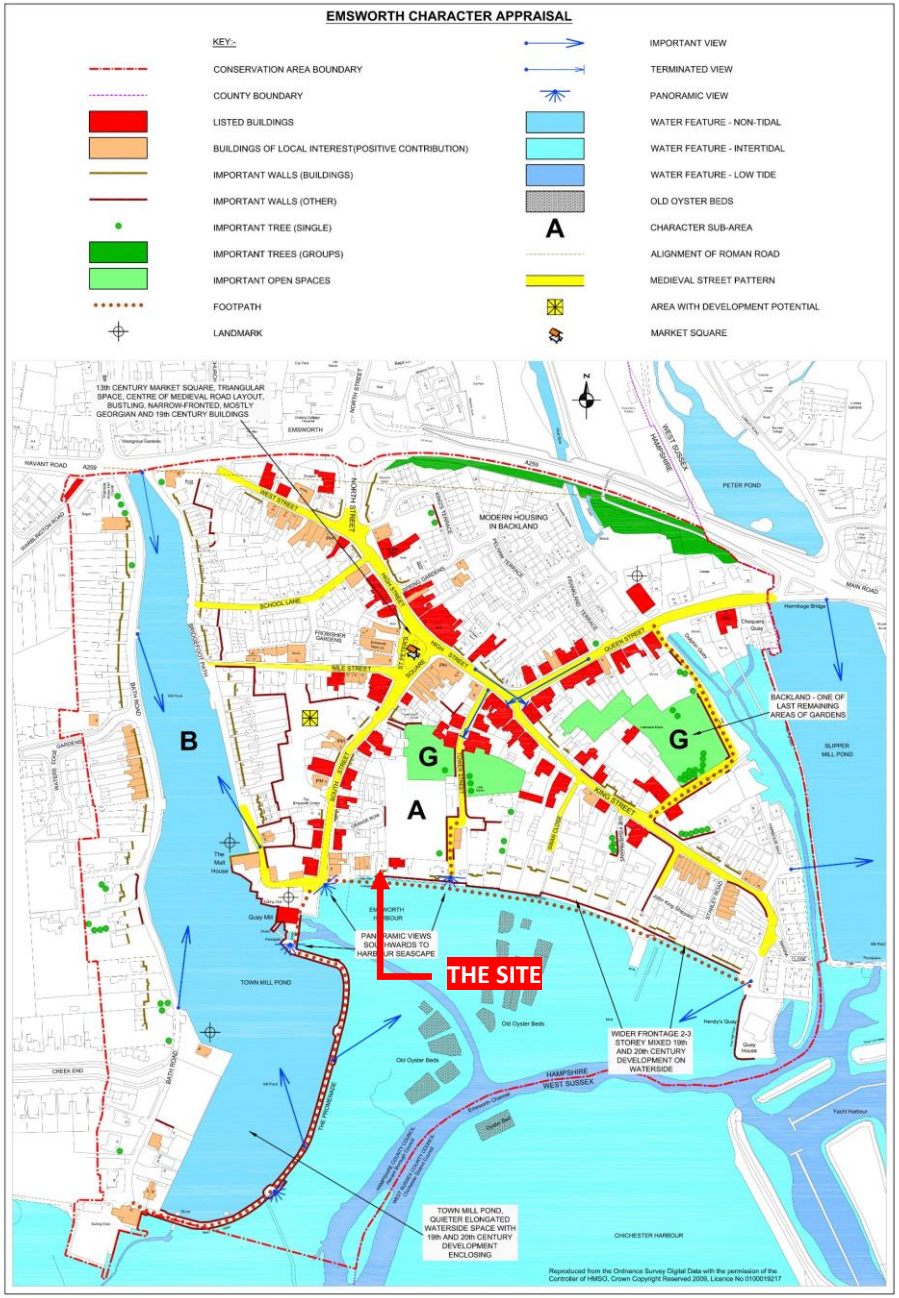


Figure 6 – Emsworth Conservation Area Map (https://cdn.havant.gov.uk/public/documents/Emsworth%20Conservation%20Area%20Map.pdf)

PLANNING HISTORY

Ref: 21158/4
Description: Demolition of buildings within Conservation Area
Date: 28th Apr 1978

In 1978 planning permission was granted to carry out works to 5 & 6, Sea View Terrace, South Street.

Drawings are shown in figures 7 & 8 which match the existing floor plans today.

No further planning applications have been submitted since.

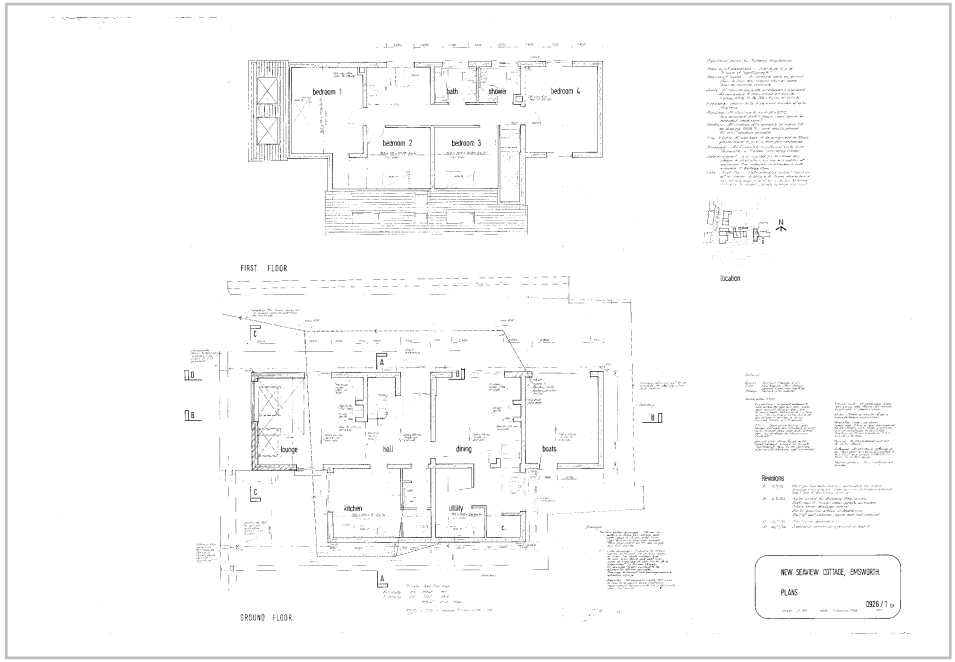


Figure 7 [Top] - Floor Plans
Figure 8 [Bottom] - Elevations

DESIGN – PRE-APP

Pre-application advice was sought in respect to the site in Nov 2020. As part of the pre-application process, Havant sough feedback from the Historic Environment Team and Chichester Harbour Conservancy to provide an informed response. Full details are enclosed as part of this statement.

REF: GEN/20/00999 – Winkleshed, 5-6 Seaview Terrace, South Street, Emsworth
Case Officer: Jane Burton
Date(s):
HBC - 05 Feb 2021
Senior Conservation Officer – 22 Jan 2021
CHC – 26 April 2021

Summary of comments from HBC

Comments on neighbouring amenity (without the benefit of a site visit) included;

-An adverse impact resulting from the proposed two storey side extension on the amenity of no.5 Orange Row, in particular outlook.

-An adverse impact of the dormer closest to the front (harbour side), on the amenity of Sea View house in terms of overlooking impact.

The proposals have since been reduced in scale, omitting the proposed two storey side extension. As a result, the impact on the amenity of no.5 Orange Row has been significantly improved.

In the east elevation, the proposed dormer windows replace the existing roof lights and as a result do not result in any further overlooking. The existing roof lights clutter the east elevation which detract from the character of no23 Tower Street. As a result, the dormer windows simplify the fenestration and are more sympathetic in character.

Summary of comments from Historic Environment Team

The Senior Conservation Officer has identified the site as an opportunity to enhance the appearance of the property from the perspective of the harbour setting and its relationship with the adjacent listed building no23 Tower Street.

Whilst it was not possible to carry out a site visit, from a desk top based study and assessment of the proposed drawings, in principle, the proposals could be supported from an heritage perspective.

We note, this application seeks to provide further information on materials which are of high quality and in-keeping with the context of the site. Further details are outlined in this report.

Summary of comments from CHC

CHC's Principle Planning Officer similarly has identified the site as an opportunity to enhance the visual impact and cultural heritage of the AONB.

It was noted that the existing building has an awkward catslide roof facing the harbour and overall proportions and fenestration pattern appear awkward to the context of the surrounding built form.

The proposed addition south of the building was welcomed and it was noted it would provide visual continuity between the rest of Sea View Terrace and 23 Tower Street.

The existing slipway is to be retained, with the only alterations incorporating a step to increase the length of the platform outside the proposed front door.

Since this pre-application advice was received, planning permission was granted on 21st April 2022 for alterations and extensions to the existing property. Ref: 21/01437

DESIGN

This application seeks to revise the approved scheme to improve the design and the buildings relationship with it's immediate neighbouring properties to the East and West. The proposals continue to respond to the constraints of the site and minimise any visual impact from the wider landscape.

The proposed design draws on the history of the site and takes inspiration from working boat sheds. The intention is to refurbish The Winkleshed so that it appears subservient to 23 Tower Street, Seaview, whilst also responding to the nature of its setting. This approach ensures the works do not detract from the special character of the listing building or Conservation Area.

MASS

The revised design omits the front extension and proposes a first floor extension on the footprint of the existing building. This change positively improves the relationship with Sea View Terrace by retaining the existing building line.

AMOUNT

Existing
Ground floor - 94.3m2
First Floor - 73.5m2
Total – 167.8m2

Approved 21/01437
Ground Floor – 118.5m2
First Floor – 84.5m2
Total – 203.0m2

Proposed
Ground Floor – 115.6m2
First Floor – 80.2m2
Total – 195.8m2

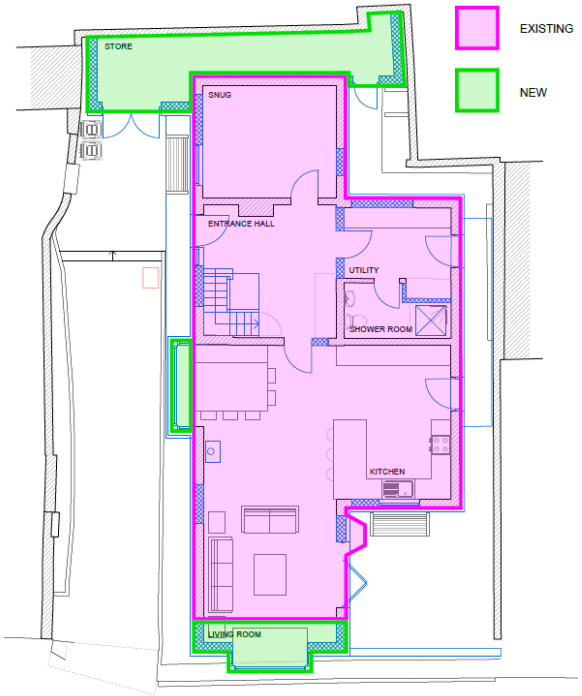


Figure 9 – Approved Ground Floor Plan ref: 21/01437

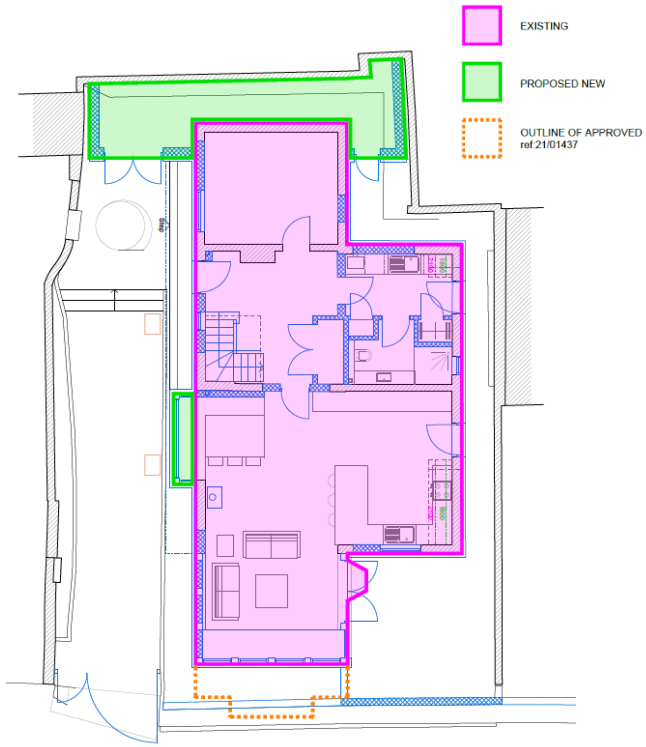


Figure 10 – Proposed Ground Floor Plan

DESIGN

SCALE

The proposed extensions and alterations seek to minimise any increase in visual impact on Chichester Harbour. The front extension is subservient to the existing building with its ridge set lower than the main ridge.

The front first floor extension continues to be set entirely within the existing front facing silhouette and it's built form draws on the nature of a working boat shed with hipped roofs.

The proposed dormer roofs and east projection are hipped to provide separation between the building and 23 Tower Street. This change is more sympathetic to the listed building and in keeping with the proposed building form.

The proposals continue to hip the roof away from the north boundary to improve the buildings relationship with the properties on Orange Row.

The proposals seek to replace the roof. The ridge and eaves heights are set no higher than the existing property.

<u>Front elevation silhouette</u>
Existing – 45.8m2
Approved – 62.2m2
Proposed – 59.8m2

The proposed revisions reduce the increased front facing silhouette and continue to have minimal visual impact as the backdrop of the site is built up with the properties Orange Row located directly behind the site.

Figure 11 – Approved South Elevation ref: 21/01437

Figure 12 – Approved West Elevation ref: 21/01437

Figure 13 – Proposed South Elevation

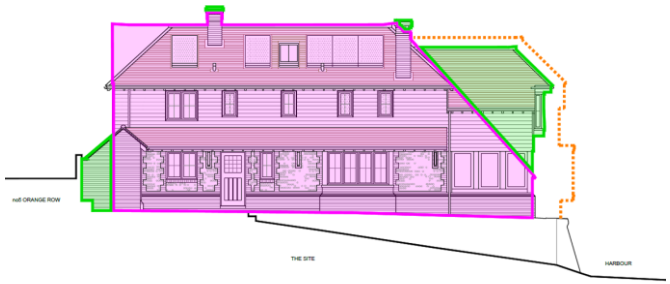


Figure 14 – Proposed West Elevation

DESIGN

RED BRICK - PLINTH

OAK CLADDING

CLAY TILES

PEBBLE FLINT WALL

MATERIAL PALETTE

In Chichester Harbour, the use of predominantly darker toned materials helps to reduce the visual impact buildings have on the wider environment as buildings recess back into their setting by 'blending in'. The materials selected for the proposed works have either darker tones, or will naturally weather to muted colours so the visual impact on Chichester Harbour AONB is reduced.

The following materials have been selected to maintain a traditional focus whilst incorporating materials that are more in character with the local vernacular.

Walls

A new brick plinth will surround the perimeter of the building.

Part of the west elevation will be rebuilt using flint pebbles which mimics the materials used in the existing slipway walls and the existing brickwork in the east elevations will be painted to match the neighbouring property, 23 Tower Street.

At first floor, the existing building is to be clad in oak.

Roof

The existing tiles are to be replaced with new clay roof tiles. The proposed Solar PV is to be inset within the roof.

Window and doors

The proposed windows and doors are to be power-coated aluminium framed, including those set within the Oak Frame, with glazing bars.

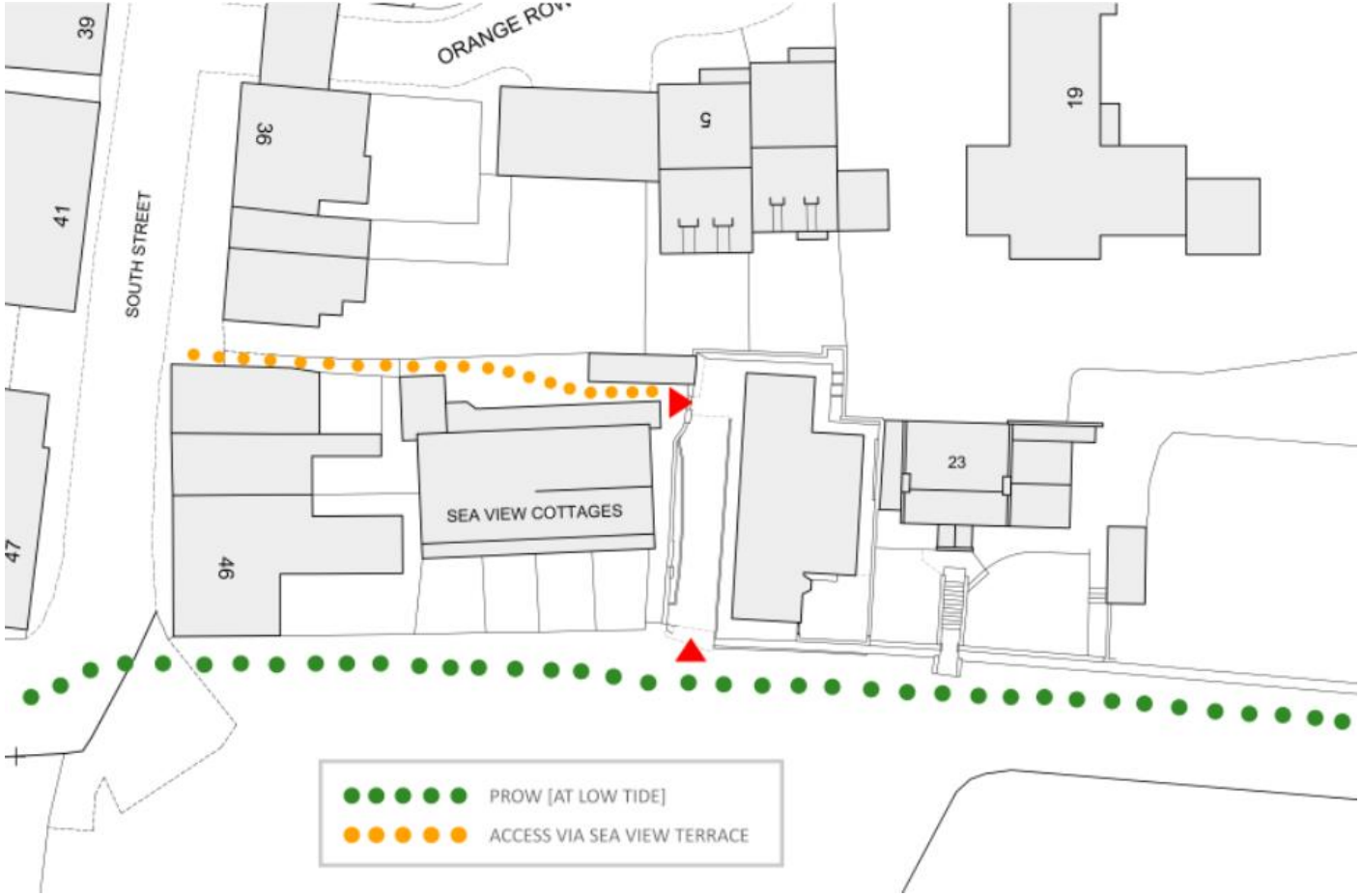
APPERANCE

The proposals draw on inspiration from working boat sheds with hipped roofs. The barn style is subservient to 23 Tower Street which ensures the works do not detract from the listed building and preserve it's special features and character.

The fenestration of the existing building is cluttered and presents opportunity to sympathetically improve the visual impact on the harbour and minimise any solar glare.

Hipped and barn hip roofs are common in the immediate area, particularly at the bottom of South Street. The proposed works positively contribute to the urban landscape, ensuring the works remain in-keeping with the character of Emsworth Conservation Area.

Examples



ACCESS

The site is accessed via Sea View Terrace off South Street. This is shared with other dwellings and is the primary access route.

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

WORKS

No works are proposed to alter access to the site.

The property will continue to be accessed via Sea View Terrace and the slipway as it currently does.