

WINKLESHED, EMSWORTH

DESIGN, ACCESS & HERITAGE STATEMENT

CONTEXT – LOCATION



Figure 1 – Context [Google]

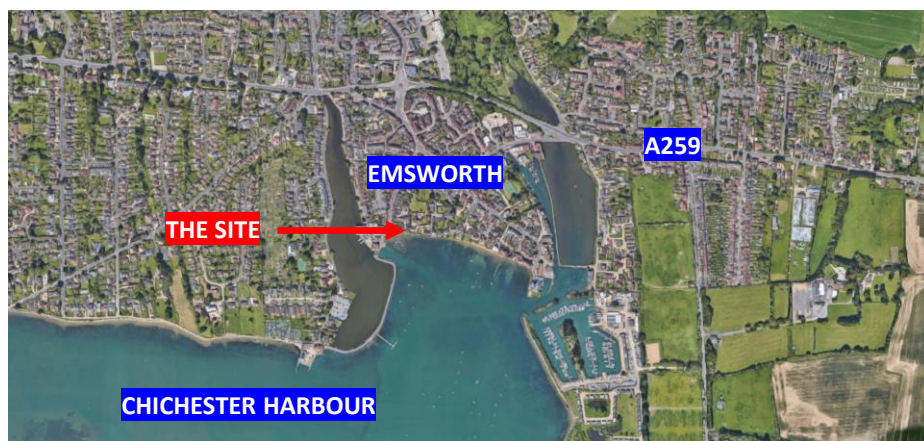


Figure 2 – Wider Context [Google]

The Winklesled 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



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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.

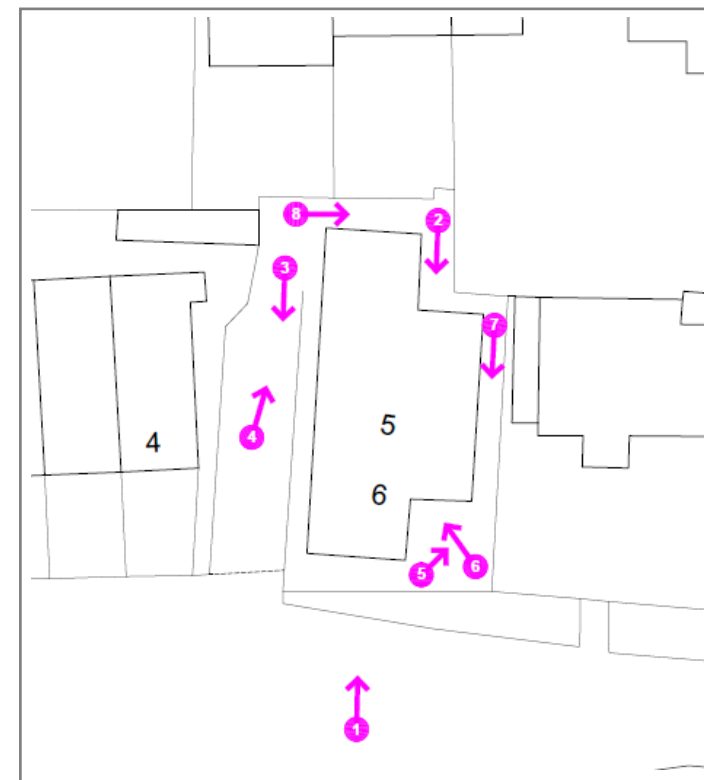


Figure 4 – Plan showing location of photos

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 been 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 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 has since been extended and altered in 1978 and these works can be seen today.



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

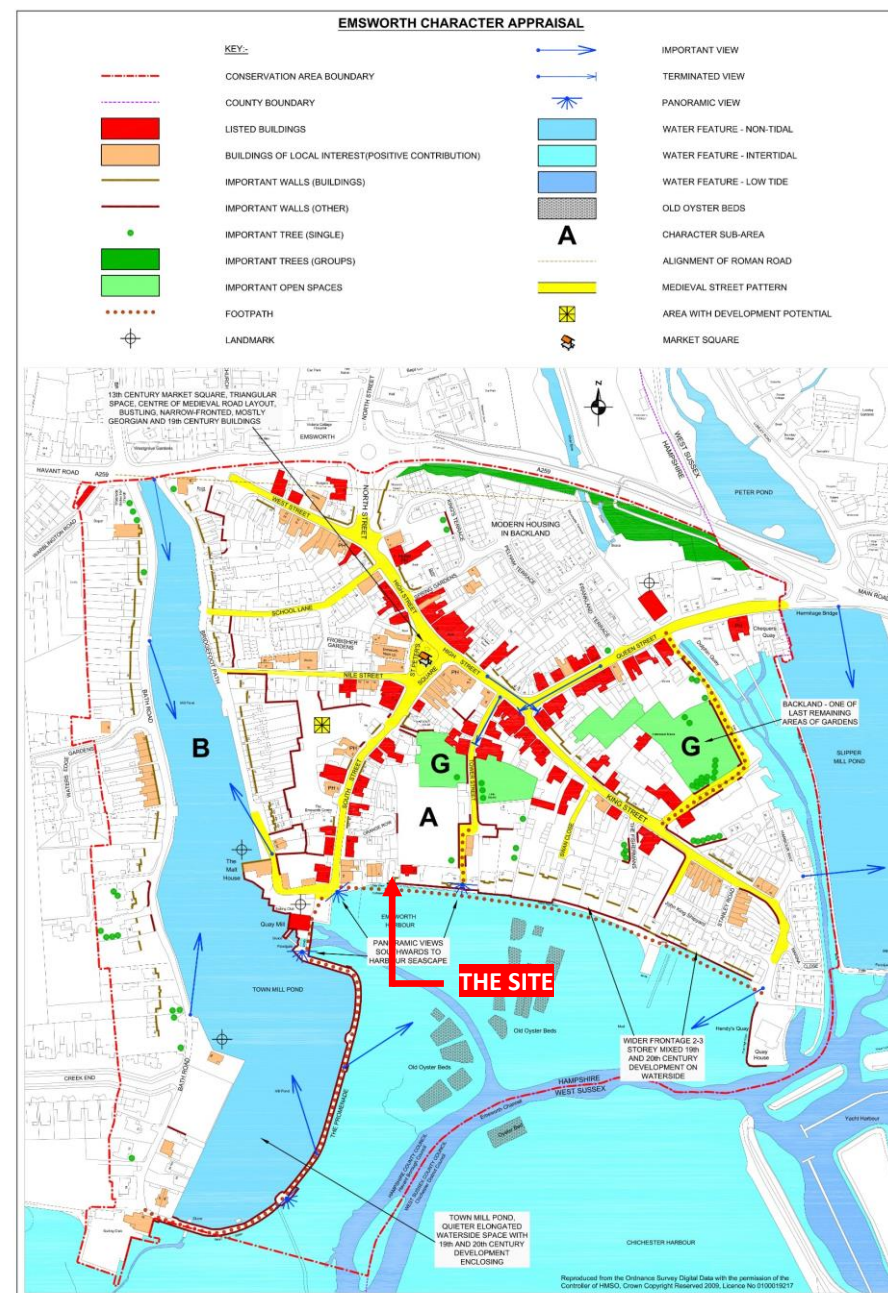


Figure 6 – Emsworth Conservation Area Map
(<https://cdn.havant.gov.uk/public/documents/Emsworth%20Conservation%20Area%20Map.pdf>)

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.

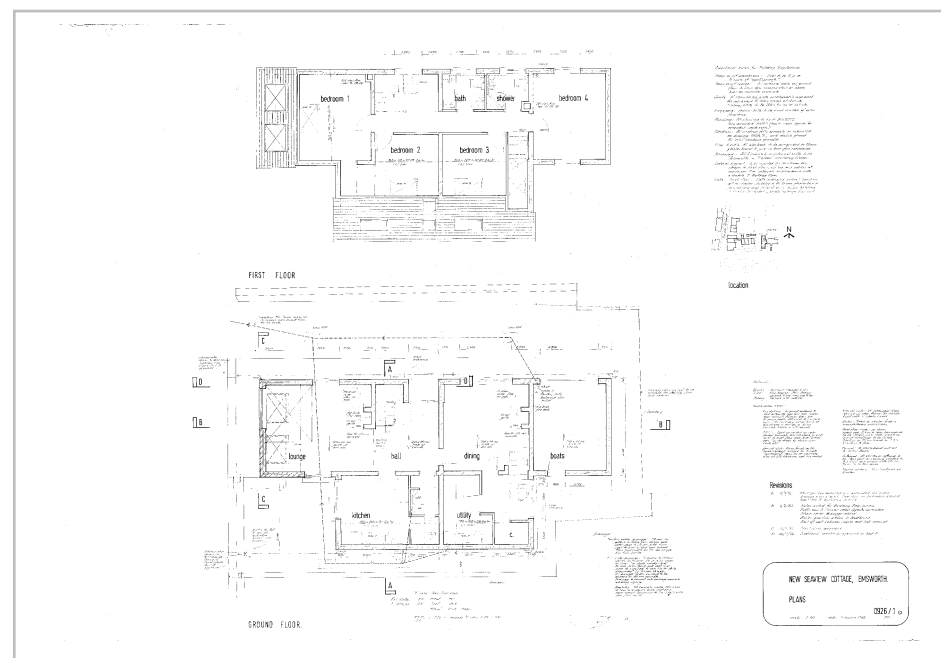


Figure 7 [Top] - Floor Plans
Figure 8 [Bottom] - Elevations

DESIGN – PRE-APP

Pre-application advice was sought in respect to the site in Nov 2020. As part of the pre-application process, Havant sought 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 – Winklesled, 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 no.23 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 no.23 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.

DESIGN

The proposals seek to respond to the constraints of the site and minimise any visual impact from the wider landscape. The works propose to extend and refurbish the existing 4 bedroom dwelling preserving the character of the area through the use of built form and materials.

The proposed design draws on the history of the site and takes inspiration from working boat sheds. The intention is to refurbish The Winklesled so that it appears subservient to 23 Tower Street 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

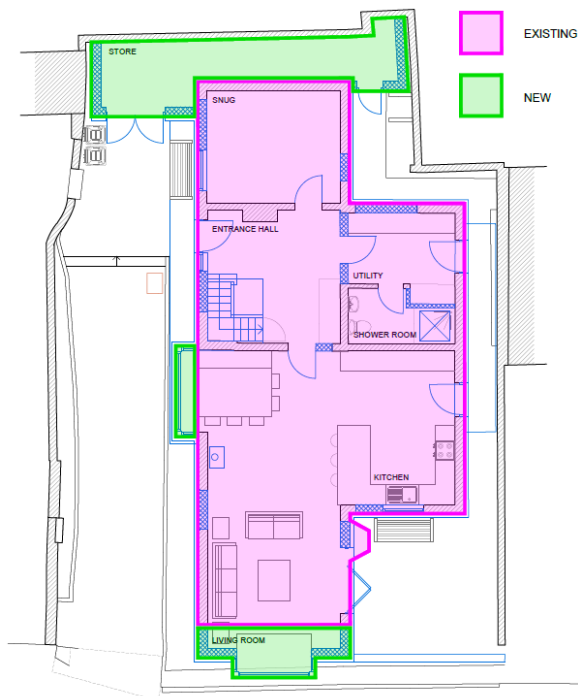


Figure 9 – Plan showing proposed extensions to existing building

The works extend the existing dwelling to the front and rear, and incorporate two window seats to the south and west elevations. The extensions are shown in figure 9.

AMOUNT

Existing

Ground floor - 94.3m²

First Floor - 73.5m²

Total – 167.8m²

Proposed

Ground Floor – 118.5m²

First Floor – 84.5m²

Total – 203.0m²

Change – increase of 35.2m²

SCALE

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

The front extension is set entirely within the front facing silhouette and its built form draws on the nature of a working boat shed with hipped roofs.

Front elevation silhouette

Existing – 45.8m²

Proposed – 62.2m²

Increase 35.8%

Whilst this increase exceeds the guidelines set out in Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, the increase in the silhouette facing the harbour is largely a result of the rear extension which has minimal visual impact as it is set back within the site.



Figure 10 – South Elevation



Figure 11 – West Elevation

DESIGN



RED BRICK - PLINTH



RECLAIMED OAK CLADDING



CLAY TILES

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 are proposed;

Walls

The existing building is to be clad in reclaimed oak cladding. This also gives opportunity to insulate the building without compromising on internal space.

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

Roof

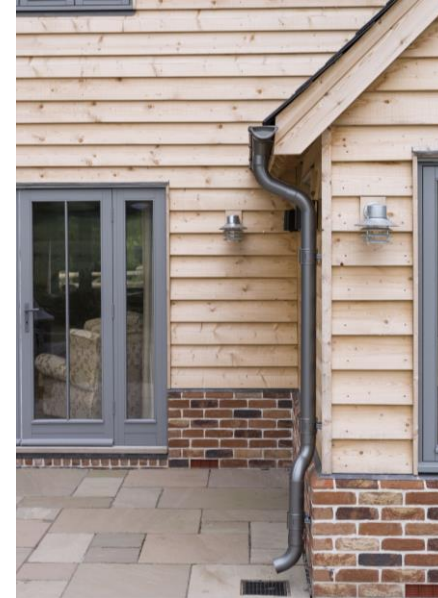
The existing tiles are to be replaced with new clay roof tiles.

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.



ACCESS

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**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.

