19 TOWER STREET

DESIGN & ACCESS AND HERITAGE STATEMENT

APRIL 2026

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling at 19 Tower Street, Emsworth.

This document outlines the proposed works to include:

- A replacement conservatory to the east elevation.
- Extended garage to provide a workshop space.
- A full renovation.

The following documents will accompany this application:

- 25088 Drawing Series
- Design & Access and Heritage Statement, [this document].
- Community Levy Infrastructure Form 1
- Arboricultural Impact Assessment.

A measured survey and topographical survey was undertaken by J. Brotherton & Partners in January 2026. The OS extracts are to show site location plan and block plan only.

Figure 01: Wide Scale Site Location Map

Figure 02: Site Location Map

2.0 SITE FEATURES

1 Views from the Site

The site occupies a second row position back from the shoreline. While uninterrupted sea views are not available, gaps between existing dwellings allow glimpsed views of the sea and harbour. Internally, sea views are available from the conservatory at ground floor level and from the master bedroom at first floor level.

2 Access

Vehicular access to the site is gained solely from Tower Street, a no-through road leading off the High Street. At low tide, pedestrian access is also possible via a nearby Public Right of Way (PROW), which connects to Tower Street by a flight of steps.

3 Neighbouring Property

The neighbouring property is a detached dwelling that has recently been completed following the grant of planning permission under a 2020 application. It overlooks limited parts of 19 Tower Street, primarily the driveway and the area to the west of the garage and summer house.

4 Screening and Trees

The site contains three trees protected by Tree Preservation Orders, together with a number of other mature trees and overgrown hedgerows. These features provide a good degree of natural screening and make a positive contribution to the site's ecological value and local biodiversity.

5 Pool and Private Garden

The site includes an outdoor swimming pool set within a sheltered, south-facing private garden. This part of the site is characterised by ornamental planting and fruit trees.

6 Nearby Listed Buildings

Sea View, located immediately to the south of the site, is a listed building.

Figure 03: Site Features Diagram

3.0 SITE CONTEXT

3.1 Overview

19 Tower Street, known as Tower House, is located at the southern end of Tower Street in Emsworth, within an established residential area just south of the High Street. The site lies within the Emsworth Conservation Area, where the character of the area is defined by a varied but cohesive townscape of historic buildings, traditional materials and a strong relationship to the harbour setting.

3.2 Emsworth Conservation Area

The site lies within the Emsworth Conservation Area, meaning that the character and appearance of the surrounding area are key considerations in the design process.

3.3 Tree Preservation Orders

There are three protected trees within the site, each covered by a Tree Preservation Order. These trees are an important feature of the plot and make a positive contribution to its maturity, visual amenity and overall character. Their retention and protection are therefore important considerations in shaping the proposals

3.4 Nearby Listed Buildings

The setting of the site is further influenced by the presence of multiple neighbouring listed buildings. As a result, any development must respond carefully to the surrounding historic context.

3.5 Overlooking

Due to the site's close relationship with surrounding residential properties, privacy, overlooking and general neighbouring amenity are important design considerations.

Figure 04: Planning Map - Emsworth Conservation area, TPO's and Listed Buildings

3.0 SITE CONTEXT

3.6 Chichester Harbour Conservancy

Chichester Harbour Conservancy is the statutory authority responsible for managing Chichester Harbour and its surrounding landscape. Its role includes the conservation, maintenance and improvement of the harbour, alongside responsibilities for navigation, recreation, nature conservation and the wider management of the Chichester Harbour National Landscape.

3.7 Key Policies set out in the Chichester Harbour National Landscape Management Plan - 2025 - 2030

PP03 - Residential & Householder Dvelopement

Those seeking to replace or extend their dwellings should follow the guidance below.

As a general principle, any increase in size and/or mass should not exceed 50% of the footprint and 25% to the elevation silhouette of the original dwelling where this is known from the site's planning history.

A replacement dwelling or extension must have a sympathetic design and materials which reinforces the local distinctiveness of the National Landscape.

PP05 - Dark Skies & Light Pollution

All development proposals should aspire to reduce the adverse impact of artificial light in Chichester Harbour National Landscape. The Institution of Lighting Professionals has published best practice guidance.

A statement outlining where the light will shine; when the light will shine; how much light will shine; the possible ecological impact and a series of mitigation measures, if appropriate, should accompany a relevant planning application. Roof lights should be kept to a minimum and where proposed, should incorporate internal automatic dusk 'til dawn blinds to minimise upwards light pollution. Garden lights should also be kept to a minimum.

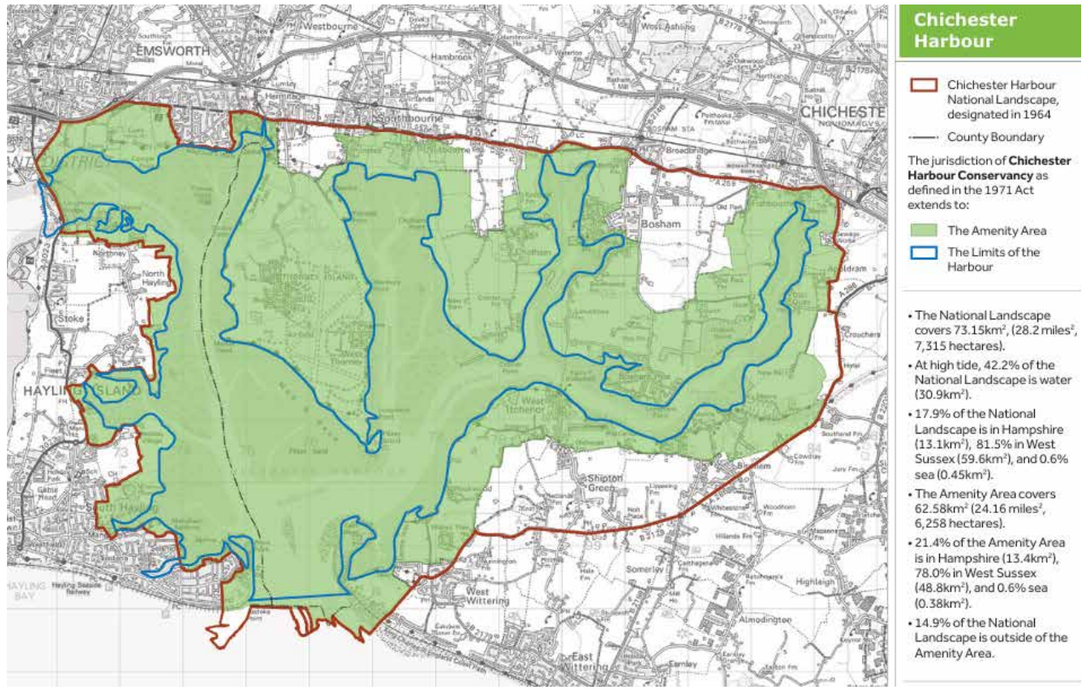

Figure 05: Chichester Harbour Map

Chichester Harbour National Landscape
Management Plan
2025 - 2030
Incorporating the Amenity Area & Harbour

CHICHESTER HARBOUR CONSERVANCY

Figure 06: View looking back at the Harbour Edge & 19 Tower Street in the background.

4.0 FLOOD RISK

The Environment Agency is responsible for managing the flood risk from rivers and the sea. The flood zones are based on a location's chance of flooding from rivers or the sea in any year.

The Site at 19 Tower Street, sits outside Flood Zones 2 & 3. The Environment Agency data suggests that there is a low risk of flooding in this area from the sea and rivers or surface water. Therefore, the proposals don't require a Flood Risk Assessment.

The Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

KEY

Flood Zone 3

Flood Zone 2

Surface Water Flood Extent

Figure 07: Flood Risk Map - Rivers & Sea

Figure 08: Flood Risk Map - Surface Water

5.0 SITE HISTORY

The application site lies within the historic core of Emsworth, an area centred on the harbour and the principal historic streets, including High Street, South Street, King Street and Tower Street. Emsworth developed as a small harbour town with medieval origins, and its historic street pattern remains a defining part of the conservation area today. The town grew in importance from the 13th century and became particularly prosperous in the 18th century through port activity, fishing and trade, with oyster fishing forming a notable part of its historic economy.

Tower Street forms part of this historic core and is recognised as an important component of Emsworth's townscape. The Emsworth Neighbourhood Plan describes Tower Street as one of the streets within the historic centre, while also noting its distinctive Georgian houses and attractive townscape quality.

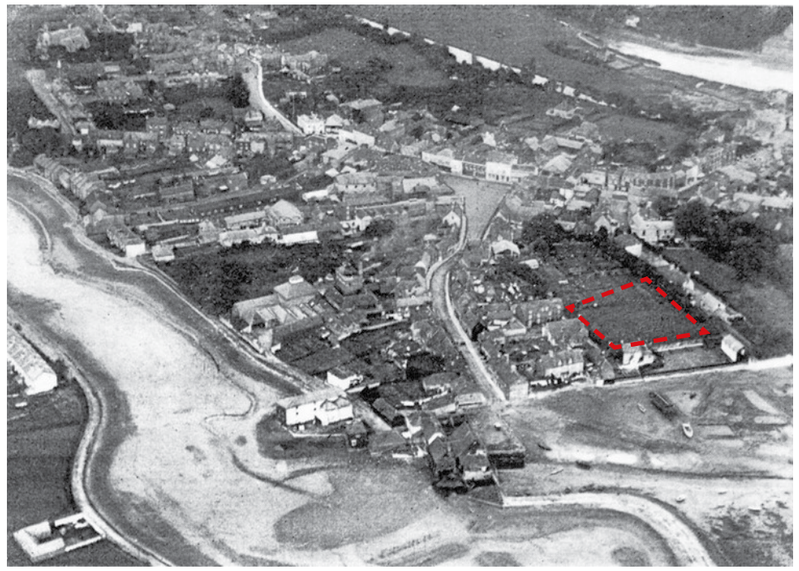

Figure 09: Ariel View from 1920

Figure 10: Ariel View from September 2007

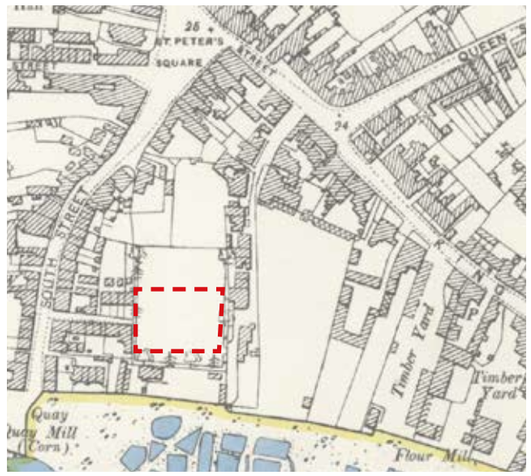

Figure 11: Historic Map - 1898

Figure 12: Historic Map - 1932

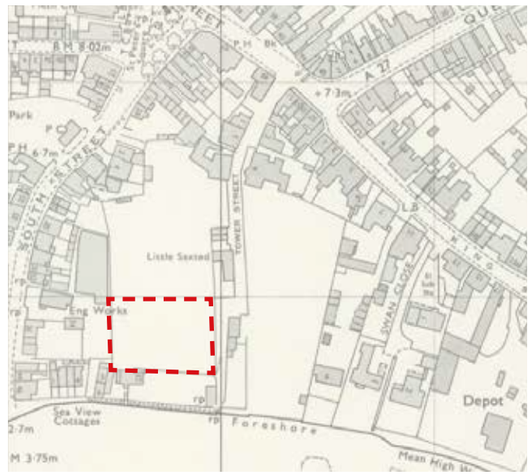

Figure 13: Historic Map - 1974

6.0 PLANNING HISTORY

19 Tower Street, also known as Tower House, was built following planning permission granted in 2003 for two detached dwellings on a large undeveloped parcel of land to the west of Tower Street, positioned between the High Street and the water.

The house was constructed as the southernmost of the two approved dwellings, located closer to the water and further from Saxted House.

The second dwelling approved under application was not implemented at that time, and that part of the site remained undeveloped until very recent years. A subsequent planning application, submitted in 2020 sought consent for an alternative design for the second house. That application was approved, and construction has only recently been completed.

2020 Planning Application Reference APP/20/00241

Description - Construction of 1No. 5 bed detached dwelling with car ports and detached garage (alternative design for one of two dwellings granted planning consent in 2003 (ref: 03/53651/016) and partially implemented.

Site Address - Land adjacent Saxted House, 5 Tower Street, Emsworth, PO10 7BH

Approval Date - 31/10/2020

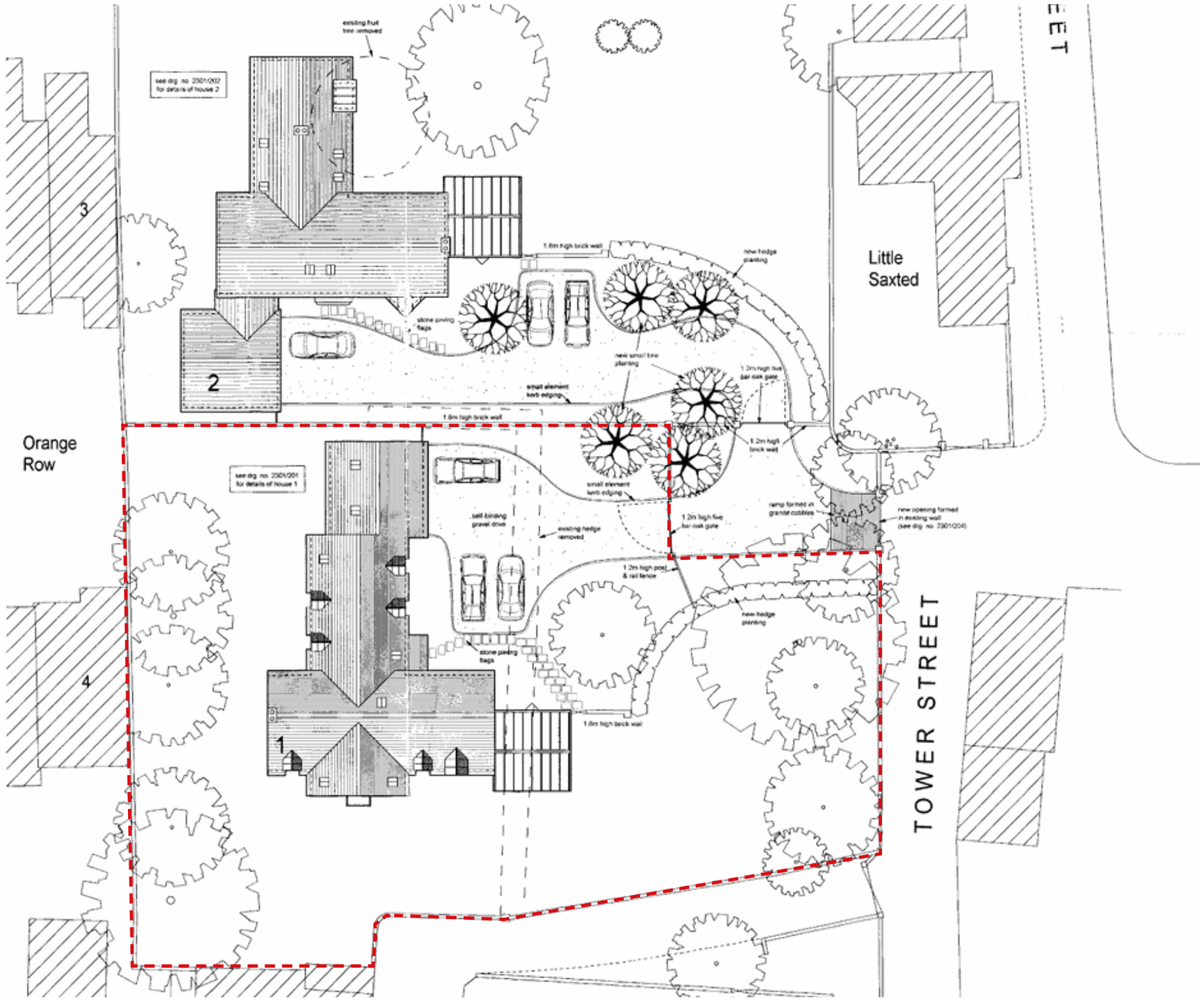

Figure 14: 2003 Application Site Plan, Reference 03/53651/016

7.0 HERITAGE STATEMENT

The application site at 19 Tower Street lies within the Emsworth Conservation Area, an area of acknowledged historic and architectural interest characterised by its close relationship with Chichester Harbour, historic street pattern and varied domestic architecture. While the existing dwelling is not a designated heritage asset and is of limited intrinsic historic value, the site's sensitivity arises from its location within the conservation area and its proximity to nearby listed buildings, including Sea View to the south.

This supporting Heritage Statement has been submitted to accompany the planning application to assess the site's heritage context and to set out the heritage principles that have informed the proposed development. The proposals, which are described in detail in the following sections of this Design & Access Statement, have been shaped by an understanding of the significance of the Emsworth Conservation Area and nearby designated heritage assets, and have been carefully designed to preserve their character and setting in accordance with relevant local and national planning policy.

The proposals have been carefully developed to respond positively to this historic context. The scale of the works is modest and limited to single-storey additions that remain subordinate to the host building, ensuring that the overall massing, roof scape and domestic character of the area are preserved. No alteration is proposed that would disrupt the established street scene or key views within the conservation area

The replacement conservatory and garage extension are designed to integrate seamlessly with the existing dwelling through the use of appropriate materials, including brickwork and clay roof tiles that reflect the prevailing local palette. The architectural language is restrained and domestic in character, ensuring that the development neither competes with nor detracts from nearby heritage assets.

Due to the discreet siting of the proposals within the plot, together with existing mature landscaping and boundary treatments, the setting of neighbouring listed buildings and the wider conservation area will be preserved. The proposals therefore result in no harm to designated heritage assets and are considered to sustain and reinforce the special character and appearance of the Emsworth Conservation Area in accordance with local and national heritage policy.

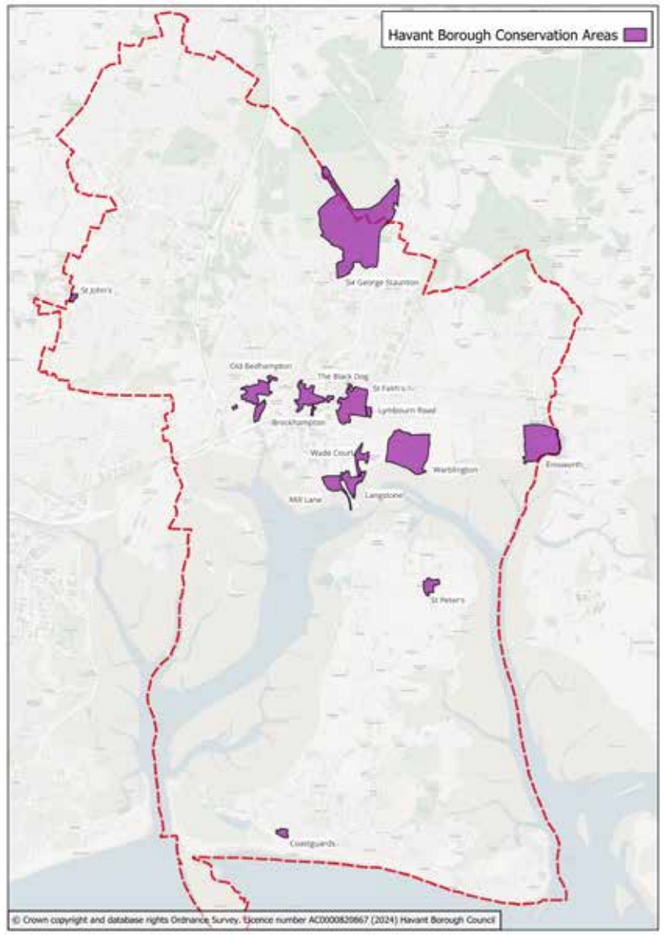

Figure 15: Havant Borough Conservation Area

Figure 16: Emsworth Conservation Area

8.0 EXISTING HOUSE

19 Tower Street is a modern detached dwelling, built as part of a 2003 planning application. The house is two storeys in height and traditional in its general appearance, with materials including brick, timber windows and a clay tiled roof. The property is set within landscaped grounds, with mature planting and boundary treatment contributing positively to its setting.

The house itself is not listed and is considered to be of limited heritage significance in its own right. Its sensitivity instead arises primarily from its location within the conservation area and its relationship to nearby designated heritage assets.

The existing property includes a conservatory at ground floor level. As part of the this application, this conservatory is proposed to be replaced as part of a wider programme of renovation works.

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9.0 THE PROPOSALS

The proposal is to extend and renovate the existing dwelling at 19 Tower Street. The scheme comprises a replacement conservatory, garage extension and overall renovation to the whole property.

10.0 DESIGN & LAYOUT

At the heart of the scheme is the replacement conservatory, which has been carefully designed to form a more integrated and high-quality addition to the host property. Retaining the existing footprint and remaining clear of the Tree Preservation Order (TPO) root protection area, the new conservatory introduces a traditional clay-tiled roof, significantly reducing light spillage and improving thermal performance. The use of matching brickwork and subtle vertical timber cladding allows the structure to sit comfortably alongside the existing dwelling, strengthening the relationship between the internal living spaces and the garden while delivering a more functional internal layout.

In addition, the proposed infill and garage extension rationalises an underused and poorly functioning covered area at ground floor level. By enclosing space already contained by the building at first-floor level, the proposal creates an enlarged garage with dedicated workshop accommodation without altering the existing roof form. This approach ensures the extension reads as a logical and coherent part of the building, improving both the usability and appearance of the rear elevation. Existing boundary treatments, including mature hedging, trees and boundary walls, provide effective screening, ensuring the development has minimal to no impact on neighbouring amenity.

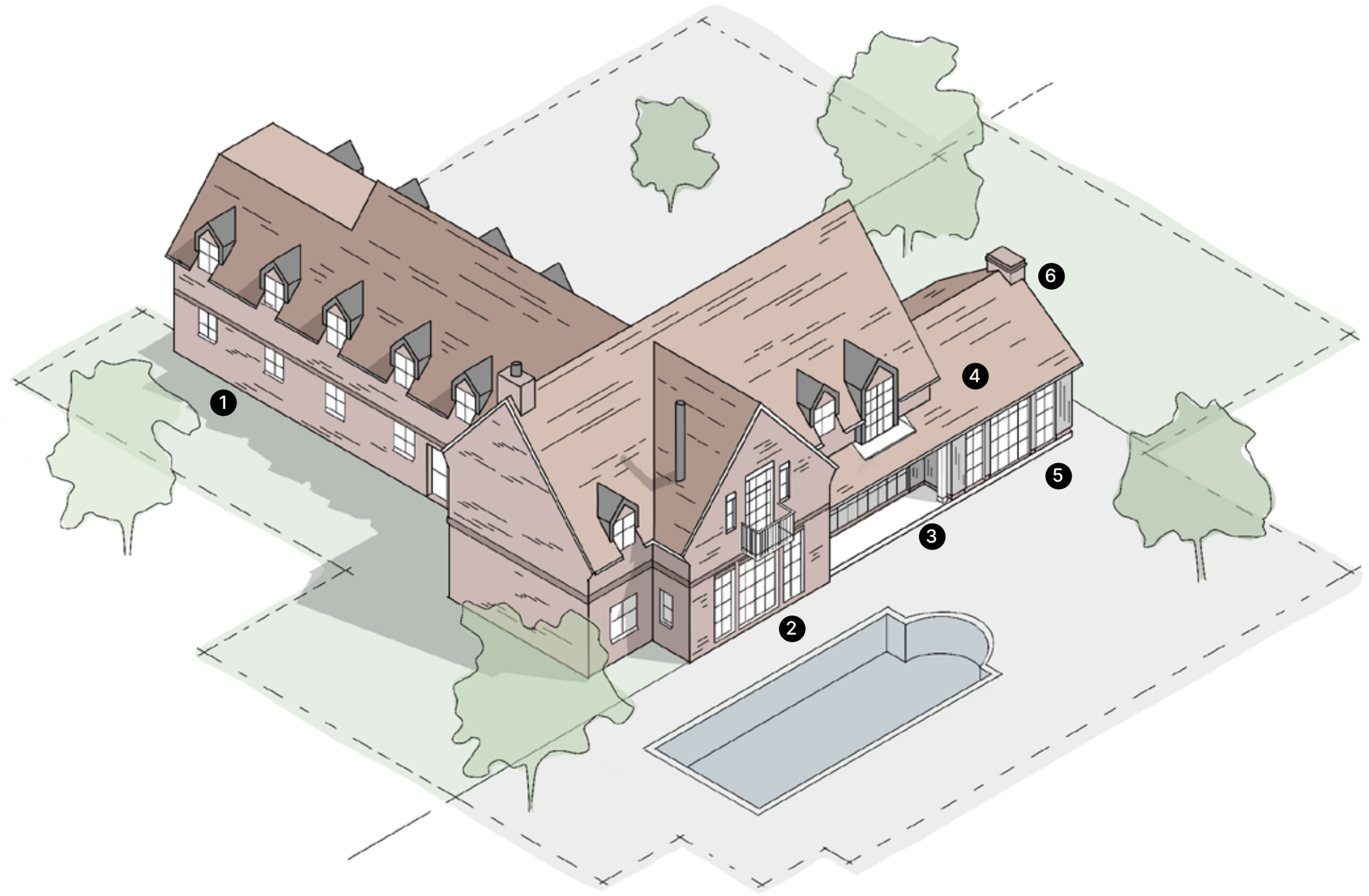


Figure 17: Indicative 3D Sketch

KEY

1. Garage extended over rear porch.
2. South elevation doors replaced for Crittal Style.
3. Covered Area with timber posts.
4. Pitched roof with clay tiles to the match existing.
5. Vertical Timber cladding over extension
6. Chimney on Eastern wall.

10.0 DESIGN & LAYOUT CONT.

Proposed Ground Floor Plan

01 Garage extended over rear porch to create space for workshop.

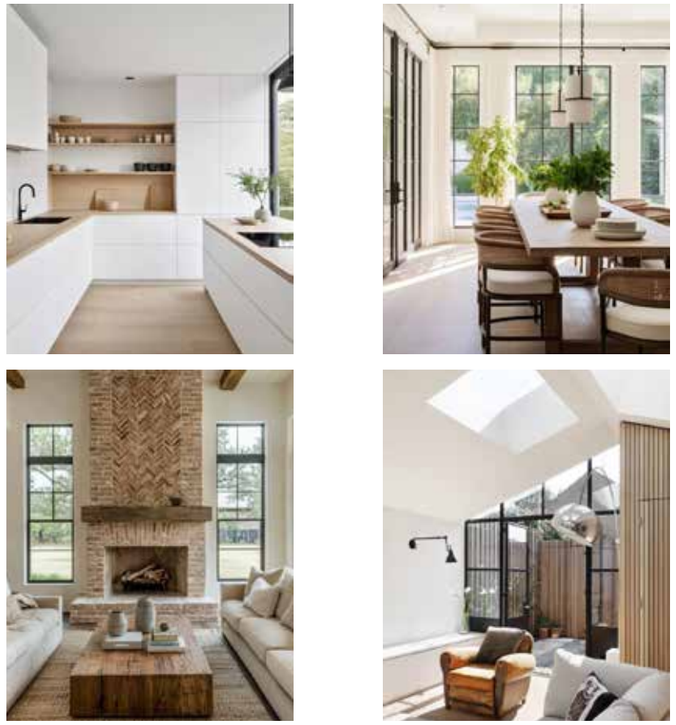
02 Replacement posts to existing front porch, to match the extension.

03 Vertical timber cladding to a section of the front elevation & south elevation. To match extension.

04 All windows replaced with aluminium.

05 Doors on the south elevation replaced with 'Crittall Style'. Finished to match all new windows.

06 Replacement Conservatory



Figures 18 - 21: Example Images

Figures 22: Proposed Ground Floor Plan

10.0 DESIGN & LAYOUT CONT.

Proposed First Floor Plan

01 Roof of replacement extension below.

02 Revised Master bedroom layout to create dressing room, bathroom and bedroom

Figures 23 - 26: Example Images

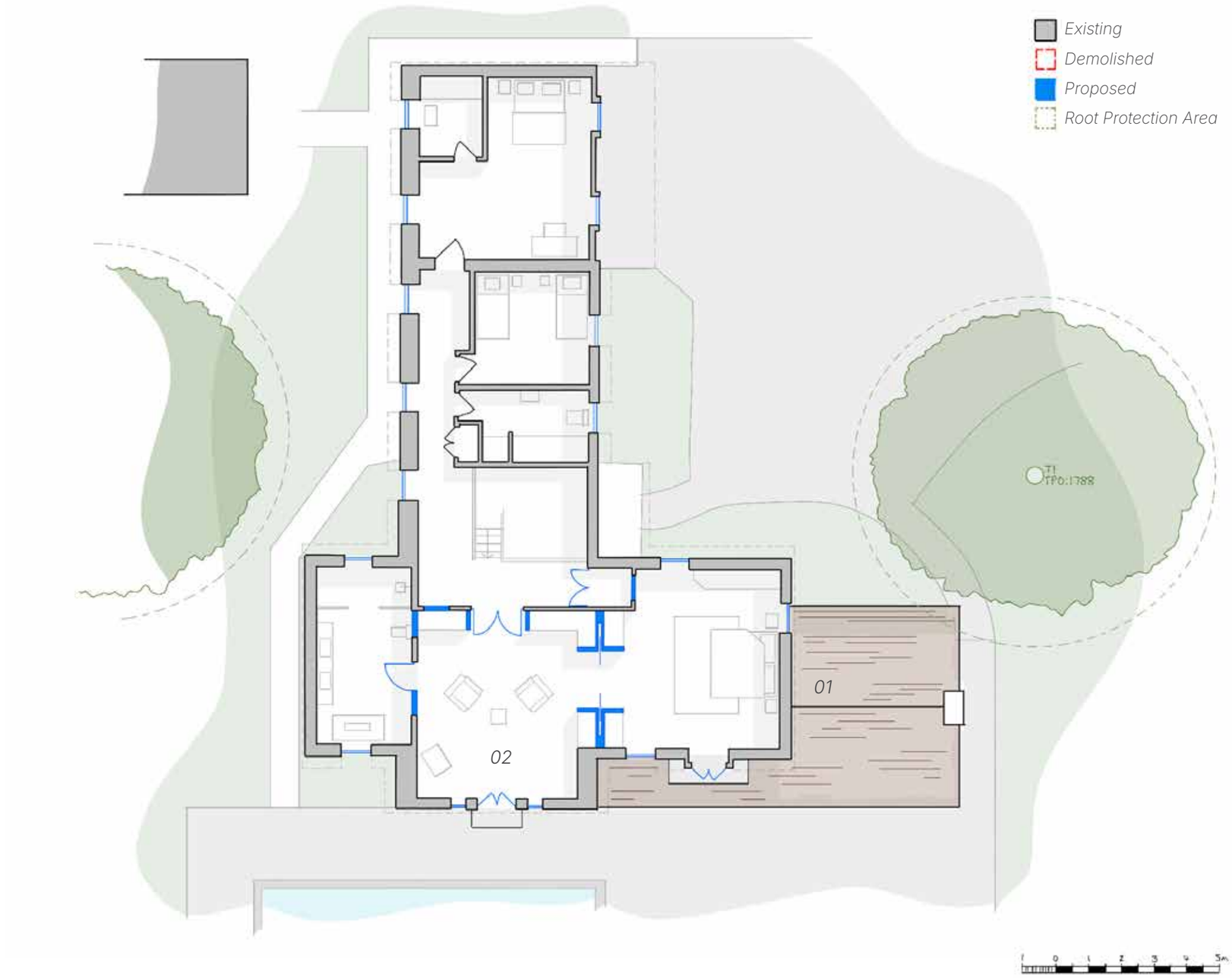


Figure 27: Proposed First Floor Plan

10.0 DESIGN & LAYOUT CONT.

The proposals also include a programme of external renovations to unify the appearance of the dwelling. All existing windows will be replaced with aluminium-framed units, and all doors on the south elevation, including those serving the replacement conservatory, will be replaced with Crittall Style glazed doors. This consistent approach creates a refined and contemporary aesthetic. Existing external posts will be replaced with new timber posts to match those incorporated within the conservatory, further reinforcing a cohesive and high-quality architectural language across the elevation.

Figure 28: North Elevation

Figure 29: East Elevation

11.0 APPEARANCE & MATERIALS

The renovation adopts an architectural language that reflects the existing dwelling, providing a refreshed yet cohesive appearance. The form is deliberately simple, with a pitched roof and restrained proportions that reinforce its domestic scale. Crittall-style doors and aluminium windows introduce a subtle contemporary character, creating continuity with the proposed single-storey extension while remaining appropriate to the wider residential context.

External walls will be finished in brick to match the existing property, ensuring visual continuity across the site. This is complemented by selective vertical timber cladding to add texture and interest. A simple tiled pitched roof on the extension reinforces the domestic character, while metal-framed glazed elements support the contemporary detailing.

Figure 30: South Elevation

Figure 31: West Elevation

Crittal Doors

Vertical Timber Cladding

Railing

Clay Roof Tile

Clay Brick

Brick Chimney

12.0 SCALE

The scale of the proposal can be considered a reasonable scale within the context of the overall plot and compared to the size of the existing dwelling. As the proposals are only single storey they do not affect and will be no greater than the existing roof line of the main house. The diagram below demonstrates that the proposals are modest in scale.

North Elevation

Existing Area: 149m^2

Existing Demolished: 22m^2

Proposed Area: 152m^2

Increase 3m^2

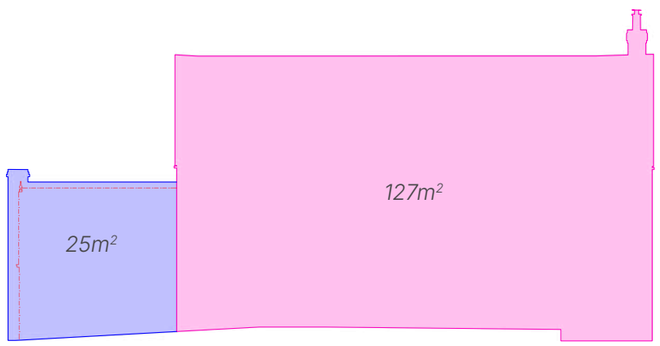


Figure 32: North Elevation

South Elevation

Exsiting Area: 153m^2

Existing Demolished: 22m^2

Proposed Area: 156m^2

Increase 3m^2

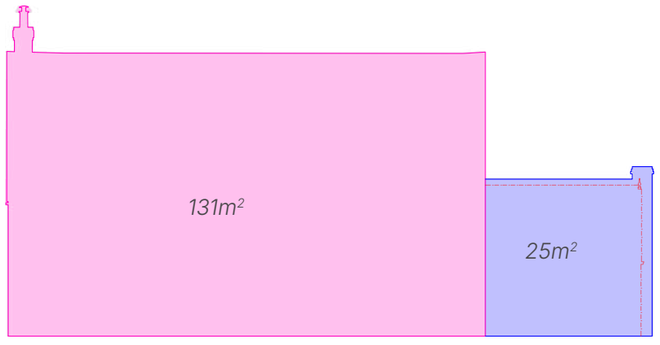


Figure 33: South Elevation

East Elevation

Existing Area: 146m^2

No change in elevation area.

West Elevation

Existing Area: 175m^2

No change in elevation area.

13.0 AMOUNT

Ground Floor

Existing Floor Area: 188m^2

Existing Demolished: 20m^2

Proposed Floor Area: 195m^1

Increase: 7m^2

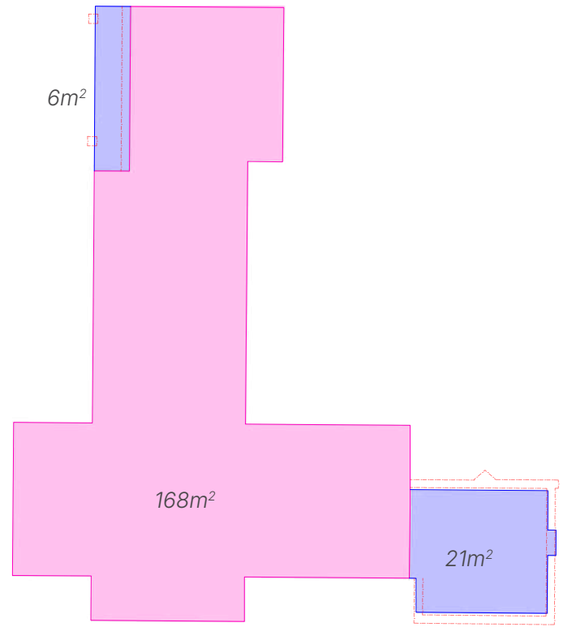


Figure 34: Ground Floor

First Floor

Existing Floor Area: 166m^2

Proposed Floor Area: No Change

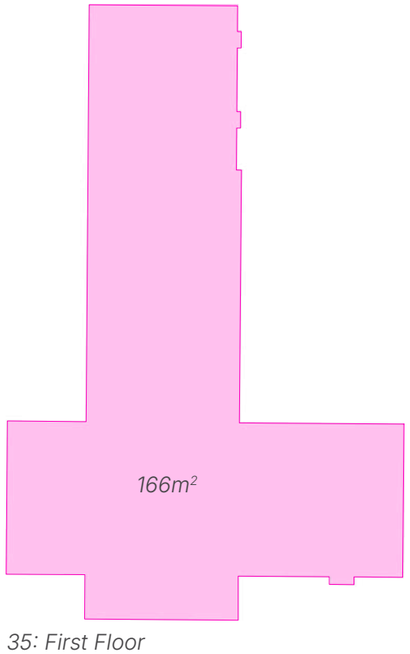


Figure 35: First Floor

14.0 USE

The use of the building will remain as a residential dwelling [use class C3].

15.0 ACCESS & PARKING

The existing driveway provides parking for more than 3 vehicles plus the garage has space for 2 vehicles. The proposals don't alter this arrangement. the garage extension maintains the same space for 2 vehicles plus extra space for a workshop bench along the back wall [west].

16.0 LANDSCAPE

The overall landscape of the plot will remain as existing. The garden and surrounding landscaping will be made good around the proposed works, with any planting, shrubbery or landscaping temporarily removed reinstated in adjusted locations around the site upon completion. Further details regarding the protection of the three Tree Preservation Order (TPO) trees are provided within the submitted Arboricultural Impact Assessment.

17.0 SUSTAINABILITY

The proposal has been designed to provide a sustainable form of development through the efficient use of the site and resources. The scale of works is proportionate to the existing property and seeks to minimise environmental impact. Wherever possible, materials will be sourced locally to support local suppliers and reduce carbon emissions. The selected materials will be low maintenance, ensuring durability and a long lifespan, and the development will be constructed in accordance with current Building Regulations, incorporating appropriate energy-efficient methods where practicable.

18.0 CONCLUSION

The proposed works at 19 Tower Street comprise well-considered extension and renovation of the existing dwelling, designed to enhance its functionality, appearance and relationship with the garden. The replacement conservatory and garage extension retain the domestic scale of the building, respect the established form of the house and sit comfortably within the Emsworth Conservation Area.

The proposals have been carefully developed with regard to neighbouring amenity, protected trees and nearby heritage assets, resulting in minimal visual or environmental impact. The use of appropriate materials and a restrained architectural approach ensures the development reinforces local character while delivering a high-quality and sustainable improvement to the property. Overall, the scheme is considered to be compliant with relevant planning policy and represents a sensitive and positive enhancement to the site.