

# SUMMARY OF THE (DRAFT) EMSWORTH CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

## WHAT IS A CONSERVATION AREA APPRAISAL?

A Conservation Appraisal consists of a detailed historical and visual assessment of a place and seeks to identify the significant features which contribute towards their character. Emsworth Conservation Area (shown on the map overleaf) is one of fourteen designated Conservation Areas in the Borough of Havant, most of which were last reviewed between 1992 and 1994. The Council has a duty to review conservation areas within their boundaries on a regular basis and so are undertaking this review now.

Conservation areas vary considerably in their size, range, type and complexity. In the case of Emsworth, the area is characterised by its large amount of listed buildings and harbour side location.

The Conservation Area Character Appraisal builds on the Conservation Area designation by providing a more detailed historical and visual assessment of the area. An important outcome of the Character Appraisal is the production of the Management Plan which identifies action for the preservation of enhancement of the Conservation Area. The management proposals are set out in this information leaflet.

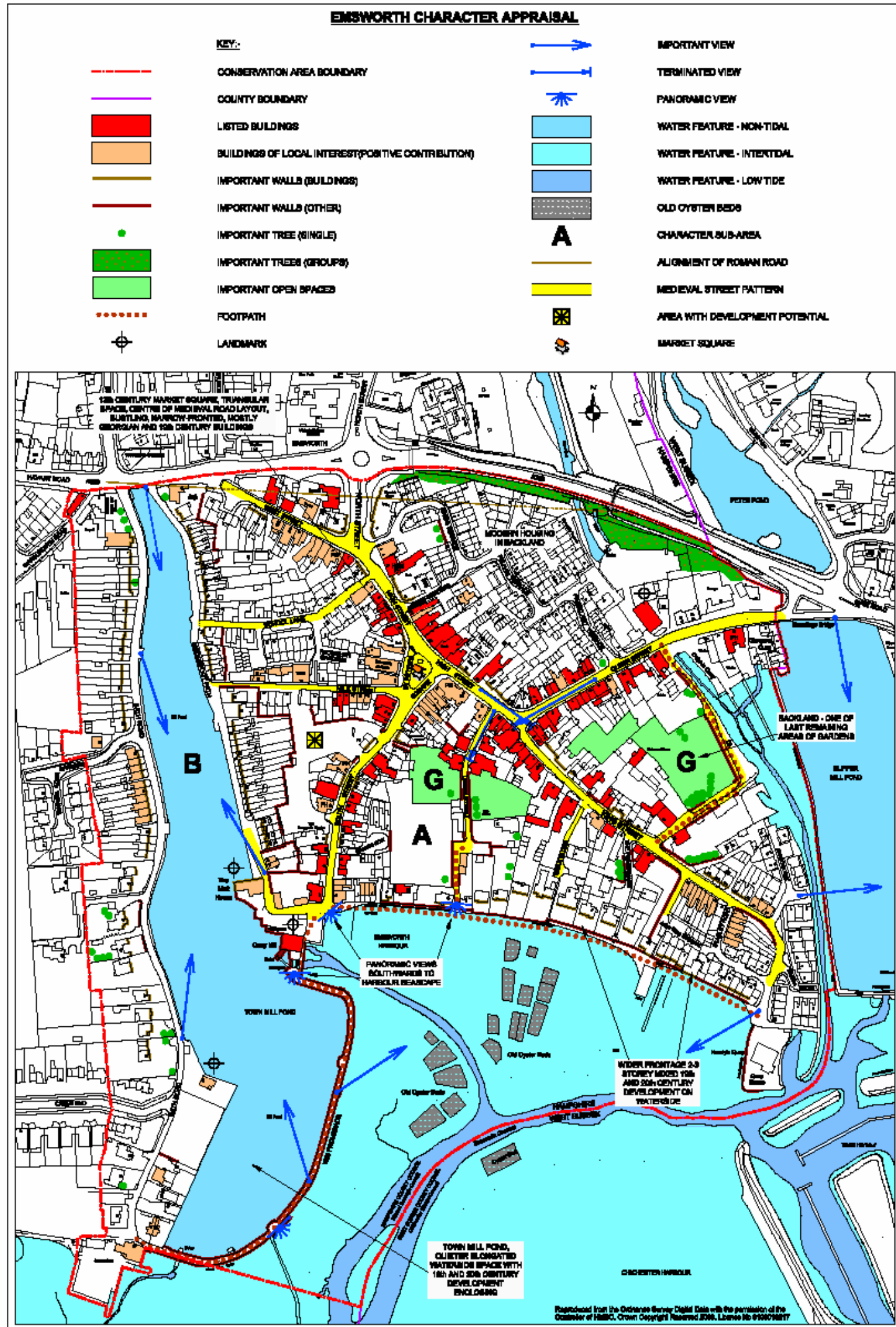
## SIGNIFICANCE STATEMENT: - DEFINITION OF SPECIAL INTEREST OF THE EMSWORTH CONSERVATION AREA

1. This is an Executive Summary of the key elements (of significance) that define the essential character and qualities of the Emsworth conservation area, which was last reviewed in 1994. It aims to provide a succinct picture of the conservation area as it is today - defining its special qualities and heritage assets particularly in terms of the area's local distinctiveness and special interest. These qualities should be safeguarded and where possible, enhanced.

2. The Emsworth Conservation Area is located just to the south of the main Havant to Chichester A259, centred on the old town and port at the head of the northwest channel of Chichester Harbour. The old town sits on a blunt peninsular between two small creeks, with a medieval layout of streets and alleyways. It grew in importance from the 13<sup>th</sup> Century and was especially prosperous in the 18<sup>th</sup> Century as a port with fishing and trade. Oyster fishing in particular flourished although this declined by the end of the 19<sup>th</sup> Century. The expansion of the town beyond the old town during the 20<sup>th</sup> Century, is more to do with its position as a dormitory to Havant and Portsmouth. There is no longer any trading or major ship building activities. Since the 1970's, tourism, recreation and particularly sailing have largely superseded any commercial activities. Today, the town's historic character and waterside atmosphere continues to make it an attractive place to live.

3. The Medieval street layout still dominates, with the 13<sup>th</sup> Century market place (St Peter's Square) as the natural focus with the other main streets, such as the High Street and South Street, radiating from the triangular space towards the various waterfronts. Other than the building of Nile Street in the later part of the 18<sup>th</sup> Century, no significant change occurred to the street pattern until the 20<sup>th</sup> Century and the building of the short bypass to the north of the old town, from Bridgefoot Path to Hermitage.

4. Emsworth has retained its historic character of a small, Georgian harbour side town, with a unique waterside atmosphere within the area and that is a popular place for living, recreation and sailing and related waterside activities. The majority of later 20<sup>th</sup> Century development such as infill sites and back land development within the Conservation Area, has managed to 'fit-in' without detriment to the



environment. There are two main character areas which are listed below.

5. **The Old Town and Harbour (sub-area A)** – this area contains the 18<sup>th</sup> Century development laid out on the Medieval street pattern and includes the main High Street which contains many retail units as well as banks and public houses. The High Street widens at its southern end into St Peter's Square – Emsworth's former market place. The most effective buildings that front the space are on the west side of the clock tower, which is well set back and a partial reconstruction of St Peter's Chapel (originally built in 1789). Continuing out of the Square along the High Street is another building of note on the north side,

being No. 4, (the Old Pharmacy Shop), which is one of the town's oldest buildings.

6. Queen Street, at the eastern end of the High Street, presents a fine collection of Georgian houses. The street slopes down eastwards towards the river valley and bypass. The top of Queen Street leads almost diagonally into King Street, which is the spine that serves this south east corner of the old town covering a relatively large area. A notable property on King Street is No. 19 (The Hut), which is weather-boarded and was built by John King (shipbuilder), after whom the street is named.

7. On the south side of High Street is Tower Street, which Pevsner describes as 'the most delicious inland backwater in Emsworth' and contains Saxted House, a Grade II listed, early Georgian period property and Trentham House, which is also Grade II listed.

8. The market square leads southwards to South Street and Town Quay. The only noticeable gap in the streetscene is the municipal car park on the west side. The narrow streetscene continues with former fisherman's cottages to the left, with more mixed uses including pubs and restaurants on the right. The Town Quay is at the bottom of the street and presents a guided view of the harbour straight ahead. The quayside is dominated by the former tide mill (now the Slipper Sailing Club) a local landmark which dates from about 1760.

9. Nile Street, School Lane and West Street are historically more modern, being built in the later part of the 18<sup>th</sup> Century to the west of the High Street and between the Mill Pond. West Street was part of the old road system however, this was superseded by the construction of the bypass in 1974.

10. **Town Mill Pond** (sub-area B) – Although the Town Mill Pond is both historically and inextricably linked to the old towns and form its western boundary, it is surrounded by 19<sup>th</sup> and 20<sup>th</sup> Century development. Bridgefoot Path on the eastern side has largely late 19<sup>th</sup> Century and early 20<sup>th</sup> Century development, whilst the west side in Bath Road is mostly inter-war rows and semis in post war housing, which contrasts significantly from the overall 18<sup>th</sup> Century character of sub- area A to the east. At the southern end, the Mill Pond is bordered by The Promenade. There are three buildings which occupy prominent positions and provide focal points of views from around the Mill Pond which are the Malt House, Slipper Mill on the Quay and No. 66 Bath Road.

11. **Statutory Listed Buildings** There are over 85 Statutory Listed Buildings within the Conservation Area. (For example):

- The Crown Hotel, High Street
- Lloyds Bank, High Street
- Westminster Bank, High Street
- The Old Pharmacy, High Street
- United Reform Church, St Peters Square
- Newham House, Queen Street
- The Old Flour Mill, Queen Street
- Lord Raglan PH, Queen Street
- No. 23 Queen Street
- No's 1 & 2 Queens Street
- No's 1 & 3 King Street
- No's 5/5a & 5b King Street
- No. 7 King Street
- Ivy House, No. 11 King Street
- The Hut, No. 19 King Street
- Wharf House, No. 30 King Street
- Trentham House, No. 4 Tower Street
- Trentham Cottage, No. 2 Tower Street
- Saxted House, No. 9 Tower Street
- Quay Mill, Town Quay
- Keppel Lodge, West Street

#### 12. Other Buildings of Local Interest

There are several buildings of local interest in Emsworth, which in particular contribute positively towards the character of the Conservation Area. These are listed in the Draft Character Appraisal under Section 3.18.

#### 13. Views

Despite Emsworth being a coastal settlement and situated between two Mill Ponds, views out from the old town are not common and only really at the end of South Street and from the Quay can the harbour be appreciated. However, the foreshore footpath east of the Quay is accessible at low tide, but is also the Promenade looking back which provides the best all round views of the harbour. The main views are identified on the Character Appraisal Diagram.

#### 14. Trees

There are a number of trees which contribute to the character of the Conservation Area, as exemplified in Tower Street and King Street. New trees have been introduced in St Peters Square as part of the environmental enhancements.

15. **Archaeology.** The majority of the Conservation Area has been defined as an area of archaeological importance by the County Archaeologist for many years. The line of the Roman Road between Chichester and Winchester runs through the north of the Conservation Area crossing the western end of West Street, although this main archaeological interest has always been concerned with subsequent development of the Medieval settlement.

## MANAGEMENT PLAN

The Management Plan for the Emsworth Conservation Area sets out the Council's long-term strategy for protecting and enhancing the area. Part of the Management Plan will be to monitor the effects of change and establish responsibilities for taking any necessary action. The following list of suggested actions and management proposals aim to assist in the recognition and protection of the Emsworth Conservation Area's special qualities and to encourage its enhancement.

### 1 Article 4 (2) Directions

Within the Emsworth Conservation Area there are significant groups of unlisted buildings in each road, which contribute to the character of their character sub-areas, but which are not afforded statutory protection.

**Need for control:** Non-statutory protected buildings within the Conservation Area can easily erode by unsympathetic changes particularly to windows and roofs. It is important to retain the cohesion given to building groups by their architectural details and materials.

**Action:** There are several key elements to safeguard the special character of all those streets in the conservation area. The following should be considered for protection by way of an Article 4 (2) Direction:

- Control of roof extensions of any kind
- Windows
- Doors
- Roof coverings
- Boundary walls
- Painting
- Chimneys

### 2 Design Guidance:

Any proposed changes to a building in the conservation area should be sympathetic to the original designs, scale and materials of the building, particularly if a listed building or identified as a building of local interest. Unsympathetic extensions can change the form and character of a building significantly and the locality in which it is situated.

**Action:** The Council will review and update its guidance and leaflets with a view to publishing guidance to assist owners and agents.

### 3 Opportunities for Enhancement

As an essential part of the principle to preserve or enhance the character and appearance of the Conservation Area, the Borough Council will draw up schemes for enhancement to reinforce the distinctive character of the area by -

- i. The retention, repair and maintenance of any special features.
- ii. Taking a co-ordinated approach together with Hampshire County Council towards highways
- iii. Repairs, re-surfacing, tree planting, maintenance and cleaning, improved street furniture (such as street lighting, street name plates, seating or pavement plaques).
- iv. Taking a planned approach towards the resolution of any traffic and parking problems in consultation with residents and traders in the town centre.



- v. Ensuring that any development proposals for the South Street car park frontage realises the potential to correct the impact of the previous inappropriate developments, where the public conveniences and northern and southern entrances have interrupted the traditional forms and rhythms of the South Street western frontage and as so ensures a sensitive solution.
- vi. Considering whether an improvement scheme for the eastern end of King Street is possible.
- vii. Ensuring that planning applications are considered against the Emsworth Design Statement.
- viii. Continuing to work closely with the Chichester Harbour Conservancy.
- ix. Identifying buildings at risk. Where appropriate the Council will encourage the repair and restoration of any building under threat, including where necessary the serving of an Urgent Works and / or Repair Notice.
- x. The protection of natural features where possible, including trees.
- xi. Boundary Change – make a minor amendment to the Conservation Area boundary to include the whole of the property known as No. 23 Bath Road.

### 4 Potential Sources of Funding:

Any of the above-mentioned proposals in this Management Plan are subject to available resources. Environmental improvements and related traffic management proposals are probably the items which are dependent upon particular budgets and direct funding. The Council will be looking to various partners to join in and contribute to specific schemes. The following partners are being considered:

- Developer contributions (although this is likely to be limited)
- Hampshire County Council
- The Cabinet Committee agreed in July 2009 that LAGBI funding can be used to prepare a design brief for the South Street car park frontage scheme.

## RESPONSES TO THE DRAFT CHARACTER APPRAISAL AND MANAGEMENT PLAN

This leaflet outlines the main findings from the review of the Emsworth Conservation Area and the Council would welcome your comments on this. Any views expressed as part of this process will be considered when preparing the final draft for Council adoption. The full draft Character Appraisal, Management Plan and Area Map documents can be found on the Council's website at [www.havant.gov.uk](http://www.havant.gov.uk) and further hard copies can be sent on request.

A consultation evening is also planned to be held on the 29 October 2009 at the Emsworth Community Centre, Church Path, Emsworth between 17:00 and 19:00. If you would like to attend this event, please email [rachael.mcmurray@havant.gov.uk](mailto:rachael.mcmurray@havant.gov.uk) or telephone 023 92446546 by 28 October 2009 to confirm your attendance.

Name -----

Address -----

Postcode ----- Telephone -----

Email -----

There are two questions listed on this slip, please answer the two questions attaching extra pages as necessary.

1. Are you satisfied with the overall content of the Appraisal?

Yes  No  if you wish to add further comments, please use the space below.

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2. Are you satisfied with the overall content of the Management Plan?

Yes  No  if you wish to add further comments, please use the space below.

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Other Comments

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Please submit your comments in relation to the Emsworth Conservation Area Appraisal and Management Plan to Havant Borough Council using the pre-paid envelope provided. You can also email [rachael.mcmurray@havant.gov.uk](mailto:rachael.mcmurray@havant.gov.uk) with any responses.

Responses should arrive at the Civic Offices no later than 27 November 2009.

Chris Lyons  
Development Services Manager