

3 Built Environment

Emsworth's built environment has evolved since the 13th century into a unique inheritance with charm and variety (see Pages 17-20). This variety greatly contributes to the distinctive character and strong sense of identity of the town. There is a wide range of building styles and materials and, over generations the size and density of development has been equally varied. There is a mix of cottages, larger houses, compact estates of smaller houses, light industrial development as well as shops and offices. It is the juxtaposition of buildings of different kinds, with differing functions, which helps to underpin a lively, changing community.

This tremendous variety across Emsworth and even within small areas means that it is not possible to identify features that are standard throughout. The characteristics of the surrounding area should provide the context within which the guidance provided by the Design Considerations is applied to a specific site. The town has many attractive and valuable buildings, already listed under current statutory regulations, mostly but not only in the Conservation Area. The Local List identifies buildings of architectural and/or historical interest which do not qualify for statutory Listing (photo 1). The identification of additional buildings is encouraged (e.g. Threepwood, Record Road where PG Wodehouse once lived.)

Emsworth people want to pass on a built environment which will be valued by future generations for the quality of its buildings, its overall design, its sense of space and sky and its provision of a setting for an inclusive, welcoming, community.

Opportunities

There is an opportunity with any new development to take the initiative in design. In both business and residential, including affordable housing, by using flair and imagination, a development could become a positive contribution to our heritage (photo 2).

Pages 17-20 provide illustrations of the variety of features, fabric and detail found in Emsworth.

Design Considerations

- 1 The variety which is so characteristic of Emsworth.
- 2 Preservation of buildings of historical or visual value. Their use may need to change to reflect changing requirements. (Photos 4)
- 3 The character of the street scene and nature of the surrounding area (e.g. plot size and design of adjacent buildings). This is of particular importance when the location is widely visible.
- 4 Buildings in scale within the context of the surrounding buildings and located where they will not overwhelm their surroundings. (Photos 2).
- 5 Buildings in scale with the small scale "village" character of Emsworth.
- 6 Imaginative, innovative, and quality designs, incorporating styles of the present age where appropriate so they can take their place as part of the evolving history of Emsworth. (Photo 3)
- 7 Silhouettes, including the roof line/skyline, which integrate well with the surrounding buildings and the existing skyline. Flat roofs are generally out of character. (Page 17)
- 8 Window and door openings in proportion with the buildings themselves as well as reflecting the overall setting. The size/proportions/materials and detailing of replacements reflecting the originals. (Page 18)
- 9 Features such as chimneys or detailing where their removal could detract from the appearance of the original structure. (Pages 17,19)
- 10 Use of good quality materials, preferably local, which respect the neighbouring properties, mellow with age and can be easily maintained. For alterations and extensions materials and workmanship that match or are of a similar standard (e.g. pointing for brickwork). (Page 17)
- 11 Use of recycled materials from old buildings where it will help maintain or enhance integrity. (Photo 5)
- 12 Up to date design, materials and construction in new buildings to conserve energy and promote sustainability without harming the townscape and character of the area.
- 13 Avoidance of 'Mock' styles, variety for variety's sake or unrelated ornamental detailing, which serve no purpose other than to attempt to camouflage inappropriate design or materials.
- 14 Focal points and elements of surprise which enhance character and identity. (Photo 6, Page 24)
- 15 Long stretches of blank frontages including large double doors in residential and shopping areas which detract from the street scene.
- 16 Access for people with disabilities whilst respecting the nature of the building and its surroundings.
- 17 Courtyard entrances which permit access by emergency and other large vehicular traffic for purposes of "off-road" loading/unloading while still ensuring that the buildings remain in keeping with the street scene.
- 18 Shop fascias and hanging signs whose size, proportion and materials including lettering and illumination relate to the building and its surrounds. (page 20)



1 There are many buildings of architectural and/or historic merit worthy of inclusion in the Local List.

2 Traditional-style new developments in the Conservation Area bring variety whilst respecting the character of the area regarding scale, proportion and silhouette. The materials used are good quality.



3 New buildings in Western Parade and Brent Court. Imaginative designs which are not intrusive in the area. Mock styles have been avoided and existing trees retained.



5 Recycled colonades used in terraced shop frontage in North Street.

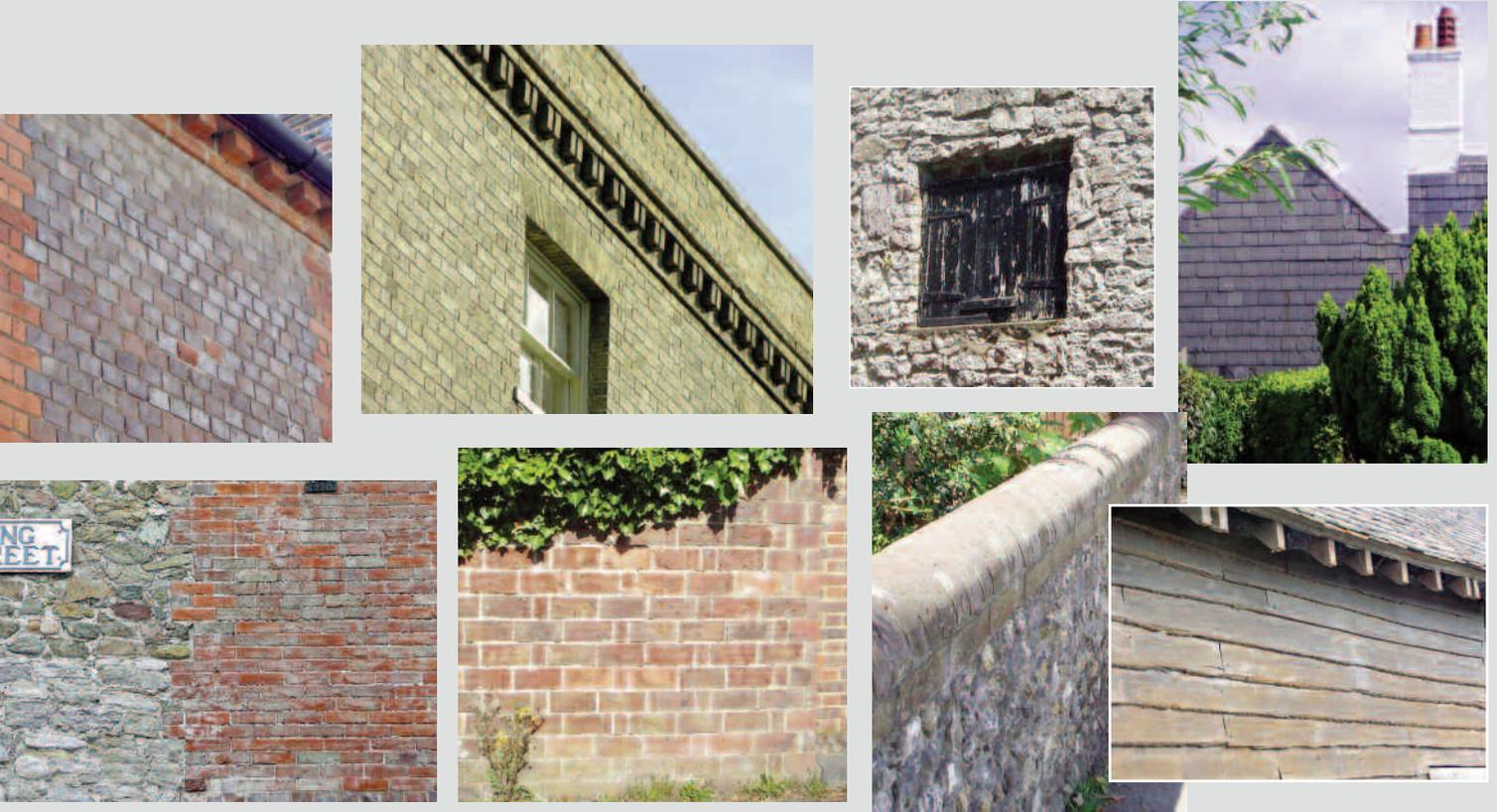


4 Examples of 'heritage' buildings retained with change of use.



The following 4 pages show examples illustrating the variety of features, fabric and detailing found in Emsworth.

Texture & Materials



Chimneys & Rooflines





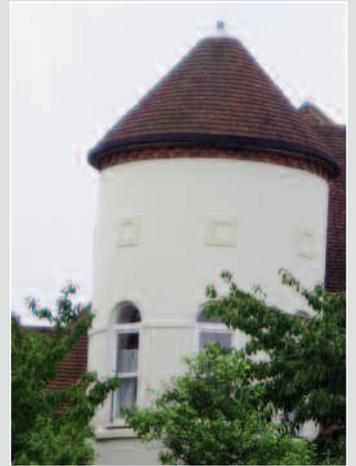
Windows



Entrances & Fanlights



Detail



Gates



Shopfronts



Hanging Signs



Clocks



Recent Development



3 Built Environment - continued

Gateways to Emsworth

Four main routes lead into Emsworth. Three of these, Havant, Horndean and New Brighton Roads are long and straight with detached houses set back from the road, offering wide, uncluttered vistas. Open, tree-planted verges, especially at junctions, add to their value as attractive and distinctive gateways into the town. The other route, the Main Road coming in from the south east. Southleigh Road to the north links the Horndean and New Brighton Roads. (See Map 7 for locations).

1. Havant Road: running east/west through Emsworth is a historic primary route from Chichester to Porchester and the main route between Emsworth and the A27(T) junction at Warblington, with views south across farmland. Several larger, mainly Victorian and Edwardian, houses and the mature trees lining the road contribute to a distinctive street scene. (Photos 1&3)

2. Horndean Road: dating back to the late 19th century, is the main route into Emsworth from the northwest, with views across arable farmland and Horndean recreation ground. Architecturally valued Victorian and Edwardian houses are also sited along this road. There are a number of mature trees close to the road frontage, which contribute to the ambience. (Photo 3)

3. Southleigh Road: the houses along this connecting link road are of varied age and style and many are set back and screened by trees and hedges.

4. New Brighton Road: was constructed to serve the development of New Brighton during the late 19th century and is now the north/east feeder from Westbourne village to the A27(T) junction at Warblington. Large Victorian and Edwardian houses of architectural interest, large trees and mature gardens create a distinctive visual character. (Photo 2)

5. Main Road Southbourne: the narrow road from Southbourne suddenly opens out to views of the Slipper Mill Pond and Peter Pond. At Hermitage Bridge, the road forks left up Queens Street into the old town centre with the main road continuing up the tree-lined inner bypass to the central roundabout. (Photo 4)

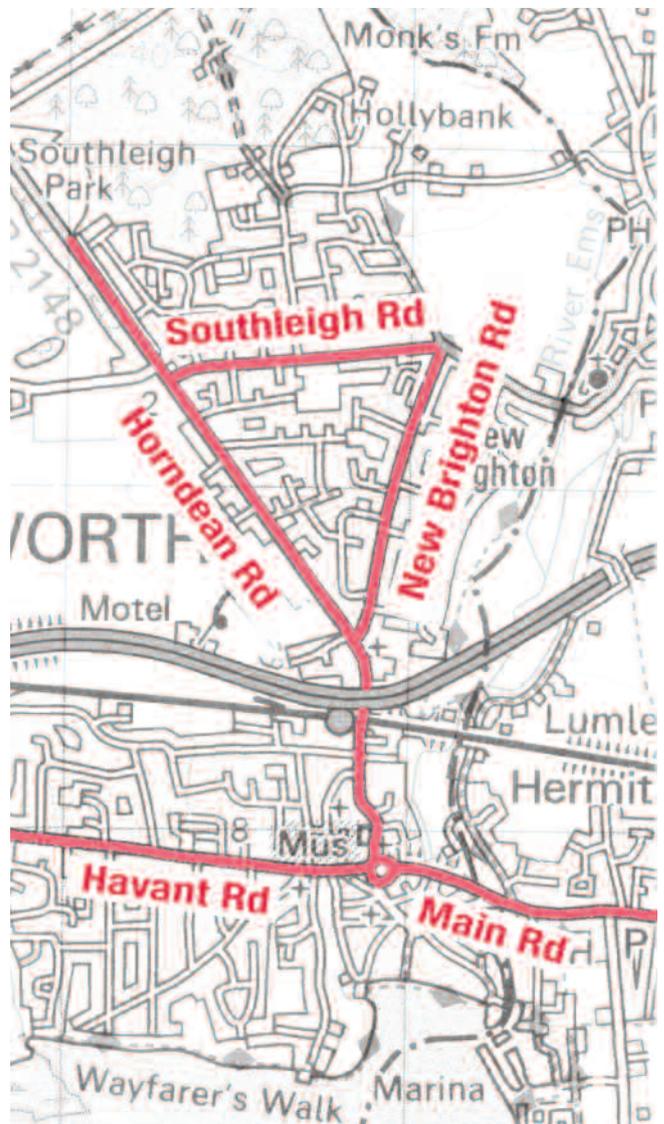
The railway and A27(T) also provide an early introduction to Emsworth so the views they offer and their importance in this respect should not be overlooked.

Design Considerations

In addition to those for the whole of Emsworth:-

- 19 The attractive and distinctive character of each of the gateways to Emsworth.
- 20 The existing building and garden frontage lines and the balance of hedges, fences, mature trees and verges.
- 21 Use of trees and hedges for screening new developments.

Map 7. Five Principal Routes



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Emsworth's Open Gateways



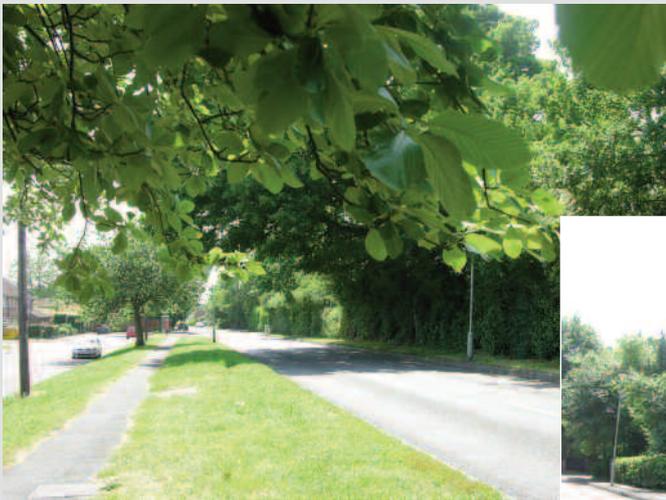
1 From the west (Havant Road)

Mature trees which are felled due to damage/disease need to be replaced.



4 From the east (Main Road)

Wide uncluttered vistas leading to the town centre and the short bypass.



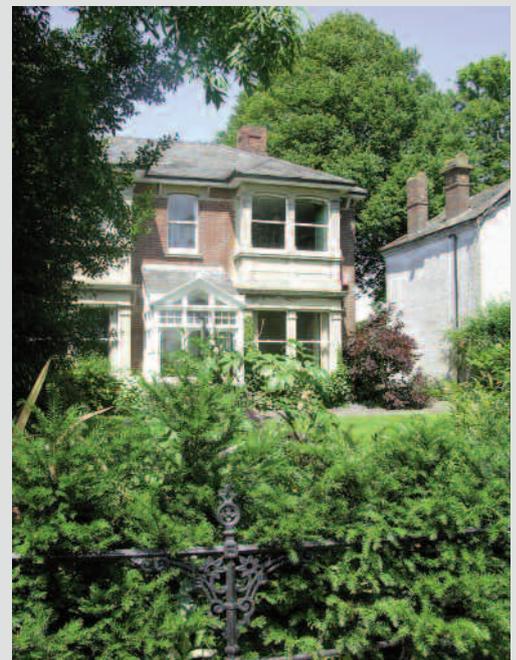
2 From the north (New Brighton Road)

Open, tree planted verges with older buildings set back.



3 Houses in
Horndean Road
and
Havant Road

Retain building and
garden frontage lines
and the presence of
hedges and trees.



3 Built Environment - continued

Town Centre Conservation Area

The area of the town centre south of the A259, which is within the Chichester Harbour AONB, was designated as a Conservation Area in 1970 and upgraded in 1977 to "Outstanding" status. The historic core has a medieval street layout with long narrow tenement plots. The re-build period of the 17th to 19th centuries has mostly been of either merchant type (two or three storeys with basement) (Photos 3 and 4) or two storey cottages for fishermen (Photo 2). Much use is made of brick and tile but stucco and slate are well represented. There is a wonderful variety of building shapes and sizes that reflect the mixture of residential, community, retail, commercial and light industrial use (Photo 8). Many buildings have been altered or extended and there has been infill of individual houses and small developments (Photos 6 and 7). It is a lively shopping centre and a focus for the community and as a result there is a high volume of pedestrian and vehicular traffic.

Opportunities to enhance the Conservation Area

The streetscape of South Street, in the heart of the Conservation Area, is marred by the loss of some buildings that originally fronted the street to the west and an unsympathetically designed public convenience that occupies a prime position. (Photo 5) This building along with the open accesses to the adjacent car park, create an unattractive area. A suitable development could reinstate the street scene in that area, with an economic and attractive development in a prominent position. Possibilities might include a larger public library and/or small affordable housing units (such as sheltered housing for the elderly) without losing car park space.

Opportunities to extend the Conservation Area

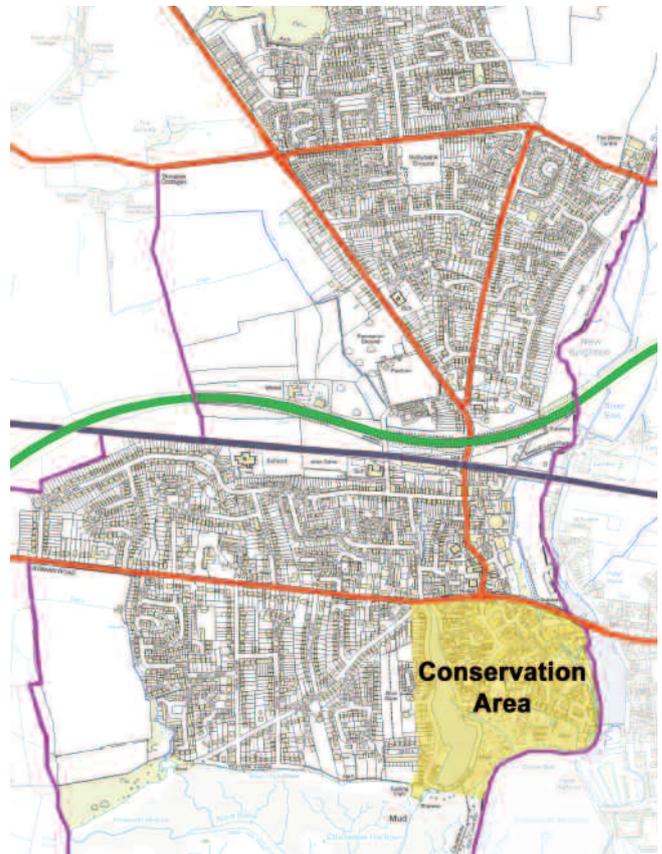
Certain areas, for example North Street (see page 25), might benefit from designation as a conservation area.

Design Considerations

In addition to those for the whole of Emsworth:-

- 22 The continued preservation and enhancement of the Conservation Area.
- 23 The potential for the more imaginative treatment of the area to the west of South Street, with the provision of replacement public conveniences in the overall scheme.

Map 8. Town Centre Conservation Area



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Conservation Area



South Street. Potential for imaginative redevelopment.



Rural setting in Conservation Area gives a 'surprise' element.



Mixed development.



3 Built Environment - continued

North Street Area

North Street, consisting of mainly 19th and early 20th century buildings links the old town centre with the railway station. As far as the built environment is concerned, North Street is less visually attractive than the centre and some other parts of Emsworth but no less important to the overall character of the town. There is a good mix of residential, community, retail, commercial and light industrial buildings, both old and new, opening up to a key, spacious, main road junction. Many of the buildings on the western side are of architectural and/or historic interest. These include:- the railway station (photo 1), the old cottages which were the former Poor House, the former Cottage Hospital, the parade of shops with its colonnaded façade (photo 2) (the columns had been recycled from Idsworth House), the original Post Office, Town Hall and Fire Station (photo 3). The museum is now housed at 1st floor level of the Town Hall. The eastern side has a wider variety of ages and styles. Further north there are some cottages which pre-date the arrival of the railway in 1845.

The area to the west consists of St James' Church and churchyard, the Community Centre (originally St James' Primary School), St James' Hall and a mixture of mainly terraced and semi-detached Victorian and Edwardian houses (e.g. Church Path (photo 4) and the eastern end of Victoria Road).

The area to the east of North Street has a dense mixture of residential and light industrial buildings, which includes a small modern industrial estate and older 19th century buildings. The gasholder is loved or hated in equal measure and occupies a significant site. (photo 5)

There are car parks to the rear of the shops on both sides of North Street. Public transport is close by serving all of the above as well as the Museum, Community Centre, Churches and the former Cottage Hospital.

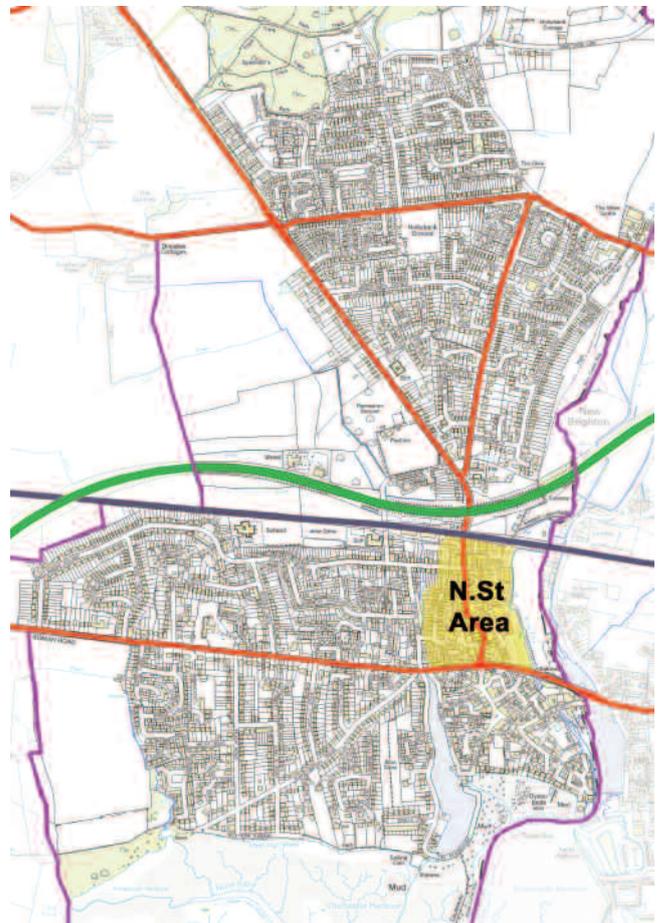
Despite problems in recent years, the North Street area is now reviving and attracting more public support. It has potential but faces a number of issues. These include the separation from the rest of the Town Centre by the A259 (photo 6) and the general threat which national multiple shops pose to small traders. One problem has been a lack of cohesion in the standard of building design, exemplified by the large Tesco shop front, which is out of scale and character with the rest of the area. Some of the historically and architecturally valuable buildings (such as the old Town Hall) could be at risk from redevelopment.

Design Considerations

In addition to those for the whole of Emsworth :-

- 24 The opportunity for change or redevelopment around the A259 junction with North Street to reduce the divisive effects that the A259 has on the town centre. (Illustration 6 photo & map).
- 25 The contribution made by the historically and architecturally valuable buildings such as the old Town Hall (photo 3).

Map 9. North Street Area



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North Street



A259/North Street junction.
A sensitive site where development is likely to occur.



Shopping area. Historically interesting.

Railway station buildings.



Old Municipal centre.
Buildings of great merit.

Gas Holder/Residential/Light Industrial



Church Path.
Victorian complex,
terraced housing,
former school
and church.



3 Built Environment - continued

Residential Areas

Beyond the town centre it is possible to identify five distinct residential areas. Each has its own character but they all display a variety of age and design; it is essential that this variety is maintained.

Many of the features characteristic to Emsworth appear in more than one area. For example, there are a number of larger houses, often Edwardian or Victorian. In some cases these are on fairly large plots. Increasingly there are developments where the house (or houses) is (are) replaced by a block of flats or a large number of smaller properties. This brings a significant change to the character of the neighbourhood.

1. North of Southleigh Road: Quiet suburbia, which seems very remote from the rest of Emsworth. There are older and larger properties on Hollybank and Long Copse Lanes, but many properties are post 1960s, mainly small detached and terraced houses and bungalows. A large area of social housing was built in the early 1980's.

2. East of New Brighton Road: Quiet suburban semi-open area of mixed housing. Many of the older properties at the southern end (e.g. Westbourne Avenue) are of character. This area borders onto open fields in the Chichester/Emsworth Gap with a footpath linking Westbourne with Emsworth centre.

3. Triangle formed by Horndean Road, New Brighton Road and Southleigh Road: Many of more recent origin with intimate areas and generally of a similar style, including bungalows, semi-detached and detached houses.

4. West of North St. and north of Havant Road: This area best illustrates the phases in the expansion of Emsworth from east to west. It includes late 19th and early 20th century terraced and semi-detached houses and a few detached properties, 1930-1960 social housing including a few blocks of 3-storey flats, Victorian and Edwardian villas with modern infilling, bungalow estates and small 1960's estates in cul-de-sacs and a social services care centre in a park like setting.

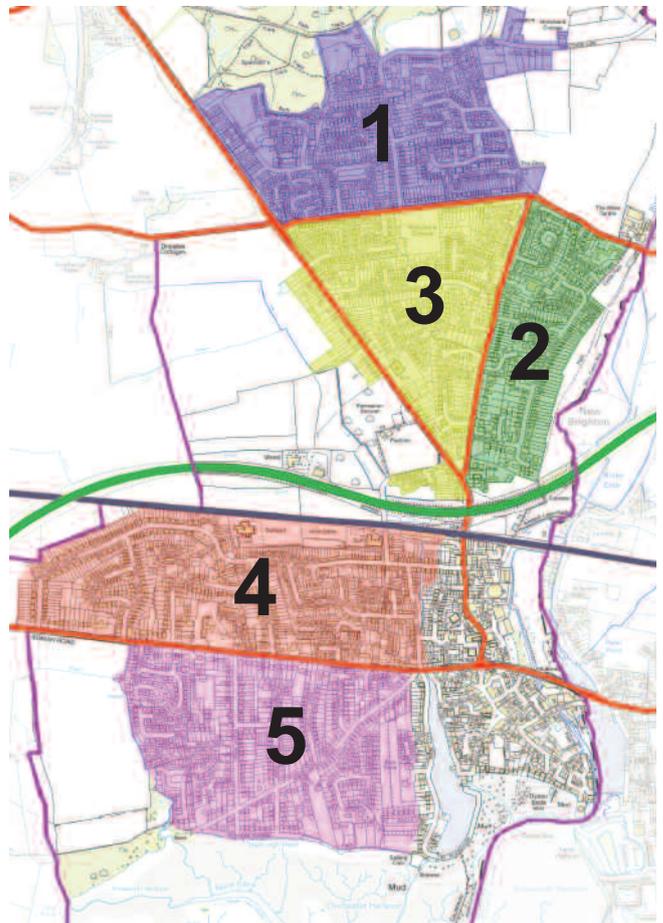
5. South of Havant Road: A variety of mainly individually designed 19th and 20th century houses with some infilling. Extending westwards there are more recent estates of buildings of more uniform design. There are a number of "colonial" villas set back in large plots of land, particularly on the western side of Beach Road at the southern end. These are of architectural interest and contribute to the character of the area.

Design Considerations

In addition to those for the whole of Emsworth:-

- 26 The varied and distinctive character of each of the five distinct residential areas beyond the town centre.
- 27 For larger properties, which play a significant role in the character of an area, conversion rather than demolition would help to retain their character and make for more sustainable use of materials.

Map 10. Five Distinct Residential Areas



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Variety of Styles



North of Southleigh Road.
Large area of social housing.



Hollybank Lane.
Detached houses and bungalows
set back in mature setting.



Area 1

Area 3



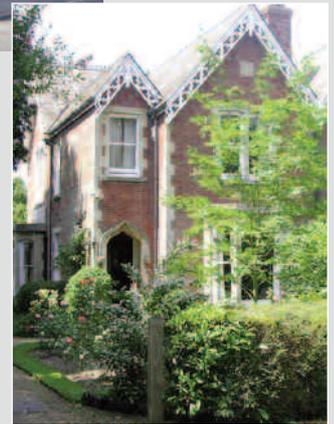
Triangle formed by Horndean Road,
New Brighton Road and Southleigh Road.
Semi-secluded area of modern houses.



East of New Brighton Road
(Westbourne Avenue).
Many older properties of character.

Area 2

New Brighton Road.
Distinctive visual character.



East/West expansion.
Mixed development with some bungalow estates.



Victoria Road.
An area of social housing.

Area 4



Park Crescent. A more recent individually
designed house using traditional materials .



South of Havant Road.
Larger estates of one style.

Area 5

'Colonial' villas
set back in
large plots of land.



3 Built Environment - continued

Street Furniture and Security Lighting

In some places, signs, utilities, advertisements and other items of street furniture are intrusive and detract from the overall character of the area. (photo 1). Initiatives to rationalize street signs and reduce clutter would be a valuable contribution both to road safety and to visual character. The increasing use of security lighting can be intrusive and contribute to light pollution.

Trees and Landscaping

Trees, shrubs, hedges, private gardens, grass verges and other green spaces contribute greatly to the visual impact, historic character and appearance of Emsworth (photo 2). Although trees bordering the main roads are, on occasion, sporadic, the overall effect is of tree-lined avenues, forming effective sound barriers, good screening and a termination to the view (photo 3). Large mature trees, which contrast with and define space, are a particular feature along the several roads with special tree-lined character (eg Havant Road and part of New Brighton Road). Larger trees and wooded areas form part of the settlement as viewed from the water (photo 4) as well as enhancing views within the town itself. Gardens both front and back contribute to the overall character.

Mature and significant trees are being lost to natural causes and development. A number of individual trees or groups of trees have Tree Preservation Orders (TPOs) but there are many more that warrant protection, not least from "infilling" development within private gardens. New developments sometimes lead to the loss of mature trees, even those with TPOs. A tree warden scheme has been re-established in cooperation with HBC's Tree Officer and the Tree Council. Tree Wardens provide opportunities to ensure that proper consideration is given where the removal of trees is proposed and to encourage improvements in the level of tree cover in the community.

Hedgerows are just as important as trees in their amenity and wildlife value but have less protection. Hedgerows abutting farmland do have limited protection. Examples of such hedgerows in Emsworth are along the western end of Havant Road and the northern end of Horndean Road at the junction with Southleigh Road.

Green space in the form of private gardens is being lost both from backland development and from converting gardens into parking areas. Conversions to hard standing are often out of keeping with the area and potentially harmful to the environment. Poor drainage may lead to increased surface water run-off and possibly even flooding in some areas, such as north of Havant Road. Such impact can be minimised by encouraging the use of materials which will withstand wear and also allow natural drainage into the ground. Soft landscaping helps to reduce the visual impact.

Design Considerations

- 28 Sensitive and judicious use of street furniture, signs and advertisements helps to keep clutter to a minimum and enhances the character of the environment.
- 29 Re-routing of services underground where the opportunity arises.
- 30 Light pollution from external lighting, including security lighting, kept to a minimum.
- 31 Use of bollards only where necessary for public safety.

Design Considerations

- 32 Significance of trees, groups or avenues of trees, and hedges, particularly along roads, which have a special character owing to their large mature trees.
- 33 Replacement of any felled TPO tree by planting appropriate species on an agreed site in the same locality.
- 34 Tree and hedge planting to maintain and augment the historic planting, both along the approach roads to Emsworth and within the built environment, using an appropriate mix of species.
- 35 Use of landscaping to soften the impact of industrial and other developments where appropriate.
- 36 Use of environmentally friendly designs and materials to reduce the detrimental impact of hard standing for cars and other vehicles (photo 5).

Streetscape



1 Visual clutter !

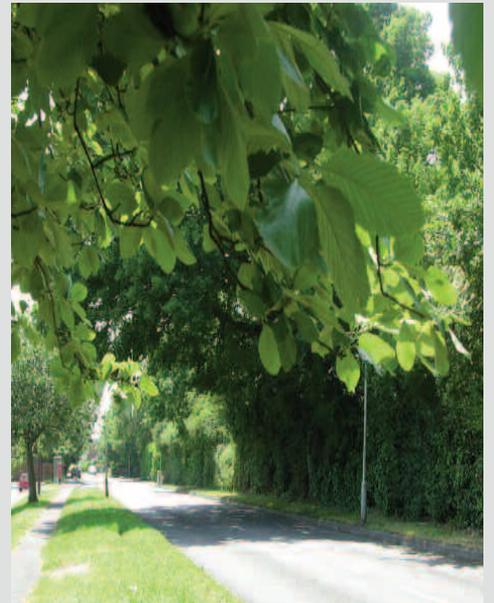


Intrusive wirescape !

Softening the Built Landscape



4 Trees forming a visual backdrop when looking from the harbour.



2 Varieties of trees and shrubs make a unique and important contribution to the street scene.



3 Trees form an effective sound barrier as well as screening and terminating a view.



5 The impact of hard standings minimized by use of eco-friendly materials.