

# MANAGEMENT PLAN FOR EMSWORTH CONSERVATION AREA – March 2010

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. Some are already in place, or have begun, but may require further co-ordination:-

## 1 Article 4 Directions

The Emsworth Conservation Area contains many listed buildings which are afforded statutory protection, however, there are several other unlisted historic buildings, as identified in Section 3.18 of the Draft Character Appraisal, which make a significant contribution to the character of the conservation area and could benefit by additional controls to safeguard them.

Need for control: The buildings of local interest, along with the street layout, architectural features, street furniture, signage, shop facades, landscaping etc are all separate elements which join together to form the character of the conservation area and it is considered important to ensure this character is retained. The following alterations should always be avoided:-

- Replacing original tile or slate roof coverings with heavier concrete tiles.
- Installing plastic (PVCu), aluminium or other non-traditional windows or doors in place of traditional materials.
- Removal or inappropriate alterations to existing garden walls, railings, entrances/gate piers, steps, paths and trees.
- Removal of architectural features such as chimney stacks, pots, cornices, decorative brickwork

Action: In this way the 'dilution' of the character by any inappropriate alterations in the past may be rectified and the appearance of the area enhanced. Historic Building Grants for repairs or alterations to individual properties could be available to give encouragement to owners. **The Council will give consideration to the introduction of Article 4 (2) Directions**, which remove certain permitted development rights in order to retain the architectural details and character of unlisted buildings such as:

- Roof extensions of any kind
- Replacement/ alteration or removal of the following
- Windows
- Doors
- Roof coverings
- Boundary walls
- Painting of external walls
- Chimneys

## 2 Design Guidance

Alterations, Extensions and New Buildings: Any proposed changes to a building in the conservation area should be sympathetic to the original design, 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, therefore the original architectural characteristics of buildings (in particular original windows and roof coverings) should be respected and retained – and reinstated wherever the opportunity arises when improvements are necessary. Owners should always use the appropriate professional advice (registered architects or chartered surveyors) in order to ensure the best benefit from their building proposals.

**The design of any new buildings** will also need to be sensitive to the scale and character of the site and the area and show imagination – building upon the existing urban form, details and materials. It is important to respect and maintain the building lines particularly within the medieval street pattern and elsewhere within the Conservation Area.

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 and Improvement

As an essential part of the principal 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 highway repairs, re-surfacing, tree planning, maintenance and cleaning, improved street furniture (such as appropriately designed street lighting, street name plates, seating or pavement plaques), to underpin the area's significance.
- iii. Take a planned approach towards the resolution of any traffic and parking problems in consultation with residents and traders in the town centre.
- iv. To ensure any development proposals for the South Street Car Park frontage, realises the potential to correct the impact of the previous inappropriate developments where public conveniences and the northern and southern entrances have interrupted the traditional forms and rhythms of the South Street western frontage and as so ensures a sensitive solution.
- v. To consider if an improvement scheme for the eastern end of King Street is possible.
- vi. To ensure applications are considered against the Emsworth Village Design Statement.
- vii. Continue to work closely with the Chichester Harbour Conservancy, including ensuring that all planning applications and development

proposals are considered against the Chichester Harbour AONB Management Plan 2009-2014.

- viii. 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.
- ix. Natural Features – the preservation of the setting of the waterside character is fundamental to Emsworth, including other features such as trees through the Conservation Area. Such features are important for the historical context, as well as vulnerable asset to the town's continuing environmental attractiveness.
- x. **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 the items which are usually 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
- Cabinet agreed in July 2009 that LAGBI funding can be used to prepare the design brief for the South Street car park frontage.

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