
15 SOUTH STREET & LAND TO THE REAR OF 11 SOUTH STREET HAVANT, HAMPSHIRE

Heritage, Townscape and
Visual Impact Assessment

Project Ref.: FL12119

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. No.15 South Street, Havant, Hampshire, hereafter referred to as 'the site' is located on the south side of the town centre. The site is currently occupied by several buildings of differing types and ages and includes no.15 South Street, the land to the rear of nos.11-15 South Street and the workshop buildings facing onto Twittens Way. It is bounded by South Street to the west and Twittens Way to the south with the remaining buildings facing internally into a courtyard area. One of the building adjacent to the site is grade II listed, namely, no.13 South Street. The site is located within the St Faith's Conservation Area and is in the administrative boundary of Havant Borough Council.



Figure 1: Site boundary



1.1.3.

Figure 2: Front facing elevation onto South Street, No.11-15. No.11 is the three storey building in the background on the right-hand side. No 13 is the adjacent 4 bay, 2 storey building (grade II listed) and no.15 is the recessed building in the foreground (part of the site).

1.1.2.

- 1.1.4. The scheme comprises 17 new dwellings on the site including 7 dwellinghouses and 10 apartments. The dwellinghouses will be new build whilst 3 apartments (1 being a duplex within 15 South Street) are within existing structures. The other 7 are new build with one being partly within the new mansard on top of 15 South Street. The garage/workshop buildings to the within the enclosed courtyard area of the site will be removed.

- 1.1.5. The current site use is mixed retail and residential. This Heritage, Townscape and Visual Impact Assessment (HTVIA) has been produced to assess the significance of the identified heritage assets that may be impacted by the development scheme and to assess the potential impact, as the subject site is within a conservation area and is in the vicinity of several statutorily listed buildings. This will be discussed in further detail in this report.
- 1.1.6. This report provides an assessment of the site and the surrounding above ground heritage assets (buildings, structures and areas of heritage interest). Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (2008). The report provides a visual impact assessment of the proposed scheme. Where relevant, it also considers the contribution of setting to the significance of designated assets within the study area. This HTVIA does not address buried heritage assets (archaeological remains).

1.2 HERITAGE ASSET SUMMARY

- 1.2.1. The site contains one listed building and is located near several statutorily designated heritage assets. The settings of the following have been identified as potentially being impacted by the proposed scheme:
- St Faiths Church – Grade II*
 - The Old House at Home public house – Grade II
 - 4, 6, 8 and 10 South Street – Grade II
 - 23 South Street – Grade II

- 18 and 18A South Street – Grade II
- 2 East Street – Grade II
- 4 and 6 East Street – Grade II
- 8 and 10 East Street – Grade II

1.3 AIMS AND OBJECTIVES

- 1.3.1. Fuller Long Ltd. has prepared this HTVIA to accompany a full planning application for a new residential scheme of 17 units. The main objective of this study has been to understand the opportunities and constraints of the site with a particular focus on the settings of the nearby listing buildings and the character and appearance of the conservation area. This baseline understanding has been an integral part of the design process to better respond to the sensitivities of the heritage assets and wider local townscape.
- 1.3.2. The report will address the following:
- identify the presence of any known or potential heritage asset that may be affected by the proposals
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance
 - determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets
 - assess the likely impacts upon the significance of the asset(s) arising from the proposals

- assess the impact of the proposed scheme on how designated heritage assets are understood and experienced through changes to their setting
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects

1.3.3. This report has been prepared by Josie Roscoe - BSc Arch, MSc Historic Conservation, IHBC. A survey of the site was carried out on 24th August 2022 to assess the sensitivities of the site and the townscape with particular focus on the character and appearance of the conservation area, the settings of the nearby listed buildings and key views towards the site.

1.3.4. This report should be read in conjunction with the architectural drawings and Design & Access Statement by PDP Architects.

2 METHODOLOGY AND SOURCES

2.1.1. This HTVIA has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2021) and to standards and guidance produced by Historic England (HE), the Institute of Historic Buildings Conservation (IHBC), and the Chartered Institute for Archaeologists (CIfA). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HTVIA.

2.1.2. In addition to the above, the alterations will be assessed in relation to their compliance with the following principal sources:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), 2021
- Planning Practice Guidance (PPG)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
- Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
 - Planning Note 1: The Historic Environment in Local Plans
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
 - Planning Note 3: The Setting of Heritage Assets

- Havant Borough Council Local Plan

2.1.3. The table below provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

2.1.4. Table 1 - Summary of data sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.

Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports. Local History Societies online published material.
The Local Planning Authority	Conservation Area Appraisals and documentation	Maps outlining the conservation areas within the boundary of the local planning authority together with appraisal documentation justifying the historic value of said conservation areas.
The client	Planning data	Drawings of the existing and proposed.

significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

2.2.2. A heritage asset is defined in the NPPF (Annex 2) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (i.e through local listing).'

2.2.3. The framework (NPPF Annex 2) goes onto define significance as, 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

2.2.4. In line with the National Planning Policy Framework (NPPF) applications that affect heritage assets must include sufficient information to identify the significance of the heritage assets and the contribution the setting makes to that significance.

2.2.5. "Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage... Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced....by our understanding of the historic relationship between places." (Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA 3), December 2017).

2.2.6. The NPPF's definition of the setting of a heritage asset is set out in Annex 2: Glossary, stating that "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its

2.2 ASSESSING HERITAGE SIGNIFICANCE

2.2.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage 'assets are an irreplaceable resource and should be conserved in a manner appropriate to their

surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

2.3 DEFINITION OF HARM

- 2.3.1. Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying NPPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 201 of the NPPF states that:
- 2.3.2. ‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...’
- 2.3.3. Paragraph 202 of the NPPF states that:
- 2.3.4. ‘Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...’
- 2.3.5. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:
 - Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.3.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have

special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

- 2.3.7. ‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’
 - PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383
- 2.3.8. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- 2.3.9. ‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.’
- 2.3.10. In line with the above, this HS will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the site, and, where relevant, heritage assets beyond the site.
- 2.3.11. The relative contribution of the heritage values to the significance of the asset(s) is graded as either high, medium, low, neutral or detrimental.

3 THE SUBJECT PROPERTY AND SITE

3.1 THE SITE, LOCATION AND CONTEXT

- 3.1.1. The site is made up of a cluster of buildings, some historic and other more recent additions. No. 15 South Street faces west onto the street forming the principal elevation, with the rear mostly occupied by hardstanding, small workshops and a historic workshop building to the southeast. Twittens Way bounds the site to the south and follows a meandering line that terminates in a small cul-de-sac to the east of the site. The area around Twittens Way is characterised by recent pastiche residential development and is of little townscape value. To the west of South Street there is the backdrop of several charming historic buildings, many of which are statutorily listed.
- 3.1.2. The most common building typology seen in the area consists of retail at ground floor level with domestic above. This has resulted in a vibrant and lively public interface at street level.
- 3.1.3. To the rear of the site (the southeast) is a workshop building (Figure 9), which according to photographic and historic mapping records, appears to be a late 1930s construction. Although the building is historic, it is an unremarkable building that has been heavily altered and is a neutral contributor to the overall streetscene.
- 3.1.4. The site is formed of and surrounded by an eclectic mix of building types and is part of a series of low-rise buildings, mostly 2 to 3 storeys. To the west is the grade II* listed St Faith's Church surrounded by its lawn, cemetery and masonry boundary wall lined with mature trees behind. This forms an important corner and focal point within the conservation area and is a

landmark building. Next to the church's cemetery is the grade II listed public house, The Old House and Home, which sits directly opposite the site on South Street. Further south along South Street are several other grade II listed buildings, which are within view of the site. These are nos.4, 6, 8 and 10 South Street. Nos. 18 & 18A and 23 South Street (separately listed) are also near the site, however, given their location further south and the relatively narrow width of the street, there is a very limited visual relationship between the site and nos.18 & 18A and no.23.

- 3.1.5. Buildings set out on narrow plots occupy the section just outside the north boundary of the site. Several of these buildings are also grade II listed, namely no.2 East Street, 4 and 6 East Street and 8 and 10 East Street. Only the rears of these buildings are partially within view of the site. Many of these buildings have been substantially extended to the rear resulting in a haphazard amalgamation of varying forms, mixed material palette and building types including generic traditional and more contemporary extensions facing onto the large area of hardstanding, mostly used for car parking that occupies the courtyard area of the site (Figure 12). Although some of the front facing buildings are visible in the courtyard area, namely the grade II listed no.13 South Street and no.11 South Street, these elevations are secondary and no.13 has been extended, concealing a large portion of its rear elevation (Figure 11). There is no uniformity or prevailing architectural language within the courtyard area of the site and the overall townscape is of lower quality.
- 3.1.6. Below is a series of photographs of the site and its context showing both the street facing elevations and the private courtyard area to the rear.



3.1.7.

Figure 3: Front elevation of the site facing onto South Street. The three storey building in the foreground is no.11 South Street. To the right-hand side is the grade II listed no.13 South Street. The grade II listed St Faith's Church is just outside of the view to the right. The grade II listed pub is just visible behind the tree on the right-hand side.*



Figure 4: South Street looking north towards the site. Grade II listed 4, 6, 8 and 10 South Street are visible in the foreground on the left-hand side.



Figure 5: No.15 South Street on the corner plot with grade II listed no.13 South Street to the immediate left



Figure 6: No.15 South Street on the right-hand side of the view with no.13 South Street projecting in the background. On the opposite side is the grade II listed House at Home PH – timber framed jettied 2-storey building



3.1.8.

Figure 7: View looking east down Twittens Way. The building to the left-hand side is the rear of no.11 South Street. No.11 South Street historically had a two room deep footprint. It was later extended at both ground and first floor to full depth, creating a considerably larger building with a huge brick wall face. To the rear, there was the malt house of the old brewery, which was demolished some five years ago due to structural instability.



3.1.9.

Figure 8: The gap where the malthouse previously stood on Twittens Way looking west towards South Street. On the right-hand side is part of the old brewery.



3.1.10.

Figure 9: These buildings are part of an old warehousing block. By the time these were built, circa 1930s, the previous brewery on the site, namely Gloyne Brewery, ceased function by the 1880s.



3.1.11.

Figure 10: No.13 South Street (right-hand side) and The Old House at Home PH (left-hand side).



3.1.12.

Figure 11: Rear of no.13 South Street as seen from the courtyard area. Here the rear gable ends of the original part of the building are still visible behind a rear extension.



3.1.13.

Figure 12: View from the site courtyard towards the rear of the buildings on East Street



3.1.14.

Figure 13: View of the rear of no.11 South Street (the three-storey building) and no.13 South Street to the left-hand side.



3.1.15.

Figure 14: View from South Street (no.11 on the right-hand side) looking in towards the courtyard area to the rear.

3.2 PLANNING HISTORY

- 3.2.1. Below is the planning history of the site including only the approved applications.
- 3.2.2. The site's planning history relates to several applications for alterations to various buildings within the site. These are as follows:
- 3.2.3. **08/72942/002** - Conversion of existing office/shop units to form 4No. 1 bed residential units, 1No. B1(a) office and retained A1 shops with associated alterations including external alterations to windows, doors and flue/extract outlets – Permission – 23.01.09 - (13a-15a South Street).
- 3.2.4. **08/72942/003** - Listed Building Consent for alterations to facilitate conversion of existing office/shop units to provide 4No. 1 bed residential units, reduced B1(a) office with retained A1 shops, including external alterations to windows, doors and flue/extract outlets – Consent – 23/01/09 - (13a-15a South Street).
- 3.2.5. **00/63777/000** – Demolition of existing building, construction of new two-storey office block with new vehicular access from Twittens Way – Refused – 24/11/2000 – (15 South Street).
- 3.2.6. **00/63777/001** – Application for Conservation Area Consent for the demolition of existing building – Refused – 24/11/2000 – (15 South Street).
- 3.2.7. **01/63777/002** – render part of south elevation and re-build part of north elevation as part of refurbishment of exiting commercial premises and including revisions to fenestration – Split Decision – 26/02/02 – (15 South Street).

- 3.2.8. **03/6377/003** – Demolition and rebuilding of part of north and south elevations as part of refurbishment works – Permission – 09/04/03 – (15 South Street).
- 3.2.9. **19847** - The provision of car park for use with existing warehouse at 11 South Street – Permission – 23/05/69 – (11 South Street).
- 3.2.10. **90/54418** – Use of ground floor offices (A2) and 1st and 2nd Floor for offices (B1) – Permission 21/3/90 – (11 South Street).
- 3.2.11. **95/54418/1** – Second floor rear extension and alterations to front elevation – Permission – 23/6/95 – (11 South Street).
- 3.2.12. **APP/15/00787** - Application for Lawful Development Certificate relating to existing use as a MOT testing station - Granted – 05.02.16.

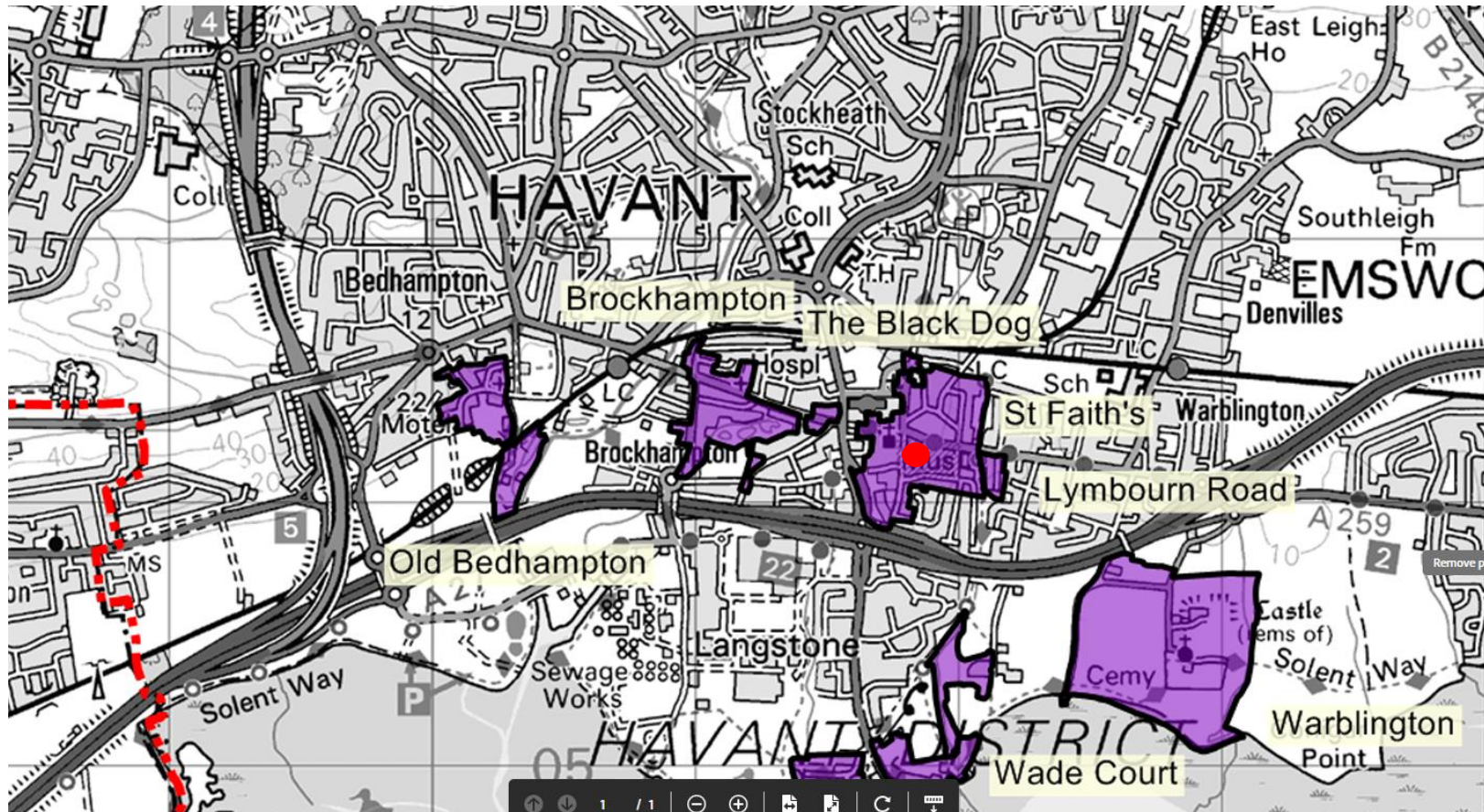


Figure 15: Figure 16: St Havant Borough Council's Conservation Area Boundary Map. Faiths Conservation Area is the third from the left where the site is indicated red.

3.3 HISTORICAL CONTEXT

- 3.3.1. This section provides an overview and the historical background relevant to an understanding of the site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPF.

BRIEF OVERVIEW OF THE AREA

- 3.3.2. The following text is an excerpt from the St Faith's Conservation Area Appraisal (2007) by Forum Heritage Services (vol.ii) which provides a historic background for the conservation area:
- 3.3.3. *Evidence for prehistoric occupation of the area includes finds of flint tools in a number of locations including Mesolithic and Neolithic tools from the line of the by-pass to the south of the town centre, and on the site of the former Oak Park School to the north. This site was also a focus for Romano-British settlement in the second and third centuries.*
- 3.3.4. *West Street and East Street lie on or close to the Roman road between Chichester and Winchester whilst North Street and South Street are believed to represent the line of a Roman road between Hayling Island/Langstone Harbour and the pottery producing areas at Rowland's Castle and possibly the Alice Holt kilns further to the north. There is considerable archaeological evidence to suggest that there was a settlement, possibly a small town or market centre similar to those discovered at Neatham near Alton and East Anton near Andover, around the crossing point of these roads.*

- 3.3.5. *The first record of Havant dates to AD 935 when land at Hamanfuntan were granted to Wihtgar by King Athelstan. The place-name, derived from the OE funta 'a spring' and the personal name 'Hama' refers to the presence of many springs that rise in and around the town. In 980 King Æthelred granted the estate to the monks of the Old Minster, Winchester (St Swithun's). The only archaeological evidence of Anglo-Saxon occupation in Havant is some pottery recovered from an area behind the property plots on the southern side of East Street.*

- 3.3.6. *Havant was famous for the production of parchment which was regarded as being of superior quality. It is claimed that the Magna Carta was written on Havant parchment and the Treaty of Versailles, which brought World War I to an end, was written on parchment produced in the town. However, the parchment-making industry in the town can only be traced through documentary sources to the first half of the nineteenth century. In addition to parchment making, there were several tanneries in and around the town, especially to the south of West Street, and malting and brewing were also important industries utilising the spring water. Cloth working was undertaken in Havant from the sixteenth century at least and West Street may have been the focus for the cloth trade in the town.*

BRIEF OVERVIEW OF THE SITE

- 3.3.1. The earliest clear map of the site is the Tithe map from c.1840 that shows the houses on South Street and the long block in the southeast of the site boundary. According to the Tithe transcripts, this was an independent brewery called Gloyne Brewery, consisting of the brewhouse and the malthouse which came into use in 1821 and supplied the nearby beer

houses and inns until its closure in 1898. This brewery was one of the two last ones in production in the mid-late 19th century. The decline in malting was likely spurred by the increase in the malt tax in 1854, which was introduced to put an end to the Crimean War. This decline was exacerbated by the development of the railways allowing for much larger producers in other parts of the country to transport their stock.



3.3.2.

Figure 17: Google Street view of Twittens Way showing the road in 2015. This shows the old malt house of the Gloyne Brewery, which occupied the site historically.

3.3.3.

Breweries are a rich part of Havant's history, especially given its proximity to springs and particular water type, which suited the malting and brewing processes. The Gloyne malthouse was historically the tallest building within the brewery, in this case, standing at 3 storeys with loading doors on the upper floors (Figure 19). Until circa 2018, the malthouse survived (Figure 17)

and was repurposed as a garage/MOT service until its demolition due to structural issues. This has resulted in a wide unpleasant gap in the site facing onto Twittens Way.

3.3.4.

The long rectangular building to the east of where the malthouse originally stood was likely part of the 19th century brewery, as seen in the 19th century OS maps and historic photographs from Britain from Above. This building has a hipped roof with clipped gables. All the fenestration facing south onto Twittens Way has been entirely removed with the openings widened and uPVC casements instated. At the ground floor a large double door was installed and several openings have been infilled. The adjacent building to the immediate north appears to have been built sometime in the 1930s, by which time the brewery operation had ceased. Prior to this there was a catslide outrigger to the north, as seen in Figure 19. This later date is further supported by photographic evidence from Britain from Above.



Figure 18: Malt house as seen from the inner courtyard. The photo is from c.1890.

3.3.5.

3.3.6. The site is adjacent to nos.11-13 South Street. These buildings are of varying age, type and style. No.11 is a late 19th century 3 storey brick building which has a positive contribution to the streetscene and wider conservation area. It is not locally or statutorily listed. No.13 is a grade II listed building which has residential use with later retail units added at the ground floor level. Its main historic section is rectangular in footprint with a double pitched roof over two storeys (ground and first floor) and gable end facing south. The gable end protrudes from its neighbour at no.15 creating a stepped building line and an opportunity for signage, which is visible in the middle of the gable end (Figure 4 and Figure 10). Late 19th century extensions were

erected at the rear, creating a much deeper planform. The building's exterior is faced in brick with blue headers, a typical detail in the local area.

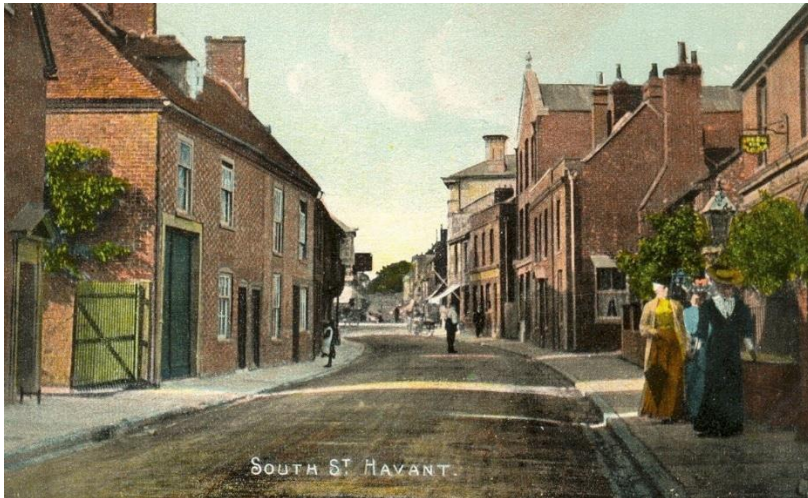


Figure 19: Malt house as seen from the inner courtyard. The photo is from c.1890.

3.3.7.

3.3.8. At the corner of South Street and Twittens Way is no.15, a two storey building that has been entirely refaced and extended extensively to the rear along Twittens Way. Figure 20 and Figure 21 show the building line as it was c.1900 and the current building line, demonstrating how the changes at no.15 have altered the streetscene. As per the historic map progression in the next chapter of this report, the building first appears in the 1870 ordinance survey map. It was originally detached from the listed building at no.13 South Street, but by 1931, an overhead extension was built connecting no.15 to no.13, as it is today.

- 3.3.9. Earlier maps, including the 1840 Tithe transcripts confirm that the southmost part of the site was occupied by Samuel Gloyne's Brewery House & C. The long 'L' shape is a clear indicator of the brewing and malting function, which required very large surface areas to lay the barley out for germination.



3.3.10.

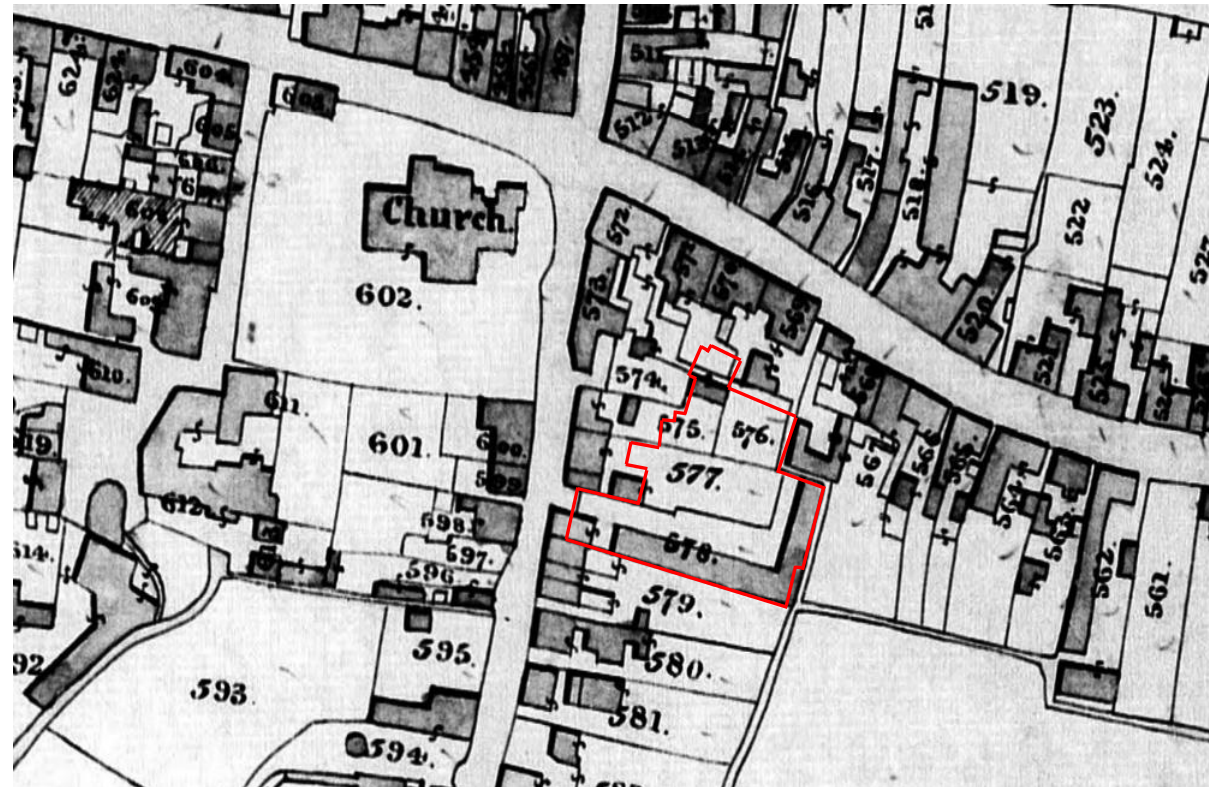
Figure 20: Image of South Stret looking north, c.1900. No.13 is visible on the right-hand side with exposed chimney breast on the side elevation. No.15 is not yet built.



3.3.11.

Figure 21: Matching image to Figure 20 (current view). No.15 has been substantially altered, including total refacing and the addition of the overhead structure, partially closing the gap between nos.15 and 13. This has resulted in a large portion of no.13's side elevation concealed with chimney stack removed.

Within the courtyard area there are several outbuildings ancillary to the buildings fronting the street. At this time, no.11 is not yet built and the three buildings facing into South Street make up a short terrace. Part of this is likely to be the grade II listed no.13 South Street. To the south of the listed building is a lane followed by another short terrace of four houses on narrow plots. Behind these is a large 'L' shaped building which loosely follows the line of Twittens Way.



ORDENANCE SURVEY 1859 to 1866, Published: 1870

This map shows the site circa 10 years after the Tithe map. Little has changed within the site boundary. The southmost building that faces South Street has been extended or was amalgamated with the outbuilding as seen in the previous map which results in a stepped footprint.



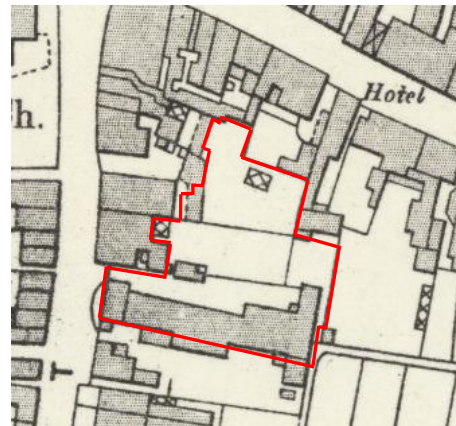
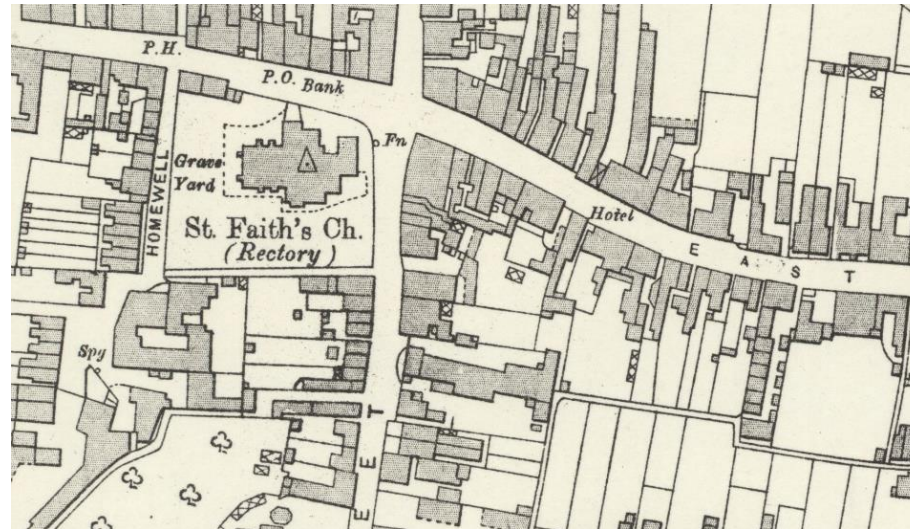
ORDENANCE SURVEY 1893

The main alteration that is distinguishable is the loss of the east side of the 'L' section of the brewery. Twittens Way is not yet built, but the building line of the former brewery is more discernible with the projecting malthouse in the central section of the south site boundary line.



ORDENANCE SURVEY 1907

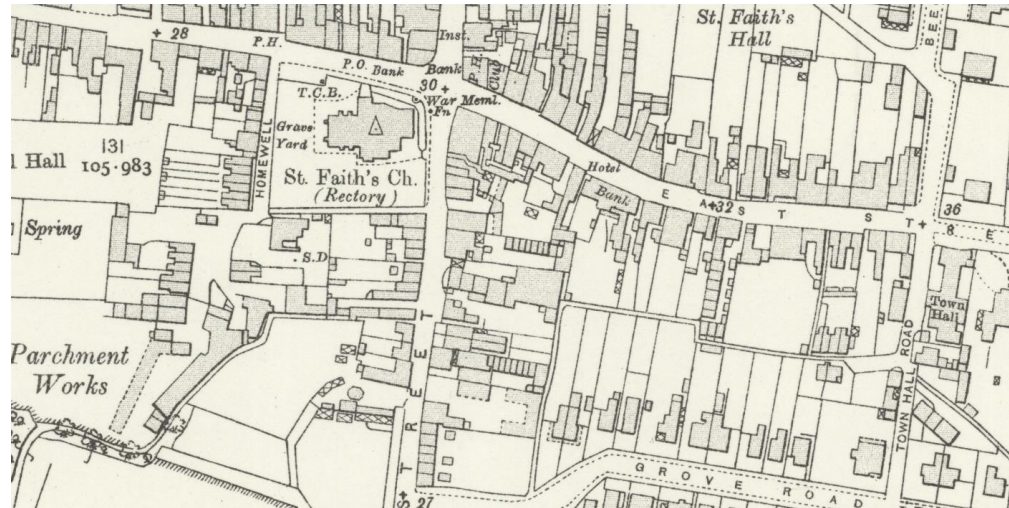
Little change has occurred since the previous map. A small outbuilding was added to the rear of no.13 South Street within the courtyard area. There is also a small glass structure, possibly a green house in the north section of the site boundary. The footprint of the brewery appears as before.



ORDENANCE SURVEY 1931

The most notable change is the addition of an overhead structure, denoted by an 'x', forming a coach entrance between nos.13 and 15.

The properties in the southwest corner of the site have been subdivided. The malthouse footprint is clearly depicted here in the central section of the south site boundary with a small lean-to on the courtyard side. Within the courtyard area is the addition of a series of small garages/workshops, possibly ancillary structures to one of the larger buildings on site. The southeast corner building has been enlarged by this time, which is supported by the Britain from Above aerial imagery. The small outbuilding to the rear of no.13 South Street no longer exists.



GOOGLE MAP (© 2022)

This map shows the current site footprint (yellow dash) and the surrounding built environment.

KEY

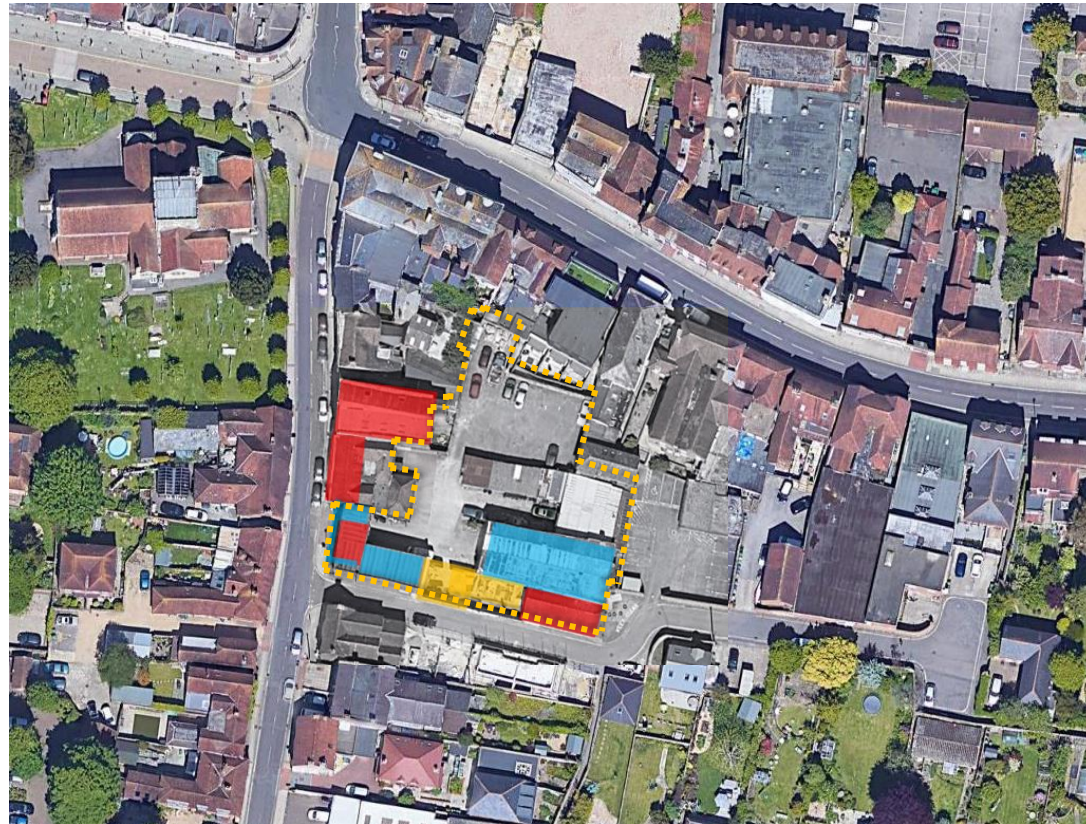
Red: historic (pre-1948) structures within the site

Blue: 20th additions

Yellow: historic structures that have been demolished

The yellow area highlights the malthouse that was demolished relatively recently and part of the former workshop. To the rear of the listed building are the historic extensions, though these have been left unhighlighted to provide an outline of the original building footprint.

The southwest corner building shows the historic core of the earlier building with the later refacing. To the rear (east) is highlighted blue given the building was refaced and reroofed on this side, however, internally there may be remnants of the historic core. The north section of the site is occupied by a carpark facing onto the rears of the buildings facing onto East Street.



4 SIGNIFICANCE ASSESSMENT

4.1 SUMMARY OF HERITAGE ASSETS

- 4.1.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area. It will also set out the principal heritage values that contribute to the significance of the study site/ subject property.
- 4.1.2. In line with the National Planning Policy Framework (NPPF) applications that affect heritage assets must include sufficient information to identify the significance of the heritage assets and the contribution the setting makes to that significance.
- 4.1.3. “Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage... Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced....by our understanding of the historic relationship between places.” (Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA 3), December 2017).
- 4.1.4. The NPPF’s definition of the setting of a heritage asset is set out in Annex 2: Glossary, stating that “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset

4.1.5. and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

4.1.6. This HTVIA has been informed by a 50m search area beyond the site. The size of the search area has been determined based on the prevailing circumstances within the adjacent area, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.2 HERITAGE ASSETS WITHIN THE SITE

- 4.2.1. The site is adjacent to one statutorily designated listed building, namely no.13 South Street and part of the site occupies the land to the rear of this building.
- 4.2.2. The other buildings within the site are within the immediate setting of the listed building but are not within its curtilage. There are no other statutorily or identified locally listed and buildings within the site.

4.3 HERITAGE ASSETS WITHIN THE SEARCH AREA

World Heritage Sites

- 4.3.1. There are no World Heritage Sites within the 50km search area of the site.

Scheduled Monuments

- 4.3.2. There are no Scheduled Monuments within the 50km search area of the site.

Listed Buildings

- 4.3.3. There are 24 statutorily listed buildings within the 50m search area, including the grade II* listed St Faith's Church to the northwest of the site. Most of these heritage assets will not be subject to direct or indirect impact to their settings as a result of the development. The immediate area within which the subject site is located, both within the grounds of the site and adjacent to it, contain several listed buildings. This is discussed in further detail below.

Conservation Areas

The site is within the St Faith's Conservation Area.

Registered Historic Park and Gardens

- 4.3.4. There are no Registered Parks and Gardens within the study area.

4.4 NON-DESIGNATED HERITAGE ASSETS

- 4.4.1. No discrete non-designated heritage assets are identified within the vicinity of the site.

4.4.2.

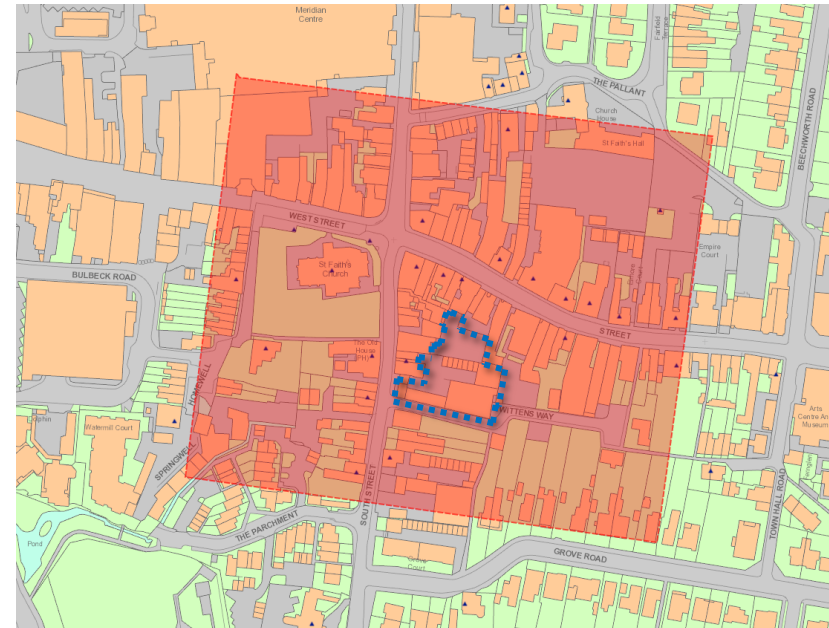


Figure 22: Historic England's listing map search. Search area of 50m radius from the site.

4.5 HERITAGE ASSETS NEAR THE SITE

- 4.5.1. During pre-application consultation, the heritage assets below were identified by the LPA as having the potential to be affected by the proposed scheme:

- St Faiths Church – Grade II*
- The Old House at Home public house – Grade II
- 4, 6, 8 and 10 South Street – Grade II

- 23 South Street – Grade II
- 18 and 18A South Street – Grade II
- 2 East Street – Grade II
- 4 and 6 East Street – Grade II

4.5.2. Below (Figure 23) is a map showing the locations of the above listed buildings in relation to the site.

4.6 CRITERIA

- 4.6.1. The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* A heritage asset is defined as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”*
- 4.6.2. Historic England’s document ‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’ (2008) identifies a series of values that can be attributed to a heritage asset which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

4.6.3. *“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.”*

4.6.4. Paragraph 194 of the NPPF recommends that an assessment of significance of the affected heritage assets should be carried out. This is a key assessment that has informed the design development, minimising impact where possible and assessing the potential impact of a development proposal. In order to assess significance, the criteria from Historic England’s ‘Conservation Principles, Policies and Guidance’ (2015) will be used. *‘Significance is a collective term for the sum of all the heritage values attached to a place’ which are: evidential, historical, aesthetic and communal’.*

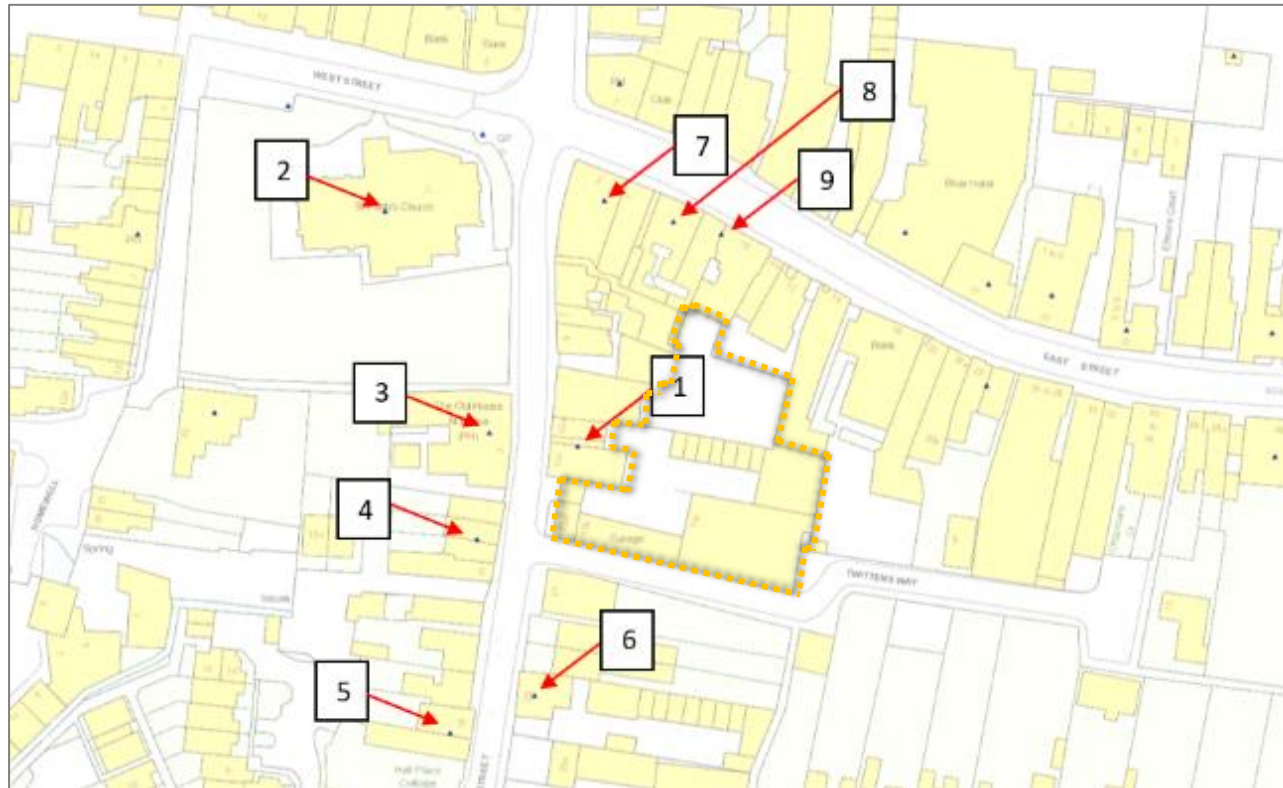


Figure 23: Site outlined blue

Numbered items:

- 1) Grade II listed 13 South Street
- 2) Grade II* listed Church of St Faith
- 3) Grade II listed Old House at Home Public House
- 4) Grade II listed 4, 6, 8 and 10 South Street
- 5) Grade II listed 18 and 18a South Street
- 6) Grade II listed 23 South Street
- 7) Grade II listed 2 East Street
- 8) Grade II listed 4 and 6 East Street
- 9) Grade II listed 8 and 10 East Street

4.6.5.

4.7 LISTED BUILDINGS THAT MAY BE IMPACTED

- 4.7.1. Following Step 1 of the Historic England settings guidance, 6 out of the 10 identified designated heritage assets in the above map have been scoped out of further assessment as they will not be materially affected by the development, nor will they be appreciably affected by a material change to the contribution of setting to their significance. This is based on a number of factors, including: the nature of the development, the distance of the assets from the site, the relative position between the asset(s) and the site, lack of intervisibility, the orientation, nature, extent and scale of intervening built form, the sensitivity of the asset(s), and their corresponding heritage values, to the proposed change; and, the nature and scale of the development within the site having no material effect on the values that contribute to the heritage significance of the asset(s) identified.
- 4.7.2. Several of the listed buildings adjacent to the site, namely the grade II listed 4 and grade II listed 6 East Street and 8 and 10 East Street and the neighbouring buildings have been subject to several rear extensions which has created a dense urban barrier between the main sections of the listed buildings facing onto East Street and the courtyard area of the site. For the reasons mentioned above, they have been scoped out of further assessment.
- 4.7.3. Of the above identified heritage assets within the search area, three are considered to have potential to be affected by the development as a result of a change to their setting. These are:
- 13 South Street
 - Grade II listed Old House at Home Public House

- Grade II listed 4, 6, 8 and 10 South Street

- 4.7.4. In addition, the following conservation areas are considered to have the potential to be affected by the development:

- St Faith's Conservation Area

13, SOUTH STREET

- 4.7.5. This heritage asset is located adjacent to the site boundary. Its main façade faces onto South Street directly opposite the grade II listed Old House at Home PH. This is a modest two storey brick building of typical late 18th / early 19th century scale and detail with dentilled course under the eave with red brick in Flemish bond and blue headers in the southmost bay, which is a common historic detail in the local area. A collection of characterful features survive, as listed above, and contribute to the building's aesthetic quality and historic interest. However, several later alterations have substantially eroded the historic character and overall aesthetic quality of the building, including the recent shopfronts, later window replacements and removal of the chimney breast and stack.
- 4.7.6. Although no.13 is located on South Street, a busy pedestrian and traffic thoroughfare, its nestled position between the larger scale 3-storey 19th century gable building to the immediate north and the long re-faced brick building at no.15 to the south renders it a modest building within the streetscene.
- 4.7.7. Evidential value is derived from the potential the building has to yield evidence about past human activity. This is derived from the physical remains of the building, including the materials, the original layout and

functional features such as doorways and earthworks. Some of these features have survived and help determine how the building was used historically, adding to both the historic and aesthetic values.

- 4.7.8. The building is located within Havant's historic medieval core close to two Roman cross roads where a small settlement was located. Any potential to yield archaeological remains is likely limited due to damages sustained during the town's later expansion, particularly the 18th-19th century developments.
- 4.7.9. Externally, the building materials demonstrate methods of construction and also reflect the availability of materials and advances in transportation links at the time it was built. No.13 South Street makes a modest contribution to the understanding of domestic buildings in late 18th century South West England.
- 4.7.10. The building has communal value in so far as it has been a familiar structure in the local townscape for two centuries and has featured in the day to day lives of those who live, work or pass through the area. The building and its setting provide a visual connection to the past, though this value is limited and local in its focus.
- 4.7.11. Listing details:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1092113

Date first listed: 06-Feb-1984

Statutory Address 1: 13, SOUTH STREET

Description: Once a house, now 3 shops. Late C18, with late C19 alterations. Brick, with a tile roof. 2 storeys, 3.1 windows. Red brickwork in Flemish bond, with blue headers to the south (slightly-recessed) side, parapet with stone coping and brick dentil band, rubbed flat arches, stone cills. Sashes in reveals, 1 old, 2 Victorian, 1 window now filled with brickwork. The ground floor is completely filled with mid C20 shop-fronts, having fascias, plate glass windows, and glazed doorways.

GRADE II LISTED OLD HOUSE AT HOME PUBLIC HOUSE

- 4.7.12. The Old House at Home PH is a grade II listed building that sits across from the development site.
- 4.7.13. A rich collection of notable features survives including the jettied first floor, the exposed timber box frame, timber casement windows (albeit later replacements), curved lateral braces, brick nogging and plain clay tile roof with the characteristic steep pitch and prominent chimney stacks. The varied material palette and overall form and scale of the PH provide visual interest as well as landmark status due to its location on a corner plot facing the cemetery and it being the only exposed timber frame building of its kind within view along South Street.
- 4.7.14. These surviving historic features together form an aesthetically pleasing building. The building was originally a house and was later converted into a pub. As such, it is not used for its originally intended purpose and given its age, is likely to have undergone many alterations in its lifetime. Nevertheless, its illustrative value is still high given the survival of historic

fabric which has created a narrative of historic local vernacular building methods and materials.

- 4.7.15. As such, the historic and aesthetic values are considered to be medium to high.
- 4.7.16. In terms of evidential value, the features described above contribute to an understanding of how the building was used historically. Externally, the building materials demonstrate methods of construction at the time and also reflect the availability of materials in the 16th century.
- 4.7.17. The PH sits on a prominent corner plot across from the grade II* listed St Faith's Church and is a local landmark which contributes significantly to the urban landscape. The site has communal value in so far as it is open to the public (though it is privately owned) and has been a familiar building on South Street since the 16th century, providing a visual connection to the past. Communal value is therefore high.

4.7.18. Listing details:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303303

Date first listed: 16-May-1952

Description: *GV II Public House. C16, with C18 and early C19 additions and alterations. Timber- frame with tall tile roof, with later extension at the south end. 2 storeys, 4 upper windows. Frame exposed to the front (east) and north gable, with jettied 1st floor at the front, with infilling of roughcast,*

other rendering, and painted brickwork. Early C19 casements. ½-glazed door. The south side extension has 2 storeys, 2 windows (south side now filled with brickwork), blue header brick walling with red dressings, quoins, rubbed flat arches, plinth. Victorian sashes. ½ glazed door with plain hood.

GRADE II LISTED 4, 6, 8 AND 10 SOUTH STREET

- 4.7.19. This heritage asset is a short row of 18th century cottages that sits across from the site on South Street. The cottages act as a visual terminus in the west view from Twittens Way, providing a historic backdrop to mostly recent residential developments. They are red brick dwellings in Flemish bond and blue headers. Although the houses are relatively plain in their architectural language and stature, their traditional details and material palette form a pleasing composition. The quality of materials used also contributes to the overall appearance and as such, the aesthetic value is medium.
- 4.7.20. Externally, the building materials demonstrate methods of construction and reflect the availability of materials. They make a modest contribution to the understanding of domestic buildings in 18th century South West England and as such they have medium evidential and historic values.
- 4.7.21. The buildings contribute to the local townscape, though they are located on the fringes of the historic town centre. Although they are privately owned, they are appreciated and enjoyed from the public realm by locals and visitors alike. Communal value is therefore low to medium.

Listing details:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1339953

Date first listed: 21-Jul-1975

Description: *Row of 4 cottages. C18. Brick, with a tile roof. 2 storeys, 4 windows. Brick dentil eaves. The walling to 4 and 6 has blue headers with red flush dressings, quoins, verticals, rubbed cambered arches, plinth of red Flemish bond with blue heads: 8 and 10 has red brickwork in Flemish bond with blue headers, rubbed cambered red arches. 5 old sashes in exposed frames, 1 Victorian sash, 1 early C19 casement. Plain doorways.*

4.8 SUMMARY - CONTRIBUTION OF SETTING

- 4.8.1. In making this assessment, consideration has been given to the intrinsic architectural merit of the subject site and surrounding area, its completeness, the extent of any alterations and their effect on its 'significance'. The contribution made by setting to an understanding and appreciation of the area's significance and the degree to which the subject site and area illustrate aspects of local or national history has also been considered.
- 4.8.2. The contribution the settings makes to the significance of the above-mentioned listed buildings is principally derived from their immediate contexts and the relationship they have with historic town layout which is still largely intact and legible.
- 4.8.3. The heritage assets described above reciprocally contribute to each other's settings. The wider townscape surrounding the site and the heritage assets is of mixed quality including many historic buildings of differing provenance

and later alterations. Common alterations include recent shopfronts of poor design and quality, refacing materials, loss of historic features such as chimneys and inappropriate window replacements.

- 4.8.4. In terms of the site's contribution to the setting of the listed buildings and the conservation area, the current site is formed of several historic buildings of modest quality and stature. It forms an eclectic backdrop, with buildings of different uses and forms dating between the 18th and 20th centuries. The buildings within the site have undergone alterations as well as the removal of several structures relating to the former brewery, eroding the historic townscape.
- 4.8.5. Much of the site consists of the enclosed courtyard area which is out of view from both the PH and nos.4-8 (even) South Street. The rear of no.13 South Street is within view of the courtyard, however, much of its rear elevation is concealed behind a single storey extension with deep hipped roof. The courtyard section of the site is a neutral contributor to the settings of the listed buildings.
- 4.8.6. In terms of the outer facing section of the site, only the section facing onto Twittens Way forms part of a framed view of nos.4-8 (even) South Street, however, the current building line on the north side of Twittens Way is severely disrupted by the large gap where the malthouse previously stood and the large solid mass of the side and rear of no.15 which detracts from the view. The contribution this part of the site makes to the setting of nos.4-8 (even) South Street is negative and there is a clear opportunity for improving the building line. No.15 South Street forms part of the building line along South Street and is a neutral contributor to the setting of the nearby listed buildings.

5 TOWNSCAPE ASSESSMENT

- 5.1.1. This townscape assessment will ascertain key features that contribute to the setting of the identified listed buildings within the site's immediate vicinity and the conservation area.
- 5.1.2. South Street is one of Havant's main traffic and pedestrian thoroughfares which continues on a north-south orientation. Despite the road's busy use, it is two lanes with pavements on both sides which becomes quieter and more residential in the southwards progression. The site is located within the first block to the south of where North Street and South Street meet. This junction is punctuated by the grade II* listed St Faith's Church on the prominent corner plot at the East/South/North/West Street junction. The church is a local landmark and is the focal point of the conservation area.
- 5.1.3. South Street is a gently winding two-lane vehicle and pedestrian thoroughfare which connects to the North Street, East Street and West Street junction.
- 5.1.4. The piecemeal construction of central Havant has developed an attractive patina of age over time, which contributes positively to the conservation area. The built form is derived from a highly varied material palette, including render, timber sash windows, timber casement windows, clay tiles, slate, brick, blue header bricks, weatherboard and exposed timber frames. The grade II listed building, no.13 South Street, is a good example of red brick Flemish bond with blue headers, a typical detail in the local area. Historically the site also contained weatherboarding where the malthouse formerly occupied a portion of the site facing Twittens Way (Figure 17).

- 5.1.5. A key component of the townscape is the variation of building typologies, ages, forms and styles built to a domestic scale. The majority of the building ages range between 17th and 19th centuries, though this varies from road to road within the conservation area and the grade II Old House at Home PH west of the site dates back to the 16th century, whilst earliest parts of St Faith's Church dates back to the 12th century.
- 5.1.6. South Street is mainly an ensemble of 18th and 19th century buildings. East Street to the north of the site also consists of mainly 18th and 19th century buildings, however, several of these frontages conceal older buildings. On the other side of the building age spectrum there are several more recent 20th and 21st century developments and these are more prevalent in progression north towards the station and south of the site beyond no.23 South Street. Closer to the site is a very recent residential development on the south side of Twittens Way which follows a loose traditional domestic language and is of no notable architectural interest.

5.2 BUILT FORMS AND ARCHITECTURAL FEATURES OF INTEREST

- 5.2.1. The differing building forms and features typical of the times in which the buildings were constructed has resulted in a wealth of architectural features and informal townscape. Jetties, gable fronts, steep pitched roofs, tall parapets with recessed roofs, prominent chimney stacks, half hips, Dutch gables and gablets are amongst the more notable features that contribute significantly to the townscape's architectural richness.
- 5.2.2. Finer details are seen throughout the conservation area including elaborate ogee timber bracing on exposed timber box frame buildings (Figure 10),

pediments, moulded architraves, porticos, quoins and pilasters. There are also several types of cornices and string courses visible throughout including modillion, corbel and dentilled. These features help distinguish the different periods and styles including vernacular, Georgian, gothic revival, neo-classical, etc.

- 5.2.3. This amalgamation of mixed forms contributes to an eclectic and architectural informality and creates interesting and compositions throughout the conservation area. Of note is the vibrant roofline, which is created by differing building heights and roof forms.
- 5.2.4. The differing building forms and features typical of the times in which the buildings were constructed has resulted in an informal townscape. Many of the later 20th century additions fail to adhere to the earlier built form and are not of any architectural or historic interest.

5.3 URBAN GRAIN

- 5.3.1. The street layout around the site is defined by winding streets and alleyways with hardly any gaps between buildings, giving an intimate sense of enclosure. The buildings are set on narrow plots resulting in a tight-knit streetscape. Historic mapping shows that the built forms within each plot became denser over time and encroached into the rear narrow plots resulting in a haphazard amalgamation of built form at the rear of the street facing buildings. Within the site and other parts of the conservation area, these internal courtyard areas are characterised by later extensions of both historic and recent provenance.
- 5.3.2. Several historic coach entrances still exist and offer framed snippet views towards the more informal building rears. One of these is located on no.15

South Street (Figure 4). Narrow gaps also form part of the streetscape and contribute to a perception of depth within an otherwise unbroken building line.

- 5.3.3. Most buildings in Havant range between 2-4 storeys. Nevertheless, the building heights vary more than the number of storeys might suggest due to the differing floor to ceiling heights from building to building. Each building is a separate entity with no continuous building lines and some of the more vernacular architecture was built to a smaller scale compared to the 18th and 19th century buildings which had grander proportions and dominate the conservation area's building stock.
- 5.3.4. St Faith's Church provides a visual focal point where the four roads (North, West, South and East) meet. This is demarcated by the surrounding lawns and graveyards and the tower that is visible from further reaching views.
- 5.3.5. The buildings on East Street and those on South Street closer to the church are slightly denser and larger scale, whilst those further back become more domestic in scale and detailing and are set on more generous plots. These more modest dwellings are located to the south of the site on South Street and several are statutorily listed.

5.4 MATERIAL PALETTE

- 5.4.1. A vital component of Havant's townscape is its highly varied material palette. Building frontages mostly consist of stucco, render, exposed timber frame and brick. There are also some examples of weatherboarding (Figure 24 and Figure 25), and tile hanging. The demolished malthouse within the site was also partially weatherboarded and had tile hanging.

- 5.4.2. The most common roofing material is clay tiles, which over time has developed an attractive polychromatic tone. These roofs are generally seen on the more vernacular pre-19th century buildings. Natural slate is also a common roofing material used more in the 19th century buildings, many of which are set behind parapets particularly on East Street.
- 5.4.3. Paving materials mainly consist of concrete paving blocks, tarmac and granite setts and cobbles nearer St Faith's Church.



5.4.4.

Figure 24: 19th century tile hanging on East Street



5.4.5.

Figure 25: Tile hanging on South Street at the East Street intersection

5.5 FENESTRATION

- 5.5.1. Some of the historic buildings around the site have early or original windows, including the pointed arches with stone tracery of St Faith's Church, timber casements in the pre-19th century buildings including the grade II listed PH across the road from the site and timber sash windows in the 19th century buildings.
- 5.5.2. The fenestration of the more recent developments including residential development of the south side of Twittens Way consists of double glazed uPVC or aluminium casements and are of no visual interest. Several of the historic buildings near the site have also been subject to later replacement including both modern timber and uPVC replacements.

5.6 BUILDING USES

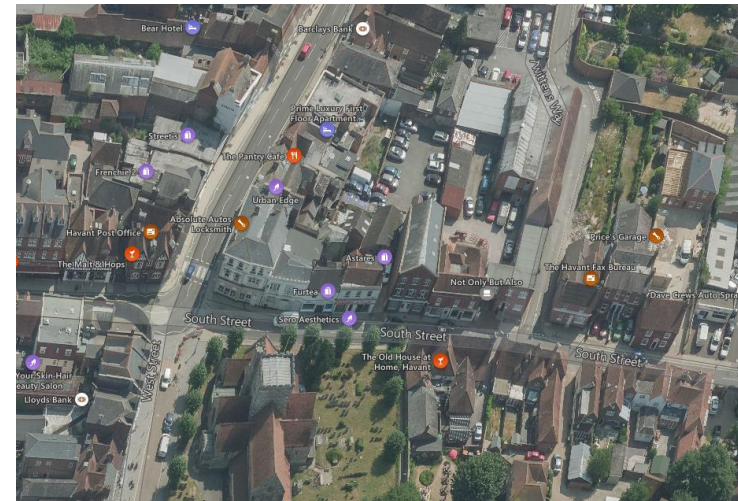
- 5.6.1. The historic built environment consisted of a mix of industrial, religious, institutional, commercial and residential use, a vibrant mix which has remained to this day. This mix is particularly felt on East Street and North Street. Much of the built environment in Havant was dominated by the beer industry and as such, many parts of the town centre were occupied by breweries, including the site. Only a small portion of the former brewery within the site remains. The site and the area to the south on Twittens Way and South Street are quieter residential areas.

5.7 BIRD'S EYE VIEWS

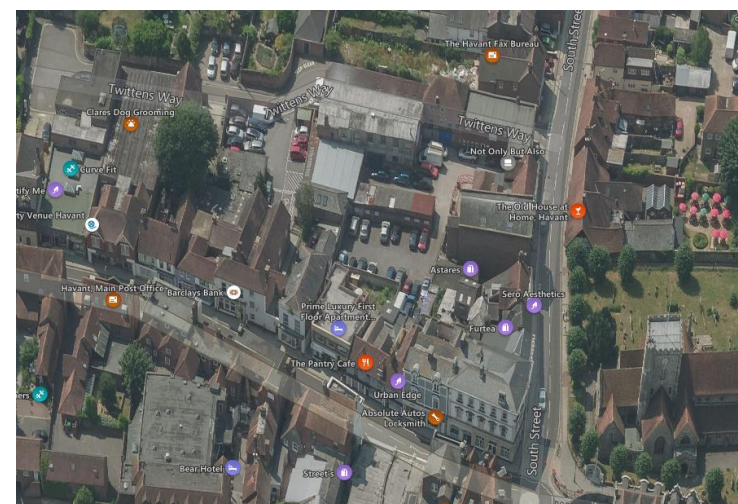
- 5.7.1. The following images are a series of bird's eye view BingMaps: 5.7.2 looking west, 5.7.3 looking south, 5.7.4 looking east and 5.7.5 looking north.



5.7.2.



5.7.3.



5.7.4.



5.7.5.

6 LEGISLATION AND POLICY CONTEXT

6.1 INTRODUCTION

- 6.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 6.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.
- 6.1.3. The applicable legislative and policy framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.
 - Section 16 of The National Planning Policy Framework (NPPF)
 - Local Planning Policy
- 6.1.4. In addition to the above the following guidance is also applicable:
- National Planning Policy Guidance (NPPG)
- 6.1.5. The following section will assess the likely impact of the proposed scheme on the significance of heritage assets.

6.2 RELEVANT POLICIES

THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

- 6.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect conservation areas.
- 6.2.2. Any decisions relating to conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:
- 6.2.3. Section 66 of the P(LBCA) Act 1990 state that “In considering whether to planning permission for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 6.2.4. Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 6.2.5. As far as Section 72 is concerned, it has been established by the Courts that development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively ‘enhance’.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2021

6.2.6. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute to the achievement of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.2.7. Paragraph 11 of the framework states that 'plans and decisions should apply a presumption in favour of sustainable development'.
- 6.2.8. Section 16, paragraphs 189 to 208, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 6.2.9. Paragraph 189 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 6.2.10. Paragraph 194 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 6.2.11. Paragraphs 199 to 208 of the framework address the impact of a proposed development on the significance of designated and non-designated heritage assets.
- 6.2.12. Paragraph 199 of the framework states that, 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'
- 6.2.13. Paragraph 200 of the framework states that, 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or

destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

- 6.2.14. Paragraph 201 of the framework states that, 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.'
- 6.2.15. Paragraph 202 of the framework states that, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'
- 6.2.16. Paragraph 203 of the framework states that, 'The effect of an application on the significance of a non-designated heritage asset should be taken into

account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

- 6.2.17. Paragraph 204 of the framework states that, 'Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.'
- 6.2.18. Paragraph 206 of the framework states that, 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'
- 6.2.19. Paragraph 206 of the framework states that, 'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'

LOCAL POLICY

- 6.2.20. The following objectives and policies of the Local Plan are considered to be of particular relevance to this HTVIA:
- 6.2.21. Policy DM20 of the Allocations Plan states that *“planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:*
- 6.2.22. *1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.*
- 6.2.23. *2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.”*
- 6.2.24. *Policy CS11 of the Core Strategy states that planning permission will be granted for development that:*
- 6.2.25. *Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*
- 6.2.26. *Policy CP16 (1a) of the Core Strategy states ‘Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.*
- 6.2.27. *All development should demonstrate that its design:*
- 6.2.28. *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site’.*

7 VISUAL IMPACT ASSESSMENT

7.1 KEY VIEWS

7.1.1. Key views have been selected based on the representation of the site, the nearby listed buildings, the conservation area and where the impact on the heritage assets might be affected by the development scheme.

7.1.2. The level of sensitivity of a view is based on the sensitivity of the receptor and how well the heritage assets are represented in the view. Heritage assets may be within key views and their level of representation varies based on the compositional qualities of them within the view, how well one can interpret their architectural qualities, how well they sit within their setting and, if they are a group, how well they visually relate to one another from that view. Distance and visibility are also factors in how well a heritage asset is represented. Heritage assets can include the following:

- World Heritage Sites, Grade I listed buildings, Scheduled Ancient Monuments;
- Grade II* or Grade II listed buildings, Conservation Areas and registered parks and gardens; and
- Locally listed buildings

7.1.3. The Landscape Institute's Guidelines for Landscape and Visual Impact Assessment (GLVIA) sets out criteria for receptors which might be affected by the proposed development are valued.

HISTORIC ENGLAND'S: The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

7.1.4. The above document has been used for guidance on the assessment of assessing the setting of the heritage assets and describes the setting as follows:

7.1.5. *The extent of setting*

7.1.6. *"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset. „ Extensive heritage assets, such as historic parks and gardens, landscapes and townscapes, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own. A conservation area is likely to include the settings of listed buildings and have its own setting, as will the hamlet, village or urban area in which it is situated (explicitly recognised in green belt designations)."*

7.1.7. *Views and setting*

7.1.8. *"The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.*

7.1.9. *Views which contribute more to understanding the significance of a heritage asset include:*

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset
- those where town- or village-scape reveals views with unplanned or unintended beauty
- those with historical associations, including viewing points and the topography of battlefields
- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant”

7.1.10. Below is Historic England’s checklist of potential attributes that contribute to the setting makes on the significance of a heritage asset.

The asset’s physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, ‘wildness’
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

8 PRE-APPLICATION ADVICE AND DESIGN RESPONSE

- 8.1.1. A pre-application with Havant Borough Council was carried out as part of this application process. The case officer's and conservation officer's written comments at pre-application stage (Application Ref: – GEN/22/00416) are shown in italics below:
- 8.1.2. *Consideration must be given to the retention and incorporation of No.15 South Street. You will note that previous applications to demolish this building (00/63777/000 & 00/63777/001 - 2000) were refused with impact on the character and appearance of the Conservation Area forming one of the reasons for refusal.*
- 8.1.3. The revised scheme will retain no.15 South Street. As evidenced in the historic photographs, it is concluded that the rear section of the building was redeveloped and the entire building was refaced in the 20th century resulting in a bulky side and rear elevation facing onto Twittens Way. These elevations are of no significance and have poor townscape value. As such, some alterations are proposed to the rear section of no.15 to incorporate window apertures to create a more balanced composition. There will also be a recessed mansard roof extension clad in slate to optimise the use of the building whilst remaining in keeping with the historic roofscape of the area.
- 8.1.4. - *The new build element would provide no. 21 flats spread out over 3-storeys. I have several concerns over this element from a heritage perspective as listed below:*
- 8.1.5. - *Whilst a larger building (the brewery) was situated within the site historically, the context of the site has now changed. The majority of the frontage facing onto Twittens Way is two-storey in height. The height, scale and massing of the proposed new build element appears out of context with the prevailing two-storey scale, particularly that which exists on the upper part of the South Street. Particularly No's 6-10 South Street which are small, two-storey cottage style dwellings. Overall, as proposed the development would be harmful to the character of this section of the conservation area and the nearby heritage assets. The new build element needs to be reduced in its height and massing. Has the option to convert the existing buildings been considered?*
- 8.1.6. In response to the above, the proposed mass and scale of the elevation facing into Twittens Way has been substantially reduced to comfortably adhere to the domestic scale of the existing surrounding built environment.
- 8.1.7. Havant's brewing industry is a significant part of its historic significance. Breweries and malthouses were dotted around the town, one of which was located within the site up until circa 2018. This was a three-storey brick building with weatherboarding and tile hanging and formed part of the historic urban grain. This historic precedent for a three-storey building in the location of the malthouse has been used to inform the revised design. The officer maintains that "*Whilst a larger building (the brewery) was situated within the site historically, the context of the site has now changed. The majority of the frontage facing onto Twittens Way is two-storey in height*". It is acknowledged that many of the buildings on Twittens Way are two storey buildings, though it should also be noted that historically, the group of buildings in this area varied in height and form depending on

functionality. This characteristic is still prevalent today with varied rooflines on Twittens Way as well as South Street.

- 8.1.8. The officer refers to the 2-storey cottages at no's 6-10 South Street in their pre-app response. These are located within the same block of buildings as the site. Whilst these are two-storey, there are also several three and four storey buildings in the immediate vicinity with three 3-storey buildings within the same block as the site. Building heights near the site range between 1-4 storeys and there is a wide variety of roof forms including parapets, gables, deep corbelled eaves, mansards, dormers, Dutch gables and Dutch dormers. A new 3-storey building will be entirely in keeping with the surrounding scale, as well as reflect what was there until 2018. As seen in the historic photographs, there was a gradual progression of building heights on Twittens Way, with the malthouse being the tallest building. In line with the surrounding built environment, the development scheme has been designed to read as an assortment of buildings rather than a single-phase development. This 'organic' development is a key characteristic of the conservation area's townscape.
- 8.1.9. The proposed flanking buildings have been reduced to two storeys with a mansard roof or habitable attic with rooflights. As such, the built form along this elevation no longer reads as one large building, but an ensemble of buildings of mixed scale, mass, form and materials. This better reflects the scale and urban grain in the immediate context and the wider conservation area.
- 8.1.10. *- In terms of design, the materials are inappropriate – horizontal timber cladding is not a prevalent material in the immediate locality and the use of UPVC windows would not be an appropriate material in a historically*

sensitive location. The elevations appear bland and if the aim is to replicate the malthouse building, there is minimal architectural detailing or features to highlight this.

- 8.1.11. In the revised design, the proposed materials have been informed by the historic research into the site's original use as well as research into Havant's industrial history. Early photographs and historic records show that the malthouse was mostly brick with some weatherboarding and tile hanging. Other weatherboarded buildings exist within the conservation area including 'Homewell' spring (Figure 26 and Figure 27 below). These have been highlighted in the Havant Conservation Area Appraisal as successful examples of an informal grouping of houses and the use of weatherboarding in new development. The figure description in the conservation area appraisal (Figure 27) asserts that this is the only use of weatherboarding in the conservation area, however, at the time of publication (2007), the malthouse within the site still existed. The façade facing onto Twittens Way was brick, which is proposed in this development scheme. The proposed fenestration with arched apertures, proportions and materials follows the previously existing malthouse. Windows are casements with glazing bars and the loading door bay is accentuated by a small gable dormer with larger windows and recessed bottom section to delineate loading doors. The proposed adjacent building will have the first floor clad in wany edge timber cladding finished in a dark stain, which matches the historic photograph (Figure 19).
- 8.1.12. In response to the advice regarding windows, all new windows will be in timber. The use of UPVC has been totally omitted from the development scheme.



Figure 37: Informal grouping of houses around the open 'Homewell' spring

Figure 26: Image from the Conservation Area Appraisal (2007) showing Homewell Spring in the background. This is a weatherboarded building in the conservation area.

Weatherboarding

7.7.14 This material is seen in the Homewell and Parchment Works character areas only and is part of the industrial character of the former treatment sheds of the works. This material has been successfully incorporated into a new building on the edge of Homewell (figure 58)



Figure 58: Weatherboarding used effectively in new building in the conservation area (Homewell)

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8.1.13.

Figure 27: The above excerpt is from the Conservation Area Appraisal (2007) highlighting the successful use of weatherboarding in new development to reflect the industrial character.

- 8.1.14. - The dwellings in the middle of the site (terrace of 3) are a very bland design. This is an opportunity to create an exciting mews style development. A good example of a mews style, town centre development is that recently approved to the rear of No. 11 East Street.
- 8.1.15. The proposed dwellings in the central section of the site have been revised to reflect a design more akin to a mews style block.
- 8.1.16. - The building line is being brought forward on South Street which is harmful to the side elevation of the listed building which reveals historic brick work and remnants of a historic chimney stack.

- 8.1.17. The previously proposed change in the building line on South Street has been omitted from the development scheme and the current building line will be retained, leaving the south elevation of the listed building exposed.

8.2 DEVELOPMENT SCHEME

- 8.2.1. The scheme comprises 17 new dwellings on the site including 7 dwellinghouses and 10 apartments. The dwellinghouses will be new build whilst 3 apartments (1 being a duplex within 15 South Street) are within existing structures. The other 7 are new build with one being partly within the new mansard on top of 15 South Street. The garage/workshop buildings to the within the enclosed courtyard area of the site will be removed.

- 8.2.2. The full drawing pack and the Design and Access Statement provides further details on the design evolution and design rationale.

8.3 VISUAL IMPACT ASSESSMENT

- 8.3.1. Three key views have been selected based on the above criteria (para 7.1). Descriptions of the likely visual impact are provided below.

- 8.3.2. The key views are as follows:



Figure 28: View looking southeast from St Faith's Church

8.3.3.

- 8.3.4. No.11 South Street sits in the foreground of the above view with the grade II listed no.13 South Street and no.15 in the background. No.11 dominates the view as a three-storey building with gable front. The roofline is varied, including parapet, hidden hipped roof, gable and flat roof (no.15) and punctuated by tall chimney stacks. The only perceivable change in this view will be seen in the background at no.15 where the proposed mansard roof is located. This will be marginally taller than the ridge height of the neighbouring building, though its recessed position from the face of the building will minimise implications of mass and it will be mostly concealed behind the roof of no.13.

- 8.3.5. The setting of the grade II listed PH across from the site will not be visually impacted by the development scheme given its distance from Twittens Way and the intervening structures between nos.11-13 South Street and no.15 South Street and the courtyard section of the site.



8.3.6.

Figure 29: View looking northeast from nos. 4-6 South Street

- 8.3.7. No.15 sits centrally within the above view and its position on the corner plot is clearly legible here where Twittens Way bisects South Street. The grade II listed no.13 is also well represented in this view, with the corner and gable highly visible creating a varied building line. As part of the revised scheme following pre-application advice, this building line will be retained. Alterations within this view include the proposed mansard roof over no.15

and the refacing of the side elevation facing into Twittens Way. The current side elevation consists of a large area of brick wall which currently reads as an oppressive mass. This is a later addition to the building and detracts from the local townscape. The proposal is to create apertures in the elevation to create visual breaks, forming a more harmonious composition which better reflects the elevational treatments seen in the surrounding buildings.

- 8.3.8. The proposed mansard will be most visible from this perspective. Although some mass will be introduced, the proposed scale is in keeping with the existing roofscape. The proposed materials, slate and timber, are also seen throughout and are in keeping with the material palette. In terms of mass, the new roof will not conceal the adjoining grade II listed building, no.13 South Street. No.15's recessed position from the street and the proposed set back of the proposed mansard will ensure the additional mass remains secondary and subservient to the surrounding built environment.



8.3.9.

Figure 30: View looking east down Twittens Way. Site is on the left hand side.

- 8.3.10. The above view (Figure 30) clearly shows the gap, now fenced, where the malthouse stood previously forming an uncomfortable and unnatural break in the building line. Figure 31 below is a Google Map Street View from 2009 showing the malthouse prior to demolition. The development scheme is for a marginally taller building with a hipped roof to match the previously existing one. As seen below, the face of no.15 South Street conceals much of the malthouse's roof, which softens the height differences between buildings. There will be a gradual progression of massing on either side of the proposed new building, reinstating the more balanced composition along Twittens Way that previously existed.



8.3.11.

Figure 31: Google Street view 2009 showing the malthouse where the gap sits currently.

- 8.3.12. The key view in Figure 32 shows the site on the right-hand side looking west towards South Street from Twittens Way. This view best represents the development scheme from Twittens Way and how it relates to the listed buildings on South Street, namely nos.4-10 (even). These form a pleasant terminus to the view and will remain visible. The historic warehouse building to the right of the view will remain as existing. Behind is the rear of no.15 South Street which appears as a solid block from this perspective. The proposed building that effectively replaces the malthouse will conceal this rear elevation. Here the development scheme along Twittens Way will retain the remaining historic buildings whilst creating a visual and physical link between the built forms by adding a new building to fill the gap.



Figure 32: View looking west towards South Street from Twittens Way

- 8.3.13. Although the additional mass introduced where the malthouse previously stood will stand marginally proud of the neighbouring structures, it will improve the roofline on the north side of Twittens Way, which is currently broken. The proposal will also create more of a 'frame' view of the listed building nos.4-10 (even) South Street, which are in the background of the view. They will not be further concealed as a result of the proposed scheme.

8.4 IMPACT ASSESSMENT SUMMARY

- 8.4.1. The development scheme clearly responds to the area's historic character and urban grain. Further investigations into the previously existing structures on site have informed the design evolution, including the

proposal for the central building facing onto Twittens Way which will be a contemporary building that has taken visual cues from the historic malthouse.

- 8.4.2. Currently, the elevation facing onto Twittens Way is an amalgamation of structures which do not visually relate to one another nor the buildings facing South Street. There is also an unsightly gap in the building line where the malthouse and part of the workshop/warehouse were demolished. Although there will be new mass introduced to the site, this does not necessarily equate to harm. As seen in the historic mapping and photographs, there is a historic precedent for built form similar to that proposed. The development scheme will see the reinstatement of a more robust building line, which would have existed previously.
- 8.4.3. The two proposed buildings within the courtyard area of the site are nestled behind the buildings facing South Street and Twittens Way. They are both modest two storey mews style blocks which will be totally concealed behind the outer facing buildings with only brief snippet views from the coach entrance on South Street and the proposed vehicular entrance on Twittens Way. As seen in the mapping, this part of Havant is characterised by high density development and as such, the proposed new buildings reflect the prevailing urban grain. Part of the proposal for these two inner courtyard buildings is the removal of existing garage/workshop buildings. There is existing massing within the courtyard that will effectively be replaced with higher quality buildings that will contribute to Havant's housing stock.
- 8.4.4. In line with Policy CP16 of the Core Strategy, with regard to scale, height, materials, detailing, mass, bulk, articulation and site coverage, the development scheme is compatible with the existing townscape and urban

grain plot division, being similar to its neighbours and the wider conservation area. It makes use of the typical vernacular material palette seen throughout the area. As such, it will preserve the character and appearance of the conservation area.

- 8.4.5. Proposed 'block A' is a historic building that was recently refaced in red brick resulting in a large uninterrupted built form which appears bulky and visually obtrusive. Part of the proposal is to reface this with tile hanging and introduce windows to improve the elevation and to allow natural light into the building. Above 'block A' will be a new mansard roof in slate, a roof type seen throughout the conservation area. Although the new mansard roof will be visible from both South Street and Twittens Way, it is a relatively discreet addition that will be set back from the existing parapet line.
- 8.4.6. The National Planning Policy Framework (2021) requires applicants to describe the significance of any affected heritage assets and for local planning authorities to assess the impact of proposals so as to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Great weight should also be given to the conservation of the heritage assets, in this case the setting of the nearby listed buildings. Local planning authorities should also take account of the desirability of new development making a positive contribution to local character and distinctiveness. In addition, policy DM20 of the Allocations Plan outlines that new development affecting a heritage asset should incorporate measures to conserve, and where possible enhance, the significance of heritage assets and, where appropriate, their setting. The impact of the development should be assessed by way of a proportionate heritage, townscape and visual impact assessment. This statement has assessed the

contribution the site makes to the setting and the significance of the nearby heritage assets and assessed the potential visual impact of the development scheme. In assessing the key views towards the site and heritage assets, the areas more sensitive to change were identified and the design was revised to minimise the impact on their setting. This is discussed in more detail in the Design and Access Statement.

- 8.4.7. The proposal's most direct visual relationship with the listed buildings (both within and near the site) will be read from the front elevation facing onto South Street and partially when looking west towards South Street from Twittens Way.
- 8.4.8. The site is not within the view lines of any regional or locally identified views of importance.
- 8.4.9. For the reasons outlined above, the proposals are also considered to comply with local policy and the NPPF. The proposed development scheme clearly responds to the existing townscape characteristics and to the urban, built-up character of the area. There is no occurrence of harm, as set out in para 202 of the NPPF. In order to address this point however, if any harm is identified, this is considered to be at the lower scale of 'less than substantial' and would be outweighed by the public benefits provided by the significant contribution to Havant's housing stock, which equates to 17 residential units.
- 8.4.10. The development scheme has been sympathetically designed and updated to mitigate the impact on the setting of the nearby listed buildings. Through the use of high quality materials and detailing that reflects other nearby recent developments of high quality, the proposed development will sit

comfortably within the site, its setting and the wider context and will contribute to local distinctiveness in line with the requirements of the NPPF and local policy.

9 CONCLUSIONS

- 9.1.1. The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This HTVIA has identified the heritage assets with a potential to be sensitive to the proposed works and has considered their significance and assessed the impacts of the proposed works on their significance.
- 9.1.2. Four heritage assets have been identified that have the potential to be sensitive to the proposed scheme. These are:
- Grade II listed 13 South Street
 - Grade II listed Old House at Home Public House
 - Grade II listed 4, 6, 8 and 10 South Street
 - St Faith's Conservation Area
- 9.1.3. The proposal seeks to convert several existing buildings and erect 2no. two-storey buildings within the courtyard area of the site, a new three-storey building in place of the previously existing malthouse and the addition of a mansard roof extension at no.15 South Steet. This will provide 17 new residential units.
- 9.1.4. Investigations and analyses have been carried out to assess the site and identify the potential effects of the proposed works on the special interest of the nearby listed buildings and the St Faith's Conservation Area. This approach has been beneficial with regard to the process of addressing

national and local policies and guidance and informing any design revisions to mitigate the impact on the setting of the heritage assets. The proposed scheme has been assessed against any potential impact on heritage assets that might result in a loss of significance, and it has been determined that the relative significance of identified heritage assets will be sustained.

- 9.1.5. The development scheme responds to the local character, form, scale and urban grain of the conservation area and will be a coherent addition to the townscape. As such, the character and appearance of the St Faith's Conservation Area will be preserved.
- 9.1.6. As a result, the proposed scheme is believed to be in accordance with relevant legislation and national and local planning policy.

10 APPENDICES

10.1 LISTING DESCRIPTIONS OF THE NEARBY LISTED BUILDINGS

10.1.1. CHURCH OF ST FAITH, WEST STREET

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1092120

Date first listed: 16-May-1952

Description: *Parish church. C12, C13, C15, 1832, and 1874. A cruciform transitional building with later changes, including chancel of the C13, a C14 vestry, transepts with western aisles of the C15 (the south being much restored) nave of 4 bays with aisles, having been rebuilt in 1832, and again in 1874, when the tower was rebuilt above the arches. Restored exterior with flint and stone rubble walls, with stone dressings, red tile roofing with double gables to the transepts, crenellated parapet and octagonal stair turret to the tower. Within, the chancel of 2 bays has a quadripartite ribbed vault and an original lancet, there are old arches on octagonal piers to the 2-bay north transept, the original tower arches rest on massive columns with scalloped caps and Purbeck recessed shafts. The later parts follow the Transitional style, but windows are mostly Perpendicular traceried lights (with some original fragments). There are several C18 wall monuments and a brass to Thomas Aylward (1413).*

10.1.2. THE OLD HOUSE AT HOME PUBLIC HOUSE, 2, SOUTH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303303

Date first listed: 16-May-1952

Description: *GV II Public House. C16, with C18 and early C19 additions and alterations. Timber- frame with tall tile roof, with later extension at the south end. 2 storeys, 4 upper windows. Frame exposed to the front (east) and north gable, with jettied 1st floor at the front, with infilling of roughcast, other rendering, and painted brickwork. Early C19 casements. ½-glazed door. The south side extension has 2 storeys, 2 windows (south side now filled with brickwork), blue header brick walling with red dressings, quoins, rubbed flat arches, plinth. Victorian sashes. ½ glazed door with plain hood.*

10.1.3. 4, 6, 8 AND 10, SOUTH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1339953

Date first listed: 21-Jul-1975

Description: *Row of 4 cottages. C18. Brick, with a tile roof. 2 storeys, 4 windows. Brick dentil eaves. The walling to 4 and 6 has blue headers with red flush dressings, quoins, verticals, rubbed cambered arches, plinth of red Flemish bond with blue heads: 8 and 10 has red brickwork in Flemish bond*

with blue headers, rubbed cambered red arches. 5 old sashes in exposed frames, 1 Victorian sash, 1 early C19 casement. Plain doorways.

10.1.4. 23, SOUTH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1303339

Date first listed: 21-Jul-1975

Description: *House. Late C18. Brick, with a tile roof. Symmetrical front (west) of 2 storeys and attic, 2 windows. Red brick walling in Flemish bond, brick dentil eaves, rubbed cambered arches to the ground floor, high plinth marked by flush blue headers. Early C19 sashes, with narrow side panes. Wood doorcase, with pediment, frieze, plain pilasters, and later door.*

10.1.5. 18 AND 18A, SOUTH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1155534

Date first listed: 21-Jul-1975

Description: *Former stable block to No. 20, now dwellings. C18. Brick, with a hipped tile roof. Symmetrical road front (east) comprising a blind arcade (of 3 bays) of 2 storeys, containing 3 windows. Brick dentil eaves. Red brick walls in Flemish bond, with some blue headers, rubbed flat arches, stone plinth to the outer walling. Upper lunettes with sashes, ground floor sashes in reveals.*

Doorway has a pedimented hood above an architrave, with a C20 door. To the south side are 2 gate-piers. The return elevation (south) has vernacular features.

10.1.6. 2, EAST STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1340213

Date first listed: 06-Feb-1984

Description: *Victorian commercial premises. Late C19. Stucco, with a slate roof. Classical symmetrical front (north) of 2 storeys, 5 windows. Modillion cornice, end pilasters (rusticated to the 1st floor), 2nd floor band. Architraves to openings, at the 2nd floor with keys and cill brackets, at the 1st floor with cornice above cambered arch. Mid C20 shop-front to the ground floor. The return elevation to South Street has general classical form, with plainer features.*

10.1.7. 4 AND 6, EAST STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1154554

Date first listed: 06-Feb-1984

Description: *House above shops; unusual Victorian classical features. Late C19 stucco, with a slate roof. Symmetrical front (north) of 3 storeys, 2*

windows. Painted brickwork with stucco features, arcaded eaves with end ½ columns (with spiral pattern at the 2nd floor), 2nd floor moulded cill band, with brackets below openings, 'Dutch' heads to 2nd floor windows projecting above the eaves, segmental pediments on brackets to the 1st floor, with panelled architraves (to 4), plain 1st floor band, central plain arch to doorway with key. Casements, coupled with round heads. 2 early C20 shopfronts.

10.1.8. 8 AND 10, EAST STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1091622

Date first listed: 21-Jul-1975

Description: Formerly one house, now 2 shops. Early C18 with early C19 and C20 alterations. Stucco, with a tile roof. 2 mid C20 dormers with hipped roofs, part coved plaster eaves part brick dentils. 3 sashes and 1 C18 casement. The ground floor is a late C20 Georgian shop-front, with frieze and fluted pilasters. Stone panel, incised HHM 1713.

Thank you for viewing our Heritage, Townscape and Visual Impact Assessment.

If you have any queries or would like to discuss anything further

with us please don't hesitate to get in contact
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