

Heritage statement – 2 Havant Road Emsworth

The property at 2 Havant Road is currently in commercial use benefitting currently from a B1A use and it is proposed to change its use to residential. It is situated in the north-west corner of the Emsworth Conservation Area although it is not itself listed it dates from the 19th Century. It is part of a predominantly residential area and the entrance to the town and CA travelling east along the A259 although it is not mentioned in the relevant paragraph of the character appraisal of the Emsworth CA. Where the first 'marker' of the CA is identified as the Town Mill Pond. Nevertheless, it is a building of modest domestic scale contributing to the character of the approach to the town centre at this point.

In the letter of response to the pre-application enquiry it is stated that –

'The proposed change of use, subject to details such as replacement windows and materials, is considered to preserve the setting and character of the listed building and the Conservation Area.

The applicant would be content to accept a relevant condition specifying relevant fenestration and material details.

Justification for proposal

The proposal would enable a building whose commercial value is diminishing to be appropriately used for residential purposes, in line with current government objectives seeking to increase the housing stock and allow flexibility in usage specifically that there should be increased opportunity to move between a range of uses now defined as class E in the UCO. It is acknowledged that a residential rather than commercial use is proposed but it has been demonstrated that the demand for commercial uses is falling as a result of the current pandemic.

It may be concluded that there is no detriment to the objectives of the Conservation Area, indeed that the proposal would enhance it.