

Heritage Report

Project Description

at

22 King Street, Emsworth, PO10 7AZ

on behalf of

Mr and Mrs Smith

July 2020

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1.0 Generally

- 1.1 This Heritage Report forms part of an Application to Havant Borough Council to demolish an existing conservatory, erect a single storey rear extension, and make alterations to fenestration and install new balustrade to existing balcony parapet at 22 King Street, Emsworth, PO10 7AZ.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals:

20024	101	Location and Block Plan
	211	Existing Plans
	311	Existing Elevations
	411D	Proposed Plans
	511D	Proposed Elevations

- 1.4 The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019) Section 189 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. **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.** As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.0 Definitions

- 2.1 The following definitions are used in this document (National Planning Policy Framework 2019):

Historic Environment: *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Heritage asset: *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).

Conservation: *The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

Significance: *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.*

3.0 Proposed Works Summary

- 3.1 The design of the proposed extension is to generally match in style and appearance with the existing rear extension, including brickwork details. Please refer to drawings 20024-411D and 20024-511D for full details.
- 3.2 The majority of the proposed works are to the rear of the property and would not be visible from any public viewpoint. Changes to the front are limited to a replacement door in a cottage style and the reduction in width of a modern window to be more in keeping with other fenestration proportions.
- 2.3 The property has already been extensively altered such that few, if any, original features remain. The proposed works primarily affect an existing modern rear extension and the internal layout.
- 3.4 The impact on the appearance, character and setting of the building would be negligible.

4.0 Current State of Repair

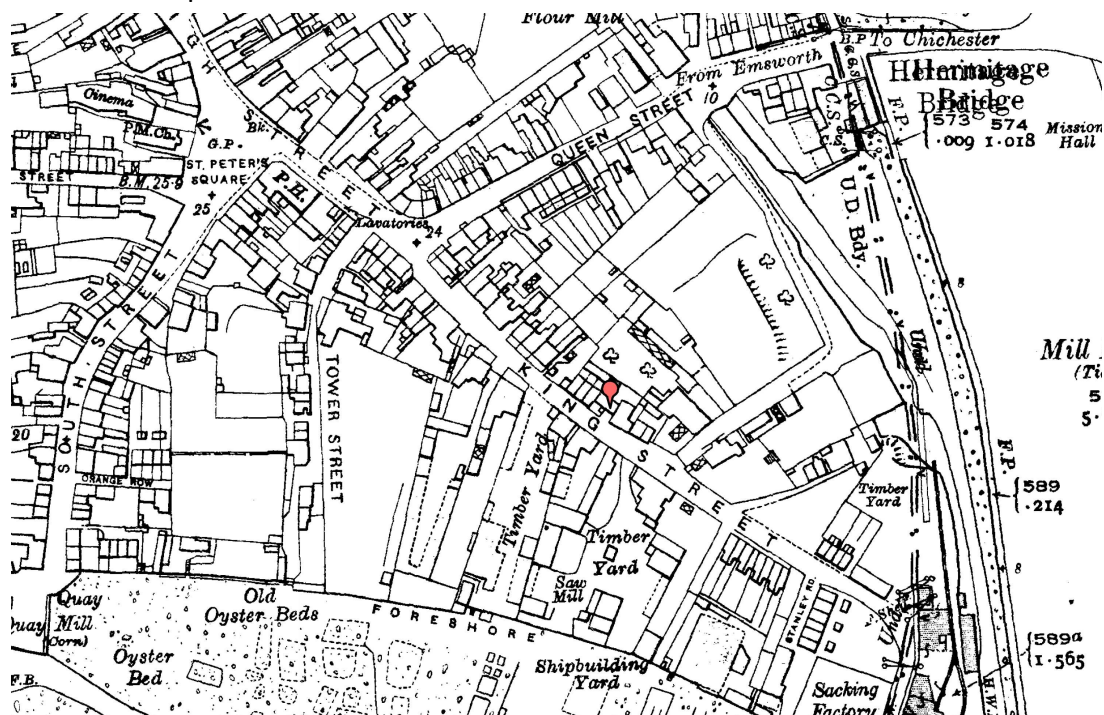
- 4.1 The original house and later extensions are set at different levels, causing a number of access issues for the current occupants. The terrace wall is also of insufficient height by modern safety standards. The property is otherwise in generally good repair.
- 4.2 The proposals seek to address issues with access and safety where possible.

5.0 Historic Context & Development

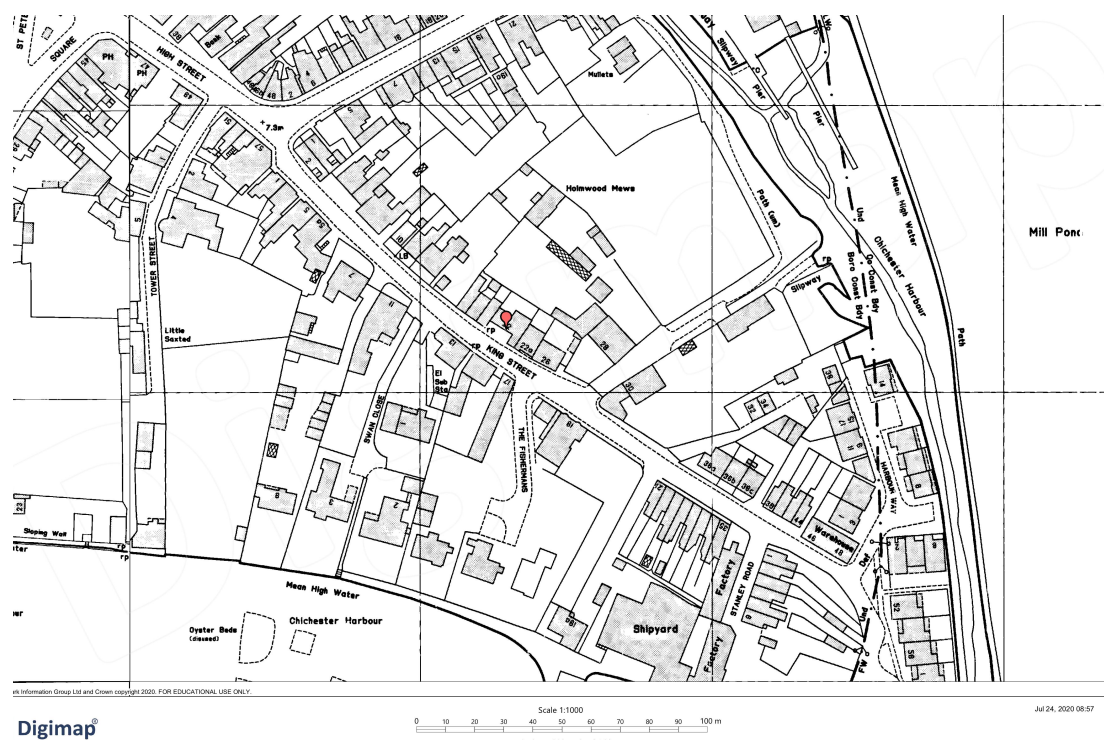
- 5.1 The site is not Listed, but is within the Emsworth Conservation Area, centred on Emsworth's old town and port. The site is also within Chichester Harbour Area of Outstanding Natural Beauty.

- 5.2 The property is most likely Georgian in origin, but a brick skin and bay window facade appears to have been fitted at a later date, possibly following bomb damage to the original flint walls during WWII. A two storey rear extension has been added with a flat roof that acts as a terrace to the converted loft.

5.3 1930s map.



5.4 1970s map showing later extension.



5.5 Front of site photos.



6.0 Significance

- 6.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

Architectural Interest: *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).

Artistic Interest: *Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right.*

Historical Interest: *To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

Archaeological Interest: *This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.*

- 6.2 The building maintains the overall Georgian appearance of the area. The proposals do not seek to alter this. Beyond this, it is not of special interest.
- 6.3 The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:
- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
 - from 1700 to 1840, most buildings are listed;
 - after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
 - particularly careful selection is required for buildings from the period after 1945;
 - buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat
- 6.4 Aesthetic merits: The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.

7.0 Impact

- 7.1 The proposed works will not affect the significance of the asset or its setting.

8.0 Conservation Principles

- 8.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles are used throughout this document:
- 8.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.
- 8.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.
- 8.4 To understand the physical fabric of the heritage asset to be able to identify the full significance.
- 8.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.