

Heritage Report

Change of Use from A2 to C3 with Associated Fenestration Amendments

Ground Floor, 14 East Street, Havant, PO9 1AQ

Ms F. Austin

May 2020

Critchley Architecture And Design Ltd
The Old Brewery,
15E South Street,
Havant, PO9 1BU

0.0 Contents

- 1.0 Generally
- 2.0 Definitions
- 3.0 Proposed Works Summary
- 4.0 State of Repair
- 5.0 Historic Context & Development
- 6.0 Significance
- 7.0 Impact
- 8.0 Conservation Principles

1.0 Generally

- 1.1 This Heritage Report forms part of a Full Planning and Demolition in a Conservation Area' Application to Havant Borough Council for Change of Use from A2 to C3 with Associated Fenestration Amendments at Ground Floor, 14 East Street, Havant, PO9 1AQ.
- 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, re:

20025 -	101	Location and Block Plan
	203	Existing and Proposed Floor Plans
	301	Existing Elevations
	501	Proposed Elevations

- 1.4 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Department for 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.*

- 1.5 The subject site is within St Faiths Conservation Area. The building is not Listed.

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 Ground Floor (front half) of 14 East Street is currently used as an A2 Professional Services unit. The proposed works include the Change of Use to C3 through the Prior Approval process, as well as amendments to the fenestration which are part of a Non – Material Amendment (NMA) to application 07/62264/003.
- 3.2 The amendments to the fenestration involve changing the commercial shopfront glazing, and replacing with a domestic frontage. The shopfront glazing will be removed and infilled with smooth render, as per 3.4 below. The layout and proportions will be to match the existing windows at first floor level. See photograph below and drawing 20025_501.



3.3 The proposed entrance door is in the style of the precedent photograph below:



3.4 The proposed wall finish will be light grey render, to be applied to the entire frontage North Elevation. The exact Specification is below:

Specification	Precedent Photograph
Dulux Weathershield Carraig Grey	

4.0 Current State of Repair

- 4.1 The A2 commercial unit has recently become Vacant and repair and maintenance works are being undertaken to the interior of the building.

5.0 Historic Context & Development

- 5.1 The St Faiths Conservation Area Conservation Appraisal states the following:

“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.”

“Havant is focused around the crossing of two Roman roads forming four streets: West Street, North Street, East Street and South Street. Although the historical evidence appears to indicate that Havant functioned as no more than a market village in the medieval period, nineteenth-century maps of the town (e.g. The Tithe map of 1842) suggest that there was a significant level of planning and organisation in the properties of the settlement. The form of some of the property plots, especially those on the northern side of West Street where relatively regular long, narrow, plots are discernable despite later subdivision and amalgamation and the presence of cross- and back lanes, are similar to the features found in many of the new towns and settlements that developed into towns in the late twelfth and early thirteenth centuries. Regular property plots are also evident along East Street and on the east side of South Street. The extent of planning may indicate that there was an intention to develop Havant into a market town, possibly around 1200 when the market charter was granted, but that there was insufficient growth or development to warrant the creation of a borough. Not all of the main streets were fully developed or show signs of having planned property plots – part of the North Street frontage on its eastern side was not fully built-up in the late nineteenth century whilst on the south side of West Street the plots were irregular in size and form.”

“In the mid-eighteenth century the town suffered a severe fire that destroyed almost all of the buildings in West Street and some buildings in North Street and East Street.”

- 5.2 The first cartographic material showing 14 East Street is dated in 1810 (see over). It is presumed that the building was built after the fire in the mid-eighteenth century.

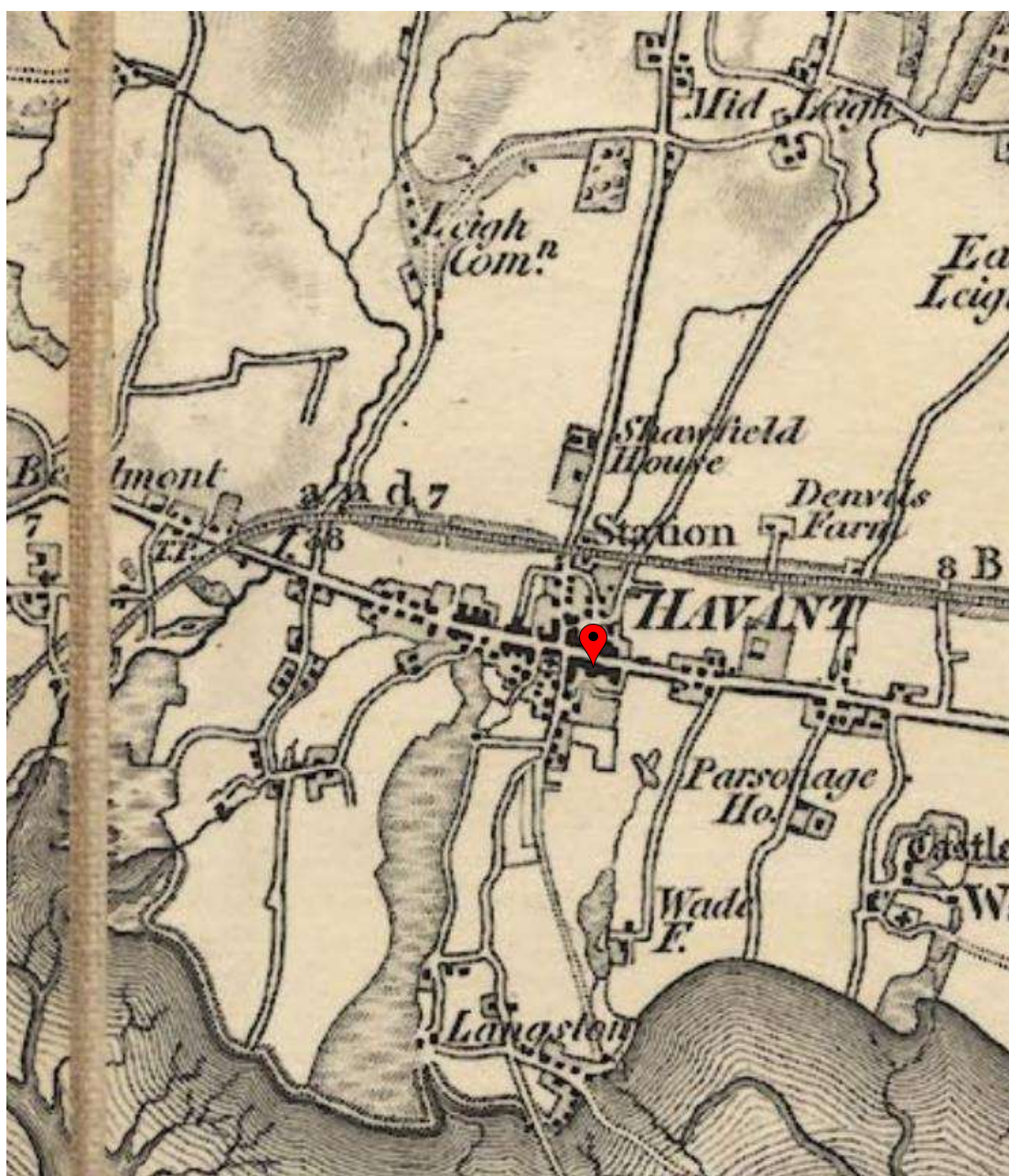


Figure 1: 1810 Map of Havant

5.3 Photograph of East Street (date unknown) showing 14 East Street as a shoe shop.



Figure 2: 14 East Street when it was used as a shoe shop, showing a balcony at first floor level.

5.4 The historic maps showing the development of the site are shown in Appendix 1.

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 14 East Street is not Listed and is not a significant building within the Conservation Area.

7.0 Impact

- 7.1 Neighbouring properties have, over recent years, converted the ground floor to domestic use. Given that the precedent has already been set, it is deemed that the proposals will have no adverse impact to the streetscene or the Conservation Area.

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 have been 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.

Appendix 1: Historic Maps

1890s Map



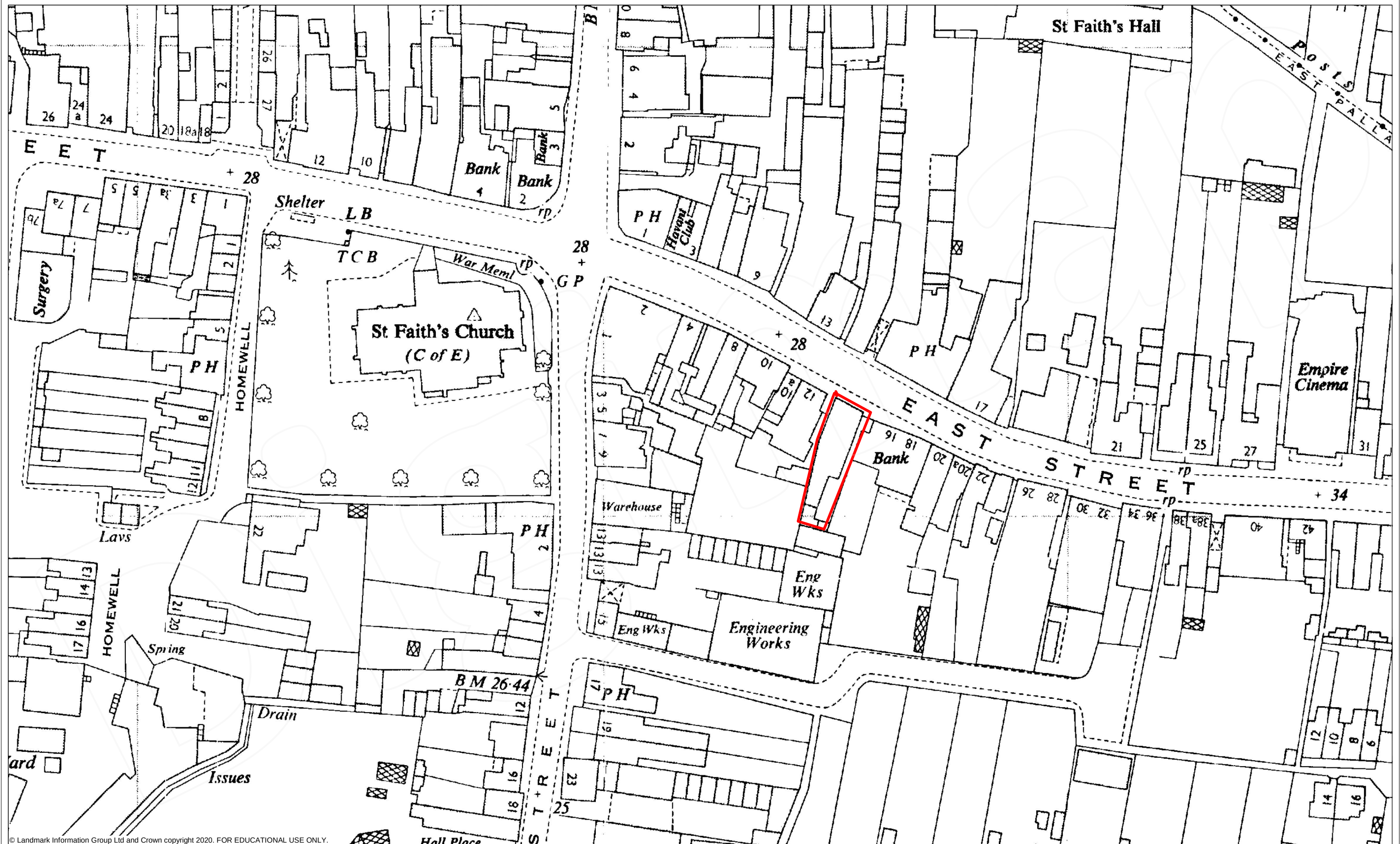
© Landmark Information Group Ltd and Crown copyright 2020. FOR EDUCATIONAL USE ONLY.

1930s Map



© Landmark Information Group Ltd and Crown copyright 2020. FOR EDUCATIONAL USE ONLY.

1960s Map



© Landmark Information Group Ltd and Crown copyright 2020. FOR EDUCATIONAL USE ONLY.

1970s Map

