



Heritage Report

Proposed Single Storey Rear Extension

8 Homewell House, Havant, Hampshire, PO9 1EE

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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 Householder Planning and Demolition in a Conservation Area Application to Havant Borough Council for a Proposed Single Storey Rear Extension at 8 Homewell, Havant, Hampshire, PO9 1EE.

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:

19044 -	101	Location and Block Plan
	201	Existing Plans
	305	Existing Elevations
	401	Proposed Plans
	502	Proposed Elevations

1.4 The National Planning Policy Framework (Ministry of Housing, Communities & 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 proposed works are to

- The Gross External Area (GEA) of the area to be demolished is 1.6m².
- The GEA of the proposed extension is 8.2m².
- This totals a net increase of GEA of 6.6m².

3.2 The existing house is part of a terrace of red brick cottages with buff dressings and a dark grey stringer course. Nos. 7-12 Homewell, south of the Robin Hood Public House, were built in the early 1800's, slightly later than Nos. 1-3 to the north.

3.3 No changes are proposed to the front of the building. The additions would not be visible from Homewell or St Faith's Church.

3.4 The proposals are designed to conserve and enhance the significance of the heritage asset. The form and design of the extension is in keeping with the existing building.

3.5 The proposals seek to create a new downstairs shower room and utility area by extending the footprint and height of an existing outbuilding.

3.7 There is a strong precedent set by the adjacent No.9, which has a large modern rear extension with a roof lantern.

3.8 Dark stained waney edged timber cladding is proposed to the walls with slates to the roof.

4.0 Current State of Repair

4.1 The main house is generally in a good state of repair, however the outbuilding is of single-skin brick construction with a low pitched slate roof and would not be suitable for habitation in its current state.

5.0 Historic Context & Development

- 5.1 The subject site is within the St Faith's Conservation Area. The St. Faith's Conservation Area Appraisal and Management Plan Pt.II (Forum Heritage Services, July 2007) describes the area:

(5.2) The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

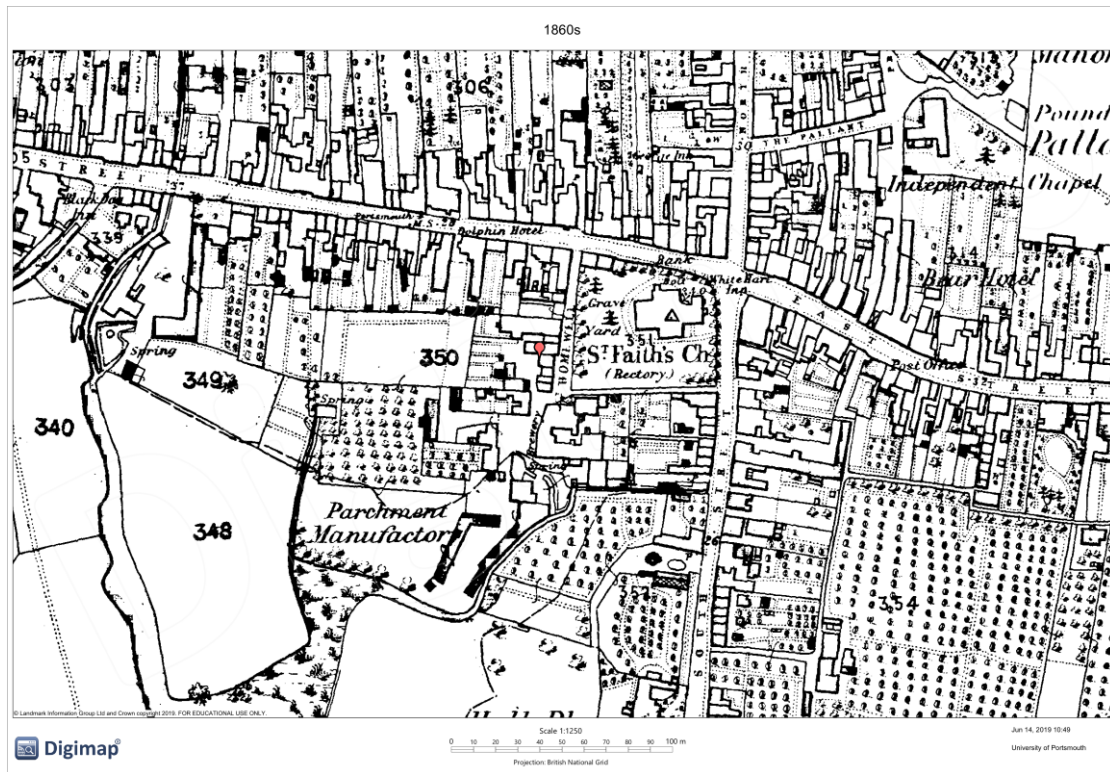
(5.3) It is the particular mix of these elements which gives St Faith's its character, namely:

- *A medieval plan centred upon a crossing point of two Roman roads*
- *The church to one corner of the crossing forming a physical and spiritual focal point for the settlement*
- *The survival of high numbers of very fine brick Georgian houses*
- *The prosperity of the nineteenth century town reflected in the architectural exuberance of the buildings of the period*
- *Glimpses and incidental views of the tower of the Church of St Faith and the fleche of the United Reformed church*
- *Very high quality Victorian and Edwardian suburbs which maintain much of their original architectural features and their spacious garden settings*
- *A high number of mature trees within and to the edges of the conservation area often forming integral parts of the townscape.*
- *The survival of an industrial complex (former parchment works) and its natural spring source giving a physical presence to some of the important historic elements which featured so heavily in the town's development*
- *The survival of an historic network of alleyways and lane 'Twittens' which define historic boundaries and form important routeways through the town*

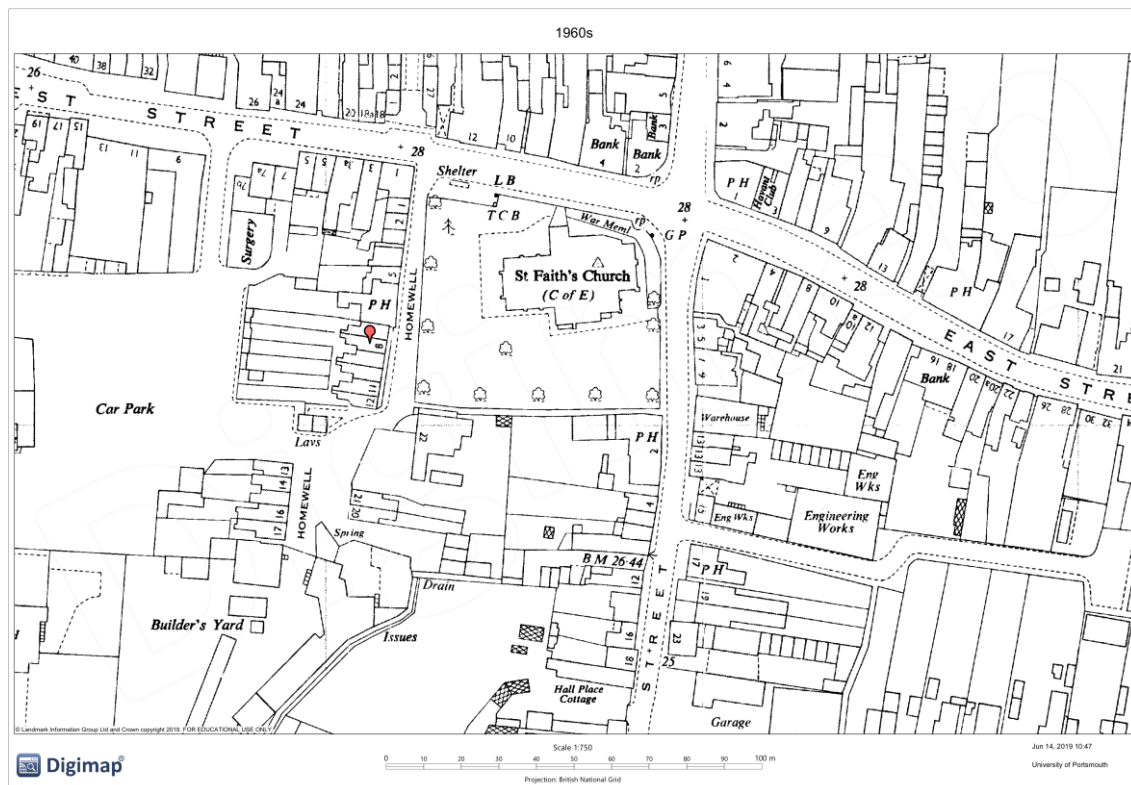
- *The presence of locally distinctive rat-trap bond boundary walls throughout the conservation area*

- 5.2 Historically, the first records of Havant as a town date back to AD 935. At this time Havant was known as *Hamanfuntan* in reference to the many springs that rise in and around the town. However, Havant lies at a junction of two Roman road, the road from Chichester to Winchester and the road from Hayling Island to kiln works at Rowlands Castle, and would almost certainly have been a settlement or small town during this period.
- 5.3 Havant was granted a market charter in 1200 and has retained its status as a market town. There is no market square, but St Faith's church and churchyard, which sits at the junction of the four main roads in the town, is a probable location for the market. Much of the medieval town burned down during a fire in 1761.
- 5.4 During the 19th century Havant became famous for parchment making, and also had several tanneries and industries such as brewing that used the local springs. Havant also gained a railway station at the top of North Street during this time period. The introduction of the railway encouraged commercial development in the north of the town, whilst the south remained as orchards and garden land for some time.
- 5.5 The subject site is within the Historic and Commercial Core of the Conservation Area. The Conservation Area Appraisal refers to, *"Homewell, the small group of residential dwellings form part of some of the most important set piece elements of the conservation area."* Homewell's importance lies in its relationship to St. Faith's church, in particular the front elevation that is visible from the churchyard.
- 5.3 The historic maps show the development of the subject site:

1860



1960



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 is not Listed. It's merit lies in it's relationship to the surrounding area, which will not be affected.

7.0 Impact

- 7.1 The proposals are modest in scale and do not significantly alter the character of the building.

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.