

Former Town Brewery, West Street, Emsworth
Heritage Statement
April 2019

Former Town Brewery, West Street, Emsworth
Heritage Statement
April 2019

© Orion Heritage Ltd

No part of this report is to be copied in any way
without prior written consent.

Orion Heritage Limited makes every effort to obtain detailed and accurate
information on which to base this report. However, Orion Heritage Limited cannot be held
responsible for errors or inaccuracies within data provided by third parties.

© Ordnance Survey maps reproduced with the
sanction of the controller of HM Stationery Office.

Licence No: 100056706

Report

Heritage Statement

Site

Former Town Brewery, West Street, Emsworth

Client

Chalk Creatives

Planning Authority

Havant Borough Council

Site Centred At

SU 74862 05831

Prepared By

Chris Colville

Reviewed By

Rob Smith

Report Status

Final

Issue Date

16 April 2019

Orion Ref

PN1740/update

Contents

Executive Summary

- 1.0** Introduction
- 2.0** Planning Background and Development Plan Framework
- 3.0** Historical Context and Location of Heritage Assets
- 4.0** Proposed Development and Potential Impact on Heritage Assets
- 5.0** Summary and Conclusions

Sources Consulted

List of Illustrations

- Figure 1** Site Location
- Figure 2** Designated and non-designated heritage assets in vicinity
- Figure 3** 1841 Tithe Map
- Figure 4** 1866 Ordnance Survey Map
- Figure 5** 1883-87 Ordnance Survey Map
- Figure 6** 1898 Ordnance Survey Map
- Figure 7** 1909 Ordnance Survey Map
- Figure 8** 1898 Ordnance Survey Map
- Figure 9** 1932 Ordnance Survey Map
- Figure 10** 1974 Ordnance Survey Map
- Figure 11** 2006 Ordnance Survey Map

List of Plates

- Plate 1** View of principal north facing elevation to the subject building.
- Plate 2** View of rear elevation (south facing) to subject building. Note the rendered face to the larger of the two existing rear historic wings (arrowed).
- Plate 3** View of east facing flank of the larger rear addition.
- Plate 4** View of lean-to rear addition.
- Plate 5** View of 'bay' rear addition.
- Plate 6** View of the subject building circa 1895 (arrowed)
- Plate 7** View of the subject building circa 1930 (arrowed)
- Plate 8** Circa late 1940s ground floor plan of subject building.
- Plate 9** View of the Grade II listed no. 1 High Street (arrowed), which adjoins the subject site.

- Plate 10** View of View of the Grade II listed nos. 3, 3A and 5 High Street (arrowed), which is located to the south-east of the subject site.
- Plate 11** View looking west along West Street.
- Plate 12** View of brick faced single-storey addition to rear of former Town Brewery.
- Plate 13** View of rear elevation to subject building (centre of picture). Note the Grade II listed nos. 3, 3A & 5 High Street (arrowed).
- Plate 14** View of part of rear roof slope to subject building (arrowed) taken from School Lane. Note that the two-storey addition will be partially visible in this view.
- Plate 15** View of rear roof slope to the subject building (arrowed) taken from the rear of nos. 3, 3A and 5 High Street.
- Plate 16** View of rear elevations to nos. 6, 8 and 10 West Street (centre and left of picture)

Executive Summary

This heritage statement considers the former Town Brewery, West Street, Emsworth (the subject site) and the potential impact of the proposed conversion of the building into a number of dwellings on its setting and significance and those designated and non-designated heritage assets located in its vicinity.

In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF revised 2019) and policies CS11: Protecting and Enhancing the Special Environment and Heritage and CS16: High Quality Design of the *Havant Borough Core Strategy* (HBCS 2011), this report first identifies and describes the historical development of the subject site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

The subject building is unlisted and is located within the Emsworth Conservation Area. It is also identified as a Building of Local Interest that makes a positive contribution to the Conservation Area. The proposal has the potential to impact the setting and significance of the subject building and the wider Emsworth Conservation Area. The exterior changes have, however, been designed in a sensitive and responsive manner to ensure that there is no adverse harm to the non-designated heritage asset. Similarly, the design, form and siting of the exterior changes will minimise the visual impact on the wider Conservation Area and there will be no adverse harm on this heritage asset.

There are a number of listed buildings located in the vicinity of the site; the nearest being no. 1 High Street (Grade II listed, NHLE no. 1303703) located to the immediate east, with others including nos. 3, 3A and 5 High Street (Grade II listed, NHLE no. 1091627) located to south-east; no. 3 West Street (Grade II listed, NHLE no. 1092119) located to the north-west; North Street House (Grade II listed, NHLE no. 1302480) located to the north; and the Crown Public House (Grade II listed, NHLE no. 1340179) located to the east of the subject site. Given the restrained nature, siting and concealed location of the proposed external changes there will be no harm on the setting and significance of the designated heritage assets identified.

The subject building is identified as a Building of Local Interest and, is therefore deemed to be a non-designated heritage asset. Those buildings that adjoin the subject site to its immediate west are also identified as buildings of Local Interest. The main part of the building will remain largely unchanged as part of the proposal, but the rear additions will be removed. While there will be some harm associated with the loss of the latter, this is deemed to be less than substantial. In this regard, the public benefits associated with bringing an unused heritage building back into use and providing much needed housing will outweigh the harm that would be caused. Additionally, the proposed rear additions will be constructed in a manner that, given their restrained nature and design, complements the subject building and is subservient to it. The proposal represents a clear enhancement opportunity for this non-designated heritage asset.

1.0 Introduction

Background

- 1.1 This heritage statement considers the former Town Brewery, West Street, Emsworth (Figure 1). The site (hereafter referred to as the subject site) is located at National Grid Reference SU 74862 05831.
- 1.2 In accordance with the Paragraph 189 of the *National Planning Policy Framework* (NPPF, revised 2019) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3 The Historic Environment Record has been consulted (online) and the relevant designated and non-designated heritage assets located in the immediate vicinity are identified in Figure 2.
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location and description

- 1.5 The subject site is located on the south side of West Street, to the west of North Street and to the north of School Lane. The subject building (Plate 1) is located towards the eastern end of the terrace group, which includes the Grade II listed no. 1 High Street, located to the immediate east. At the rear, the garden area has been developed and is currently occupied by a number of early 20th century single-storey additions.
- 1.6 The subject site comprises a two-storey building, which has seen substantial change including later additions at the rear. The principal front elevation comprises three distinctive gables at roof level with casement windows below at ground and first floor level. The ground floor building plane is set back slightly from the first floor above, with a continuous run of timber framed casement windows at ground floor level. Below these windows sits a distinctive stallriser combining red brick and timber. The casement windows at first floor level comprise three bays; the central bay includes five casement windows with one bay of three windows either side. A fascia sign and projecting sign sit at first floor level with the former reading 'The Town Brewery'. The principal front elevation dates from the early 20th century.
- 1.7 At the rear there are a number of standing historic single-storey additions. These are faced in red brick, with the larger central addition faced in unpainted render at the rear (Plate 2). The larger of the two is centrally placed with a simple pitched roof clad in slate and associated chimney stack. The flank elevations are faced in red brick (Plate 3). The smaller of the rear additions is shallower in depth and has a simple lean-to form (Plate 4), with a simple bay projection adjoining it (Plate 5). These additions likely date from the early 20th century.
- 1.8 The main roof is pitched and clad in terracotta clay tiles, which appear to have been replaced in places.
- 1.9 There are number of other outbuildings within the rear garden including a garage bay and timber sheds.



Plate 1 View of principal north facing elevation to the subject building.



Plate 2 View of rear elevation (south facing) to subject building. Note the rendered face to the larger of the two existing rear historic wings (arrowed).



Plate 3 View of east facing flank of the larger rear addition.



Plate 4 View of lean-to rear addition that adjoins the Grade II listed no. 1 High Street to the east.



Plate 5 View of 'bay' rear addition.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework (NPPF)*, entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.7 *Heritage Assets* are defined in 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 (including local listing).

- 2.8** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset 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.
- 2.11** The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.12** Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.13** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.14** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.15** Paragraph 18a-013 concludes:
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*
- 2.16** The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes*

clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

- 2.17** Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- 2.18** Paragraph 197 states:

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 affect directly or indirectly 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.

- 2.19** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.20** The *Havant Borough Local Plan - Core Strategy* (HBCS 2011) is the relevant development plan. The HBCS 2011 contains a number of relevant policies including Policy CS11: Protecting and Enhancing the Special Environment and Heritage and Policy CS16: High Quality Design, which both require that new development conserves or enhances the borough's heritage.

- 2.21** The relevant part of Policy CS11 states:

Planning permission will be granted for development that:

- 1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.*
- 4. 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.*

2.22 The relevant part of Policy CS16 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. All development should demonstrate that its design:

1. *Responds to, draws inspiration from and respects local context and:*

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*

2.23 The evolving *Havant Local Plan 2036* (HLP) also contains relevant policies with reference to the historic environment. The pre-submission HLP was approved by Full Council on 30 January 2019, with consultation carried out between 1 February 18 March 2019. The Council is now in the process of analysing responses to the consultation, prior to producing a summary of them. The HLP will then be submitted to the Secretary of State for Housing, Communities and Local Government, together with the comments received and the Local Plan's Examination will start. This is expected in Autumn 2019. The relevant policies include Policy E13: Historic environment and heritage assets, which requires that new development conserves or enhances the borough's heritage. The relevant part of Policy E13 states:

Development proposals will be permitted which:

- a. Protect, conserve and, where possible, enhance the significance of designated and no designated heritage assets and their settings;*
- b. Respect heritage assets and their contribution to local distinctiveness and sense of place; and*
- c. Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use.*

Where harm cannot be avoided, mitigation must be proportionate to the impact and the significance of the heritage asset and fully incorporated into the development proposals.

The removal of all or part of a heritage asset will only be permitted where there is an agreed contract for the replacement development.

Supplementary Planning Guidance

2.24 *Havant's Borough Design Guide Supplementary Planning Document* (Design SPD 2011) supplements Policy CS16 of the HBCS 2011 and contains detailed design guidance on new development while emphasising the importance of responsive design in the context of historic areas within the Borough. Section 5.3 is of particular relevance as it outlines general principles for extensions and additions and their responsiveness to the site and its context. Paragraphs 5.35 and 5.41 deal with the additions generally and rear extensions to ensure that they are responsive to the design and form of existing buildings.

2.25 The *Emsworth Conservation Area Appraisal* (ECA Appraisal 2010) complements the relevant development plan. Within the ECA Appraisal the important attributes and

qualities of the Conservation Area are identified with a summary statement of significance that states as follows:

The Emsworth Conservation Area is located just to the south of the main Havant to Chichester A259, centred on the old town and port at the head of the northwest channel of Chichester Harbour on the Hampshire/Sussex County boundary. The old town sits on a blunt peninsular between two small creeks (adapted for mill ponds), with a medieval layout of streets and alleyways. It grew in importance from the 13th century and was especially prosperous in the 18th century as a port with fishing and trade. Oyster fishing in particular flourished although declined by the end of the 19th century. The expansion of the town beyond the old town during the 20th century is more to do with its position as a dormitory to Havant and Portsmouth. There is no longer any trading or major ship building activities, although some fishing and boat building still takes place. Since the 1970s, tourism, recreation and particularly sailing have largely superseded any commercial activities. Today the town's historic character and waterside atmosphere continues to make it an attractive place to live.

Although the old town is predominately Georgian in character (in that period of prosperity buildings were laid down upon the existing street pattern), the Conservation Area does include the 19th and 20th century development adjoining on the west side surrounding the Town Mill Pond in Bath Road and Bridgefoot Path. The medieval street layout still dominates, with the 13th century market place (St Peter's Square) as the natural focus, with the other main streets, such as High Street and South Street, radiating from this triangular space towards the various waterfronts. Other than the building of Nile Street in the later part of the 18th century, no significant change occurred to the street pattern until the 20th century and the building of the short bypass to the north of the old town, from Bridgefoot to Hermitage.

In conclusion, Emsworth has retained its historic character of a small, Georgian harbour side town, with a unique waterside atmosphere within the area and that is a popular place for living, recreation and sailing and related waterside activities. The majority of later 20th century development and since, on infill sites and back land within the Conservation Area, has managed to 'fit-in' without detriment to the environment. There are a few opportunities for improvements to the public realm, namely the public car park in South Street and the eastern end of King Street where some environmental enhancements to the street could benefit the area. Further consideration of this will be set out in a Management Plan for the Conservation Area.

- 2.26** The Emsworth Conservation Area Management Plan (Emsworth CMP 2010) contains design guidance on alterations and extensions within the Conservation Area. These state that any proposed changes to a building within the Conservation Area should be sympathetic to the original design, scale and materiality of the original building.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.27** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;

- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.28** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.29** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.30** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.31** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1** The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation such as the ECA Appraisal 2010.
- 3.2** The location of designated and non-designated heritage assets within and surrounding the site are also discussed below; these are shown on Figure 2.

Historical Background

Emsworth

- 3.3** According to the *VCH* Emsworth has variously been recorded as Emelsworth, Emneswrth (1224) Empnesworth (1268); Emlesworth (1304), and derives from the Old English *Æmeleswyrð*, meaning ‘Æmele’s curtilage’.
- 3.4** Emsworth is historically and geographically linked with the settlement at Warblington: it was originally a tithing and hamlet of Warblington, and is not mentioned in the Domesday Survey (*VCH*). It was part of the medieval ecclesiastical parish of Warblington, and from the 16th century lay within the Civil Parish of Warblington. The ancient Church path leads from Warblington churchyard along a coastal route to Emsworth where it divides at the south-west corner of the town. One route led along the coast to Emsworth’s market place and then to the tidal pond at the mouth of the River Ems where it is bridged by the A259 Roman Road. The second route, Warblington Road in Emsworth, crosses the town diagonally from south-west to north-east to the north end of the tidal Mill Pond and the A259. Other roads in Emsworth follow a grid-like layout, indicating that the Warblington Road route predates the town’s foundation.¹
- 3.5** Evidence of 11th century occupation was discovered in the 1960s at the Beacon Square area of Emsworth.²
- 3.6** According to Reger (1967) the village of Emsworth was probably first settled in the 11th century at a time of falling sea levels, which would have made the Emsworth site more habitable by uncovering the springs at the foot of South Street. By the reign of King John the settlement was well established as part of the manor of Warblington, in the hands of Robert de Curcy, which was seized by the Crown. Between 1204 and 1216 John divided Warblington into two, granting land valued at £5 at Emelesworth to William Aguillon, presumed to be the origins of the manor of Emsworth, but was in reality freehold land within the manor of Warblington. The remainder of Warblington with all manorial rights including jurisdiction over Emsworth was granted to Mathew Fitzherbert, Sheriff of Sussex.
- 3.7** Emsworth’s development as a town began in the 13th century. Its location at the south-east corner of Warblington parish, on the county boundary with Sussex, is fairly typical of a medieval new town foundation ‘at the divisions [boundaries],’ enabling a separate legal jurisdiction as well as a physical separation.³ In 1239 a market charter was granted to lord of the manor of Warblington, Henry Fitzherbert, and the ‘centre of gravity’ of the manor shifted to Emsworth. Its location was also advantageous, with good mooring facilities at both tidal ponds, and access to the Roman Road route from Chichester to Wickham and Clausentum (Bitterne, on the River Itchen). The River Ems

¹ Hampshire County Council, undated

² Whitfield 2008

³ Hampshire County Council, undated

was also probably once navigable as far as Westbourne, making, Emsworth a promontory town similar to Poole, (Dorset). Warblington was a parcel of Westbourne at the time of the Domesday survey, so the river would have provided communication between the two manorial centres via the Church Path or Roman road routes.⁴

- 3.8** By the 14th century Emsworth was a significant and important town; in 1342 the rights of William Aguillon's £5 land were acquired by renowned wool merchant Nicholas Devenish, a Mayor of Winchester. By 1341 the port which had grown at Emsworth was significant enough to be one of five Hampshire ports ordered to provide a ship for the fleet to protect the Channel Islands from French attack. In the 15th century most inhabitants of Warblington settled at Emsworth and the older site was gradually abandoned.
- 3.9** In the 16th century, however, Emsworth had become less important than it had been in the 14th century, and by the middle of the following century indications are that the town's wealth had declined. The hearth tax of 1664/5 records 31 households at Emsworth with 21 excused, and the number of hearths per dwelling indicate houses at Emsworth were smaller than elsewhere in the region, indicating that the town was poor.⁵ However, recovery came in the ensuing centuries, due to a growth in the London market. The traditionally pastoral economy of this part of south-east Hampshire, with associated industries of wool, cloth and leather, was changed with the increasing growing of grains as Emsworth became the centre of an important flour milling industry. By 1821 there were three mills at Emsworth: the Lord's Mill in Queen Street, the Tidal Mill, and a steam-powered mill at King Street, as well as a further two mills on the Sussex side of the Ems, and two new mills at Langstone.
- 3.10** By the end of the 18th century several large enclosed tenant farms had been established, namely Warblington Farm, Castle Farm, Emsworth (Coldharbour) Farm and Mayze Coppice Farm. Two copyhold farms, Bourne Bridge (Hampshire) Farm and Eastleigh (later Southleigh) farm were also in existence. Several smallholdings had also developed, including Quinton House and Long Coppice. There were also two small common open fields of c.100 acres each, and a great common of c. 700 acres.
- 3.11** The 18th century was a period of growth. Emsworth had become the main port in Chichester Harbour, and in 1755 there were at least fifteen master mariners, several mere mariners and a dozen fishermen,⁶ and in 1817 30 vessels were recorded at the port, mostly fishing boats, but some were used in coastal trade. Oyster dredging became a lucrative trade, alongside regular fishing in the harbour and along the coast. Many of the port's vessels were constructed at Emsworth by local firms including Norris & King, established at King Street. The flourishing town saw the establishment of several coaching inns, the oldest and main one being the Black Dog, in existence by 1724, although the Crown and Dolphin were also significant.
- 3.12** The 19th century was a time of change for the town. Emsworth became a separate ecclesiastical parish from Warblington in 1841, and declared a rectory in 1866 (VCH) although was reunited with Warblington in 1924. The town continued to thrive as a market town in the early part of the century, and housing for the wealthier was built especially along the roads to the west and north; there were many retired naval officers' resident in the town.⁷
- 3.13** Brewing was also significant in the town, including Hipkins Brewery next to Emsworth Millpond, and Saffron Brewery in the Hermitage.⁸ By the 1890s there were eighteen

⁴ ibid

⁵ Reger 1967

⁶ ibid

⁷ Newell 2006

⁸ Rudkin 1981

public houses, with four on South Street alone; Town Brewery was the only such establishment on West Street.⁹

- 3.14** The expansion of Emsworth slowed mid-century, largely because of the coming of the railway to the area which circumvented the need for a port, and so the harbour's associated industries began a sharp decline. The oyster trade at Emsworth ceased c.1903, and agriculture had drastically suffered from the cheaper imports of US grain, and a change from arable to dairy farming followed.
- 3.15** The 20th century character of Emsworth was drastically different to that of previous centuries, with the drastic decline of its traditional industries of farming, ship-building, milling and fishing. Emsworth developed as a dormitory town, essentially a suburb of Portsmouth.¹⁰ Leisure pursuits developed, including sailing, with the establishment of two sailing clubs after the First World War and the town's allotments have been managed by the Horticultural Society since the beginning of the 20th century.¹¹ The 21st century has seen the further development of conservation concerns as at Brook Meadow and Nore Barn, and tourism has also grown.¹²

West Street

- 3.16** Along with Nile Street and School Lane, West Street forms three small streets located in the west side of the town centre. West Street was part of the old road system forming the western approach to the original town, superseded in 1974 by the construction of the Bridgefoot to Hermitage bypass. There are several historic shops on the south-side towards the junction with High Street, and there are two listed houses on the north-side: the early 18th century No. 3, and the late 18th century Kepple House, at No. 5.

Former Town Brewery

- 3.17** The exact date of construction of the former Town Brewery has not been established through research undertaken thus far, but a date of 1847 has been proposed by local residents/historians¹³ who compiled a list of historic Emsworth pubs, with dates of establishment. However, there is no cited reference for this.
- 3.18** Cartographic evidence shows that there were buildings present on the site by 1841. The Tithe map of this date¹⁴ shows a different configuration of buildings on the site to the present day, seemingly represented by several buildings occupying plots 626, a building and large rear plot 627, and to the north, plot 629. The Tithe apportionment and census record show that these plots were under separate ownership.
- 3.19** The Tithe apportionment records plot 626 as a house and garden owned by Ann Caplin, and occupied by Charles Stallard and Others.¹⁵ The census return for Emsworth, parish of Warblington records shoemaker Charles Stallard and family as residents of West Street.¹⁶ Plot 627 is recorded in the Tithe apportionment as a house and garden in the ownership of George Hellyer and occupied by William Hellyer; an associated plot in the same ownership to the west, 628, is recorded as an orchard. William Hellyer appears in the 1841 census as a baker and grocer.¹⁷ Plot 629 is also

⁹ *ibid*

¹⁰ Reger 1967

¹¹ Newell 2009

¹² *ibid*

¹³ Morgan, undated

¹⁴ The National Archives Ref: IR 30/31/265

¹⁵ The National Archives Ref: IR 29/31/265

¹⁶ The National Archives Ref: HO 107/390/1

¹⁷ The National Archives Ref: HO 107/390/1

recorded in the Tithe apportionment as a house and garden owned by Thomas King, occupied by William Newell.

- 3.20** The 1866 1st Edition Ordnance Survey map shows similar plot footprints, with building additions in evidence at this stage.
- 3.21** Town Brewery or the aforementioned residences were not identified from preliminary research of the 1851 or 1861 censuses, but the 1871 census records Town Brewery (named as such) as being occupied by blacksmith George Russell and his family¹⁸, and the Register of Licenses for 1873 records George Russell as the owner and licensee.¹⁹ Town Brewery was a family-run public house for the remainder of the 19th century, although it was purchased by a brewery in the early 20th-century.
- 3.22** By 1891 Town Brewery was being run by Ann Sparling, recorded in the census of this year as 'beer retailer'.²⁰ In 1901, the census does not mention Town Brewery by name, but no. 4 West Street was recorded as 'beerhouse' occupied by Ann Charlotte Sparling. Number 2 West Street is recorded as a separate property, indicating that the premises of Town Brewery had not yet incorporated No. 2.
- 3.23** The volume of Register of Licenses 1902-1913 at the Hampshire Records Office (Ref: 40M70/XP102) records a change of ownership in 1905, from Ann Sparling to William Maples of London, and in 1905 the property was acquired by Messrs Ballard & Co. Ltd. of Southover. Ann Sparling retained the license until 1906 when it was transferred to James Hatton in December 1906²¹, although in 1911 he was apparently resident landlord at no. 40 High Street.²² In 1911 two unmarried female members of the Sparling family were resident at No. 4 West Street, recorded as dressmakers.
- 3.24** In the 1920s Town Brewery was run by the Hutson family²³, and in the 1930s and 1940s by the Tillets.²⁴ The 1939 Register records housewife Ruth Tillett at no. 2 (not recorded as Town Brewery), together with four other household members; no. 4 does not appear in the register, possibly indicating that it was unoccupied as a residence at this time.
- 3.25** No historic images of the property were identified at the Hampshire Record Office. Two images, however, have been supplied by local historian David Linington, one of which shows the Town Brewery premises in 1895 (Plate 6), the other circa 1930s (Plate 7). The frontage in the circa 1930 image shows a much-altered frontage.
- 3.26** The only historic plans identified date to 1949 and are held at the Hampshire Records Office (Ref: Q20/603). These comprise a block plan showing the property extent, a plan of the ground floor (Plate 8), and a plan of Emsworth showing all licensed premises. There is no accompanying documentation.
- 3.27** The Block Plan shows that Town Brewery occupied a smaller plot than at present, relating to no. 2 West Street only. The ground floor plan shows a clearly demarcated layout, shaded pink, with separate but interconnecting public and private bars and a lounge occupying the front of the building. A beer store is located to the rear. Non-shaded areas include men's and ladies' WC facilities, kitchen and scullery.

¹⁸ The National Archives Ref: RG/10/1126

¹⁹ Hampshire Record Office Ref: 40M70/XP87

²⁰ The National Archives Ref: RG 12/852

²¹ *Portsmouth Evening News*, 10 December 1906

²² The National Archives Ref: RG14/5472/249/3

²³ *Portsmouth Evening News* 22 July 1926

²⁴ *Hampshire Telegraph* 28 August 1936; *West Sussex Gazette* 22 February 1945