

3.28 The Architect/Surveyor recorded on the plans was J. V. Nisbet, Portsmouth. Nisbet worked in the locality, and his works included many of Brickwood's public houses of this era, including Brickwood Brewery's Swan Inn (1954).²⁵

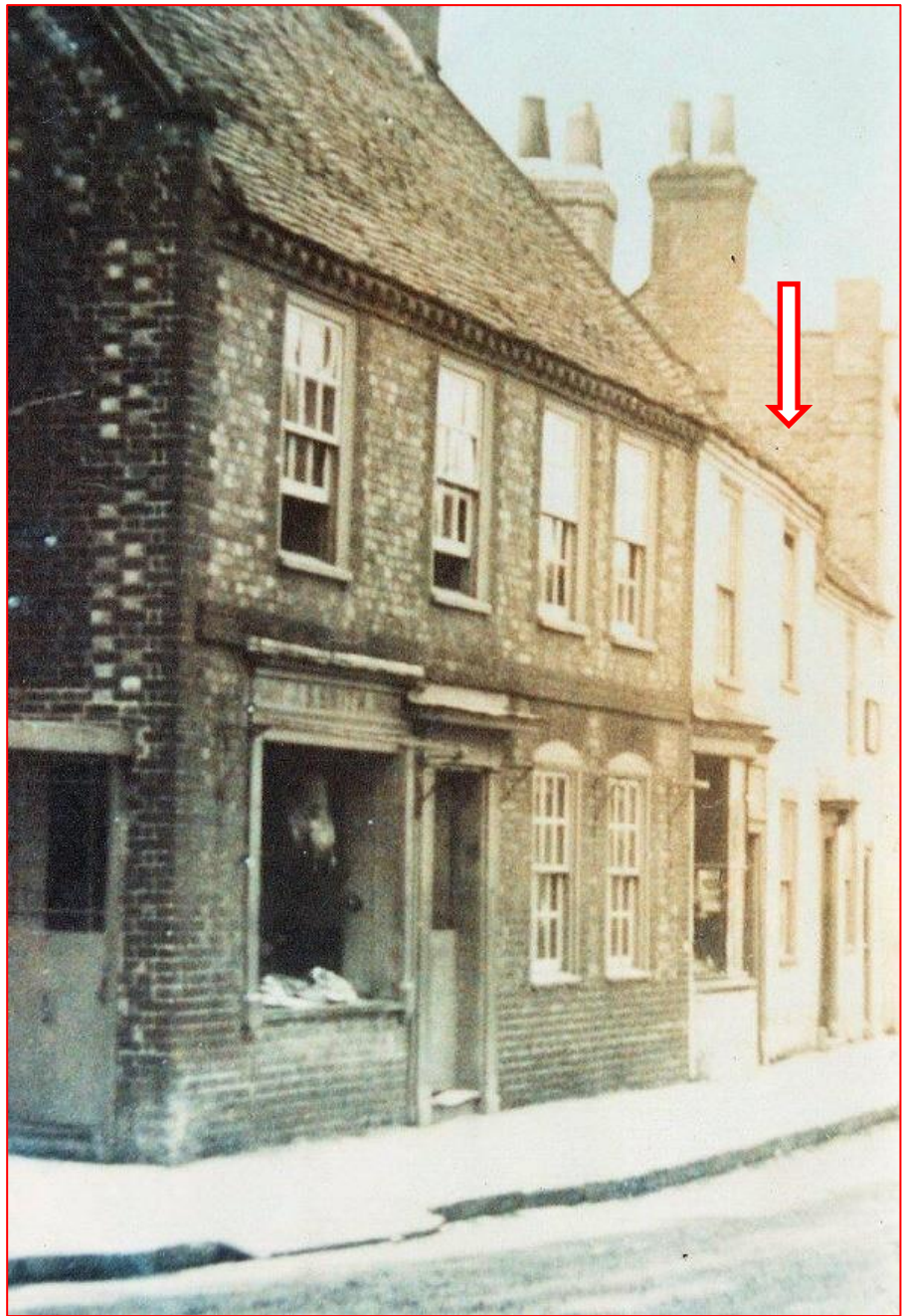


Plate 6 View of the subject building circa 1895 (arrowed)
Source: David Linington, *pers com*

²⁵ Jones, 2006



Plate 7 View of the subject building circa 1930 (arrowed)
Source: David Linington, *pers com*

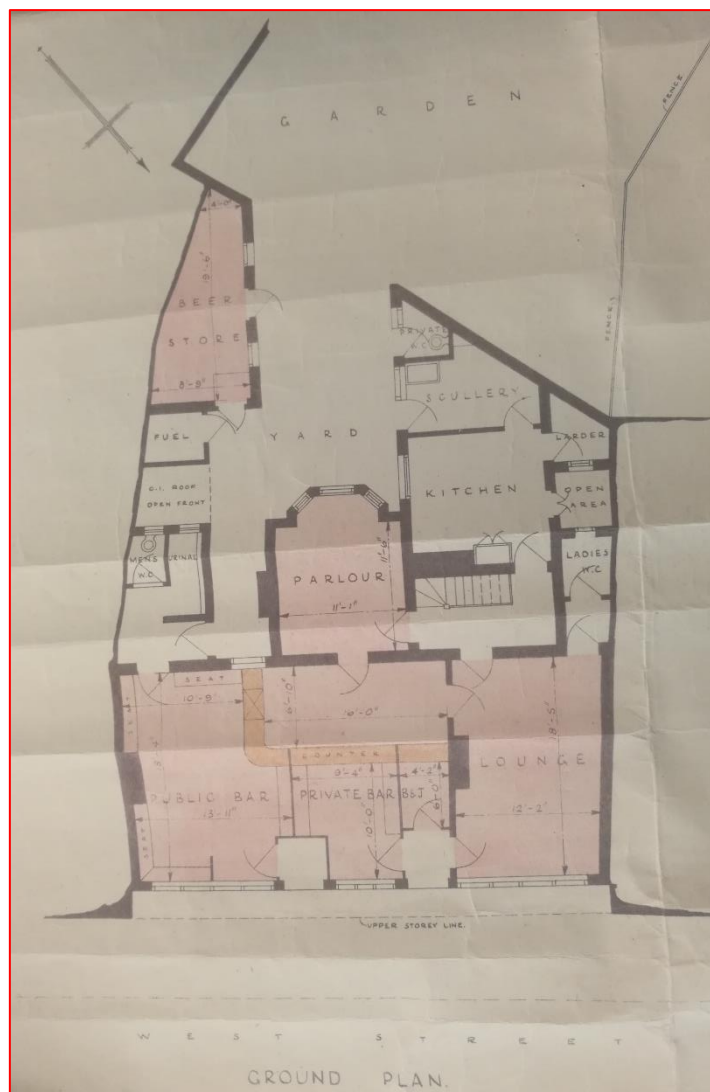


Plate 8 Circa late 1940s ground floor plan of subject building.
Source: Hampshire Records Office (Ref: Q20/603)

Listed Buildings

- 3.29** The subject building is unlisted but adjoins the Grade II listed no. 1 High Street (NHLE no. 1303703, Plate 9). The National Heritage List England (NHLE) description states as follows:

House, with shop. Late C18. Brick, with a tile roof. 2 storeys and attic, 4 windows. Blue header walling with red brick dressings, brick dentil eaves, quoins. Sashes in exposed frames. Late C19 shopfront, with pilasters, and large sashes on each side of the central entrance.

- 3.30** There are a number of listed buildings located in the immediate vicinity, identified in order of closest proximity to the subject site as follows:

- Numbers 3, 3A and 5 High Street (Grade II listed, NHLE no. 1091627) located to the south-east (Plate 10).
- North Street House (Grade II listed, NHLE no. 1303480) located to north.
- Number 3 West Street (Grade II listed, NHLE no. 1092119) located to the north-west.
- The Crown Public House, (Grade II listed, NHLE no. 1340179) located to the east.
- Keppel Lodge including Gateway, no. 5 West Street (Grade II listed, NHLE no. 1303274) located to the north-west.

The locations of the above are shown in Figure 2.

The Emsworth Conservation Area

- 3.31** The site lies entirely within the Emsworth Conservation Area. Therefore, the proposed development has the potential to impact on the setting and significance of the Conservation Area.
- 3.32** As noted in paragraph 2.24 above, the ECA Appraisal 2010 outlines the important qualities and attributes of the Conservation Area. Paragraphs 3.4 to 3.6 of the ECA Appraisal 2010 provides the following summary:

First impressions of the old town of Emsworth are that it is a small, historic harbourside town, which is well established and popular and with an almost 'village' character. The character is basically Georgian, overlaying a medieval settlement pattern, emanating from the High Street and the main square - St Peter's Square. The buildings lining the principal roads radiating from St Peter's Square are invariably two and three storeys in height and situated on the back edge of the pavement. They are generally closely spaced, or linked and thus when viewed within the street scene give the impression of a continuous street frontage. These factors together with the narrowness of the historic road framework produces a pleasant urban character, which is added to by the curve and bends of many of the roads.

In some streets, namely South Street and Queen Street, the slight change in level downwards from the centre adds to the attraction. Building heights are predominately two storeys and rarely exceed three storeys, with historic individual plots having largely survived intact. The narrow frontages of these plots give the buildings a strong vertical emphasis, which is reflected in the general proportions of elevations, shop fronts, windows and doors within individual elevations dating from the 18th and 19th centuries. Where infill development has occurred over the years, by conforming to these constraints or 'streetscape rules' of height and width, new development has usually reflected the domestic scale and materials of historic buildings within the Conservation

Area. Those that have been constructed with traditional roof treatments and in scale have harmonised more successfully with their surroundings.

Thus, despite considerable 19th and 20th century infilling, the character of the old historic core remains. Although the town has thrived again in recent years, particularly since the mid-seventies being an attractive place to live and sail, it has generally managed to retain its small scale, intimate character and charm. The medieval street pattern with its mainly Georgian and Victorian development still dominates the townscape. This is due to the fact that much of the much later 20th century infill housing development has either been restricted to small cul-de-sac enclaves (such as the courtyard housing at Orange Row off South Street), or back land areas to the north behind the High Street and Queen Street which have followed a fairly tight urban pattern.

- 3.33** The setting of the Conservation Area in relation to the subject site is an important factor in considering any proposal and, in this regard, a number of Buildings of Local Interest have been identified. These are deemed to be buildings that make a positive contribution to the Conservation Area, with a group adjoining the site to the north-west. These include nos. 6, 8 and 10 West Street (Plate 11). The subject building is also identified as a Building of Local Interest.

Non-Designated Heritage Assets

- 3.34** The subject site does not contain any Locally Listed Buildings, which are non-designated heritage assets. As noted above in paragraph 3.33, the subject building is identified as a Building of Local Interest in the ECA Appraisal 2010 and is, therefore, deemed to be a non-designated heritage asset. There are also a number of Buildings of Local Interest in the immediate vicinity of the subject site, particularly those adjoining the site to the west (nos. 6 -22 even West Street).



Plate 9 View of the Grade II listed no. 1 High Street (arrowed), which adjoins the subject site.



Plate 10

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. Note nos. 6, 8 & 10 West Street (arrowed), which are identified as buildings of local interest that make a positive contribution to the Conservation Area.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1** This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.
- 4.2** The subject site lies in the Emsworth Conservation Area. Within the ECA Appraisal 2010, West Street is noted as a small street, located on the west side of the town centre and forming part of the old road system, given that it was the western approach to the old town (replaced by a short bypass in the 1970s).

The Proposed Development

Generally

- 4.3** The proposal comprises a mixed-use scheme that includes three no. 1 and 2 bedroom flats, with ancillary parking, refuse and amenity spaces. At ground level an A1 unit and associated ancillary space is proposed. The proposal is described in detail in the Design & Access Statement prepared by Cover Storey Architects, dated April 2019 and is summarised below.
- Demolition of the existing single-storey brick additions at the rear. These include the freestanding single-storey outbuildings and an attached single-storey wing.
 - Construction of a new rear addition comprising part single and part two-storeys. The main two-storey element will be faced in render and finished in an off-white colour, with blackened timber cladding vertically aligned to the face of the single-storey projection at the rear. The single-storey addition adjoining the eastern boundary of the site will be also be faced in blackened timber cladding. Each of the single-storey elements will have a flat green roof and the two-storey element a pair of pitched roofs with gable frontages orientated south-west. The pitched roof slopes will have a red standing seam roof covering, that complements the existing terracotta tiles to the main roof of the original building.
 - Installation of three new conservation type rooflights to rear slope. Note that those x2 no. rooflights to the existing front roof slope were approved as part of an earlier application (Ref: 16/00093).
 - Minor amendment to the approved shopfront (Planning ref: APP/16/01181 – refer to paragraph 4.5 below), including replacement of an approved new door with a window.
- 4.4** The design, height and overall mass of the rear addition has been revised to overcome concerns raised by Council as part of earlier applications and more recent pre-application discussions (these are outlined in more detail in the Design & Access Statement prepared by Cover Storey Architects and dated April 2019). The key changes include the form and materiality of the addition. The most recent planning application was refused on 19 December 2018 (Ref: APP/18/00938) with the following heritage reason for refusal provided.

The proposed development would by reason of its height, mass and design have an unacceptable and intrusive impact on the existing building and on the character and setting of the Conservation Area. The development would therefore conflict with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Publication Local Plan (Allocations), Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework 2018.

4.5 Planning permission was also granted on 21 February 2017 (Planning ref: APP/16/01181) for the installation of a new shopfront to the principal West Street frontage. This involved lowering the existing brick stall riser to accommodate enlarged window openings above. The current proposal includes a minor amendment to this permission, involving the replacement of an approved new door with a window.

4.6 The proposal is illustrated in the following drawings and plans prepared by Cover Storey Architects, dated April 2019:

- Proposed Ground Floor Plan numbered 17031_PL501.
- Proposed First Floor Plan numbered 17031_PL502.
- Proposed Second Floor Plan numbered 17031_PL503.
- Proposed Roof Plan numbered 17301_PL104.
- Proposed Front Elevation – West Street numbered 17031_PL600.
- Proposed Rear Elevation – Courtyard numbered 17031_PL601.
- Proposed Rear Aerial Visual numbered 17031_PL900.
- Proposed West Street Visual numbered 17031_PL901.
- Proposed Rear Aerial Visual 2 numbered 17031_PL902.
- Proposed Various Visuals numbered 17031_PL903.

Potential Impacts on Heritage Assets

4.7 As noted in paragraphs 3.33 and 3.34, the subject building is a Building of Local Interest that makes a positive contribution to this part of the Emsworth Conservation Area. There are also a number of listed buildings located in the immediate vicinity of the subject site. In addition, the subject site is wholly within the Emsworth Conservation Area. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified.

Listed Buildings in the vicinity

Description and setting

4.8 As noted in paragraphs 3.29 and 3.30, there are a number of listed buildings that either adjoin the subject site or are located in the vicinity. By virtue of their designation as listed buildings, those identified in the vicinity of the subject site are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of Emsworth, which retain much of their architectural integrity. These include no. 1 High Street (Grade II), which adjoins the site to the east and nos. 3, 3A, and 5 High Street (Grade II), which is located to the east. There is also historical significance attached to them in terms of the part they played in the early development that took place in this part of Emsworth.

4.9 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

Impact of Development Proposals

4.10 The development proposal includes the construction of new additions to the rear of the existing building, which have the potential to impact the settings of those listed buildings located in the vicinity.

4.11 As noted above in Paragraph 3.29, the subject building adjoins no. 1 High Street, which is located to its immediate east. Built in the late 18th century, the building is of historical and architectural significance, although a number of key changes have occurred. These include a late 19th century shopfront and single-storey addition at the rear. The proposal includes a single-storey addition that adjoins the rear addition to

the listed building. In this regard, the existing single-storey addition is non-descript architecturally and comprises a simple lean-to form, which has an uncomfortable interface with the adjoining rear addition to the listed building (Plate 12). While the proposal involves a replacement single-storey addition in this location, with an enlarged footprint, its overall form is subservient to the adjoining rear addition of the listed building (i.e. flat green roof that sits below the ridge line of the adjoining addition to the listed building). This will ensure that this part of the proposed addition will be subservient to the adjoining listed building and will have no adverse physical or visual harm on the heritage asset. Similarly, given the design and placement of the proposed two-storey element away from the listed building there will be negligible visual harm on its setting. In this regard, the two-storey element utilises an angled edge with building plane set-backs to the rear elevation, which has the advantage of lessening its visual presence when read in the context of the adjoining listed building.

- 4.12** The Grade II listed nos. 3, 3A and 5 High Street (Plate 6) is located to the east of the subject site. The principal north facing elevation to this building is a distinctive element in streetscape terms, comprising three-storeys capped by a shallow pitched hipped roof. Dating from the mid-18th century, the symmetry of the principal elevation has been compromised by an early-20th century shopfront (Plate 10). The placement of the taller two-storey part of the proposed rear addition, to the western part of the subject building, will ensure that it will not harm the setting of the heritage asset (Plate 13). This will ensure that there is no harm to the setting of the heritage asset.
- 4.13** Turning to the design and materiality of the proposed additions, the simple form combining a flat roof to the single-storey elements with gabled frontages and pitched roofs to the two-storey element, will ensure that these elements are not overly prominent visually, particularly in the context of the listed buildings in the immediate vicinity. The design and overall form resonate (particularly the two-storey elements) with that of the listed buildings (i.e. window openings of similar proportions with simple pitched roofs). The restrained height will assist in reducing the prominence of the additions, thereby ensuring that they are unobtrusive in the context of the setting of those listed buildings and structures in the vicinity. As noted, the use of a simple pitched roof form to the two-storey addition also references the historic roof forms in the immediate vicinity, thereby providing a distinctive element particularly when viewed from the rear.
- 4.14** Given the locations of the other listed buildings identified in paragraph 3.30, the proposal will cause no harm to their settings.
- 4.15** Overall, it is considered on balance that there will be no adverse harm to the setting of the heritage assets identified for the reasons outlined.

Emsworth Conservation Area

Description

- 4.16** The subject site is located within the north-west part of the Emsworth Conservation Area. It has already been established in this report that the value of the Conservation Area lies in its historic character as a small Georgian harbourside town, with appropriately scaled 19th and 20th century infill development. The buildings lining the principal roads radiating from St. Peter's Square, which forms the historic core, comprise mainly two and three-storeys. The existing designation is bounded by Havant Road to the north, Chichester Harbour to the south and Slipper Mill Pond to the east.

- 4.17** The immediate setting of this part of the Conservation Area has not altered significantly over time in terms of the overall layout of the High Street and West Street, although the subject building itself has seen a number of early 20th century alterations and additions. There has been more recent development, such as that located to the south-east of the subject building (which includes much of School Lane), but the important qualities of the Conservation Area are largely uncompromised.

Significance and Impact of Development Proposal

- 4.18** 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. While contemporary in its materiality approach, the design of the proposal draws subtle references from notable features within the wider Conservation Area. These include simple pitched roof forms, evident on those heritage buildings in the immediate vicinity. The massing of the addition has also been well managed, given the use of an angled building plane and set-backs to the two-storey elements (orientated south-west) which is successful in adding visual interest to this frontage and reducing its overall bulk.
- 4.19** In visual terms, the addition will not be readily discernible in key views from outside the site, with the exception of a number of oblique views. These include the view from School Lane (Plate 14) and from the south-west. In this regard, the height, placement and setback of the proposed two-storey rear addition, which will be glimpsed in the School Lane view of the subject building, will be unobtrusive in this context. The use of a textured render face to this element will ensure that the addition resonates with number 1F School Lane, in particular, which has a render face.
- 4.20** The material choice and finish will also resonate with the existing rear elevations of the buildings located to the immediate west, which have render faces (nos. 6, 8 and 10 West Street – Plate 16). The materials palette, which utilises a red standing seam roof covering to the pitched roof elements, will also complement the terracotta tiles to the rear roof slope of the existing building, ensuring that these elements are not overly apparent in visual terms. The form and scale of the addition will reduce its visual prominence in the context of the subject building and will in no sense dominate or impose. Similarly, the addition will not be readily visible in views from the south-west. The terrace run to the rear of no. 10 West Street effectively screens the rear of the subject building. The rear of the building is only visible from the cul-de-sac at the end of this terrace run, thereby ensuring that the additions will not be readily apparent.
- 4.21** The proposed additions utilise a materials palette comprising an off-white render to the two-storey element and timber cladding finished in black to the single-storey elements. The choice of materiality is considered to complement and respect the important qualities of the subject building and the wider Conservation Area. The black finish to the timber cladding, in particular, will resonate with the red brick and terracotta clay tiles to the rear roof slope, providing a high-quality contemporary addition. The render finish at high level will distinguish the ‘old’ from the ‘new’ and provide an honest contemporary approach which takes its design cues from the original building and other notable features within the wider Conservation Area. Similarly, the red standing seam roof covering represents a ‘continuation’ of the terracotta tiles to the roof of the main building.
- 4.22** Overall, the additions will be constructed in a manner that complements the height and scale of the heritage buildings that they adjoin and those located in the vicinity. The height of the two-storey addition will not dominate these buildings, given that the tallest two-storey element has been sited and aligned in a manner that ensures that it is subservient with the main and those Buildings of Local Interest to its immediate west

(nos. 6, 8 and 10 West Street). In this regard, there will be no adverse harm on the adjoining heritage buildings and the Conservation Area.

Potential Impacts on Non-Designated Heritage Assets

Description

- 4.23** As noted in paragraph 3.34, the subject building is not Locally Listed nor are there any in the immediate vicinity. The subject building is, however, identified as a Building of Local Interest in the ECA Appraisal 2010 and is, therefore, deemed to be a non-designated heritage asset. There are also a number of Buildings of Local Interest in the immediate vicinity of the subject site, particularly those adjoining the site to the west (nos. 6 -22 even West Street).
- 4.24** The subject building has seen a number of substantial alterations. Most notable of these are the early 20th century additions, particularly those to the front elevation (largely rebuilt and roof raised) and the existing additions at the rear. While the former will remain largely unchanged as part of the proposal, the rear additions will be removed. While there will be some harm associated with the loss of these elements, 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. As noted in paragraph 4.18 above, the proposed rear additions will be constructed in a manner that, given their restrained nature and materiality, complements and enhances the subject building. In this regard, while there will be some harm associated with the loss of the existing rear additions, the proposal represents a clear enhancement opportunity for this non-designated heritage asset.



Plate 12 View of brick faced single-storey addition to rear of former Town Brewery. Note that this addition adjoins the rear addition to the Grade II listed no. 1 High Street (arrowed).



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 upper part of the two-storey addition will be partially visible in this view. Number 1F School Lane in the right of the picture, which is located to the rear of nos. 3, 3A and 5 High Street.



Plate 15 View of rear roof slope to the subject building (arrowed) taken from the rear of nos. 3, 3A and 5 High Street. Note that while the top of the proposed two-storey addition will have some visibility in this view, it will be unobtrusive in the context of the main building.



Plate 16 View of rear elevations to nos. 6, 8 and 10 West Street (centre and left of picture)

5.0 Summary and Conclusions

- 5.1** In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2019 and relevant local heritage policy including policies CS11: Protecting and Enhancing the Special Environment and Heritage and CS16: High Quality Design of the *Havant Borough Core Strategy* (HBCS 2011). The design approach adopted is also consistent with the design guidance for residential extensions contained in Havant's Design SPD 2011.
- 5.2** The subject building is unlisted but 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, however, have been designed in a sensitive and responsive manner to ensure that there is no adverse harm on the non-designated heritage asset. Similarly, the design and siting of the exterior changes will minimise the visual impact on the wider Conservation Area and there will be no adverse harm to the setting of this heritage asset.
- 5.3** 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 and concealed location of the proposed external changes there will be no harm on the setting and significance of the designated heritage assets identified above.
- 5.4** 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 by 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.