

OYSTER COTTAGE

39 SOUTH STREET, EMSWORTH,
HAMPSHIRE, PO10 7EG

ALTERATION OF MODERN REAR EXTENSION, ALTERATION
AND REPLACEMENT OF MODERN FENESTRATION AND
INSTALLATION OF PHOTOVOLTAIC PANELLS

HERITAGE STATEMENT

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ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Research Consultant Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (CIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC) and a member of The Domestic Buildings Research Group and the Wealden Buildings Study Group.

As a Historic Building Research Consultant at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposal and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group, The Domestic Buildings Research Group, and the Wealden Buildings Study Group.

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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INTRODUCTION

- 1.1 This report has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at Oyster Cottage (39 South Street), Emsworth.
- 1.2 Manorwood were instructed by the applicant, to carry out an appraisal of the listed building known as Oyster Cottage and its setting to accompany an application for planning permission and listed building consent to carry out a number of external alterations to the rear extension of the building, including the alteration and replacement of modern fenestration and the installation of photovoltaic panels.
- 1.3 39 South Street, also known as Oyster Cottage, is a late 18th century building located on the west side of South Street, Emsworth. The building is listed Grade II and sits within the boundaries of the Emsworth Conservation Area.
- 1.4 Historic mapping has been consulted to help understand the development of the building and its immediate environs, as well as its wider setting. The maps are included in section 3 of this report.
- 1.5 This Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage asset and an Impact Assessment which considers the potential impact of the proposed works on the significance of the heritage asset identified, including the contribution made by its setting. This approach to impact-assessment is required in order to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.

HERITAGE ASSETS AND DESIGNATIONS

- 1.6 Oyster Cottage is a statutory Listed Building designated in July 1975. The listing reads:

OYSTER COTTAGE

Location Emsworth, Hampshire, PO10 7EG

District Havant (District Authority)

Date Listed 21st July 1975

List Entry No 1339949

Grade II

Description Small house. Early C19. Painted brick, with a tile roof. 2 storeys, 2 windows. Flemish Garden Wall bond. Casements. Plain doorway with ½-glazed door. Included for group value.

Conservation Area.

- 1.7 Oyster Cottage is located within the boundaries of the Emsworth Conservation Area designated in 1970 and reviewed in 1994. The Emsworth Conservation Area Appraisal, describes the Area as:

[...] 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.

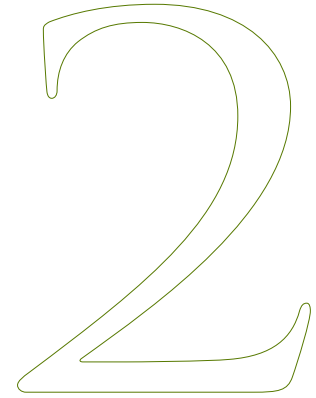
In some streets, namely South Street and Queen Street, the slight change in level downwards from the centre adds to the attraction. Building heights are predominately two storeys and rarely exceed three storeys, with historic individual plots having largely survived intact. The narrow frontages of these 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.

PROPOSALS

- 1.8 The proposal comprises a number of alterations to the rear elevation of the building. Such alterations can be summarised as follows:
 - Alteration to the ground floor of the existing modern extension.
 - Alteration of existing fenestration in the modern extension to the rear.
 - Replacement of modern fenestration of the rear elevation.
 - Installation of photovoltaic panels over the existing modern extension's roof.
- 1.9 Furthermore, the scheme also proposes to relocate the existing kitchen into one of the front rooms (existing reception room), as well as the restoration of the ground-floor floor following the removal of the existing carpet.
- 1.10 The potential impact of the proposals on the listed building and the Emsworth Conservation Area is discussed in Section 4 of this report.

LEGISLATIVE & POLICY CONTEXT



- 2.1 The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or 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.”

Section 66(1) reads: “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.”

- 2.2 Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

- 2.3 Policy relating to the historic environment is set out at local level within the Mid Sussex District Plan 2014 – 2031.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 2.4 Chapter 16 (Paragraphs 189 to 208) of the NPPF updated and adopted in July 2021 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

- 2.5 The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

- 2.6 The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 2.7 Setting is defined in Annex 2 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.”

- 2.8 Annex 2 defines Conservation (for heritage policy) as:

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

- 2.9 This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

LOCAL POLICY - HAVANT BOROUGH COUNCIL

2.10 The site lies within the boundary of the Havant Borough Council Authority. The council has an adopted local plan. This is made up of the Core Strategy adopted in March 2011, and the Site Allocations Plan adopted in July 2014.

2.11 Policy CS11 of the Core Strategy and Policy DM20 of the Site Allocations Plan relate to the Historic Environment and are considered to be relevant to this application:

POLICY CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough.

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.
2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):

(i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].

(ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].

(iii) Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].

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.
5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.
8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g., coastal managed realignment and species migration.
9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.

10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.
11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research

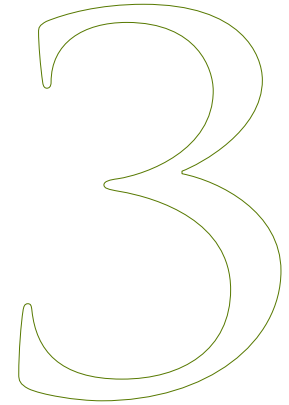
POLICY DM20 – Historic Assets.

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

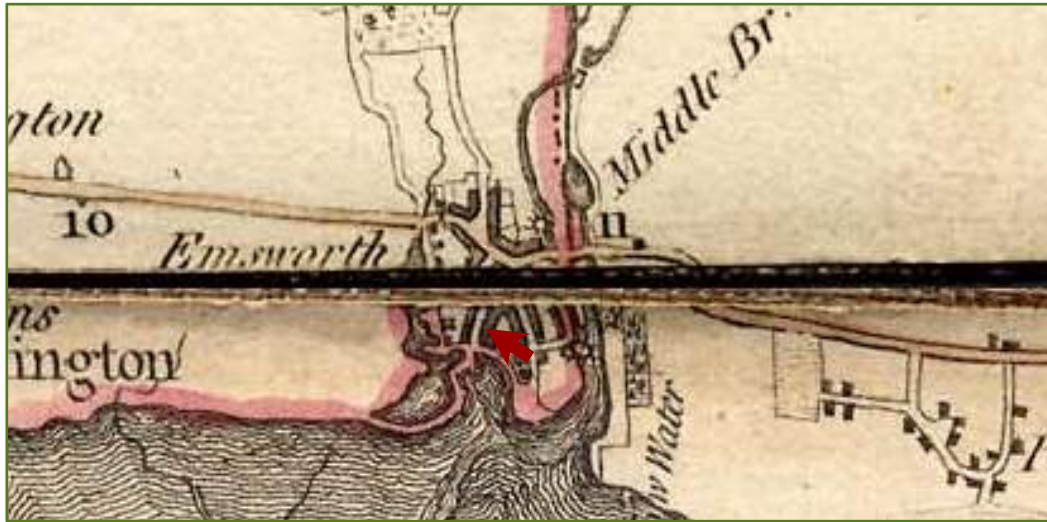
Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describes the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

HISTORIC CONTEXT & SIGNIFICANCE



- 3.1 Oyster Cottage is a late 18th century building located on the west side of South Street, near Emsworth Harbour. The origin of the cottage appears to have been one of the many fisherman's cottages within the town. Its construction also seems to be related to the rapid urban development that Emsworth experienced during the 18th century as a port town (Emsworth has been well-established as a fishing and trading port since the mid-14th century).
- 3.2 The floor plan and physical evidence of the cottage suggest that, as built, it was a 2-cell house with a fireplace on the rear wall. The cottage can be identified in the row of buildings flanking south street in the 1791 map of Hampshire by Thomas Milne, as well as in the Tithe Map of 1841, which shows the original rectangular footprint of the cottage.
- 3.3 Later Ordnance Survey maps indicate that the form of the building survived virtually intact until the second half of the 20th century when the existing rear extension was erected.
- 3.4 The significance of Oyster Cottage relates heavily to its simple and vernacular appearance, as well as to its location as one of the former fisherman's cottages close to the harbour and facing South Street. The cottage is built of brick laid in Flemish Garden bond, indicating its humble background.
- 3.5 The front elevation of the cottage appears to have survived unaltered and it is, therefore, the most sensitive elevation of the building. By contrast, the extensive alterations carried out to the rear elevation during the late 20th century have distorted the original appearance of this part of the building. Furthermore, the 1960s/70s style of the existing rear extension is considered to detract greatly from both the traditional character of the cottage and the Conservation Area.
- 3.6 Internally, most of the original features have been removed or concealed. The inglenook to the rear wall, however, seems to retain most of its original form and the original layout of the cottage is still visible.
- 3.7 The designated status of the building as one of special interest contributes significantly to the character and significance of the Emsworth Conservation Area, which is described in the Emsworth Conservation Area Appraisal as follows:
- 3.8 The overwhelming townscape image of the Conservation Area's built form is that of the 18th century, both in terms of period buildings mostly abutting the pavements and the use of materials. The majority of buildings are built in a vernacular style, on a domestic scale with the exception of the industrial buildings. But even these reflect the smaller dimension associated with the locality and local materials. Elevations are generally in red stock brick, but sometimes this is painted, together with examples of painted smooth rendering (stucco) roofs of the early 19th century. Plain clay tiles predominate for roofs and Welsh slate appears with the Regency Period at a shallower pitch. Occasionally there are also fragments of rubble stonework, in a variety of colours probably reflecting importation from other sources via sea. Flint, a local material, was often used for cheaper walling, as boundaries or in small dwellings and its strong colour and texture provide a contrast to brickwork. The way that brickwork is used is a history in itself. Flemish bond has gentility and Flemish Garden Wall Bond is a grade down the scale. Blue 'header' bricks occur in Flemish Bond as decoration, but they are also used as a total facing brick on a facade, combined with red quoins, bands and plinths. A short phase in the 19th century is expressed in a pale yellow (or white) brick, such as at the west end of King Street. The complex pattern of textures and colours, allied to vernacular style and scale gives Emsworth a degree of special quality which makes it distinct from other places. In concert with these elements, traditional sliding sash windows and small-pane casements are the common form of fenestration. Fanlights over front doors are a particular feature of Emsworth. It is a matter of importance that these attributes of individuality are preserved wherever possible, in order to maintain the character and quality of the Conservation Area.



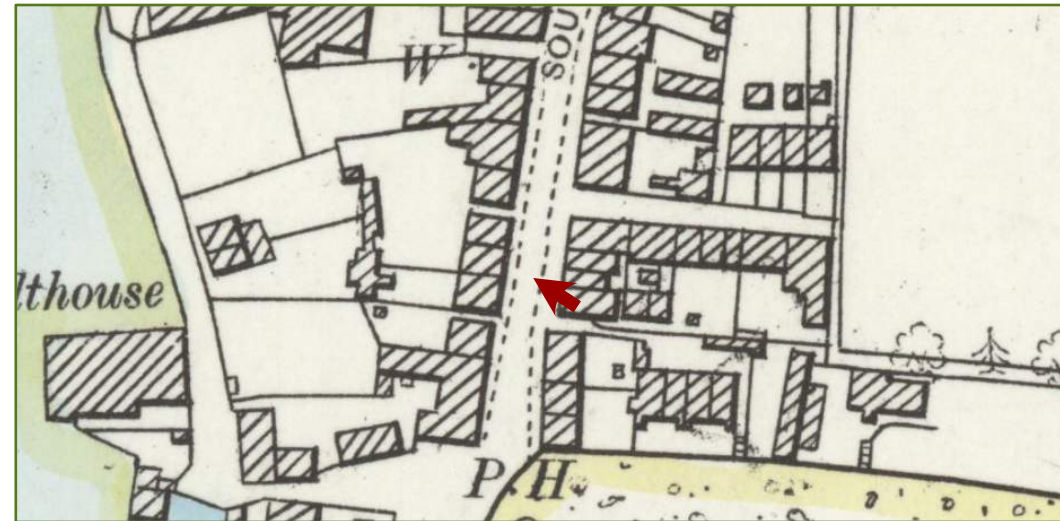
Detail of the Milne's map of Hampshire showing Oyster Cottage, 1791 (Old Hampshire Mapped).



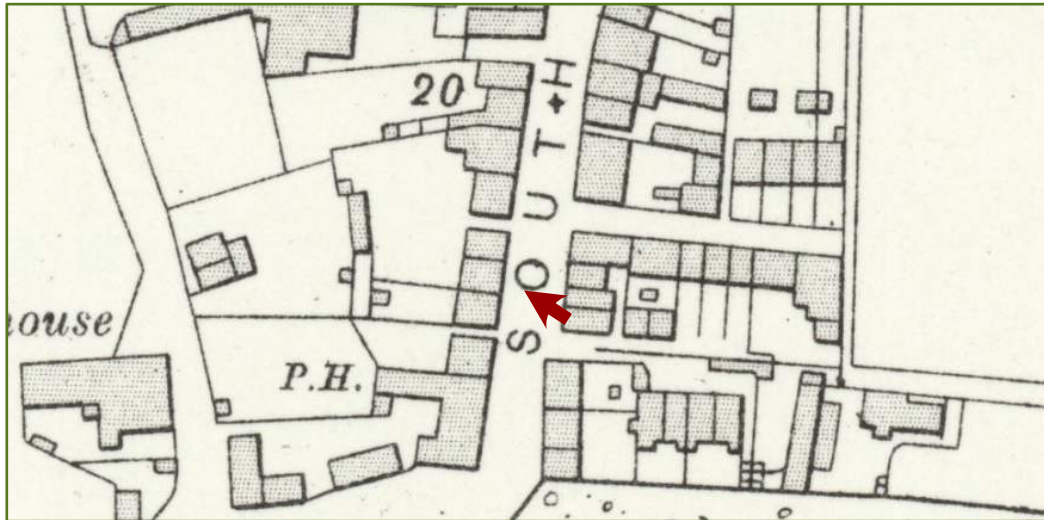
Detail of Warblington Parish Tithe Map showing, 1841 (TheGenealogist).



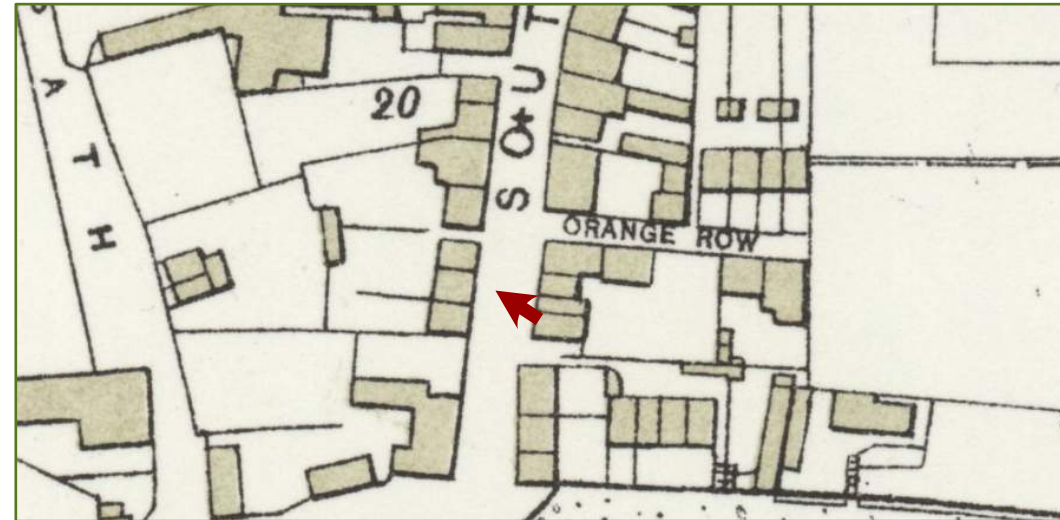
Detail of Ordnance Survey showing Oyster Cottage, 1866 (National Library of Scotland).



Detail of Ordnance Survey showing Oyster Cottage, 1896 (National Library of Scotland).



Detail of Ordnance Survey showing Oyster Cottage, 1910 (National Library of Scotland).



Detail of Ordnance Survey showing Oyster Cottage, 1930 (National Library of Scotland).



Detail of Ordnance Survey showing Oyster Cottage, 1960 (National Library of Scotland).



Satellite view of Oyster Cottage, 2020 (© Google Earth).

IMPACT ASSESSMENT

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- 4.1 This section appraises the impact of the proposals on the listed cottage and the Emsworth Conservation Area.

Alterations to rear modern extension.

- 4.2 The proposal includes a number of alterations to the existing modern extension to the rear of the cottage. The desire is to improve the appearance of the extension, which is considered to detract from the traditional character of the cottage and the Conservation Area as a whole, due to its modern form and detailing.



Extension to the rear of Oyster Cottage to be altered and modern fenestration to be replaced.

- 4.3 In doing so, the scheme proposes to extend the ground floor area of the extension to be aligned with the upper floor. This arrangement will provide the building with additional living space, whilst improving the appearance of the rear extension by giving it a more traditional form.
- 4.4 The existing fenestration throughout the rear extension will also be modified and replaced with new crittall style aluminium windows and bifold doors. This also includes the replacement of the existing first-floor oriel with a “Juliet” balcony with bifold doors. The use of crittall style windows in aluminium will

introduce a contemporary element which will provide the building with a slightly industrial appearance that is considered to be in keeping with the character of the adjacent commercial building.

- 4.5 As a result, the proposed alterations to the rear extension will improve the character of the listed cottage and will establish a visual narrative between the building and the adjacent properties within the Conservation Area.

Replacement of modern fenestration.

- 4.6 In addition to the changes proposed to the rear extension, the scheme also proposes to replace the existing fenestration to the cottage’s rear elevation. Fenestration here consists of 1960s timber-framed casement windows, which include fanlights and lack glazing bars. The windows, by virtue of their modern appearance, are considered to be at odds with the traditional and vernacular nature of the cottage, particularly when compared with the traditional casement windows to the front elevation.
- 4.7 The new windows will be aluminium casement windows of crittall style, matching those proposed in the rear extension, to provide the rear elevation of the cottage with a balanced and homogeneous appearance.

Installation of photovoltaic panels.

- 4.8 The proposal is the installation of photovoltaic panels to provide the property with a source of renewable energy that will contribute to the usability of the cottage as a modern residential dwelling and ensure its long-term preservation.
- 4.9 Whilst Historic England generally supports the installation of renewable energy systems such as photovoltaic panels, their guidance *Energy Efficiency and Historic Buildings: Solar Electric (Photovoltaics)* published in 2018 notes that “the location of the panels and managing their visual impact is an important part of the design”.

- 4.10 The proposed location for the panels of Oyster Cottage is considered to be the least intrusive to both the listed cottage and the Emsworth Conservation Area: The panels will sit on the flat roof over the modern rear extension, which is far below the ridge height of the historic core of the cottage and, therefore, they will not be seen in context with the historic core of the building and will be well screened from the public realm within the Conservation Area.

Other changes and improvements

- 4.11 The proposal also includes the relocation of the kitchen into the existing reception room (front of the cottage). The proximity of the existing kitchen (in the adjacent room to the proposed location) means that the necessary services can be directed to the proposed location without compromising historic fabric.



Existing kitchen and proposed location.

- 4.12 As a whole and on balance, the proposed works are considered to result in an improvement of both the character and usability of the building, which will preserve and enhance the special interest of the listed cottage and the Conservation Area.

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CONCLUSION

- 5.1 This report, together with desk-based research and site visits, has assessed that the special interest of Oyster Cottage and the Emsworth Conservation Area relies heavily upon their simple and traditional form and detailing, which directly relates to the fishing background of the area.
- 5.2 The proposed alterations to the rear elevation of the cottage, including the modern extension, are deemed to result in an improvement of the building's character and, therefore, contribute to the special interest of both the listed cottage and the Conservation Area.
- 5.3 The installation of the photovoltaic panels is not considered to harm the traditional character of the building and the Conservation Area as they will not be seen in context with the historic core of the building and the proposed location is well screened from the public view.
- 5.4 The other improvements proposed in this report, including the relocation of the existing kitchen and the removal of the existing ground-floor carpet to expose the floor below, will not affect the special interest of the listed cottage as no historic fabric will be compromised.
- 5.5 When considered as a whole, the proposal will not result in any detrimental effect or harm to the special interest of the listed cottage and the Emsworth Conservation Area, as their traditional character will be preserved.
- 5.6 The proposals are considered to be compliant with respect to the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Havant Borough Council Core Strategy and Site Allocations Plan.



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