

BUILT HERITAGE ADDENDUM

Land North of Long Copse Lane, Emsworth

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REPORT

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Contents

1 INTRODUCTION 1

2 CONSULTATION RESPONSE 2

Assessment of Built Heritage Assets 2

3 CONCLUSION 7

Appendices

Appendix A Map of Heritage Assets

1 INTRODUCTION

- 1.1 This Built Heritage Addendum has been researched and prepared by RPS, on behalf of Land and Partners in relation to Land North of Long Copse Lane, Emsworth, near Havant, henceforth referred to as the 'Site'.
- 1.2 This Built Heritage Addendum is submitted in support of planning application 21/00893 and should be read in conjunction with the Built Heritage Statement provided as part of the original application (RPS, July 2021).
- 1.3 Further to submission of the application in August 2021, conservation consultation comments were provided by the council. This Built Heritage Addendum seeks to address those comments and provide further information where requested with regard to potential effects of the proposed development to the historic built environment.
- 1.4 This Built Heritage Addendum refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably The Setting of Heritage Assets has been consulted to inform the judgements made. The conclusions reached in this report are the result of historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.5 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 CONSULTATION RESPONSE

- 2.1 Further to submission of planning application 21/00893 conservation consultation comments were provided by the council (comment date: Wednesday 8 Sep 2021). As part of this consultation response a number of additional buildings were identified as non-designated heritage assets and these buildings are assessed below. Further comments addressed the effects of development to the wider setting of Hollybank House and this is additionally discussed below.
- 2.2 Historic mapping and a map showing the location of the non-designated heritage assets is provided in Appendix 1.

Assessment of Built Heritage Assets

- 2.3 In assessing potential effects of the proposed development the principal consideration is whether any harm could be caused to the significance of any heritage assets through changes to their respective settings. Potential effects of development in this instance relate primarily to visual effects, as well as a modest degree of additional noise considering the nature of operational residential schemes (which would not cause additional vibration or odour). Potential wider effects on setting (such as historic or cultural associations) have also been considered as part of this assessment.
- 2.4 With regard to Hollybank House the relevant legislation stems from s.66 of the 1990 Act which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker 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. Whilst there is no explicit protection in legislation for the setting of a non-designated heritage asset there is a clear requirement under the National Planning Policy Framework (NPPF) to give great weight to the conservation of heritage assets and their settings.
- 2.5 The NPPF defines 'setting' as the surroundings in which an asset is experienced. It makes clear that '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 be neutral'.

Non-Designated Heritage Assets

History and Description

- 2.6 **Hollybank Farm** is located within the Site, comprising a two storey residential property alongside an adjacent group of stable outbuildings. A building is shown in this location on the 1841 Warblington Tithe Map (Figure 4), labelled as parcel 93. At this time the property was described as a 'homestead', occupied by William Piles and owned by Catherine Mundy (also owner of Hollybank House). One L-shaped outbuilding is shown to the immediate north-east. A separate cottage within its own gardens is shown the north as parcel 93a, owned and occupied by Thomas Wolferstan. At this time, both properties were accessed from Long Copse Lane via a track to the west. By the time of the 1866-1869 Ordnance Survey (OS) map (Figure 5) the driveway had shifted to the east of Hollybank Farm (which is now labelled as such) and the cottage to the north demolished. The single outbuilding appears to have been replaced by a number of outbuildings arranged around a courtyard. Since this time the building plan and its environs have remained broadly unchanged, aside from some modest variations to the group of outbuildings.
- 2.7 In the present day Hollybank Farm Cottages comprises a residential property with a principal range and rear extension, with rear outshot and minor additions to both the east and west. The south elevation shows parallel gables and a mix of brick and stone. The side and rear elevations are executed entirely in brick and the roof is covered with clay tiles.

- 2.8 The property known in the present day as **38 and 40 Long Copse Lane** is absent from the 1866-1869 OS map but appears on the 1909 OS map (Figure 6). When first built it was called Redlands House. The property is distinctive along Long Copse Lane for its combination of materials and form, comprising a range of elements arranged as part of an unsymmetrical plan (Figure 12). It includes a single storey range (flint with brick dressings) with a two storey cross wing to the left (mock timber frame to first floor). The building is fronted with a two storey gabled porch (flint to ground floor and mock timber frame to upper floor) with catslide roof to the right. The roof is tiled throughout, with decorative ridge tiles. The property has since been divided into two separate residences, with a large amount of its former grounds sold off.
- 2.9 **22 and 24 Long Copse Lane** are similarly absent from the 1866-1869 OS map but appear on the 1909 OS map, although the building was not labelled at this time. The 1932 OS map (Figure 7) depicts it as single residence: Wraysbury House. The property has since been subdivided into two separate residences, extended and the former grounds sold off. The property presents a rendered unsymmetrical façade to Long Copse Lane beneath a hipped, slate covered roof (with box dormer to the right return) (Figure 13). The window openings are large, with differing glazing bar styles between the two residences.

Significance

- 2.10 Havant Borough Council have a Local List through which it identifies buildings of local heritage importance. None of the three buildings have been included on this local list, nor are any of them recorded on the local Historic Environment Record (HER).
- 2.11 Each building has some limited degree of historic interest given their age and the insight they provide into the early stages of development along Long Copse Lane. Through their sequence of development it is possible to gain an understanding of the changing character of the location, from mid-nineteenth century rural surroundings through to early twentieth century character as a desirable edge of settlement location for wealthy residences set within generous sized grounds and gardens.
- 2.12 Hollybank Farm is a modest sized property, representing a remnant of the rural historic built environment which prevailed in this location prior to the twentieth century, now existing in an altered state. It has no more than a limited degree of architectural interest for its form and traditional character, but this interest is modest and very much local in nature.
- 2.13 38 and 40 Long Copse Lane have particular architectural interest for the original design of Redlands House, using a range of materials and forms which distinguish it from other properties in the vicinity, but again this interest is of no more than limited and local value. 38 and 40 Long Copse Lane and 22 and 24 Long Copse Lane have experienced subdivision into separate properties. This has unavoidably impacted upon the way in which the individual heritage interest of the properties is now understood, although 38 and 40 Long Copse Lane appear to have experienced fewer external alterations as part of this process and consequently retain a relatively higher degree of interest. The degree of change which has taken place at 22 and 24 Long Copse Lane, however, has inhibited any real appreciation of the original design of Wraysbury House and limits its remaining architectural value.
- 2.14 All three buildings retain a limited degree of local historic interest for the insight they collectively provide into the history and development of Long Copse Lane, with some modest individual architectural interest for 38 and 40 Long Copse Lane. The degree of interest for each building is, however, very low and local in nature due to the various changes which have taken place to the fabric and surroundings of the buildings (discussed below).

Setting and Contribution of Setting to Significance

- 2.15 The setting of Hollybank Farm comprises most immediately its domestic gardens and the range of stable outbuildings to the north. Within this immediate setting it is possible to appreciate the rural origins of the property, experienced within verdant pastoral surroundings. Twentieth century development along Long Copse Lane (eg: the 3-storey Long Copse Court and residential streets associated with Wraysbury Park Drive) has reduced the sense of rural isolation which once characterised the surroundings of Hollybank Farm, however, and there is now an edge of settlement character to the lane which influences how Hollybank Farm is appreciated within its wider surroundings.
- 2.16 38 and 40 Long Copse Lane and 22 and 24 Long Copse Lane have experienced changes most directly within their private domestic grounds, which have been very much reduced in scale since their original construction. The formerly generous grounds of both properties have been subject to residential development, inhibiting an appreciation of the properties within their original context. At 38 and 40 Long Copse Lane land to the south has been developed with four 5-bedroom properties (14/00064) and more recently a 5-bedroom property has been developed to the immediate west (18/00229). The separate coach house to the east, which was originally associated with 38 and 40 Long Copse Lane, has also been sold off as a separate residential property and since been extended. At 22 and 24 Long Copse Lane the property's setting has been dramatically altered to the west and south by twentieth century development along Wraysbury Park Drive, as well as modern development to the east.
- 2.17 The degree of change which has taken place to the close settings of these properties is such that they now derive limited significance from their respective settings. This is particularly the case for 38 and 40 Long Copse Lane and 22 and 24 Long Copse Lane. Hollybank Farm derives a proportionately higher degree of significance from the pastoral setting to the north of Long Copse Lane, but the changes which have taken place to the south of the thoroughfare have fundamentally impacted upon the way in which it is now experienced and understood as part of an edge of settlement location.

Proposed Development

- 2.18 It has been described that Hollybank Farm has no more than a modest, limited and local degree of heritage significance, which is not recognised within either the Havant Local List or the local HER. The proposed development would require the removal of Hollybank Farm and its associated outbuildings.
- 2.19 38 and 40 Long Copse Lane would be located adjacent to the primary access point of the Site. This would introduce some visual changes to the surroundings of the property in association with a new junction and works to the highway, although the presence of the recently built residence to the west would offer a buffer of sorts between the two areas. Built form is otherwise stepped back from the southern boundary, with a robust belt of landscaping along the thoroughfare, which would preserve its existing verdant character within the immediate-mid setting of 38 and 40 Long Copse Lane.
- 2.20 22 and 24 Long Copse Lane are located further to the west of the proposed junction and those parts of the Site located closest to this property would comprise a belt of landscaping, preserving the verdant character to this part of the thoroughfare. As such, effects of the proposed development to the immediate setting and way in which the modest heritage significance of the non-designated heritage asset is currently experienced would be minimal.
- 2.21 The change in character to the north of Long Copse Lane would introduce a degree of harm to the wider settings of 38 and 40 Long Copse Lane and 22 and 24 Long Copse Lane, by virtue of the replacement of pastoral fields with a residential scheme. This harm would be of a low degree, however, recognising the low and local level of heritage interest associated with the assets and the

limited degree to which they now derive significance from their respective settings, particularly when considered alongside more immediate modern development within their close settings.

- 2.22 Paragraph 203 requires that in weighing applications that directly or indirectly affect 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. The wider public benefits are discussed and addressed within the Planning Statement and Supplementary Planning Statement (Pegasus) as part of this planning submission.

Impacts to Wider Setting of Hollybank House, Grade II

- 2.23 The conservation consultation comments have requested some further assessment to appraise the effects of the proposed development on the wider setting of Hollybank House, which is provided below.
- 2.24 The NPPF defines 'setting' as the surroundings in which an asset is experienced. It has been described within the submitted Built Heritage Statement (July 2021) that Hollybank House and its separately listed creamery are both experienced most directly from within their associated landscaped grounds, which is the only location from where the historic and architectural interest of the buildings can be viewed and fully appreciated. Outside of its private grounds, the once entirely rural setting of Hollybank House has changed dramatically with the northward spread of the suburbs from Emsworth. There remains a sense of this rural character, however, as part of a kinetic experience approaching Hollybank House from the west, derived from glimpsed views to the north of Long Copse Lane through the mature roadside greenery.
- 2.25 The proposed development would replace the existing fields to the north of Long Copse Lane with a residential scheme and this would reduce the remaining isolation of Hollybank House, acknowledging that its original isolated character has already been severely impacted by the spread of the suburbs. In this sense, there would be a degree of harm caused to the wider setting and significance of Hollybank House, falling within the 'less than substantial' range of harm in NPPF terms.
- 2.26 The provision of boundary planting along the western edge of the Site has been described within the Built Heritage Statement and this inclusion successfully mitigates any glimpsed intervisibility between the two areas. With regards to the kinetic experience approaching Hollybank House from the west, the sense of rurality to its wider surroundings would be preserved in part by the set back of built form from the southern boundary of the Site and retention of a robust landscaped buffer. As such, the harm which would be caused to the way in which the significance of Hollybank House is experienced, as a wealthy countryside residence, would be partly mitigated and thereby reduce the scale of harm to the lower end of the 'less than substantial' range.
- 2.27 Acknowledging that there would be a degree of less than substantial harm caused to the wider setting of Hollybank House, the conservation consultation comments concluded the following:
- Whilst the heritage assets themselves would be well screened with limited intervisibility between the two sites, there would still be a level of harm to the wider setting. To that extent, it is considered that the development would result in 'less than substantial harm'. However, due to the mitigation measures proposed, that being increased landscaping on the western boundary of the site and the lower height development closer to the western boundary, the level of less than substantial harm would be at the lower end of the scale.*
- 2.28 Where less than substantial harm is identified to the significance of a designated heritage asset paragraph 202 of the NPPF requires this harm to be weighed against the public benefits of the proposed development. The level of harm to the wider setting of the listed building is less than substantial and at the lower end of that wide spectrum of harm. It is reasonable to conclude that the public benefits capable of outweighing the harm will also only need to be at the lower end of

the spectrum. The wider public benefits are discussed and addressed within the Planning Statement and Supplementary Planning Statement (Pegasus) as part of this planning submission.

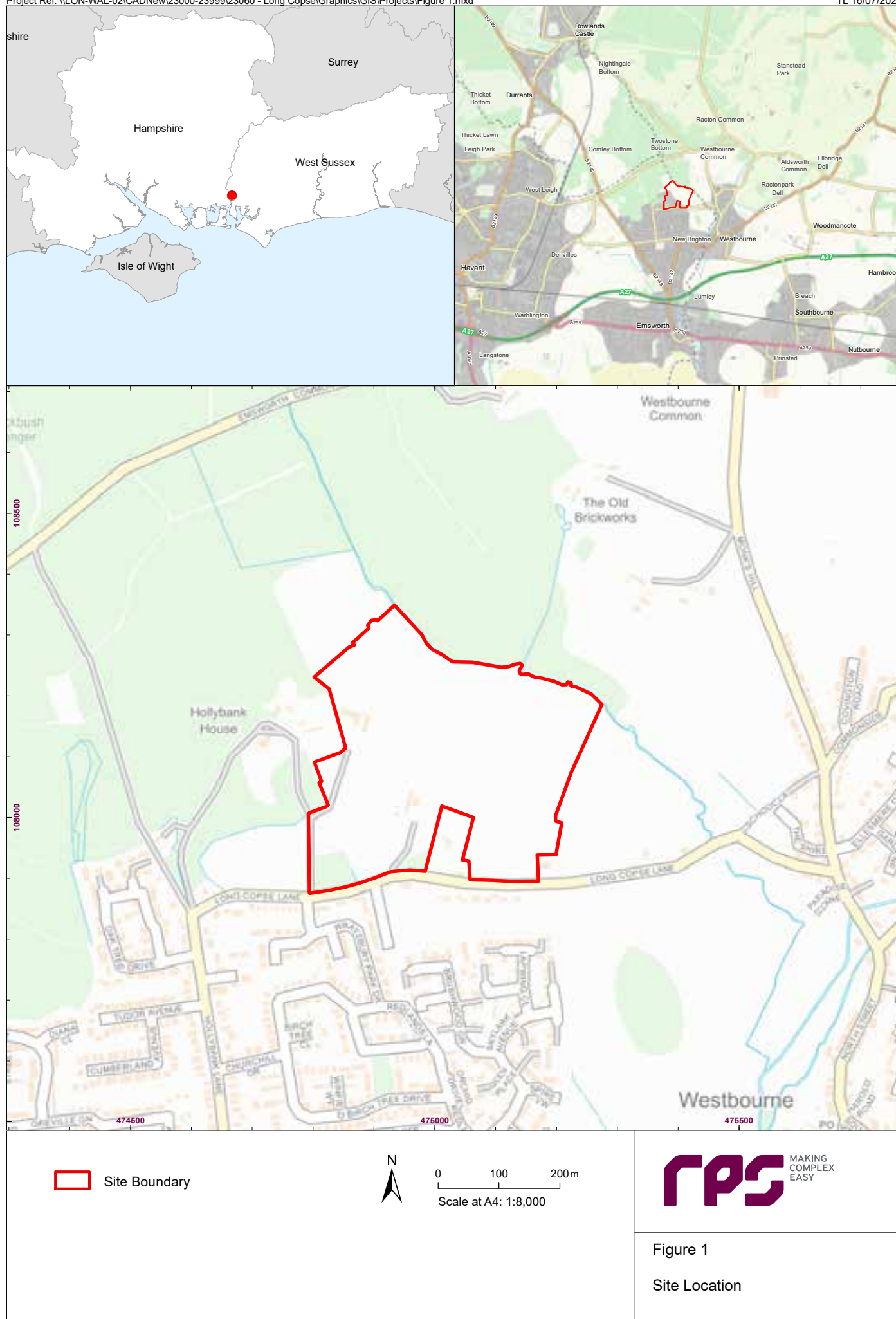
3 CONCLUSION

- 3.1 This Built Heritage Addendum has been researched and prepared by RPS, on behalf of Land and Partners in relation to Land North of Long Copse Lane, Emsworth, near Havant.
- 3.2 This Built Heritage Addendum is submitted in support of planning application 21/00893 and should be read in conjunction with the Built Heritage Statement provided as part of the original application (RPS, July 2021).
- 3.3 Further to submission of the application in August 2021, conservation consultation comments were provided by the council (comment date: Wednesday 8 Sep 2021). This Built Heritage Addendum seeks to address those comments and provide further information where requested with regard to potential effects of the proposed development to the historic built environment.
- 3.4 This Addendum has assessed the following properties, identified by the council as non-designated heritage assets:
- Hollybank Farm
 - 38 and 40 Long Copse Lane
 - 22 and 24 Long Copse Lane
- 3.5 The significance of each property has been assessed, including any contribution made by their respective settings and, where relevant, the Site. This understanding has formed the basis from which to assess potential effects of the proposed development to their heritage significance.
- 3.6 Havant Borough Council have a Local List through which it identifies buildings of local heritage importance. None of the three buildings have been included on this local list, nor are any of them recorded on the local HER. Having assessed their fabric and settings it is concluded that all of the buildings have no more than a modest, limited and local degree of heritage interest.
- 3.7 The proposed development would require the removal of Hollybank Farm and its associated outbuildings, which have been assessed to be of low heritage significance. With regard to 38 and 40 Long Copse Lane and 22 and 24 Long Copse Lane, the proposed development would result in changes to the character of their wider settings to the north of Long Copse Lane, by virtue of the replacement of pastoral fields with a residential scheme. This harm would be of a low degree, however, recognising the low and local level of heritage interest associated with the assets and the limited degree to which they now derive significance from their respective settings, particularly when considered alongside more immediate modern development within their close settings.
- 3.8 Paragraph 203 requires that in weighing applications that directly or indirectly affect 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. The wider public benefits are discussed and addressed elsewhere as part of this planning submission.
- 3.9 Further assessment has been provided with regard to the wider setting of Hollybank House. Development to the north of Long Copse Lane would reduce the remaining isolation of Hollybank House, acknowledging that its original isolated character has already been severely impacted by the spread of the Emsworth suburbs. In this sense, there would be a degree of harm caused to the wider setting and significance of Hollybank House, falling within the 'less than substantial' range of harm in NPPF terms. These effects would be mitigated in part by the considered way in which the southern boundary of the Site has been addressed, stepping back development behind a landscaped buffer, to preserve a sense of rurality as the viewer approaches Hollybank House along Long Copse Lane from the west. As such, the harm which would be caused to the way in which the significance of Hollybank House is experienced, as a wealthy countryside residence, would be partly mitigated and thereby reduce the scale of harm to the lower end of the 'less than substantial' range.

- 3.10 Acknowledging that there would be a degree of less than substantial harm caused to the wider setting of Hollybank House, the conservation consultation comments concluded the following:
- Whilst the heritage assets themselves would be well screened with limited intervisibility between the two sites, there would still be a level of harm to the wider setting. To that extent, it is considered that the development would result in 'less than substantial harm'. However, due to the mitigation measures proposed, that being increased landscaping on the western boundary of the site and the lower height development closer to the western boundary, the level of less than substantial harm would be at the lower end of the scale.*
- 3.11 Where less than substantial harm is identified to the significance of a designated heritage asset paragraph 202 of the NPPF requires this harm to be weighed against the public benefits of the proposed development. The level of harm arising to the wider setting of the listed building is less than substantial and at the lower end of that wide spectrum of harm. It is reasonable to conclude that the public benefits capable of outweighing the harm will also only need to be at the lower end of the spectrum. The wider public benefits are discussed and addressed elsewhere as part of this planning submission.
- 3.12 This Built Heritage Statement addresses all points raised in the conservation consultation response. It further meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

APPENDICES

Appendix A Maps





Site Boundary (approximate)



Not to Scale:
Illustrative Only



Figure 2

1810 First Edition Series
Ordnance Survey Map



Site Boundary (approximate)



Not to Scale:
Illustrative Only



Figure 3

1826 Greenwood's
Hampshire Map



 Site Boundary (approximate)

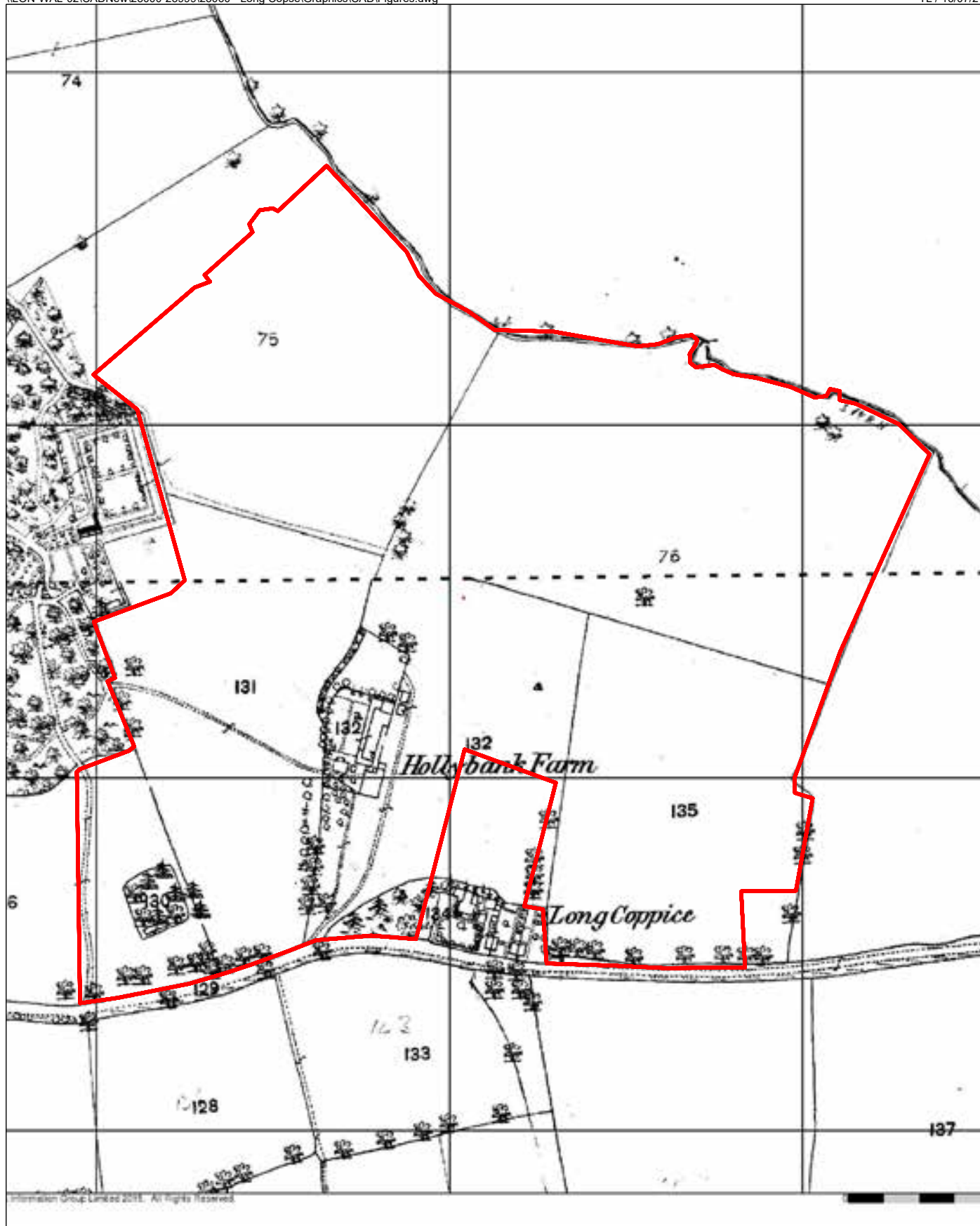


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Figure 4

1841 Warblington Tithe Map



 Site Boundary

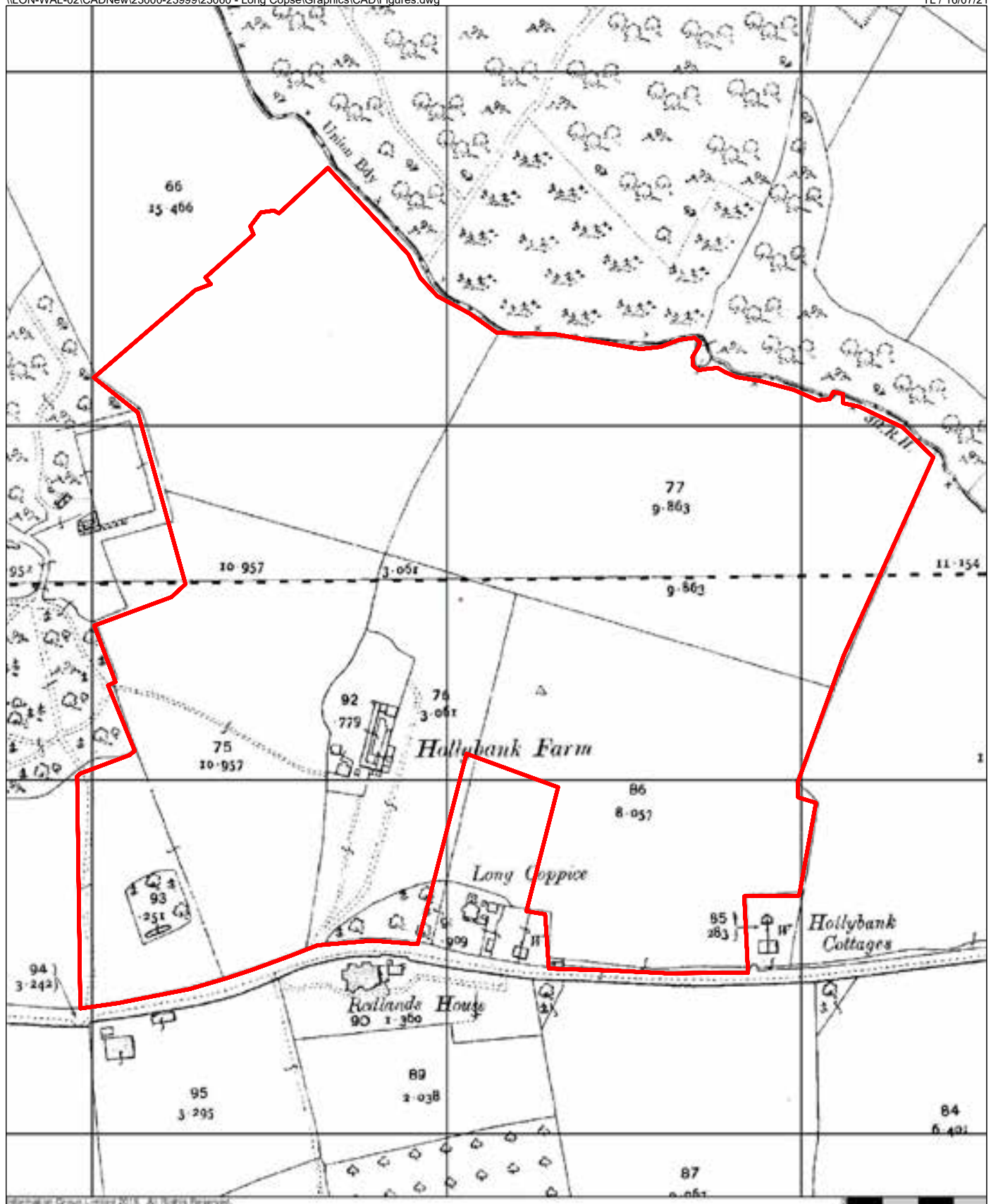


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Figure 5

1866-1869 Ordnance Survey Map



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 Site Boundary

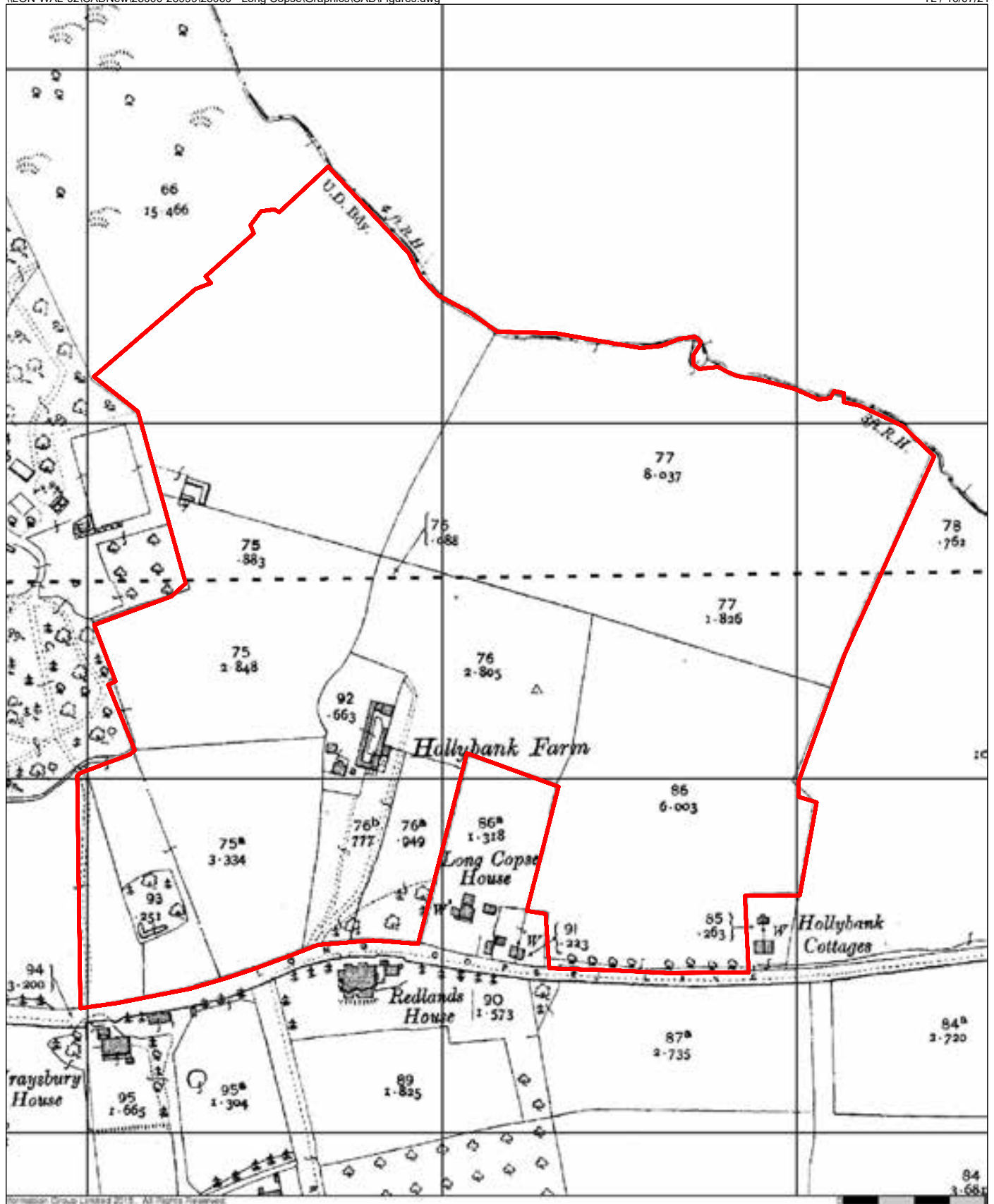


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Figure 6

1909 Ordnance Survey Map



 Site Boundary



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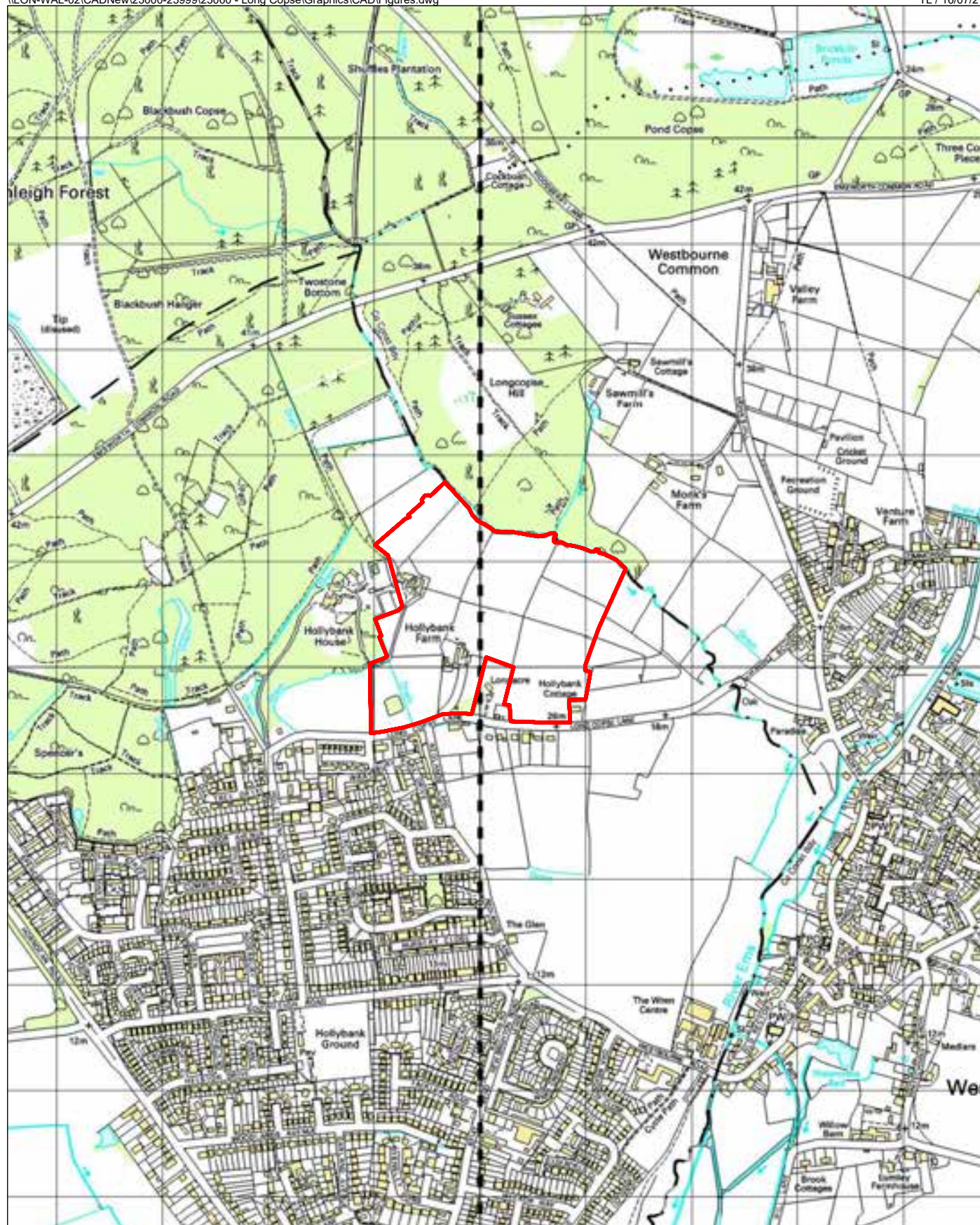


Figure 7

1932 Ordnance Survey Map



1952-69 Ordnance Survey Map



 Site Boundary



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rps MAKING
COMPLEX
EASY

Figure 9

2006 Ordnance Survey Map



 Site Boundary

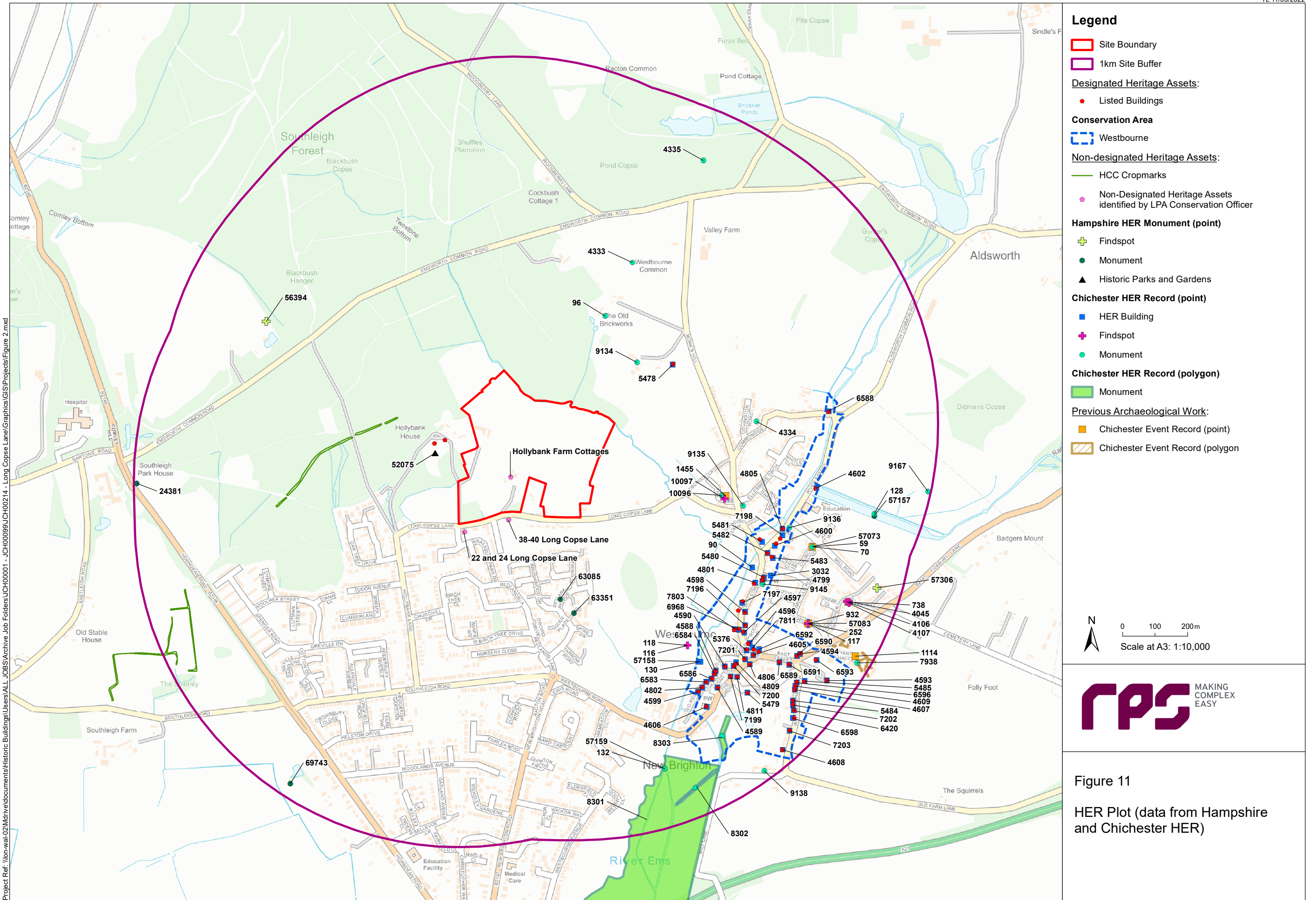


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Figure 10

2019 Google Earth Image



Appendix B Photographs



Figure 12: 38 and 40 Long Copse Lane, Non-Designated Heritage Asset



Figure 13: 22 and 24, Long Copse Lane, Non-Designated Heritage Asset

