Heritage Report

Proposed Dwellings

Land Rear, 34 Havant Road, Emsworth, PO10 7JG

Mr L. Mandiwall

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1.0 Generally

1.1 This Heritage Report forms part of a Full Planning Application with Havant Borough Council for 4No. Proposed Bungalows at the Land Rear of 34 Havant Road, Emsworth, PO10 7JG.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.

1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

21020 -	101	Location Plan
	210	Existing Topo Survey
	410D	Proposed Site Plan with Dimensions
	411A	Proposed Hard and Soft Landscaping
	412A	Proposed Parking and Access Plan
	414A	Proposed Drainage
	415A	Proposed Construction Management Plan
	421	Plot 1 Design Plans
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	423	Plot 3 Design Plans
	424	Plot 4 Design Plans
	425	Proposed Access Gates & Piers
	521	Plot 1 Design Elevations
	522	Plot 2 Design Elevations
	523	Plot 3 Design Elevations
	524	Plot 4 Design Elevations
	514	Proposed Site Sections

1.4 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019) Section 189 states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be ***proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*** *As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.0 Definitions

2.1 The following definitions are used in this document (National Planning Policy Framework 2012):

Historic Environment: *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Heritage asset: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

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

Significance: *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

3.0 Proposed Works Summary

3.1 The proposal involves no physical internal or external alterations to the Locally Listed building. This Full Planning Application is for additional dwellings to the south of the site.

3.2 There will be no loss or change to any original features.

3.3 The proposed colour palette has been designed to match in style and appearance with the main house, designed in a more contemporary style to avoid pastiche.

4.0 Current State of Repair

4.1 The building is currently in a good condition and no changes to this as a result of the proposed works are anticipated.

5.0 Historic Context & Development

5.1 34 Havant Road was constructed in the 1890's and is Locally Listed with the following description:

'*Originally the Rectory, this imposing flint villa is prominently sited on the Havant Road*.'

5.2 The building is not Listed by Historic England, and is not within a Conservation Area.

5.3 Through analysing the cartographic evidence shown in Appendix 1, we can determine that the building was originally constructed as a dwellinghouse in the 1890's. By the 1930's the building was used as a Rectory and continued to be until the 1970's when the building was converted in to a convent. More recently, the building has been used as St Anne's dialysis and treatment centre with associated accommodation. The building and site became vacant on 30th April 2021.

5.4 The historic maps also show the pattern of development within the local area. In the 1880's, there were several large principle houses surrounded by tree lined fields. In the 1900's the application site was used as a dwellinghouse, and the land was split in to 3 No. parcels which implies the original building only used a portion of the land as residential garden.

By the 1930's, development of smaller houses had begun on Beach Road. At this time, the building was being used as a Rectory with half of the application site being used as garden space, as well as owning several adjoining fields.

In the 1950's the adjoining fields had been developed for housing and Clovelly Road was created. Several of the principle houses remain within large grounds at this time. By the 1970's, the grounds of Kingsey House and Valetta had both been built on. Valetta and St Anne's Convent had been demolished and the convent moved to the application site where the entirety of the application site was used as garden space. Presumably because there were more occupants and visitors that a standard dwelling which therefore required more amenity space.

The above shows the pattern of development house building within this area. The application for the proposed housing follows this historical pattern.

5.4 There are also several outbuildings on the site, which include a modern annexe (used as the dialysis treatment centre), a garage/workshop and pool changing rooms and a pump house.

6.0 Significance

6.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

Architectural Interest*: To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).

Artistic Interest: *Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their*

significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right.

***Historical Interest**: To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

***Archaeological Interest:** This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.*

6.2 The main building has low/medium architectural value. The core building itself is deemed to have medium value; however, there have been several unsympathetic additions which have low/negligible architectural value.

6.3 The modern outbuildings also have low/negligible value to the setting of the Locally Listed building.

6.4 The proposed dwellings are located to the rear (south) of the application site. As the Locally Listed building is of low/medium value and the proposed dwellings are of some distance away, there is deemed to be **low impact** to the setting of the Locally Listed building.

7.0 Impact

7.1 The magnitude of impact is deemed to be Neutral.

8.0 Conservation Principles

8.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles are used throughout this document:

8.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and

sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.

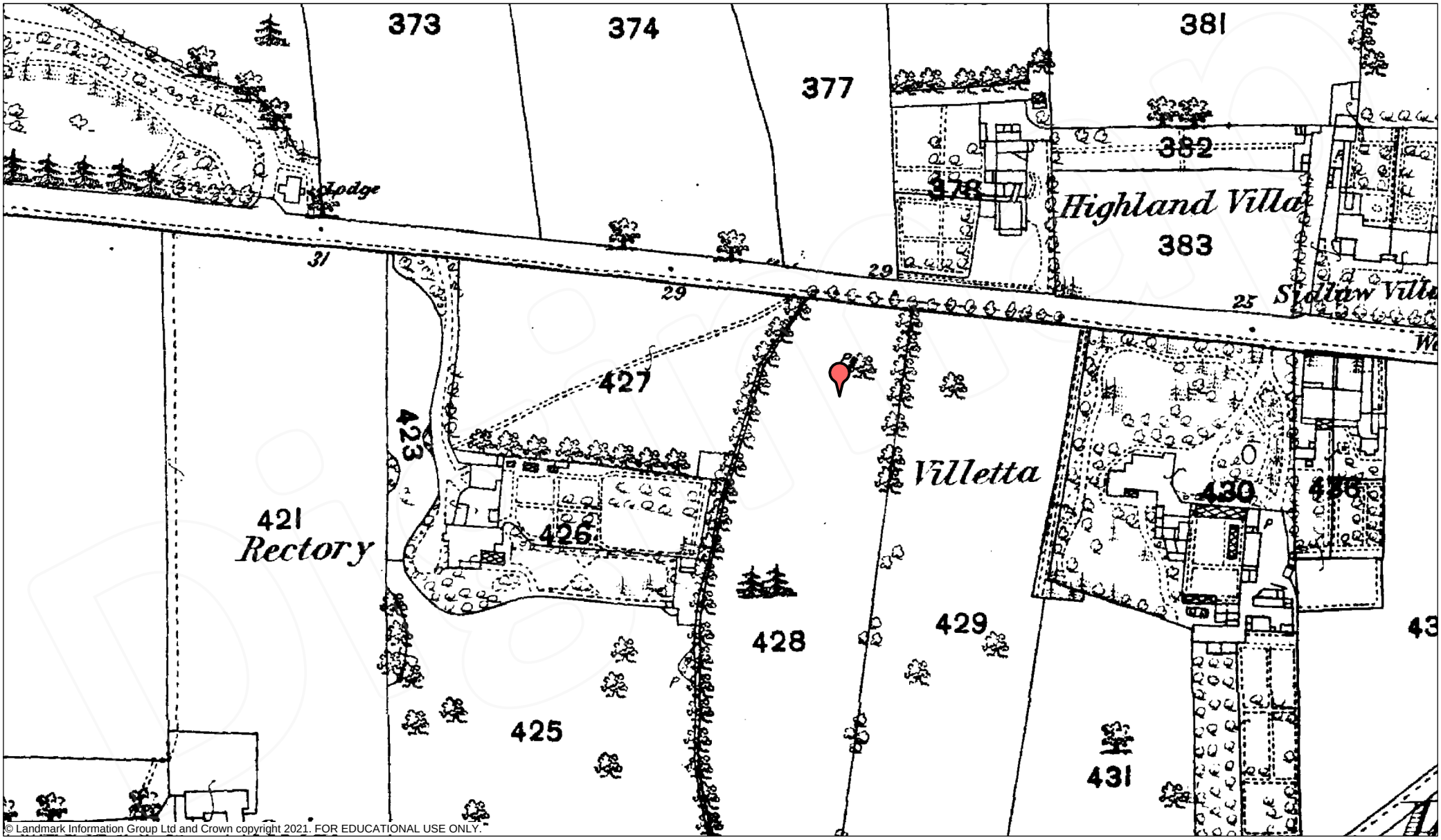
8.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.

8.4 To understand the physical fabric of the heritage asset to be able to identify the full significance.

8.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.

Appendix 1: Historic Maps

1880s Map



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Projection: British National Grid

May 19, 2021 10:01

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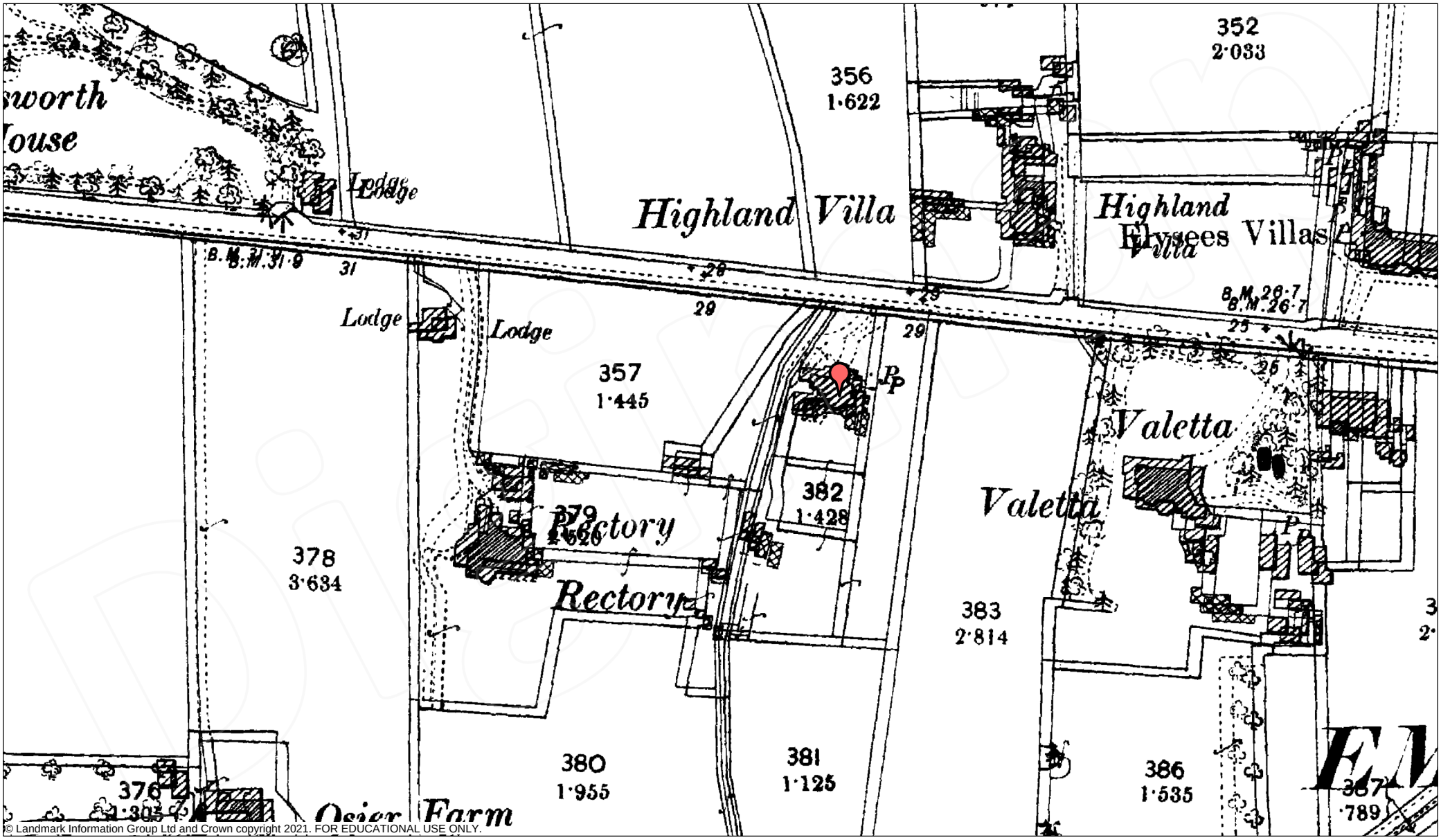
1890s Map



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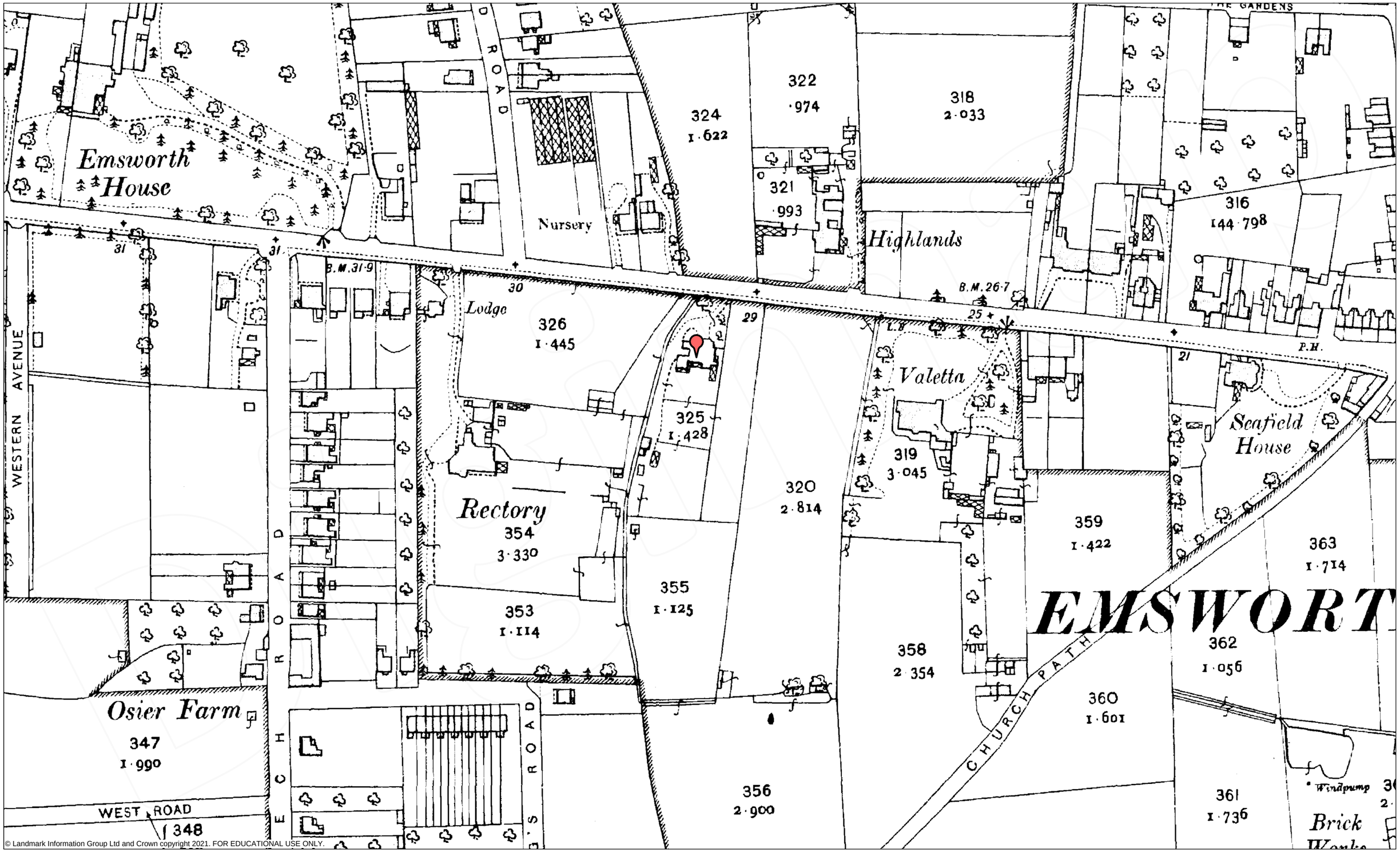
1900s Map



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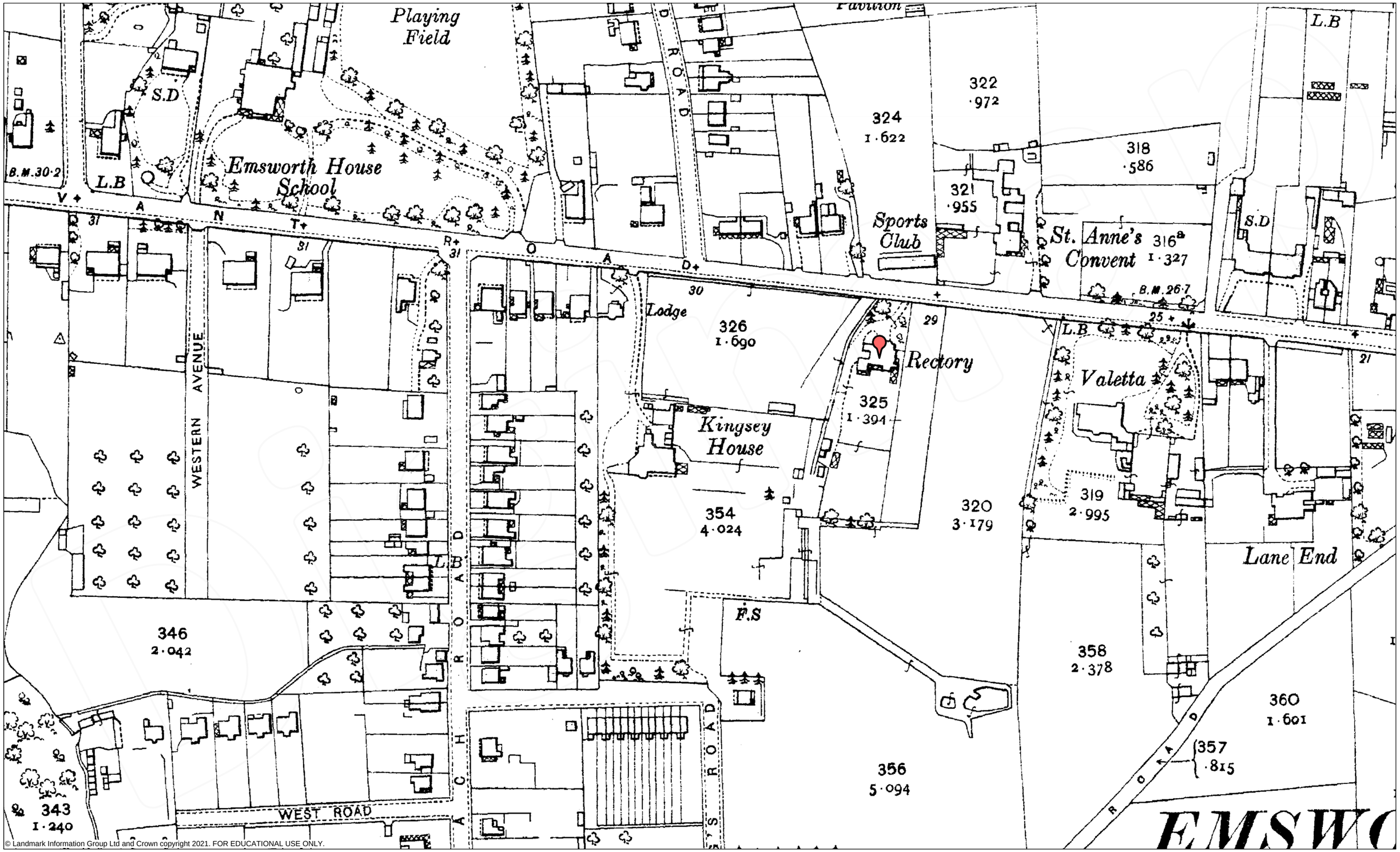
1930s Map



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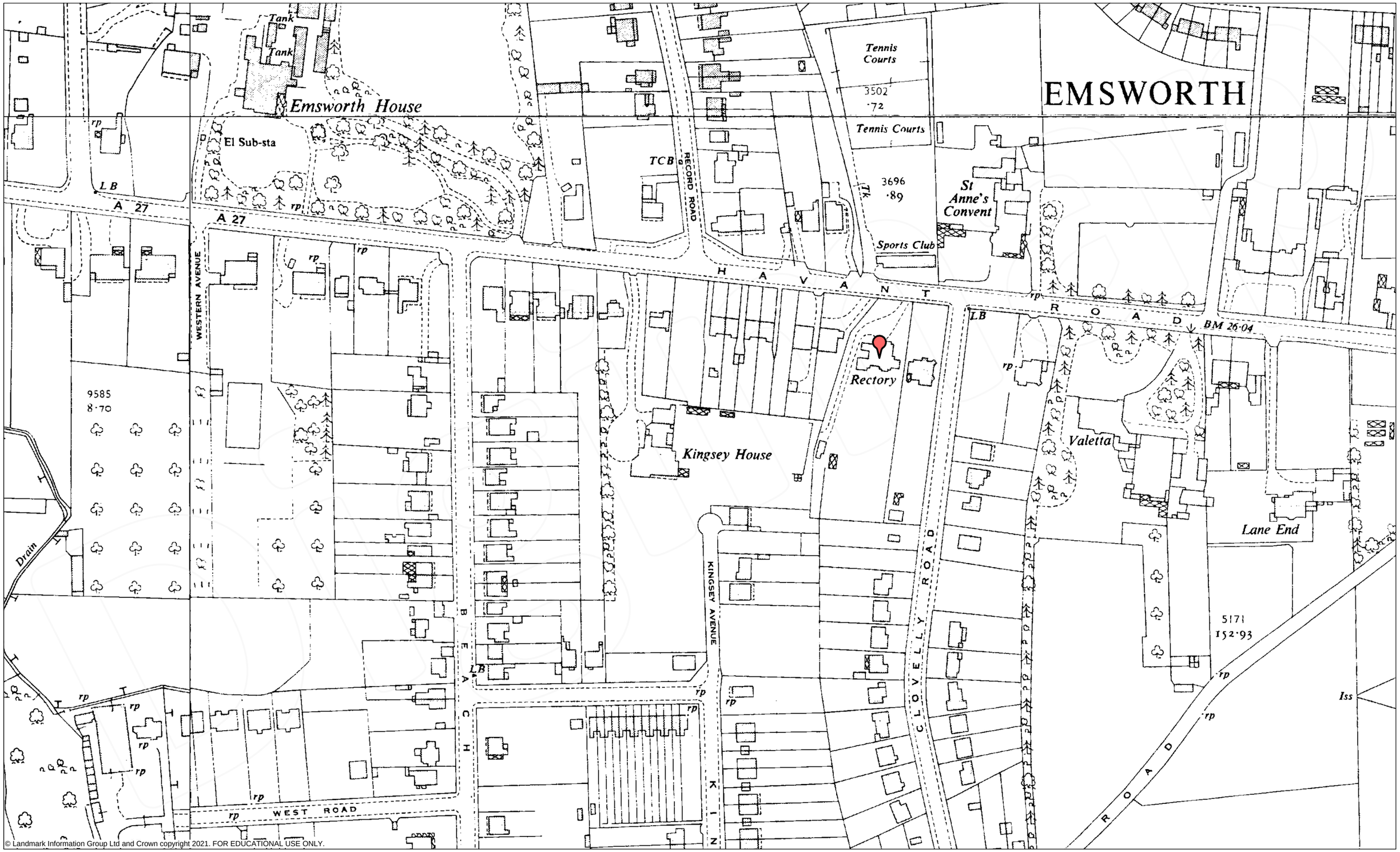
1950s Map



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1970s Map

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