



Heritage Report

Single Storey Rear Extension

28 Manor Close, Havant, PO9 1BD

Mr and Mrs Walker

06/09/2021

Critchley Architecture And Design Ltd
The Old Brewery,
15E South Street,
Havant,
PO9 1BU

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1.0 Generally

- 1.1 This Heritage Report forms part of Planning Application to Havant Borough Council for a single storey extension at 28 Manor Close, Havant, PO9 1BD.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

21073 -	101	Location and Block Plan
	201	Existing Plans
	301	Existing Elevations
	402	Proposed Plans
	502	Proposed Elevations

- 1.4 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018) 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 design of the extension is modest in scale. Render and stonepaint to match the rear of the existing house is proposed. As a pitched roof would only be possible at such a low degree that it would not be possible to match the existing roof tiles, a flat roof has been proposed.
- 3.2 The proposed would be visible to the public from Prince George Street, but would not be apparent from Manor Close.
- 3.3 The proposed development would not involve the loss or change of any original features.
- 3.4 The proposed extension would not affect the soft landscaping, boundary walls, or distance between properties that define the character of Manor Close. There would be no impact on the streetscene.

4.0 Current State of Repair

- 4.1 The property is in generally good repair. The occupants recognise that the existing stonepaint to the rear is cracked in places, particularly around the SVP, and intend to refresh this as part of the proposed works, which will also ensure a good match with the proposed materials.



5.5 1960s Map, following demolition of the Manor House and development of Manor Close.



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 house at No.28 is significant in terms of its contribution to the overall setting rather than in and of itself. It is not unique in terms of design and is therefore of little architectural interest or aesthetic merit.
- 6.3 As the Manor Close development is relatively recent, it is considered unlikely to be of historic or archaeological interest.

7.0 Impact

- 7.1 The proposed development will have very little impact on the significance of the asset or its setting. It is not considered that the proposed work will harm the heritage asset.

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.