## Dolphin Quay, Queen Street, Emsworth, Hampshire

**Chapter 12 of the National Planning Policy Framework (NPPF)** relates to conserving and enhancing the historic environment. Paragraph 128 requires an applicant to describe the significance of any heritage assets affected by a development proposal. This heritage statement is in accordance with this guidance.

### Site and surroundings

Comprises vacant offices, retail and boat storage/repair premises located on the south side of Queen Street. The frontage buildings are single and two-storey in height. Those at the rear are mainly single-storey sheds. There are timber pontoons, a slipway and open storage areas that are surfaced in concrete. The entire site has a run-down and unkempt appearance, particularly at the rear. The character and appearance of this part of Queen Street is mixed, with imposing and attractive listed buildings interspersed with late twentieth century infill development. Opposite the site is a motor repair garage (Appendices A and C: photographs of site and nearby development).

**Figure 1. The Queen Street frontage of the site.**

**Historical background**

Emsworth lies at the head of the western arm of Chichester Harbour. The Emsworth Conservation Area encompasses the older part of the town which lies to the south of the A259 between two mill ponds.

The street layout is mediaeval but the character of the town is predominantly Georgian. Its intimate charm is emphasised by building heights that rarely exceed three-storeys and narrow frontages that give buildings a strong vertical emphasis. This is reflected in the proportions of the shop fronts, windows and doors within each individual elevation. Properties are frequently linked or closely spaced and, viewed obliquely, they give the impression of a continuous street frontage. The essential character has been maintained by 19$^{th}$ and 20$^{th}$ century development that generally reflects the domestic scale of the older buildings within the conservation area. There are many non-listed buildings that are good examples of their type sitting amongst the numerous listed buildings fronting onto the principal roads that form the nucleus of the Emsworth Conservation Area.

Brick and tile are the predominant building materials in the conservation area with the blue header bricks, associated with 18$^{th}$ century Hampshire buildings, much in evidence. To a lesser extent stucco, flint and stonework can also be found there. The Lord Raglan Public House (No.35) in Queen Street is perhaps the most obvious building constructed of flint. Pitched roofs are characteristic of most buildings. Although slate took over from clay tiles as a roofing material in the 19$^{th}$ century, more recent development has tended to conform to the 18$^{th}$ century tradition of tiles.

Queen Street contains distinctive examples of small-scale domestic Georgian architecture such as Newnham House but, at the eastern end, gaps, vacant sites and single-storey buildings contribute to the erosion of the urban character. Half way along Queen Street, The Old Flour Mill, C1897 but now modernised and currently used as a warehouse and office, offers an attractive ‘mixed use’ element with its symmetrical gabled front. (Appendix E: historic maps showing settlement pattern and change over the past century).

**The proposal**

To demolish all buildings on the site and construct two three-storey and two two-storey houses (with dormers in the roof) on the Queen Street frontage. The proposed houses would be set away from No.35 to create a vehicular access to the rear where a three-storey block of seven apartments is proposed facing the Mill Pond. Car parking would be mainly under the apartment block with an additional four spaces in front of the block. The road frontage houses would be a traditional design with red brick external walls, a clay tile-clad hipped roof, vertical timber sliding sash windows, stone cills and lead-clad dormers. The apartment block at the rear would invoke a more contemporary appearance with a flat roof, white rendered external walls, aluminium windows and structural glazed balconies with stainless steel handrails.

**Heritage assets**

The site is located within the Emsworth Conservation Area that is a designated heritage asset as defined in the NPPF. There are a number of statutory listed buildings, all grade II, that are located in the vicinity of the site; these are also designated heritage assets (Appendices B and D: photographs and statutory list descriptions). The Lord Raglan Public House (No.35) adjoins the site to the east. It dates from the early nineteenth century and is two-storeys in height. The front elevation is symmetrical. It is flint faced with yellow brick dressings under a clay tile clad hipped roof. 29 Queen Street is a short distance to the west of the application site. This is an imposing early nineteenth century house, now offices. It is three storeys with stuccoed external walls under a pitched slate-clad roof. Adjoining No.29 is a pair of late eighteenth century cottages (Nos.25 and 27). They are two-storeys in height over basements with red brick walls under a tile clad pitched roof. Opposite the site is the Old Flour Mill. This building is dated 1897 and is now in use as warehouses and offices. The frontage is in English Bond brickwork with cast iron industrial windows. The roof is clad in slate. There are no locally listed buildings of architectural or historic interest in the vicinity of the site.

**Significance of heritage assets**

The importance and significance of the nearby listed buildings is visually apparent and described in the statutory list descriptions (Appendix D). The three most noteworthy buildings all have a distinctive and attractive appearance that contribute much to the character of this part of the conservation area. The existing buildings on the site, as noted in the Local Planning Authority's appraisal, have a negative impact on the character and appearance of the conservation area. Although Nos.31 and 31A (the frontage buildings on the site) retain a vestige of the nineteenth century buildings that once existed, there have been substantial alterations carried out to these buildings and consequently their heritage value is now insignificant. The later buildings at the rear of the site are all rudimentary in appearance and falling into a state of dilapidation. None of these structures have any architectural or historic interest. It follows, therefore, that the demolition of all the buildings and structures on the site would, in principle, be beneficial provided the replacement buildings and spaces are of a high quality and sympathetic to the context in this part of the conservation area.

**Impact on heritage assets**

The conservation area appraisal published by the Local Planning Authority indicates that the site is located within an area of archaeological importance. Furthermore, Plan No.3 highlights locations within the conservation area *where the urban character has been eroded*. There are three such locations close to the eastern boundary of the conservation area, one of these is the application site. It would therefore follow that there is a desire for improvements to be made in this part of the conservation area due to the fragmented nature of the urban character. It is considered that the removal of the existing buildings and their replacement with a sympathetic new development that acknowledges and follows the desirable historic urban grain of the area would be beneficial to the area. That urban grain is predominantly narrow fronted vertical proportioned buildings sitting adjacent or close to the back edge of the footway. Much of the later twentieth century development in the vicinity of the site has followed this urban grain (Appendix C: Figures viii and ix). Furthermore, the new street frontage development would use traditional materials and design accents found on earlier and later development in the locality. That is

brick external walls, timber sliding sash windows and pitched and hipped roofs clad with plain clay tiles. The opportunity to express the development in a more contemporary style has been taken for the water frontage, where there is a greater justification and precedent for this approach as may be found on the water frontage in other parts of the conservation area.

**Heritage and planning policy**

Policy CS11 in Havant Borough Council's Core Strategy refers to the built heritage. Paragraph 4 states that *planning permission will be granted for development that 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*.

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Heights, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

It is considered that the redevelopment of this site in the manner proposed in this application would comply with advice in Chapter 12 of the NPPF. The proposal is considered consistent with guidance in Paragraph 131, as it would result in positive conservation through a carefully considered and suitable new development that would enhance the heritage asset that is the conservation area and respect the setting of nearby listed buildings. Furthermore, this new development would make a positive contribution to local character and distinctiveness.

Paragraph 134 suggests that where development would cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits, including securing the asset's optimum viable use. Whilst it is not considered that any harm would be caused to the significance of the heritage assets that are the listed building and conservation area, certainly the proposed development and consequential financial investment would secure the

future of this site for the foreseeable future. Consequently it is considered there would be a public benefit resulting from these proposals.

The *English Heritage Conservation Policies and Guidance* (2008) provides comprehensive guidance on the built heritage. Paragraph 138 advises that *New work or alteration to a significant place should normally be acceptable if:*

a. *there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
b. *the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
c. *the proposals aspire to a quality of design and execution which may be valued now and in the future;*
d. *the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

*The Historic Environment Planning Practice Guide* has not been cancelled following the issue of the *National Planning Practice Guide* in March this year. This guide provides some advice on alterations and additions. It is considered that the proposed development would be in line with wording in Paragraphs 178. The proposed development would respect the special architectural and historic interest of the area. In particular, the new work would not dominate, the plan form, design and materials would follow the character and appearance of existing buildings nearby in the conservation area.

**Conclusion**

The redevelopment of the site has been carefully considered to respect the setting of nearby listed buildings and the special architectural and historic interest of the conservation area. The result would be the removal of buildings and spaces that have a negative impact on the significance of heritage assets and replacement with a development that would enhance both the conservation area and listed buildings.

**References**

British Listed Buildings [Online] Available from http://www.britishlistedbuildings.co.uk/ [Accessed on 12 April 2014]

Department for Communities and Local Government (2012) [Online] *The National Planning Policy Framework 2012.* Available from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf [Accessed on 14 April 2014]

English Heritage (2008) [Online] *Conservation Principles Policies and Guidance for the sustainable management of the historic environment*. Available from http://www.english-heritage.org.uk/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf [Accessed on 14 April 2014]

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Havant Borough Council (2011) [Online] *Havant Borough Council Core Strategy*. *Local Development Framework.* Available from http://www.havant.gov.uk/sites/default/files/documents/ADOPTED%20CORE%20STRATEGY%20FINAL%20VERSION.pdf [Accessed on 14 April 2014]

## Appendix A

## Photographs of application site

**Figure i. 31A Queen Street, showing the much altered frontage.**

**Figure ii. 31 Queen Street, showing the relatively modern shopfront.**

**Figure iii. View of the site from the south showing single storey buildings.**

**Figure iv. View from the slipway showing unkempt appearance.**

## Appendix B

## Photographs of nearby listed buildings

**Figure v. The Lord Raglan Public House adjoins the site to the east.**

**Figure vi. 29 Queen Street and adjacent listed buildings Nos. 25 and 27 to the west of the site.**

**Figure vii. The Old Flour Mill sits opposite and slightly west of the site.**

## APPENDIX C

## Late twentieth century developments in Queen Street

**Figure viii. Relatively recent residential development just to the east of the site.**

**Figure ix. Traditional design office development to the west of the site.**

## Appendix D

### Listing texts for listed buildings near to Dolphin Quay, Queen Street, Emsworth

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# 29, Queen Street, Emsworth

**DESCRIPTION:** 29, Queen Street

**GRADE:** II
**DATE LISTED:** 21 July 1975
**ENGLISH HERITAGE BUILDING ID:** 135475

**OS GRID REFERENCE:** SU7515905739
**OS GRID COORDINATES:** 475159, 105739
**LATITUDE/LONGITUDE:** 50.8463, -0.9338

**LOCATION:** Queen Street, Emsworth, Hampshire PO10 7BJ

SU 7505 HAVANT QUEEN STREET
Emsworth (South Side)
21.7.75
11/60 No. 29

GV II

House (office). Early C19. Stucco, with a slate roof. Symmetrical front (north) of 3 storeys, 3 windows. Hipped roof. Wide eaves on brackets, 1st floor band, stone cills. Sashes in reveals (2nd floor centre blank), 1st floor centre a ½-glazed folding door. Porch on oval plan with 4 columns, 6-panelled door. Prominent east elevation of 3 storeys, 1.1.1 windows. Central wide chimney with pediment, projecting centrepiece with 1st floor tall window within a recessed arch, 1st floor band, plinth. Sashes (3 blank panels), 1st floor centre has a delicate wrought-iron balcony rail with a diagonal pattern. Porch recently altered.

Listing NGR: SU7515805738

## 25 and 27, Queen Street, Emsworth

**DESCRIPTION:** 25 and 27, Queen Street

**GRADE:** II
**DATE LISTED:** 6 February 1984
**ENGLISH HERITAGE BUILDING ID:** 135474

**OS GRID REFERENCE:** SU7515105735
**OS GRID COORDINATES:** 475151, 105735
**LATITUDE/LONGITUDE:** 50.8463, -0.9339

**LOCATION:** Queen Street, Emsworth, Hampshire PO10 7BJ

SU 7505 HAVANT QUEEN STREET
Emsworth (South Side)

11/59 Nos. 25 and 27

GV II

Pair of houses. Late C18. Brick, with a tile roof. 2 storeys, attic and basement, 2 windows. 2 C20 flat-roofed dormers with casements. Red brick walls in Flemish bond with blue heads, brick dentil eaves, rubbed cambered arches to the ground floor. Sashes in exposed frames. Modern doorways.

Listing NGR: SU7515305736

# The Old Flour Mill, Emsworth

**DESCRIPTION:** The Old Flour Mill

**GRADE:** II
**DATE LISTED:** 6 February 1984
**ENGLISH HERITAGE BUILDING ID:** 135482

**OS GRID REFERENCE:** SU7515205772
**OS GRID COORDINATES:** 475152, 105772
**LATITUDE/LONGITUDE:** 50.8466, -0.9339

**LOCATION:** Queen Street, Emsworth, Hampshire PO10 7BL

SU 7505 HAVANT QUEEN STREET
Emsworth

11/49 The Old Flour Mill

II

Warehouse and office. 1897. Brick, with a slate roof. Symmetrical gabled front (south) of 3 storeys and attic, 3 windows. Brickwork in English bond, cambered openings, 1st and 2nd floor bands. Cast-iron industrial windows, the central openings are windows, filling in former loading doors which had a wooden hoist at the top. 4-1 windows along each side. Modernised recently.

Listing NGR: SU7507305716

# Lord Raglan P.h., Emsworth

**DESCRIPTION:** Lord Raglan P.h.

**GRADE:** II
**DATE LISTED:** 6 February 1984
**ENGLISH HERITAGE BUILDING ID:** 135476

**OS GRID REFERENCE:** SU7521705757
**OS GRID COORDINATES:** 475217, 105757
**LATITUDE/LONGITUDE:** 50.8465, -0.9330

**LOCATION:** Queen Street, Emsworth, Hampshire PO10 7BL

SU 7505 HAVANT QUEEN STREET
Emsworth (South Side)

11/61 No. 35 (Lord Raglan P.H.)

II

Public House. Early C19. Flint and brick, with a tile roof. Symmetrical front (north) of 2 storeys, 3 windows (widely-spaced with doors between). Hipped roof, brick dentil eaves. Flint walling with yellow brick dressings; quoins, flat rubbed arches to the 1st floor, cambered rubbed ground floor openings, including 2 with radiating fluted spandrels, plinth. Sashes in reveals, of 3-lights to the west side ground floor, casement to the east side, and casements to a central bow. 2 later ½-glazed doors. Simpler east elevation of 2 upper and 2 lower windows, with a 6-panelled (2 top-glazed) central door within a segmental arched recess.

Listing NGR: SU7507305716