



Rear extensions to property

Historically, prior to the construction of the existing building, the plot was constrained at the rear by an area of open space, highlighted below on the 1866 Ordnance Survey map. The map does not clearly show which property this land was associated with or what it was used for. It does, however, show the unusual rear angled plot boundary of the Town Brewery building, which remains today. This historic open space and associated boundaries would have constrained any extensions to the building to this rear space. Today, however, this piece of open land has been taken into the rear land of the Town Brewery and can no longer be read as a separate plot.

Due to its age, fabric and design-detailing, the significance of the Town Brewery is considered to be **moderate**.



1866 OS County Series Hampshire and Isle of White (1:2500)

1 High Street - Grade II listed building

1 High Street is located on the junction of High Street, West Street and Kings Terrace, on its south side.

The building is two storeys in height and is a good example of a late 18th century dwelling with a 19th century shopfront at ground floor level.

Due to the age and quality of its fabric and detail, the significance of the building is considered to be **good**.

Statutory List description

Grade: II

Date first listed: 06-February-1984

SU 7405 HAVANT HIGH STREET Emsworth (West Side)

House, with shop. Late C18. Brick, with a tile roof. 2 storeys and attic, 4 windows. Blue header walling with red brick dressings, brick dentil eaves, quoins. Sashes in exposed frames. Late C19 shopfront, with pilasters, and large sashes on each side of the central entrance.



1 High Street

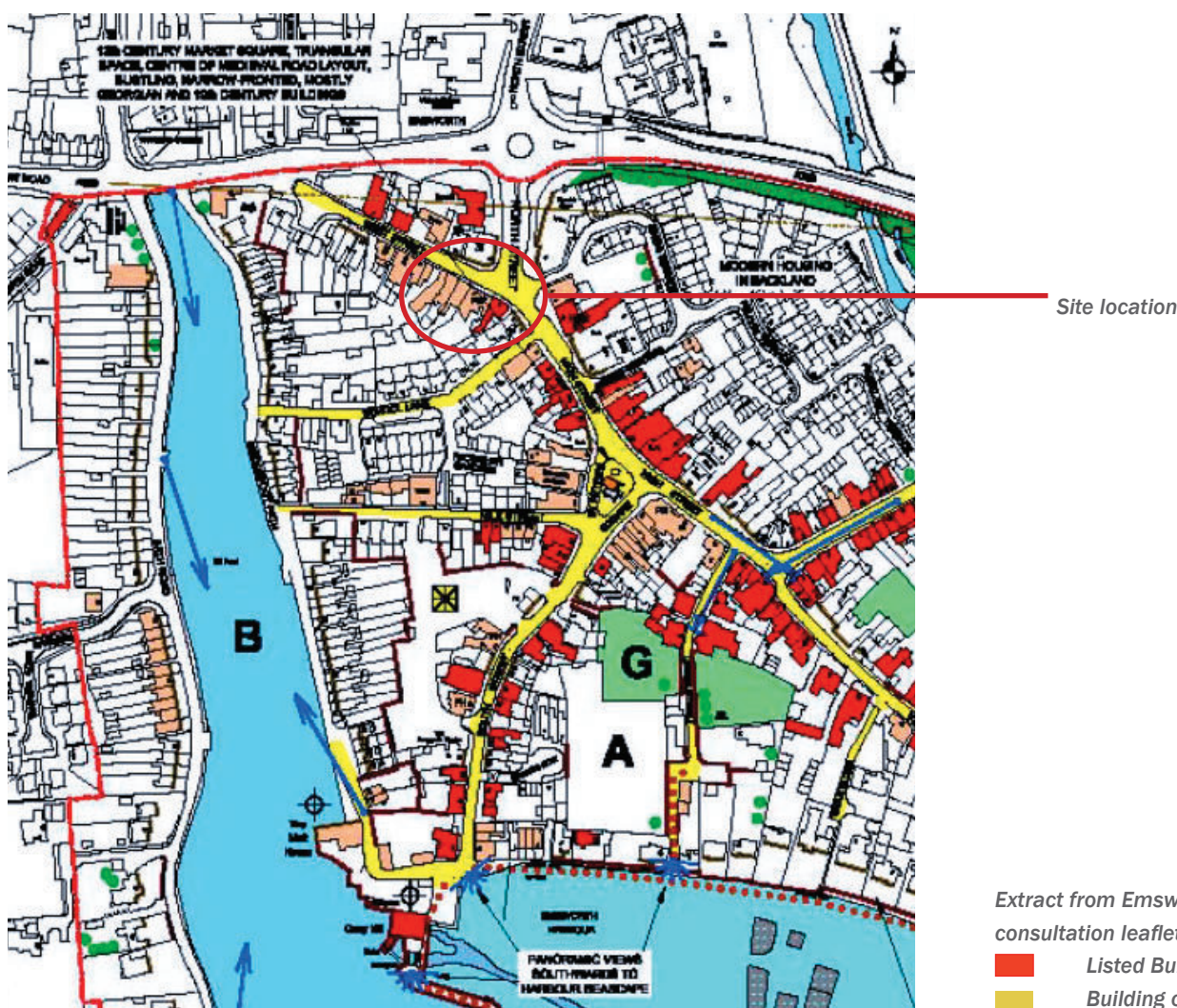
Emsworth Conservation Area

The principal physical characteristics of the Emsworth Conservation Area derive from the evidence of its development in the 18th century, although its origins as a settlement are much older. Buildings from this Georgian period are constructed in red brick with some examples of rendered or stone built properties. The scale is predominantly domestic with the plot sizes ranging in size in response to the topography, underlying settlement from its earlier periods, and the waterfront.

There is generally a consistent building line, with buildings set close to the pavement edge. Buildings are usually adjoined as continuous frontage along the main streets with some larger detached properties present. Buildings are generally two storeys in height, although there are a limited number of three storey properties.

Of particular note, in terms of the character of Emsworth, are the existing boundary walls. These are usually constructed in either red brick or flint and are located on the boundaries of front, side and rear gardens of properties and tend to follow the line of the street or lanes, creating a strong sense of enclosure.

Overall the area has a small scale village atmosphere which is strengthened by the number of historic buildings and the variety of building styles and uses. Due to the quality of the built form and spaces within the Emsworth Conservation Area, its overall significance is considered to be **good**.



4 Proposed scheme

The proposed scheme is seeking external alterations including rear extension and associated parking and external works, in connection with proposed change of the ground floor A4 use to flexible A1/A2/A3/A4/A5 use, and the formation of three apartments.

The main external alterations relate to the installation of two Velux conservation roof lights and the demolition of the existing rear extensions and outbuildings and replacement with a single storey extension.



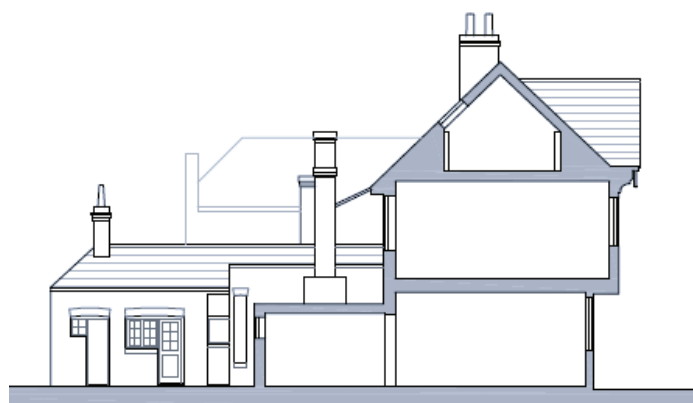
Existing front elevation



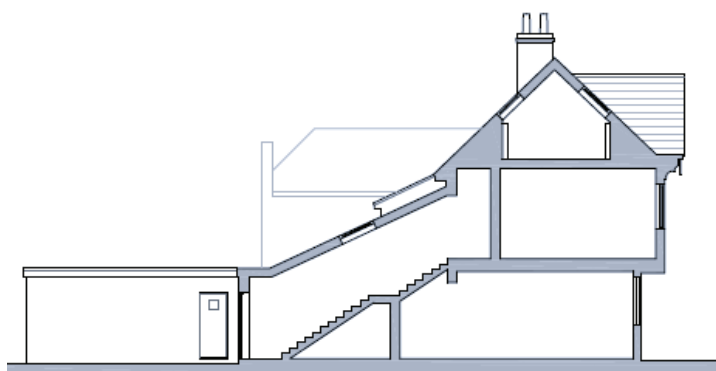
Proposed front elevation

*Existing rear elevation**Proposed rear elevation*

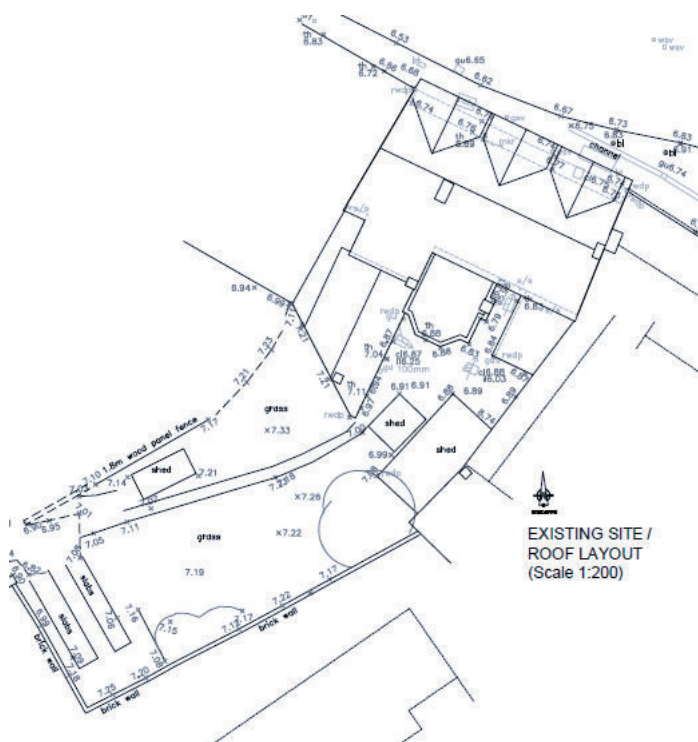
It is proposed to replace the rear brick, timber and rendered single-storey elements with a new single storey flat-roofed extension, comprising a commercial area and a two-bedroomed apartment. A timber roofed yard area serving the commercial unit is provided to the rear. The two bed apartment will include a rear open lightwell providing light and access to the second bedroom and kitchen. A new access and staircase serving the two upper floor apartments is provided running centrally under a pitched slate roof.



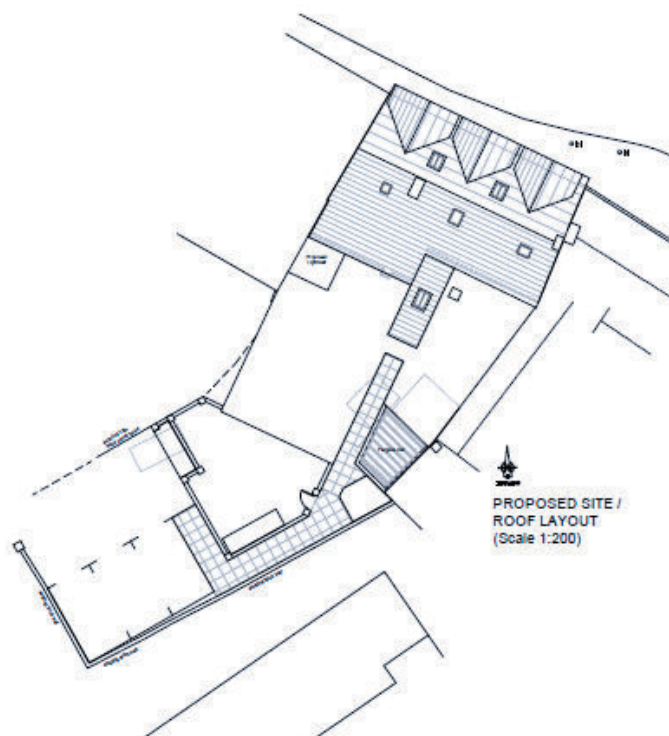
Existing section/ east elevation



Proposed section/ east elevation



Existing site plan



Proposed site plan

The rear garden will include a mixture of low-level brick wall with timber panelled fencing, with existing boundaries retained. Residential refuse and cycle storage facilities are included to the rear. A car parking court for three parking spaces is also provided to the rear of the site in a similar location to the existing car parking.

5 Impact Assessment

In order to assess the degree of impact resulting from the proposed development on the significance of heritage assets and/or their settings, it is necessary to determine the nature, level and extent of any impacts resulting from the proposal and whether they constitute harm - and to what degree.

Town Brewery

The Town Brewery is highlighted within the Emsworth Conservation Area Appraisal as a 'building of local interest'. It is proposed to install two Velux conservation rooflights to the front elevation of the property in between the projecting gables. On the basis that these rooflights are flush with the roof plane and conservation style, it is considered that the windows will have a **negligible impact** on the significance of the building.

In terms of the demolition of the existing rear extensions, these structures are of a low to modest quality and, due to the historic boundary constraints, have been constructed so they obscure the rear facade of the building. This has detrimentally impacted the appearance of the building to some degree. The removal of these will therefore have a **low positive impact** on the significance of the building.

The proposed replacement extension will result in a more regularised and de-cluttered rear facade this will result in a **minor positive impact** on the significance of the building. The overall enhancements to the garden area will also improve the general appearance of the building and have a **low positive impact** on the significance and setting of the Town Brewery.

1 High Street - Grade II listed building

The proposed works to the Town Brewery building will have **no direct physical impact** on the listed building. Any potential impacts will therefore arise from effects on its setting.

The proposed installation of the two conservation style conservation rooflights will have **no impact** on the setting of the listed building.

In terms of the replacement rear extensions, the listed building is located on the corner of West Street and High Street and, as a result, does not have any significant rear amenity space. Adjacent development has essentially boxed in the building so there is little chance to appreciate the building from the rear.

The principle of the proposed single storey extension, located on the west side of the Town Brewery plot, will therefore have a **negligible impact** on the setting of the building. However, the general enhancement of the rear of the property will result in an improvement to the overall appearance of the adjacent building and, as such, will have a **minor positive impact** on the setting of the listed building.

Emsworth Conservation Area

The main characteristic of the Conservation Area derives from the mixture of 18th century buildings and their materials. The Town Brewery is of a later date and, as such, is not entirely consistent with the established character. It has, however, been highlighted as a building of interest within the Emsworth Conservation Area. The proposed installation of conservation style rooflights will have **no impact** on the character and appearance of the Conservation Area.

The rear alterations will result in the general improvement of the space to the rear of the Town Brewery. The erection of a number of brick walls and timber panel fences is also consistent with existing boundary treatment throughout the Conservation Area. These works will therefore have a **minor positive impact** on the character and appearance of the Emsworth Conservation Area.



Rear view of 1 High Street



View of existing car parking area and refuse storage.

6 Summary

The current application is seeking external alterations including rear extension and associated parking and external works, in connection with proposed change of ground floor A4 use to flexible A1/A2/A3/A4/A5 use. and the formation of three apartments.

As a result of our assessments on site, we consider that there are a range of impacts deriving from the proposals. The works to install the conservation rooflights to the front of the property will have **no impact** on the individual building, adjacent listed building or wider Emsworth Conservation Area.

In terms of the rear elevation, the improvements to the existing treatments and the rationalisation of the rear wing is considered to be have a **minor positive** impact on its overall appearance, both individually as a building of local interest and for its contribution to the character and appearance of the Conservation Area.

In terms of the identified listed building, 1 High Street, there will be no direct physical impact on the structure but there will however be **negligible to minor positive** impact on the setting of the building as a result of the enhancement of the character and appearance of the rear elevations of the property.

We therefore find that the proposed works would preserve the special architectural and historical interest of the listed building in accordance with Section 16 (2) and 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990. The works would also preserve the established character of the Emsworth Conservation Area whilst enhancing its appearance, in accordance with Section 72(1).

In addition to satisfying the provisions of Sections 16(2) and (66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990, Paragraphs 131-135 of the NPPF and the requirements of policies CS11 and CS16 of the Havant Borough Council Core Strategy are also met.

