Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 1 and 69

HERITAGE STATEMENT

Proposed alterations and rear addition to No. 18
South Street, Havant P09 1DA

FOR

Ms. S. McCarthy

Planning application submitted by Peter Walker (Island Designs)

HAVANT BOROUGH COUNCIL
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RECEIVED

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1.0 INTRODUCTION

1.1 Planning permission is sought for proposed alterations and rear addition to No. 18 South Street, Havant, for family occupation. The building which is the subject of a planning application is Grade II Listed and is within the St. Faiths Conservation Area. The planning application has been prepared with the benefit of pre-application consultation, sensitive care and attention to detail. The Heritage Statement is a supplement to the Design and Access Statement in respect of the proposed development.

2.0 THE HISTORIC AND SPECIAL ARCHITECTURAL IMPORTANCE OF THE BUILDING

2.1 Of double significance, the application property is a Grade II Listed Building and occupies a location within the Havant town centre St. Faiths Conservation Area.

2.2 In accordance with Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the application is included in a list of buildings, as being of special architectural or historic interest.

3.0 THE PARTICULAR PHYSICAL FEATURES OF THE BUILDING THAT JUSTIFY ITS DESIGNATION AS A LISTED BUILDING

3.1 No. 18 and adjoining 18A (Hall Place Cottage) were listed on 21 July 1975 as Grade II. Listing details are as follows:-

"Former stable block to No. 20, now dwellings. C18 Brick, with a hipped tile roof. Symmetrical road front (east) comprising a blind arcade (of 3 bays) of 2 storeys, containing 3 windows. Brick dentil eaves. Red brick walls in Flemish bond with some blue headers, rubbed flat arches, stone plinth to the outer walling. Upper lunettes with sashes, ground floor sashes in reveals. Doorway has a pedimented hood above an architrave, with a C20 door. To the south side are 2 gate-piers. The return elevation (south) has vernacular features.

4.0 ANALYSIS OF CONSERVATION AREA

4.1 St. Faith's Conservation Area is centred on the ancient cross roads by St. Faith's Church and encompasses those buildings which line these principal roads. The old town centre contains a number of Listed Buildings, predominantly in East Street and South Street, which forms the nucleus of the Conservation Area. The building types include the 12th Century Parish Church of St. Faith's with its ~Victorian tower, at the centre of the town; the medieval timber frame "Old House at Home" in South Street, the symmetrical facades of the substantial Georgian houses and the robust stuccoed Victorian commercial properties in East Street; the terrace of Victorian Cottages in Homewell and the late Victorian villas in Grove Road and Beechworth Road. No single architectural style prevails and like many older centres, its character is determined by the juxtaposition of individual small scale buildings each with their own separate identity which nevertheless combines to form a coherent group of buildings. Building heights rarely exceed three storeys and narrow frontages give buildings a strong vertical emphasis reflected in shop front windows and doors within each individual elevation. By confirming to these constraints of height and width, new development has generally reflected the domestic scale of the older buildings with in the centre. The buildings lining the four principal roads radiating from St. Faith's Church are invariably two or three storey high and situated at the back of edge of the pavement – as does the application property. Spaces found in backland areas behind frontage properties make little contribution to the character and appearance of the Conservation Area. South Street in particular has avoided recent commercial pressures evident in West Street and North Street and has retained a quieter character contrasting with the bustle of the town centre.

5.0 THE DEVELOPMENT PROPOSALS IN RELATION TO THE FABRIC OF THE STRUCTURE

5.1 From basic records extracted from the listing procedure, it would appear that the application property (No. 18) and the adjoining 18A (Hall Place Cottage) were originally built as a stable block and later converted into residential use. It may therefore be safe to assume that the changes, as they presently exist and those alterations now proposed to No. 18, are unlikely to affect the buildings overall status as being of special architectural importance or historic interest.

5.2 The proposed alterations to the main building, as it presently exists, are strictly internal and are of a relatively minor nature.

5.3 The proposed single storey rear addition is modest in scale and will be constructed in accordance with present day standards. In terms of detail design and in relation importantly to the listed building's status of the application property, the finished elevational treatment will be accordingly sympathetic and appropriate.

6.0 SUMMARY

6.1 The primary opportunity and justification in this case is driven by the applicant's desire and requirement to make internal improvements and to provide a modest single storey rear addition to the property. The proposed alterations and rear addition will considerably enhance the living facilities and general condition of the property for family occupation.

6.2 The applicant's approach to the proposed development is justified by ensuring that the listed building preserves and therefore enhances without detriment, its special historic and architectural importance.

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