

97 New Brighton Road, Emsworth

Hampshire, PO10 7QS

Single storey side and rear extension to replace existing conservatory and first floor infill extension.

Heritage Statement

Introduction

This Heritage Statement has been prepared in support of a planning application for works at 97 New Brighton Road, a building of local interest in Havant. The purpose of this document is to evaluate the significance of the heritage asset and demonstrate how the proposed development preserves or enhances its architectural and historic character. This assessment has been prepared in line with the National Planning Policy Framework (NPPF) requirements and Havant Borough Council's local heritage policies.



97 and 99 New Brighton Road



1. Site and heritage context

97 New Brighton Road is a 19th-century flint cottage situated at the junction of New Brighton Road and Wensley Gardens. It is included on Havant Borough Council's List of Buildings of Local Interest due to its traditional materials and its contribution to the historic character of the local area. The cottage forms part of a group of similarly styled buildings in the area, such as 99 New Brighton Road and 501/503 Southleigh Road.

While the list refers to the building as an 'Attractive 19th Century flint cottage,' there is limited publicly available information on the specific features that define its significance. An assessment of the site and adjacent buildings indicates that the primary value of these properties lies in their front elevations, which retain consistent materiality and scale in the public realm.



2. Architectural Features

The cottage has a great depth of detailing to the front elevation including brick quoins around flint work, brick headers and profiled brickwork around openings. Decorative roof and ridge tiles compliment the ornate chimneys which have also been finished with flint and yellow brick.

A small projecting dormer straddles the two properties, built up off corbelled stones and yellow brick arches. The decorative barge board feature is a well-preserved example of Victorian Gothic Revival detailing, a popular architectural style in England from the mid-19th century. The Gothic Revival movement, heavily influenced by ecclesiastical architecture, sought to revive medieval Gothic motifs for use in residential. Barge boards during this period were often elaborately carved to create a picturesque appearance, especially in suburban villas and estate cottages.



The use of ornate fretwork, drop finials, and a steeply pitched gable suggests a deliberate effort to express the romantic ideals of the period, tying domestic architecture to historical associations of craftsmanship. This architectural embellishment is supported by other Victorian features on the building, including the flint panel work and decorative brick quoins.

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The original side and rear elevations use less expensive materials and finishes i.e plain clay tile and red brick, in line with common practice in the Victorian Era focusing on a more visually impressive frontage.

3. Alterations to the property

It is not clear what the exact original layout of the house was, originally being a detached villa. The house has two clear rooms either side of a central fire place on the ground and first floor, the joining section of the building accommodated the toilet and bathroom upstairs. These being later additions as indoor plumbing was introduced. The building was split in the late 1890's and the plot clearly delineated as two boundaries on historic maps. An out building existed in the rear of both properties, but the building remained with the original footprint.

The building appears to have retained the same footprint until the 1940's. After this point the buildings were in filled between the two rear projections to form what is now the kitchen area and a store cupboard. A single storey rear extension was added separately to both 97 and 99 New Brighton Road which may have included the rear infill, a further joint single storey extension was added to the back of this, believed to date back to the 1970's along with a replacement garage.

More recently, the planning history shows there was a replacement roof in 1990 and a conservatory added in 2005. The adjoining property added a roof extension and driveway in 2009. This extension has been clad in tile hanging and a matching pitched tile roof to the main house.



Replacement garage



Conservatory addition

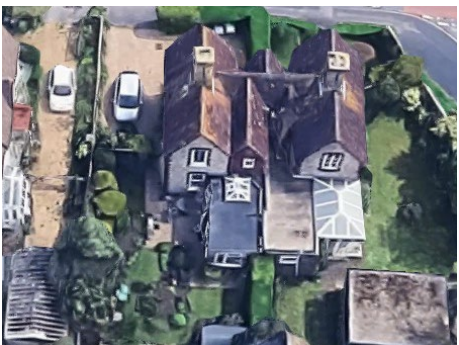
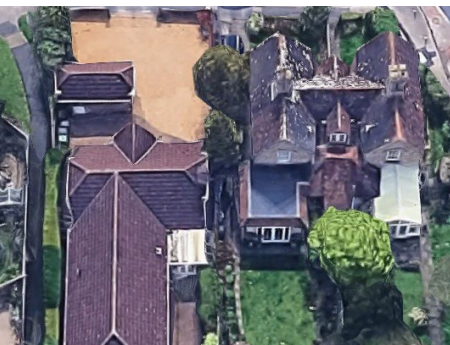


Roof extension to 99 New Brighton Road

4. Similar Properties

As already stated, 97 New Brighton Road is semi-detached property with its mirror counter part at 99 New Brighton Road. This cottage design is also present at the crossroads of Southleigh and Horndean Road in Emsworth and has been previously known as Crossroad Cottages. The Crossroad Cottages interestingly have a side window which is not present, but included in the proposal for 97 New Brighton Road.

This front façade of these cottages are identical, albeit some modifications (canopy over front entrance and satellite dish, replacement windows etc.). These front elevations present the most intact and publicly visible composition of 19th Century flint work and proportions typical of this local cottage character. By contrast, the rear and side elevations are screened from view and already altered, providing limited contribution to the setting or heritage value of the properties. The rear extensions are all different, and in line with Victorian era thinking, have been built up with less architectural quality compared to the visually impressive frontage.



Screen shots from Google Earth showing the notable difference to the cottages including roof and single storey rear extensions, infill extension between the units and conservatories.

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5. Relevant Policy and Guidance

In line with paragraph 203 of the NPPF (2023), the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. The proposed works have been assessed in this context and are considered to preserve the significance of the heritage asset.

Furthermore, the design approach aligns with the Havant Borough Council Local Plan and Design Guidance SPD, ensuring that the proposal reflects the character, scale, and appearance of the local area while maintaining a high standard of design.

6. Description of proposal and impact

The proposed scheme involves the removal of poor-quality single storey extensions to the rear of the property and their replacement with a sympathetically designed single storey side and rear extension, as well as a modest first floor infill extension between the rear wings of the house.

The design is informed by the architectural language of the original house, using materials that complement the historic fabric while improving the utility and energy efficiency of the building. The works will rationalise the rear layout to suit modern family life while preserving the home's historic character.

Importantly, the principal elevation and all key heritage features visible from the public realm will be retained and repaired using like-for-like materials where required.

7. Planning history

Recent application Ref: APP/24/00749 [Single storey side and rear extension to replace existing conservatory and first floor infill extension. Alterations to existing fenestration, re cladding of existing rear extension and raising of existing extension roof. Roof extension to existing garage with front and rear dormers to create habitable space. The application was refused on the grounds of the garage alterations would result in an unsympathetic development that would be out of character for the area and overly prominent in the established street scene. The application was decided at committee where the proposal relating to the rear extension to replace existing conservatory and first floor infill extension were viewed positively and approved in principal. This application has been submitted for approval of those elements of the previous application and as such should still be viewed positively.

8. State of repair and further considerations

The property is in need of substantial improvement with both internal and external items in need of repair; a leaking roof and conservatory, a staircase not fit for purpose, plumbing that is broken and electrics that requires significant upgrades.

The proposed works represent an opportunity to secure the long-term use of the building, improving the standard of accommodation while respecting and restoring its historic charm. The proposal prioritises both heritage conservation and modern comfort, creating a sustainable family home that honours the architectural legacy of the cottage.

Conclusion

The proposed works will remove low-quality additions and introduce carefully considered architectural enhancements. The proposals retain the building's important heritage features, focus on reinstating architectural integrity to the rear, and respect the historical narrative of the site.

We trust that this Heritage Statement provides sufficient evidence that the proposals are sympathetic to the building's heritage and will enhance the significance of 97 New Brighton Road as a Building of Local Interest, in accordance with local and national heritage policy. We welcome further consultation with the planning and heritage officers to ensure a successful outcome.