

Heritage Report

Project

55 South Street, Havant, PO9 1BY

Description

Demolition of existing dining room bay and erection of single storey rear extension.

Date

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Critchley Architecture And Design Ltd.

Section 0.0

Generally

This report is produced by Sarah Roberts BA (Hons) MSc AssocIHBC of Critchley Architecture And Design (CAAD) Ltd. Qualifications include MSc in Historic Building Conservation, course accreditation with the Royal Institute of Chartered Surveyors (RICS) and a trustee of Hampshire Buildings Preservation Trust (HBPT).

As a practice, we have extensive history in working on all stages of conservation and heritage projects, from design and Planning, through to technical details and watching briefs.

The purpose of this report is to support a Full Planning Application to Havant Borough Council regarding the extension and improvement of the 55 South Street residence, Havant.

No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design (CAAD) Ltd.



Contents

1.0 Project Introduction

- 1.1 Brief and Client Requirements
- 1.2 Executive Summary
- 1.3 Drawing Schedule

2.0 Conservation Professional Practice

- 2.1 Definitions
- 2.2 Conservation Principles

3.0 Relevant Planning History

4.0 Policy Analysis

- 4.1 Local Authority Policy Assessment

5.0 Existing Site and Context

- 5.1 Historic Context and Development
- 5.2 Current State of Repair
- 5.3 Significance

6.0 Proposed Site and Context

7.0 Impact

Appendix A

Section 1.0

Project Introduction



1.1 Brief and Client Requirements

The Applicant, Mr. Pike, is the owner/occupier of 55 South Street who currently resides in the property with his family. This proposal seeks the improvement of the kitchen and living dining area to create a modern, functional and sympathetic family home that meets their household's needs.

1.2 Executive Summary

A full assessment has been undertaken on the site history, existing condition, proposed use, significance and impact, and it is concluded that the proposals have a **neutral impact**.

1.3 Drawing Schedule

The drawings produced referenced in this report are as follows:

24008	101A	Location and Block Plan
	201A	Existing Floor Plans
	202A	Existing Floor Plans
	301A	Existing Elevations
	302A	Existing Elevations
	401B	Proposed Floor Plans
	501B	Proposed Elevations

Section 2.0

Conservation
Professional
Practice

2.1 Definitions

The following definitions are used in this document (National Planning Policy Framework December 2024):

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.*

2.2 Conservation Principles

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:

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.

To understand and articulate what is significant about the heritage asset to inform decisions about its future.

To understand the physical fabric of the heritage asset to be able to identify the full significance.

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.

Section 3.0

Planning History



3.0 Planning History

The planning history of 55 South Street and its surrounding site is limited. There are two applications which are publicly available but have no documentation to view, as follows:

- 14818 | 55, South Street, Havant
- 14818/2 | 55, South Street, Havant

It is not deemed that they are relevant to this application.

Section 4.0

Policy Analysis



4.1 Local Authority Policy Assessment

St Faith's Conservation Area Appraisal & Management Plan Part II (2007) -

Policy DM20 Historic Assets - Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough. Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- *Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.*
- *Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.*
- *9.10 Protecting and enhancing the historic environment is one of the core principles of the NPPF. The Council has a positive strategy for the conservation and where possible the enhancement of the historic environment and assets of Havant Borough. This strategy is made up of a number of local plan policies. Policies CS11 and CS16 of the Core Strategy set out the strategic approach to protecting heritage designations and promoting high quality design. Policy DM20 sets out the development management requirements for planning applications that affect or have the potential to affect heritage assets. Finally, Policy DM21 deals with shopfronts and advertisements.*
- *9.11 The Borough's heritage assets include scheduled ancient monuments, registered parks and gardens and archaeological sites,*

fourteen designated conservation areas and Statutory List of Buildings of Special Architectural or Historic Interest and the Local List of Buildings of Special Architectural or Historic Interest. The NPPF considers that the more important the heritage asset the greater the weight that should be attached to its conservation appropriate to their significance, for example the loss or harm to nationally important site is considered to be wholly exceptional.

- *9.12 Applications that affect or have the potential to affect heritage assets and their setting, including sites with archaeological potential are expected to be supported by a Heritage Statement. The Heritage Statement should identify the significance of the asset and out the impact of the development. It should contain an appropriate level of information and detail to satisfy the requirements set out in paragraphs 128-141 of the NPPF. This includes consulting the Hampshire Historic Environment Record (HER), as a minimum. The level of detail required to support the application should be proportionate to the significance of the heritage asset and the impact of the development. There are a number of site allocations that will need to be supported by a Heritage Statement at the planning application stage. This is set out in the development requirements for each site.*

Section 5.0

Existing Site and Context

5.1 Historic Context and Development

Havant, with evidence suggesting prehistoric occupation of the wider region. Notably, North Street and South Street are believed to follow the course of a Roman road connecting Hayling Island and Langstone Harbour, potentially representing a significant crossing point of two Roman routes. This strategic location likely contributed to the early development of the area.

Historically, South Street was a vital artery in Havant, serving as a 15th-century market area and functioning as the main route to Langstone Quay, emphasising its importance for transportation and harbour access.



1909 – Predominantly open fields define South Street prior to the 1910's with few buildings scattered around.

1959 – The area is starting to be more populated and the artillery road is still intact.

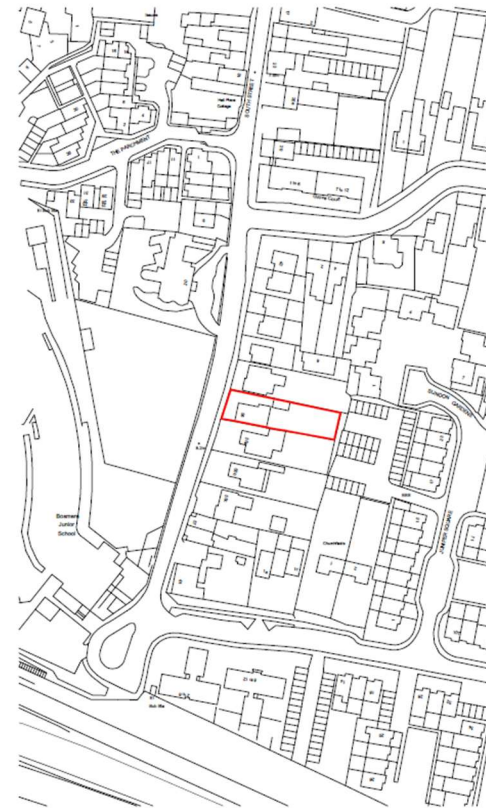


The character of South Street underwent transformation notably in 1988 for the construction of the A27 bypass in 1988 resulting in its evolution into a quieter, predominantly residential street. The road now presents as two distinct sections, with the junction of Grove Road marking a transition - lower south street primarily serving as residential.

1968 – The streetscape begins to take on its modern character, notably with lower South Street developing into a residential estate or cul-de-sac as a consequence of its separation from the artillery roads.



While information directly pertaining to the specific property plot is limited, the broader historical context of South Street as a Roman route, a historic market area, and a key thoroughfare to Langstone highlights the significant historical development of the immediate surroundings and forms part of the St Faiths Conservation Area in Havant.



Present

Appendix A contains historic maps in their original dimensions.

5.2 Current State of Repair

The home is occupied and in good condition.

5.3 Significance

It is important in this section to not confuse a building which has character, with a building that has significance. This section will determine whether or not the site has significance in Planning and Policy terms.

National Planning Policy Framework: Conserving and enhancing the historic environment:

*189. 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.*

Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines

significance as '*the value of a heritage asset to this and future generations because of its heritage interest*'. Such interest may be *archaeological, architectural, artistic or historic* and it may derive '*not only from a heritage asset's physical presence, but also from its setting*'. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

It therefore follows from the NPPF requirement that an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative;
- and sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

The four areas of significance are defined by Historic England as follows:

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*

Therefore, the application site is of limited Architectural, Artistic, Historical or Archaeological Interest and therefore is deemed to have **negligible significance**.

Section 6.0

Proposed Site and Context

6.1 Historic Context and Development

The proposed development involves a single-storey extension on the west elevation of the property to create an open-plan kitchen, dining, and family room. The design will retain the existing walkway from the driveway through to the garden and preserve the garage in its current form.

Critically, the character and integrity of South Street will be maintained, as the rear of the property possesses negligible significance to the streetscape. Consequently, the proposals, which ensure the retention of the front elevation and the garage, will have no discernible impact when viewed from the street.

Section 7.0

Impact

7.0 Impact

The proposed development's impact is contained to the rear of the property and will have no effect on the Conservation areas character - therefore is considered **negligible**.

The British Standards 7913:2013 assess the magnitude of impact plotted against value.

Figure 2 Magnitude of impact plotted against value

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	No change	Negligible	Minor	Moderate	Major	
MAGNITUDE OF IMPACT						

Therefore, the British Standards define the magnitude of impact as **Neutral**.

Appendix A

Historic Maps



<https://maps.nls.uk/view/105988708>

Hampshire and Isle of Wight LXXVI.11

Revised: 1907, Published: 1909

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)



<https://maps.nls.uk/view/144795683>

SU7105NE - B

Revised: 1967, Published: 1968

Size: map 40 x 40 cm (16 x 16 inches), on sheet ca. 56 x 49 cm (ca. 22 x 20 inches)



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