

97 New Brighton Road, Emsworth

Hampshire, PO10 7QS

Single storey side / rear extension and first floor infill extension. Roof extension to existing garage with front and rear dormers.

Heritage Statement

Introduction

This Heritage Statement has been prepared in support of a planning application for works at 97 New Brighton Road, a locally listed building 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

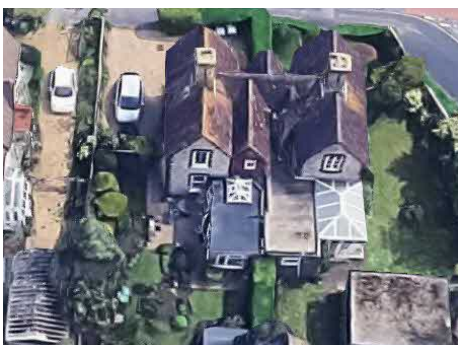


Roof extension to 99 New Brighton Road

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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7. State of repair and further considerations

The building both internally and externally is currently in need of repair with a leaking roof and conservatory, a staircase not fit for purpose, plumbing that is broken and electrics that need updating. The garage roof needs replacing and the doors need improved security.

Feature barge boards with ornate fretwork, drop finials could be introduced to the dormers of the garage roof to emphasis the connection with the main building and the historic origin of the building, but this may be considered a false representation as the garage is a later addition to the 19th Century property. We welcome comments from the heritage consultant of the attention to features to ensure a sympathetic design is achieved that is a positive contribution to the property.



New Brighton Road Perspective



Wensley Gardens Perspective

Conclusion

The proposed garage at 97 New Brighton Road has been designed to sit comfortably within the context of the existing dwelling and surrounding area. The development respects the architectural language of the host property and avoids any harm to its heritage value, which is predominantly associated with the front elevation. As such, the proposal represents a positive addition to the site that will preserve the character of the building and its setting.

We trust that this Heritage Statement provides sufficient evidence that the proposals are sympathetic to the building's heritage status. We welcome further consultation with the planning and heritage officers to ensure a successful outcome.