

Description

- 4.22 As noted in paragraph 3.34, the subject building is not Locally Listed nor are there any in the immediate vicinity. The subject building is, however, identified as a Building of Local Interest in the ECA Appraisal 2010 and is, therefore, deemed to be a non-designated heritage asset. There are also a number of Buildings of Local Interest in the immediate vicinity of the subject site, particularly those adjoining the site to the west (nos. 6 -22 even West Street).
- 4.23 The subject building has seen a number of substantial alterations. Most notable of these are the early 20th century additions, particularly those to the front elevation (largely rebuilt and roof raised) and the existing additions at the rear. While the former will remain largely unchanged as part of the proposal, the rear additions will be removed. As noted in paragraph 4.17 above, the proposed rear additions will be constructed in a manner that, given their restrained nature and materiality, compliments the subject building. In this regard, there will negligible harm on this non-designated heritage asset.



Plate 12 View of brick faced single storey addition to rear of former Town Brewery. Note that this addition adjoins the rear addition to the Grade II listed no. 1 High Street (arrowed).



Plate 13 View of rear elevation to subject building (centre of picture). Note the Grade II listed nos. 3, 3A & 5 High Street (arrowed).



Plate 14 View of part of rear roof slope to subject building (arrowed) taken from School Lane. Note that the two-storey addition will be partially visible in this view.



Plate 15 View of rear roof slope to the subject building (arrowed) taken from the rear of nos. 3, 3A and 5 High Street. Note that while the top of the proposed two-storey addition will have some visibility in this view, it will be unobtrusive in the context of the main building.

5.0 Summary and Conclusions

- 5.1** In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2018 and relevant local heritage policy including policies CS11: Protecting and Enhancing the Special Environment and Heritage and CS16: High Quality Design of the *Havant Borough Core Strategy* (HBCS 2011). The design approach adopted is also consistent with the design guidance for residential extensions contained in Havant's Design SPD 2011.
- 5.2** The subject building is unlisted but is located within the Emsworth Conservation Area. It is also identified as a Building of Local Interest that makes a positive contribution to the Conservation Area. The proposal has the potential to impact the setting and significance of the subject building and the wider Emsworth Conservation Area. The exterior changes, however, have been designed in a sensitive and responsive manner to ensure that there is no adverse harm on the non-designated heritage asset. Similarly, the design and siting of the exterior changes will minimise the visual impact on the wider Conservation Area and there will be no adverse harm to the setting of this heritage asset.
- 5.3** There are a number of listed buildings located in the vicinity of the site; the nearest being no. 1 High Street (Grade II listed, NHLE no. 1303703) located to the immediate east, with others including nos. 3, 3A and 5 High Street (Grade II listed, NHLE no. 1091627) located to southeast; no. 3 West Street (Grade II listed, NHLE no. 1092119) located to the northwest; North Street House (Grade II listed, NHLE no. 1302480) located to the north; and the Crown Public House (Grade II listed, NHLE no. 1340179) located to the east of the subject site. Given the restrained nature and concealed location of the proposed external changes there will be no harm on the setting and significance of the designated heritage assets identified above.
- 5.4** The subject building is identified as a Building of Local Interest, and is therefore deemed to be a non-designated heritage asset. Those buildings that adjoin the subject site to its immediate west are also identified as buildings of Local Interest. The proposal will cause negligible harm to the subject building's setting and significance, given the nature and location of the exterior changes to the subject building and the historic changes that have occurred. Similarly, there will be no harm on the setting and significance of the other non-designated heritage assets identified.

Sources

Archive

1872-1875 Register of licences (alehouses and beer houses) HRO 40M70/XP87

1903-13 Register of licences (beer houses) 1903-1913 HRO 40M70/XP102

1939 Register (TNA)

1841 Tithe map and apportionment (TNA IR 30/31/265 and IR 29/31/265)

1949 Block Plan and ground Floor Plan of Town Brewery, 2 West Street, Emsworth HRO Q20/603

1895 and c.1930 images of West Street

Cartographic

1841 Tithe Map

1866 Ordnance Survey Map

1883-87 Ordnance Survey Map

1898 Ordnance Survey Map

1909 Ordnance Survey Map

1932 Ordnance Survey Map

1974 Ordnance Survey Map

1993 Ordnance Survey Map

2006 Ordnance Survey Map

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - The National Heritage List for England - historicengland.org.uk/listing/the-list

The Pubs of Emsworth <http://www.pubs.emsworthonline.co.uk/Index.html>

Bibliographic

Havant Borough Council (2010) *Emsworth Conservation Area Character Appraisal* (Havant: Havant BC)

Jones, S. (2006) *The Inns, Public Houses and Breweries of Bedhampton* (Havant Museum)

Morgan, R & Morgan, S. (undated) *The Pubs of Emsworth* (Emsworth Maritime and Historical Trust)

Newell, L. (2006) *Emsworth [Images of England]* (Tempus Publishing Ltd: Stroud)

'Warblington', in *A History of the County of Hampshire: Volume 3*, ed. William Page (London, 1908), pp. 134-139.

Reger, A.J.C. (1967) *A Short History of Emsworth and Warblington* (Potts & Horsey Ltd: Southampton)

Rudkin, D. J. (1981) *Old Emsworth* (self-published)

Whitfield, R. *Emsworth: A History* (Chichester: Phillimore & Co. Ltd.)

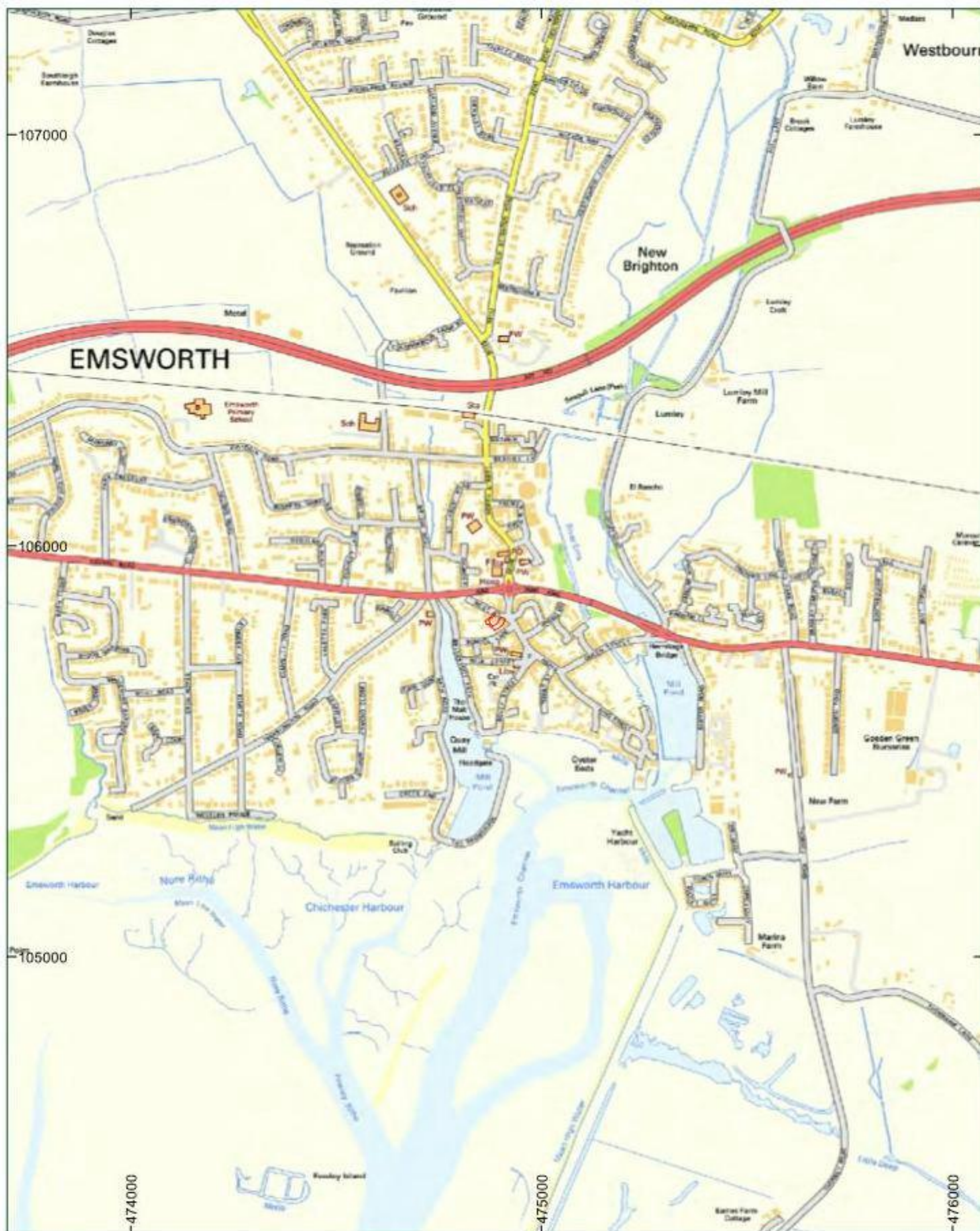
Warblington Historic Rural Settlement {undated} <http://documents.hants.gov.uk/>

White's *Directory of Hampshire*, 1878

Whitfield, R. (2008) *Emsworth: A History* (Phillimore & Co Ltd: Stroud)

Appendix A: List of Illustrations

- Figure 1 Site Location
- Figure 2 Designated and non-designated heritage assets in vicinity
- Figure 3 1841 Tithe Map
- Figure 4 1866 Ordnance Survey Map
- Figure 5 1883-87 Ordnance Survey Map
- Figure 6 1898 Ordnance Survey Map
- Figure 7 1909 Ordnance Survey Map
- Figure 8 1898 Ordnance Survey Map
- Figure 9 1932 Ordnance Survey Map
- Figure 10 1974 Ordnance Survey Map
- Figure 11 2006 Ordnance Survey Map



Legend

Site

1:12,500 at A4

0 400m

Title:

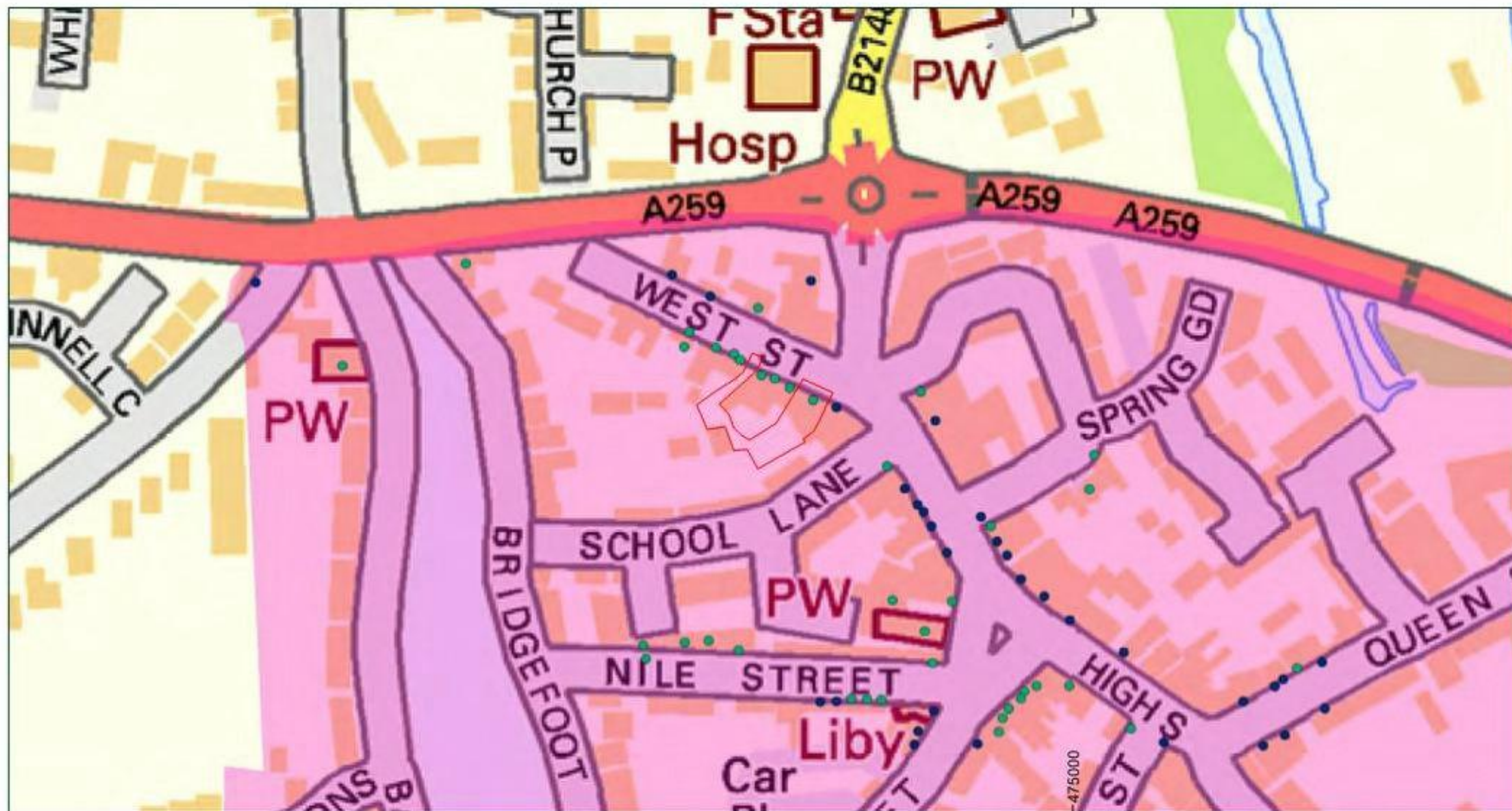
Fig. 1: Site Location

Address:

Former Town Brewery, West Street, Emsworth



orion.



Legend Site ● Buildings of Local Interest point ● Listed Buildings point Conservation Area	1:2,000 at A4 0 50m	 orion.
Title: Fig. 2: Location of Designated and Non-designated Heritage Assets in Vicinity Address: Former Town Brewery, West Street, Emsworth		

106000



475000

Legend

Site (approximate)

1:2,000 at A4

0 50m

Title:

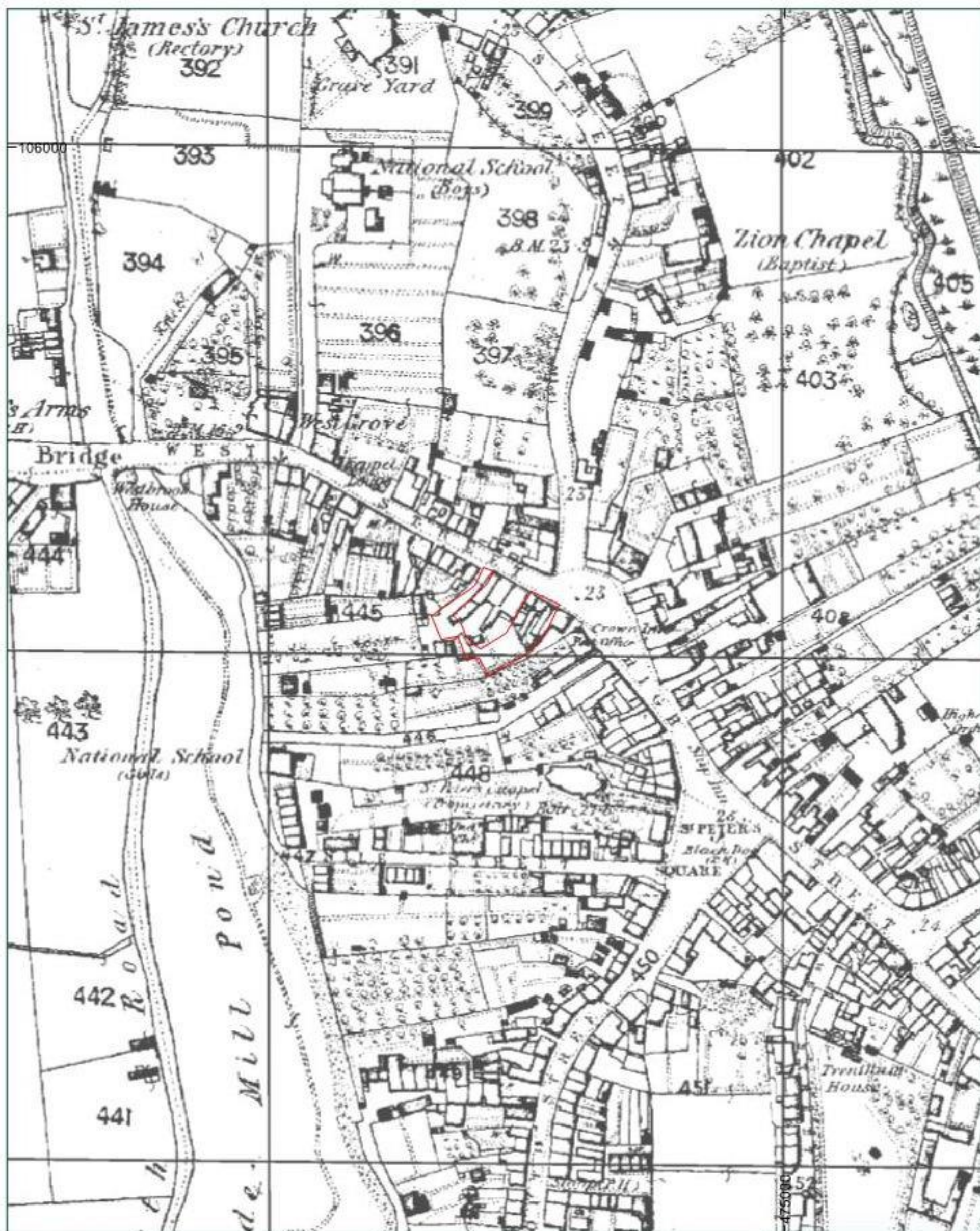
Fig. 3: 1841 Tithe Map

Address:

Former Town Brewery, West Street, Emsworth



orion.



Legend

Site

1:2,000 at A4

0 50m

Title:

Fig. 4: 1866 OS Map 1:2,500

Address:

Former Town Brewery, West Street, Emsworth



orion.



Legend

Site

1:2,000 at A4

0 50m

Title:

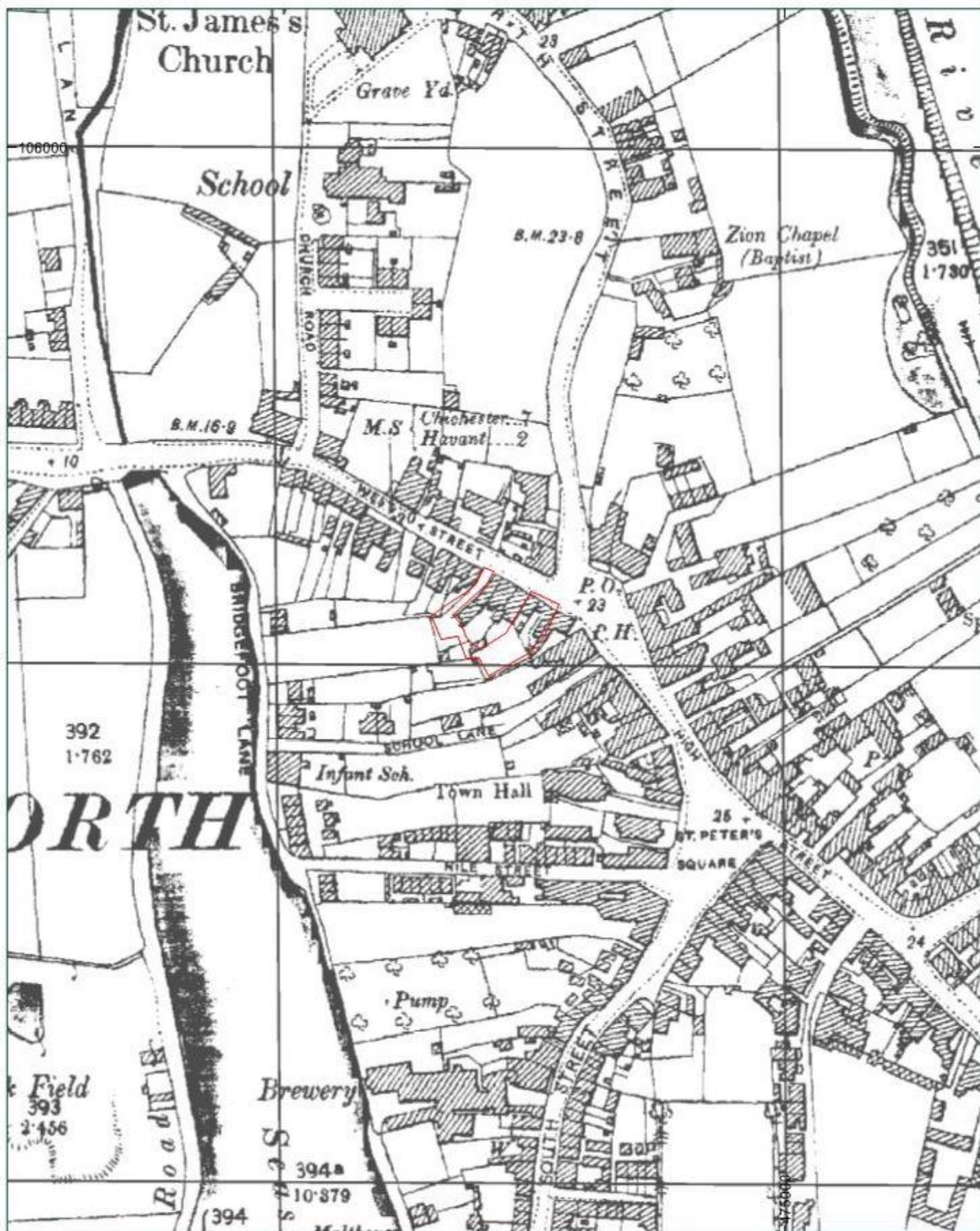
Fig. 5: 1883-87 OS Map 1:2,500

Address:

Former Town Brewery, West Street, Emsworth



orion.



Legend

Site

1:2,000 at A4

0 50m

Title:

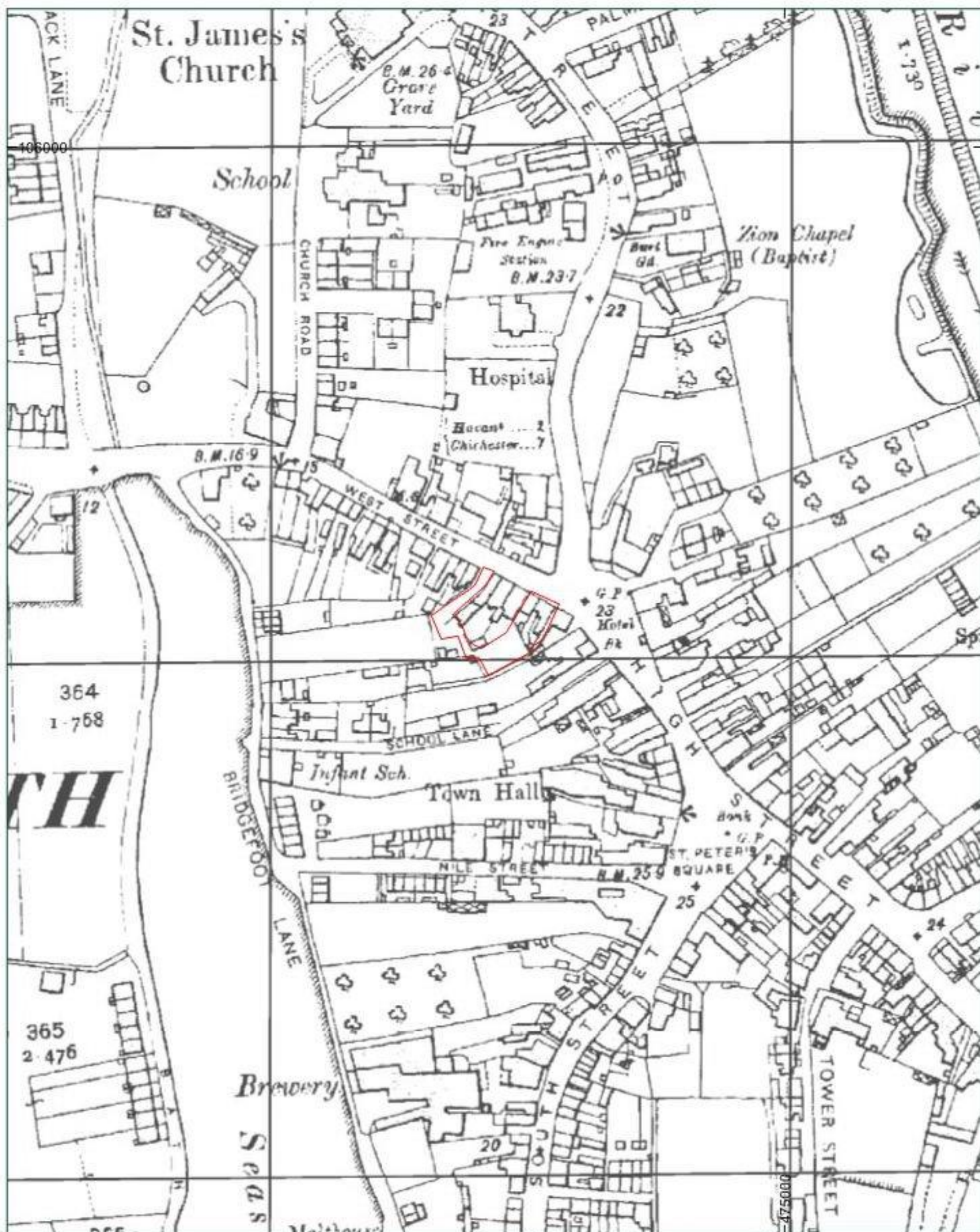
Fig. 6: 1898 OS Map 1:2,500

Address:

Former Town Brewery, West Street, Emsworth



orion.



Legend

Site

1:2,000 at A4

0 50m

Title:

Fig. 7: 1909 OS Map 1:2,500

Address:

Former Town Brewery, West Street, Emsworth



orion.



Legend

Site

1:2,000 at A4

0 50m

Title:

Fig. 8: 1932 OS Map 1:2,500

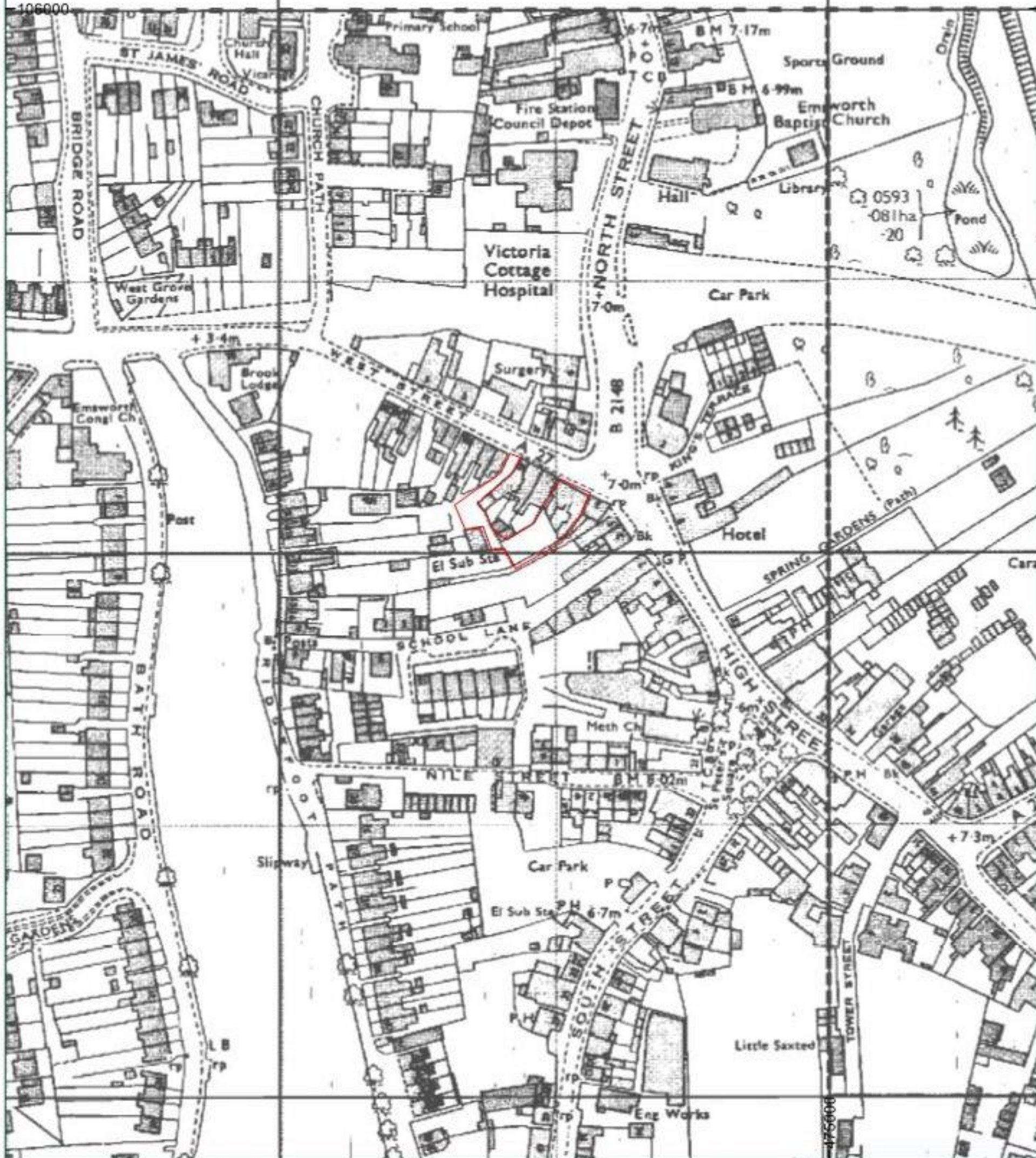
Address:

Former Town Brewery, West Street, Emsworth



orion.

106000



Legend

Site

1:2,000 at A4

0 50m



Title:

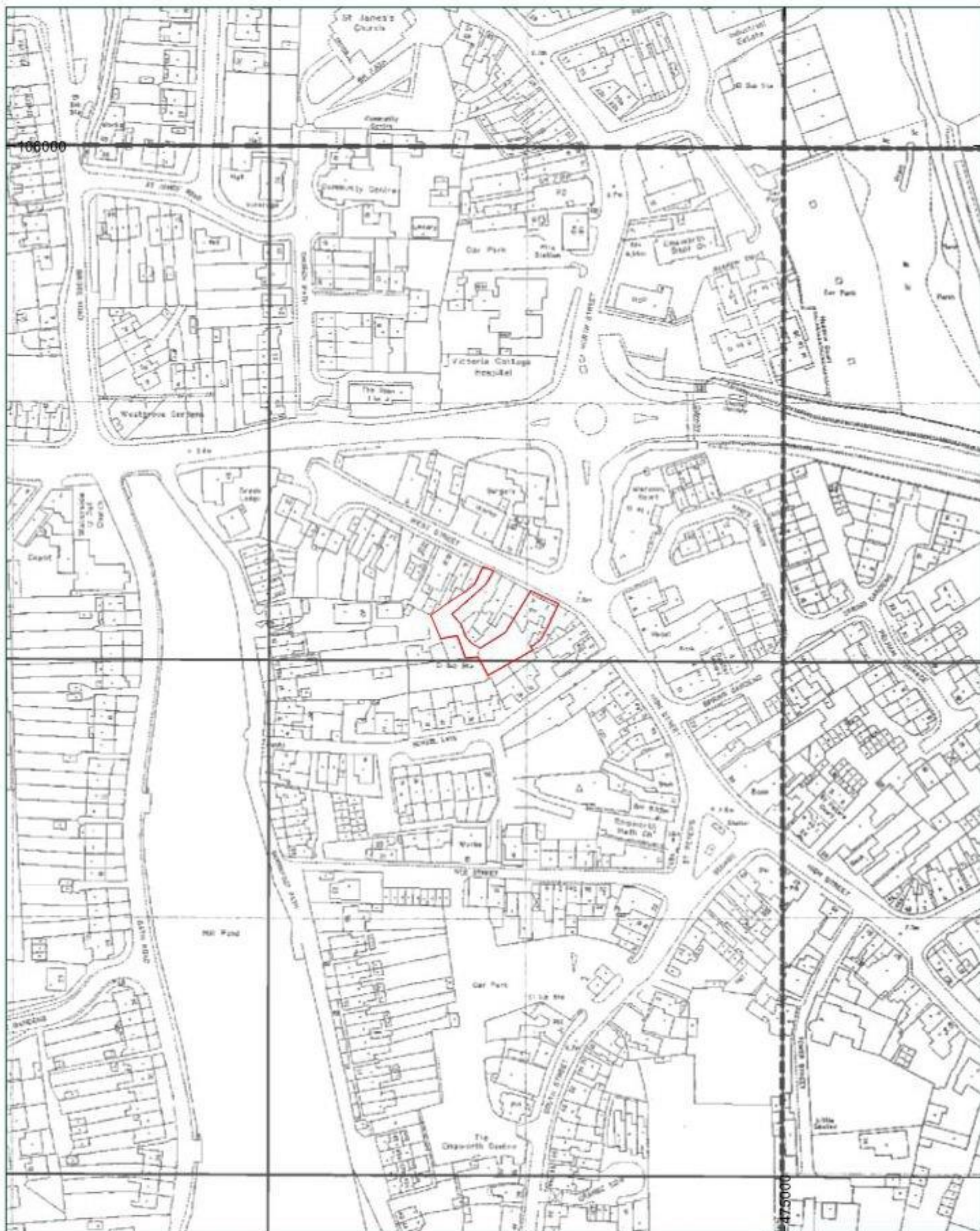
Fig. 9: 1974 OS Map 1:2,500

Address:

Former Town Brewery, West Street, Emsworth



orion.

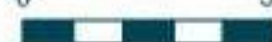


Legend

Site

1:2,000 at A4

0 50m



Title:

Fig. 10: 1993 OS Map 1:1,250

Address:

Former Town Brewery, West Street, Emsworth



orion.



Legend

Site

1:2,000 at A4

0 50m

Title:

Fig. 11: 2006 OS Map 1:10,000

Address:

Former Town Brewery, West Street, Emsworth



orion.