

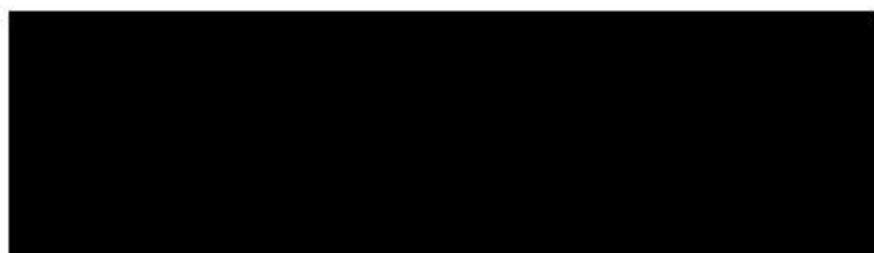
Former Town Brewery, West Street, Emsworth
Heritage Statement
September 2018

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Report

Heritage Statement

Site

Former Town Brewery, West Street, Emsworth

Date

4 September 2018

Planning Authority

Havant Borough Council

Site Centred At

SU 74862 05831

Prepared By

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Reviewed By

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Report Status

Final

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Executive Summary

This heritage statement considers the former Town Brewery, West Street, Emsworth (the subject site) and the potential impact of the proposed conversion of the building into a number of dwellings on its setting and significance and those designated and non-designated heritage assets located in its vicinity.

In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF revised 2018) and policies CS11: Protecting and Enhancing the Special Environment and Heritage and CS16: High Quality Design of the *Havant Borough Core Strategy* (HBCS 2011), this report first identifies and describes the historical development of the subject site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

The subject building is unlisted and 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 have, however, been designed in a sensitive and responsive manner to ensure that there is no adverse harm to 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 on this heritage asset.

There are a number of listed buildings located in the vicinity of the site; the nearest being no. 1 High Street (Grade II listed, NHI no. 1303703) located to the immediate east, with others including nos. 3, 3A and 5 High Street (Grade II listed, NHI no. 1091627) located to southeast; no. 3 West Street (Grade II listed, NHL no. 1092119) located to the northwest; North Street House (Grade II listed, NHL 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.

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. Similarly, there will be no harm on the setting and significance of the other non-designated heritage assets identified.

1.0 Introduction

- 1.1 This heritage statement considers the former Town Brewery, West Street, Emsworth (Figure 1 – Appendix A). The site (hereafter referred to as the subject site) is located at National Grid Reference SU 74862 05831.
- 1.2 In accordance with the Paragraph 189 of the *National Planning Policy Framework* (NPPF, revised 2018) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3 The Historic Environment Record has been consulted and the relevant designated and non-designated heritage assets located in the immediate vicinity are identified in Figure 2 (Appendix A).
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location and Topography

- 1.5 The subject site is located on the south side of West Street, to the west of North Street and to the north of School Lane. The subject building (Plate 1) is located towards the eastern end of the terrace group, which includes the Grade II listed no. 1 High Street, located to the immediate east. At the rear, the garden area has been developed and is currently occupied by a number of early 20th century single-storey additions.
- 1.6 The subject site comprises a two-storey building, which has seen substantial change including later additions at the rear. The principal front elevation comprises three distinctive gables at roof level with casement windows below at ground and first floor level. The ground floor building plane is set back slightly from the first floor above, with a continuous run of timber framed casement windows at ground floor level. Below these windows sits a distinctive stallriser combining red brick and timber. The casement windows at first floor level comprise three bays; the central bay includes five casement windows with one bay of three windows either side. A fascia sign and projecting sign sit at first floor level with the former reading 'The Town Brewery'. The principal front elevation dates from the early 20th century.
- 1.7 At the rear there are a number of standing historic single-storey additions. These are faced in red brick, with the larger central addition faced in unpainted render at the rear (Plate 2). The larger of the two is centrally placed with a simple pitched roof clad in slate and associated chimney stack. The flank elevations are faced in red brick (Plate 3). The smaller of the rear additions is shallower in depth and has a simple lean-to form (Plate 4), with a simple bay projection adjoining it (Plate 5). These additions likely date from the early 20th century.
- 1.8 The main roof is pitched and clad in terracotta clay tiles, which appear to have been replaced in places.
- 1.9 There is number of other outbuildings within the rear garden including a garage bay and timber sheds.



Plate 1 View of principal north facing elevation to the subject building.



Plate 2 View of rear elevation (south facing) to subject building. Note the rendered face to the larger of the two existing rear historic wings (arrowed).



Plate 3 View of east facing flank of the larger rear addition.



Plate 4 View of lean-to rear addition that adjoins the Grade II listed no. 1 High Street to the east.



Plate 5 View of 'bay' rear addition.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention to the *desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework (NPPF)*, entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.7 *Heritage Assets* are defined in Annex 2 as: 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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).

- 2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.15 Paragraph 18a-013 concludes:
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*
- 2.16 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes*

clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

- 2.17** Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- 2.18** Paragraph 197 states:

the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.19** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.20** The *Havant Borough Core Strategy* (HBCS 2011) is the relevant development plan. The SBCS 2011 contains a number of relevant policies including Policy CS11: Protecting and Enhancing the Special Environment and Heritage and Policy CS16: High Quality Design, which both require that new development conserves or enhances the borough's heritage.

- 2.21** The relevant part of Policy CS11 states:

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.

4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

2.22 The relevant part of Policy CS16 states:

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. *Responds to, draws inspiration from and respects local context and:*
 - a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*

Supplementary Planning Guidance

2.23 Havant's Borough Design Guide Supplementary Planning Document (Design SPD 2011) supplements Policy CS16 of the HBCS 2011 and contains detailed design guidance on new development while emphasising the importance of responsive design in the context of historic areas within the Borough. Section 5.3 is of particular relevance as it outlines general principles for extensions and additions and their responsiveness to the site and its context. Paragraphs 5.35 and 5.41 deal with the additions generally and rear extensions to ensure that they are responsive to the design and form of existing buildings.

2.24 The *Emsworth Conservation Area Appraisal* (ECA Appraisal 2010) compliments the relevant development plan. Within the ECA Appraisal the important attributes and qualities of the Conservation Area are identified with a summary statement of significance that states as follows:

The Emsworth Conservation Area is located just to the south of the main Havant to Chichester A259, centred on the old town and port at the head of the northwest channel of Chichester Harbour on the Hampshire/Sussex County boundary. The old town sits on a blunt peninsular between two small creeks (adapted for mill ponds), with a medieval layout of streets and alleyways. It grew in importance from the 13th century and was especially prosperous in the 18th century as a port with fishing and trade. Oyster fishing in particular flourished although declined by the end of the 19th century. The expansion of the town beyond the old town during the 20th century is more to do with its position as a dormitory to Havant and Portsmouth. There is no longer any trading or major ship building activities, although some fishing and boat building still takes place. Since the 1970s, tourism, recreation and particularly sailing have largely superseded any commercial activities. Today the town's historic character and waterside atmosphere continues to make it an attractive place to live.

Although the old town is predominately Georgian in character (in that period of prosperity buildings were laid down upon the existing street pattern), the Conservation Area does include the 19th and 20th century development adjoining on the west side surrounding the Town Mill Pond in Bath Road and Bridgefoot Path. The medieval street layout still dominates, with the 13th century market place (St Peter's Square) as the natural focus, with the other main streets, such as High Street and South Street, radiating from this triangular space towards the various waterfronts. Other than the building of Nile Street in the later part of the 18th century, no significant change occurred to the street pattern until the 20th century and the building of the short bypass to the north of the old town, from Bridgefoot to Hermitage.

In conclusion, Emsworth has retained its historic character of a small, Georgian harbour side town, with a unique waterside atmosphere within the area and that is a popular place for living, recreation and sailing and related waterside activities. The majority of later 20th century development and since, on infill sites and back land within the Conservation Area, has managed to 'fit-in' without detriment to the environment. There are a few opportunities for improvements to the public realm, namely the public car park in South Street and the eastern end of King Street where some environmental enhancements to the street could benefit the area. Further consideration of this will be set out in a Management Plan for the Conservation Area.

- 2.25 The *Emsworth Conservation Area Management Plan* (Emsworth CMP 2010) contains design guidance on alterations and extensions within the Conservation Area. These state that any proposed changes to a building within the Conservation Area should be sympathetic to the original design, scale and materiality of the original building.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.26 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.27 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

- 2.28 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

- 2.29 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;

3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.30 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation such as the ECA Appraisal 2010.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site are also discussed below; these are shown on Figure 2 (Appendix A).

Historical Background

Emsworth

- 3.3 According to the *VCH* Emsworth has variously been recorded as Emelswrth, Emneswrth (1224) Empnesworth (1268); Emlesworth (1304), and derives from the Old English *Æmeleswyrð*, meaning 'Æmele's curtilage'.
- 3.4 Emsworth is historically and geographically linked with the settlement at Warblington: it was originally a tithing and hamlet of Warblington, and is not mentioned in the Domesday Survey (*VCH*). It was part of the medieval ecclesiastical parish of Warblington, and from the 16th century lay within the Civil Parish of Warblington. The ancient Church path leads from Warblington churchyard along a coastal route to Emsworth where it divides at the southwest corner of the town. One route led along the coast to Emsworth's market place and then to the tidal pond at the mouth of the River Ems where it is bridged by the A259 Roman Road. The second route, Warblington Road in Emsworth, crosses the town diagonally from south-west to north-east to the north end of the tidal Mill Pond and the A259. Other roads in Emsworth follow a grid-like layout, indicating that the Warblington Road route predates the town's foundation.
- 3.5 Evidence of 11th century occupation was discovered in the 1960s at the Beacon Square area of Emsworth.¹
- 3.6 According to Reger (1967) the village of Emsworth was probably first settled in the 11th century at a time of falling sea levels, which would have made the Emsworth site more habitable by uncovering the springs at the foot of South Street. By the reign of King John the settlement was well established as part of the manor of Warblington, in the hands of Robert de Curcy, which was seized by the Crown. Between 1204 and 1216 John divided Warblington into two, granting land valued at £5 at Emelesworth to William Aguillon, presumed to be the origins of the manor of Emsworth, but was in reality freehold land within the manor of Warblington. The remainder of Warblington with all manorial rights including jurisdiction over Emsworth was granted to Mathew Fitzherbert, Sheriff of Sussex.
- 3.7 Emsworth's development as a town began in the 13th century. Its location at the southeast corner of Warblington parish, on the county boundary with Sussex, is fairly typical of a medieval new town foundation 'at the divisions [boundaries], enabling a separate legal jurisdiction as well as a physical separation.'² In 1239 a market charter was granted to lord of the manor of Warblington, Henry Fitzherbert, and the 'centre of gravity' of the manor shifted to Emsworth. Its location was also advantageous, with good mooring facilities at both tidal ponds, and access to the Roman Road route from Chichester to Wickham and Clausentum (Bitterne, on the River Itchen). The River Ems

¹ Hampshire County Council, undated

² Whitfield 2008

³ Hampshire County Council, undated

was also probably once navigable as far as Westbourne, making Emsworth a promontory town similar to Poole, (Dorset). Warblington was a parcel of Westbourne at the time of the Domesday survey, so the river would have provided communication between the two manorial centres via the Church Path or Roman road routes.⁴

- 3.8 By the 14th century Emsworth was a significant and important town; in 1342 the rights of William Aguillon's £5 land were acquired by renowned wool merchant Nicholas Devenish, a Mayor of Winchester. By 1341 the port which had grown at Emsworth was significant enough to be one of five Hampshire ports ordered to provide a ship for the fleet to protect the Channel Islands from French attack. In the 15th century most inhabitants of Warblington settled at Emsworth and the older site was gradually abandoned.
- 3.9 In the 16th century, however, Emsworth had become less important than it had been in the 14th century, and by the middle of the following century indications are that the town's wealth had declined. The hearth tax of 1664/5 records 31 households at Emsworth with 21 excused, and the number of hearths per dwelling indicate houses at Emsworth were smaller than elsewhere in the region, indicating that the town was poor.⁵ However, recovery came in the ensuing centuries, due to a growth in the London market. The traditionally pastoral economy of this part of southeast Hampshire, with associated industries of wool, cloth and leather, was changed with the increasing growing of grains as Emsworth became the centre of an important flour milling industry. By 1821 there were three mills at Emsworth: the Lord's Mill in Queen Street, the Tidal Mill, and a steam-powered mill at King Street, as well as a further two mills on the Sussex side of the Ems, and two new mills at Langstone.
- 3.10 By the end of the 18th century several large enclosed tenant farms had been established, namely Warblington Farm, Castle Farm, Emsworth (Coldharbour) Farm and Mayze Coppice Farm. Two copyhold farms, Bourne Bridge (Hampshire) Farm and Eastleigh (later Southleigh) farm were also in existence. Several smallholdings had also developed, including Quinton House and Long Coppice. There were also two small common open fields of c.100 acres each, and a great common of c. 700 acres.
- 3.11 The 18th century was a period of growth. Emsworth had become the main port in Chichester Harbour, and in 1755 there were at least fifteen master mariners, several mere mariners and a dozen fishermen,⁶ and in 1817 30 vessels were recorded at the port, mostly fishing boats, but some were used in coastal trade. Oyster dredging became a lucrative trade, alongside regular fishing in the harbour and along the coast. Many of the port's vessels were constructed at Emsworth by local firms including Norris & King, established at King Street. The flourishing town saw the establishment of several coaching inns, the oldest and main one being the Black Dog, in existence by 1724, although the Crown and Dolphin were also significant.
- 3.12 The 19th century was a time of change for the town. Emsworth became a separate ecclesiastical parish from Warblington in 1841, and declared a rectory in 1866 (VCH) although was reunited with Warblington in 1924. The town continued to thrive as a market town in the early part of the century, and housing for the wealthier was built especially along the roads to the west and north; there were many retired naval officers' resident in the town.⁷
- 3.13 Brewing was also significant in the town, including Hipkins Brewery next to Emsworth Millpond, and Saffron Brewery in the Hermitage.⁸ By the 1890s there were eighteen

⁴ ibid

⁵ Reger 1967

⁶ ibid

⁷ Newell 2006

⁸ Rudkin 1981

public houses, with four on South Street alone; Town Brewery was the only such establishment on West Street.⁹

- 3.14 The expansion of Emsworth slowed mid-century, largely because of the coming of the railway to the area which circumvented the need for a port, and so the harbour's associated industries began a sharp decline. The oyster trade at Emsworth ceased c.1903, and agriculture had drastically suffered from the cheaper imports of US grain, and a change from arable to dairy farming followed.
- 3.15 The 20th century character of Emsworth was drastically different to that of previous centuries, with the drastic decline of its traditional industries of farming, ship-building, milling and fishing. Emsworth developed as a dormitory town, essentially a suburb of Portsmouth.¹⁰ Leisure pursuits developed, including sailing, with the establishment of two sailing clubs after the First World War and the town's allotments have been managed by the Horticultural Society since the beginning of the 20th century.¹¹ The 21st century has seen the further development of conservation concerns as at Brook Meadow and Nore Barn, and tourism has also grown.¹²

West Street

- 3.16 Along with Nile Street and School Lane, West Street forms three small streets located in the west side of the town centre. West Street was part of the old road system forming the western approach to the original town, superseded in 1974 by the construction of the Bridgefoot to Hermitage bypass. There are several historic shops on the south-side towards the junction with High Street, and there are two listed houses on the north-side: the early 18th century No. 3, and the late 18th century Kepple House, at No. 5.

Former Town Brewery

- 3.17 The exact date of **construction** of the former Town Brewery has not been **established** through research undertaken thus far, but a date of 1847 has been proposed by local **residents/historians**¹³ who compiled a list of historic Emsworth pubs, with dates of **establishment**. However, there is no cited reference for this.
- 3.18 Cartographic evidence shows that there were buildings present on the site by 1841. The Tithe map of this date¹⁴ shows a different **configuration** of buildings on the site to the present day, seemingly represented by several buildings occupying plots 626, a building and large rear plot 627, and to the north, plot 629. The Tithe **apportionment** and census record show that these plots were under separate ownership.
- 3.19 The Tithe **apportionment** records plot 626 as a house and garden owned by Ann Caplin, and occupied by Charles Stallard and Others.¹⁵ The census return for Emsworth, parish of Warblington records **shoemaker** Charles Stallard and family as residents of West Street.¹⁶ Plot 627 is recorded in the Tithe **apportionment** as a house and garden in the ownership of George Hellyer and occupied by William Hellyer; an associated plot in the same ownership to the west, 628, is recorded as an orchard. William Hellyer appears in the 1841 census as a baker and grocer.¹⁷ Plot 629 is also

⁹ *ibid*

¹⁰ Reger 1967

¹¹ Newell 2009

¹² *ibid*

¹³ Morgan, undated

¹⁴ TNA IR 30/31/265

¹⁵ TNA IR 29/31/265

¹⁶ TNA HO 107/390/1

¹⁷ TNA HO 107/390/1

recorded in the Tithe apportionment as a house and garden owned by Thomas King, occupied by William Newell.

- 3.20** The 1866 1st Edition Ordnance Survey map shows similar plot footprints, with building additions in evidence at this stage.
- 3.21** Town Brewery or the **mentioned residences** were not identified from preliminary research of the 1851 or 1861 censuses, but the 1871 census records Town Brewery (named as such) as being occupied by blacksmith George Russell and his family¹⁸, and the Register of Licenses for 1873 records George Russell as the owner and licensee.¹⁹ Town Brewery was a family-run public house for the remainder of the 19th century, although it was purchased by a brewery in the early 20th century.
- 3.22** By 1891 Town Brewery was being run by Ann Sparling, recorded in the census of this year as 'beer retailer'.²⁰ In 1901, the census does not mention Town Brewery by name, but no. 4 West Street was recorded as 'beerhouse' occupied by Ann Charlotte Sparling. Number 2 West Street is recorded as a separate property, indicating that the premises of Town Brewery had not yet incorporated No. 2.
- 3.23** The volume of Register of Licenses 1902-1913 at the Hampshire Records Office (40M70/XP102) records a change of ownership in 1905, from Ann Sparling to William Maples of London, and in 1905 the property was acquired by Messrs Ballard & Co. Ltd. of Southover. Ann Sparling retained the license until 1906 when it was transferred to James Hatton in December 1906²¹, although in 1911 he was apparently resident landlord at no. 40 High Street.²² In 1911 two unmarried female members of the Sparling family were resident at No. 4 West Street, recorded as dressmakers.
- 3.24** In the 1920s Town Brewery was run by the Hulson family²³, and in the 1930s and 1940s by the Tilletts.²⁴ The 1939 Register records housewife Ruth Tillet at no. 2 (not recorded as Town Brewery), together with four other household members; no. 4 does not appear in the register, possibly indicating that it was unoccupied as a residence at this time.
- 3.25** No historic images of the property were identified at the Hampshire Record Office. Two images, however, have been supplied by local historian David Linington, one of which shows the Town Brewery premises in 1895 (Plate 6), the other circa 1930s (Plate 7). The frontage in the circa 1930 image shows a much-altered frontage.
- 3.26** The only historic plans identified date to 1949 and are held at the Hampshire Records Office (Ref: Q20/603). These comprise a block plan showing the property extent, a plan of the ground floor (Plate 8), and a plan of Ermsworth showing all licensed premises. **There is no accompanying documentation.**
- 3.27** The Block Plan shows that Town Brewery occupied a smaller plot than at present, relating to no. 2 West Street only. The ground floor plan shows a clearly **demarcated** layout, shaded pink, with separate but interconnecting public and private bars and a lounge occupying the front of the building. A beer store is located to the rear. Non-shaded areas include men's and ladies' WC facilities, kitchen and scullery.

¹⁸ The National Archives RG/10/1126

¹⁹ Hampshire Record Office 40M70/XP87

²⁰ The National Archives RG 12/852

²¹ *Portsmouth Evening News*, 10 December 1906

²² The National Archives RG14/5472/249/3

²³ *Portsmouth Evening News* 22 July 1926

²⁴ *Hampshire Telegraph* 28 August 1936; *West Sussex Gazette* 22 February 1945

3.28 The Architect/Surveyor recorded on the plans was J. V. Nisbet, Portsmouth. Nisbet worked in the locality, and his works included many of Brickwood's public houses of this era, including Brickwood Brewery's Swan Inn (1954).²⁵

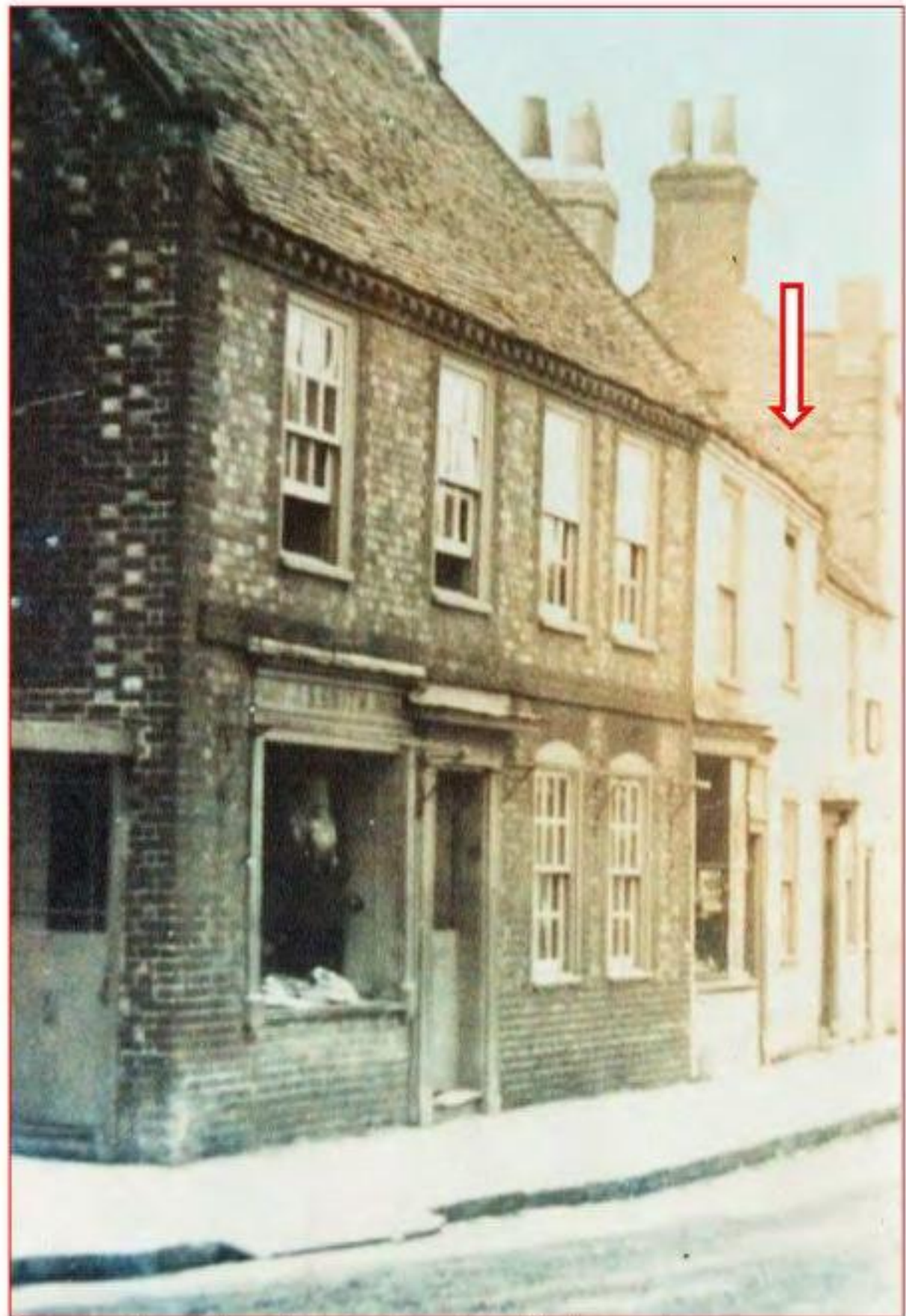


Plate 6 View of the subject building circa 1895 (arrowed)
Source: David Linington, *pers com*

²⁵ Jones, 2006



Plate 7 View of the subject building circa 1930 (arrowed)
Source: David Linington, *pers com*



Plate 8 Circa late 1940s ground floor plan of subject building.
Source: Hampshire Records Office (Ref: Q20/603)

Listed Buildings

- 3.29** The subject building is unlisted but adjoins the Grade II listed no. 1 High Street (NHLE no. 1303703, Plate 9). The National Heritage List England (NHLE) description states as follows:

House, with shop. Late C18. Brick, with a tile roof. 2 storeys and attic, 4 windows. Blue header walling with red brick dressings, brick dentil eaves, quoins. Sashes in exposed frames. Late C19 shopfront, with pilasters, and large sashes on each side of the central entrance.

- 3.30** There are a number of listed buildings located in the immediate vicinity, identified in order of closest proximity to the subject site as follows:
- Numbers 3, 3A and 5 High Street (Grade II listed, NHLE no. 1091627) located to the southeast (Plate 10).
 - North Street House (Grade II listed, NHLE no. 1303480) located to north.
 - Number 3 West Street (Grade II listed, NHLE no. 1092119) located to the northwest.
 - The Crown Public House, (Grade II listed, NHLE no. 1340179) located to the east.
 - Keppel Lodge including Gateway, no. 5 West Street (Grade II listed, NHLE no. 1303274) located to the northwest.

The locations of the above are shown in Figure 2 (Appendix A).

The Emsworth Conservation Area

- 3.31** The site lies entirely within the Emsworth Conservation Area. Therefore, the proposed development has the potential to impact on the setting and significance of the Conservation Area.
- 3.32** As noted in paragraph 2.24 above, the ECA Appraisal 2010 outlines the important qualities and attributes of the Conservation Area. Paragraphs 3.4 to 3.6 of the ECA Appraisal 2010 provides the following summary:

First impressions of the old town of Emsworth are that it is a small, historic harbourside town, which is well established and popular and with an almost 'village' character. The character is basically Georgian, overlaying a medieval settlement pattern, emanating from the High Street and the main square - St Peter's Square. The buildings lining the principal roads radiating from St Peter's Square are invariably two and three storeys in height and situated on the back edge of the pavement. They are generally closely spaced, or linked and thus when viewed within the street scene give the impression of a continuous street frontage. These factors together with the narrowness of the historic road framework produces a pleasant urban character, which is added to by the curve and bends of many of the roads.

In some streets, namely South Street and Queen Street, the slight change in level downwards from the centre adds to the attraction. Building heights are predominately two storeys and rarely exceed three storeys, with historic individual plots having largely survived intact. The narrow frontages of these plots give the buildings a strong vertical emphasis, which is reflected in the general proportions of elevations, shop fronts, windows and doors within individual elevations dating from the 18th and 19th centuries. Where infill development has occurred over the years, by conforming to these constraints or 'streetscape rules' of height and width, new development has usually reflected the domestic scale and materials of historic buildings within the Conservation

Area. Those that have been constructed with traditional roof treatments and in scale have harmonised more successfully with their surroundings.

Thus, despite considerable 19th and 20th century infilling, the character of the old historic core remains. Although the town has thrived again in recent years, particularly since the mid-seventies being an attractive place to live and sail, it has generally managed to retain its small scale, intimate character and charm. The medieval street pattern with its mainly Georgian and Victorian development still dominates the townscape. This is due to the fact that much of the much later 20th century infill housing development has either been restricted to small cul-de-sac enclaves (such as the courtyard housing at Orange Row off South Street), or back land areas to the north behind the High Street and Queen Street which have followed a fairly tight urban pattern.

- 3.33 The setting of the Conservation Area in relation to the subject site is an important factor in considering any proposal and, in this regard, a number of Buildings of Local Interest have been identified. These are deemed to be buildings that make a positive contribution to the Conservation Area, with a group adjoining the site to the northwest. These include nos. 6, 8 and 10 West Street (Plate 11). The subject building is also identified as a Building of Local Interest.

Non-Designated Heritage Assets

- 3.34 The subject site does not contain any Locally Listed Buildings, which are non-designated heritage assets. As noted above in paragraph 3.33, the subject building is 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).



Plate 9 View of the Grade II listed no. 1 High Street (arrowed), which adjoins the subject site.



Plate 10 View of the Grade II listed nos. 3, 3A and 5 High Street (arrowed), which is located to the southeast of the subject site.



Plate 11 View looking west along West Street. Note nos. 6, 8 & 10 West Street (arrowed), which are identified as buildings of local interest that make a positive contribution to the Conservation Area.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.
- 4.2 The subject site lies in the Emsworth Conservation Area. Within the ECA Appraisal 2010, West Street is noted as a small street, located on the west side of the town centre and forming part of the old road system, given that it was the western approach to the old town (replaced by a short bypass in the 1970s).

The Proposed Development

Generally

- 4.3 The proposal is described in detail in the Design & Access Statement prepared by Cover Storey Architects. The proposal is summarised below.
- Demolition of the existing single-storey brick additions at the rear. These include the freestanding single-storey outbuildings and an attached single-storey wing.
 - Construction of a new rear addition comprising part single and part two-storeys. The main two-storey element will be faced in a horizontally fixed timber cladding finished in black, with the timber cladding vertically aligned to the single-storey projection at the rear. The single-storey addition adjoining the eastern boundary of the site will be constructed in recycled red brick, with the pitched roof clad in reclaimed clay tiles (i.e. those removed from the main roof).
 - Removal of existing rooflight to rear slope of main roof and installation of three new conservation type rooflights to rear slope. Note that those x2 no. rooflights to the existing front roof slope were approved as part of an earlier application (Ref: 16/00093).
 - Insertion of dormer window to rear roof slope. The dormer frame will be faced in pre-patinated zinc or copper, with a brown/red finish.
- 4.4 The design, form and scale of the rear addition has been revised to overcome concerns raised by Council as part of earlier applications and a more recent pre-application request (Ref: GEN/18/00500). Council's pre-application response dated 16 July 2018 cited the following design and heritage concerns regarding the proposal.

The principle of an extension on the rear elevation of an appropriate size and design would indeed be appropriate. However, it is considered that the footprint of the extension would be large when viewed in the context of the original building, and is not similar in terms of the approved plans, which provided a single storey extension, and not the three-storey element proposed here. The size, design and orientation of the structure would make seem excessively dominant and out of character with the host dwelling and the wider character of the conservation area and AONB.

The scheme is also not considered acceptable due to its flat roof design. It is considered that the existing flat roof extension to the rear is not sympathetic to the host building and picks up little detail or character of the area. Indeed, this three-storey element makes the scale and bulk of the development, significantly more bulky than the other properties in the area.

The existing extensions and alterations to the rear of the application building are not in keeping with the character of the original building. However, the fact that inappropriate extensions and alterations have been erected / granted permission in

the past, both on the existing property and on adjacent properties does not justify a further degradation of the original property.

The proposal has been revised to overcome the concerns raised, specifically those relating to height and scale (the highest part of the addition will now sit at two-storeys and not three as previously proposed).

4.5 The proposal is illustrated in the following drawings and plans prepared by Cover Storey Architects, dated August 2018:

- Proposed Site Plan numbered 17031_PL100.
- Proposed Ground Floor Plan numbered 17031_PL101.
- Proposed First Floor Plan numbered 17031_PL102.
- Proposed Second Floor Plan numbered 17031_PL103.
- Proposed Roof Plan numbered 17301_PL104.
- Proposed Front Elevation – West Street numbered 17031_PL200.
- Proposed Rear Elevation – Courtyard numbered 17031_PL201.
- Proposed Side Elevation – East numbered 17031_PL202.
- Proposed Side Elevation – West numbered 17031_PL203.
- Proposed Section AA – Through Ground Floor Residential Unit numbered 17031_PL220.
- Proposed Section BB – Through Stair Core numbered 17031_PL221.

Potential Impacts on Heritage Assets

4.6 As noted in paragraphs 3.33 and 3.34, the subject building is a Building of Local Interest that makes a positive contribution to this part of the Emsworth Conservation Area. There are also a number of listed buildings located in the immediate vicinity of the subject site. In addition, the subject site is wholly within the Emsworth Conservation Area. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified.

Listed Buildings in the vicinity

Description and setting

4.7 As noted in paragraphs 3.29 and 3.30, there are a number of listed buildings that either adjoin the subject site or are located in the vicinity. By virtue of their designation as listed buildings, those identified in the vicinity of the subject site are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of Emsworth, which retain much of their architectural integrity. These include no. 1 High Street (Grade II), which adjoins the site to the east and nos. 3, 3A, and 5 High Street (Grade II), which is located to the east. There is also historical significance attached to them in terms of the part they played in the early development that took place in this part of Emsworth.

4.8 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

Impact of Development Proposals

4.9 The development proposal includes the construction of new additions to the rear of the existing building, which have the potential to impact the settings of those listed buildings located in the vicinity.

- 4.10 As noted above in Paragraph 3.29, the subject building adjoins no. 1 High Street, which is located to its immediate east. Built in the late 18th century, the building is of historical and architectural significance, although a number of key changes have occurred. These include a late 19th century shopfront and single-storey addition at the rear. The proposal includes a single-storey addition that adjoins the rear addition to the listed building. In this regard, the existing single-storey addition is non-descript architecturally and comprises a simple lean-to form, which has an uncomfortable interface with the adjoining rear addition to the listed building (Plate 12). While the proposal involves a replacement single-storey addition in this location, with an enlarged footprint, its overall form is consistent with the adjoining rear addition to the listed building (i.e. simple pitched roof with a lower ridge line to that of the adjoining addition). This will ensure that this part of the proposed addition will be subservient to the adjoining listed building and have no adverse physical or visual harm on the heritage asset. Similarly, given the design and placement of the proposed two-storey element away from the listed building there will negligible visual harm on its setting.
- 4.11 The Grade II listed nos. 3, 3A and 5 High Street (Plate 6) is located to the east of the subject site. The principal north facing elevation to this building is a distinctive element in streetscape terms, comprising three-storeys capped by a shallow pitched hipped roof. Dating from the mid-18th century, the symmetry of the principal elevation has been compromised by an early-20th century shopfront (Plate 10). The placement of the taller two-storey part of the proposed rear addition, to the western part of the subject building, will ensure that it will not harm the setting of the heritage asset. The light materiality (i.e. horizontally aligned timber board cladding finished in black) will also soften the visual apparentness of the two-storey element in this context (Plate 13). This will ensure that there is no harm to the setting of the heritage asset.
- 4.12 Turning to the design and materiality of the proposed additions, the simple form combining a pitched roof to the single storey elements, raised parapet to the two storey element (concealing a flat roof behind) and soft materials palette will reduce the visual prominence of the additions, particularly in the context of the listed buildings in the immediate vicinity. The design and overall form resonate (particularly the single storey elements) with that of the listed buildings (i.e. window openings of similar proportions with simple pitched roofs). The choice of materials and the restrained height will assist in reducing the prominence of the additions, thereby ensuring that they are unobtrusive in the context of the setting of those listed buildings and structures in the vicinity. As noted, the use of a simple pitched roof form to the single storey additions also reference the historic roof forms in the immediate vicinity, thereby providing a distinctive element particularly when viewed from of the rear.
- 4.13 Given the locations of the other listed buildings identified in paragraph 3.30, the proposal will cause no harm to their settings.
- 4.14 Overall, it is considered on balance that there will be no adverse harm to the setting of the heritage assets identified for the reasons outlined.

Emsworth Conservation Area

Description

- 4.15 The subject site is located within the northwest part of the Emsworth Conservation Area. It has already been established in this report that the value of the Conservation Area lies in its historic character as a small, Georgian harbourside town, with appropriately scaled 19th and 20th century infill development. The buildings lining the principal roads radiating from St. Peter's Square, which forms the historic core, comprise mainly two and three-storeys. The existing designation is bounded by Havant Road to the north, Chichester Harbour to the south and Slipper Mill Pond to the east.

Setting

- 4.16 The immediate setting of this part of the Conservation Area has not altered significantly over time in terms of the overall layout of the High Street and West Street, although the subject building itself has seen a number of early 20th century alterations and additions. There has been more recent development, such as that located to the southeast of the subject building (which includes much of School Lane), but the important qualities of the Conservation Area are largely uncompromised.

Significance and Impact of Development Proposal

- 4.17 The proposed rear additions will be constructed in a manner that, given their restrained nature and materiality, compliments the subject building. While contemporary in its design approach, the proposal draws subtle references from notable features within the wider Conservation Area. These include simple pitched roof forms, raised parapets, concealing shallow hipped roofs behind, and dormer windows.
- 4.18 In visual terms, the addition will not be readily discernible in key views from outside the site, with the exception of a number of oblique views. These include the view from School Lane (Plate 14) and from the southwest. In this regard, the height, placement and setback of the proposed two-storey rear addition, which will be partially visible in the School Lane view of the subject building, will be unobtrusive in this context. The use of a timber cladding to the face of this element will soften it, ensuring that it does not appear as a dominant feature at roof level. The material choice and finish also resonate with the red brick and terracotta roof tiles to the main building. The introduction of a dormer window to the rear roof slope, while apparent in the views identified, draws reference from the proportions of the existing dormer to the rear roof slope of the adjoining listed building (no. 1 High Street). The materials palette, combining pre-patinated zinc or copper to the cheeks of the dormer, will also compliment the terracotta tiles to the rear roof slope, ensuring that it will not be overly garish and, while apparent, visually recessive in the oblique views identified within the Conservation Area. The form and scale of the addition will not cause adverse impact on the presentation of the subject building in this view and will in no sense dominate or impose.
- 4.19 Similarly, the addition will not be readily visible in views from the southwest. The terrace run to the rear of no. 10 West Street effectively screens the rear of the subject building. The rear of the building is only visible from the cul-de-sac at the end of this terrace run, thereby ensuring that the additions will not be readily visible.
- 4.20 The proposed addition will also utilise a materials palette comprising recycled brick to the easternmost single-storey element and timber cladding finished in black to the two-storey element and the single-storey that adjoins it to the southwest. The choice of materiality compliments and respects the important qualities of the subject building and the wider Conservation Area. The black finish to the timber cladding, in particular, will resonate with the red brick and terracotta clay tiles to the rear roof slope, providing a high-quality contemporary addition.
- 4.21 Overall, the additions will be constructed in a manner that compliments the height and scale of the heritage buildings that it adjoins and those located in the vicinity. The height of the addition will not dominate these buildings, given that the tallest two-storey element has been placed so that it is consistent with those Buildings of Local Interest to its immediate west (nos. 6, 8 and 10 West Street). The building plane of the two-storey element aligns with that to the adjacent nos. 6 and 8 West Street, for example, thereby respecting the established scale and character of these heritage buildings. In this regard, there will be no adverse harm on the adjoining heritage buildings and the Conservation Area.