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ECA/EAC/12:1089

5 April 2023

Havant Borough Council
Planning Department
Public Service Plaza
Civic Offices
HAVANT PO9 2AX

Dear Sirs

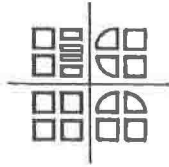
Fiscal House 2 Havant Road Emsworth PO10 7JE

Further to the objection to the above proposal by the Heritage Team, I wish to make the following observations:

I acknowledge the location of this site within the Conservation Area and the nearby relationship of a Grade II Listed Building (4 Havant Road). These matters have been taken into account in my consideration of the proposals along with the close relationship with the BT building and the current status of the overall site with its associated buildings. Also, I have previously responded to an objection from the LPA Landscape Architect and wish my comments in this respect to be cross referred with this statement.

The Listed Building has been identified by the LPA without a great deal of detail. In reality, this building is long and narrow with its only fenestration located within the west (inner) elevation. The other three elevations are blank, rendered walls with a slate covered roof. This is a two storey building sitting on the back edge of the footpath, which makes an unremarkable contribution to the Conservation Area. The neighbouring houses on Warblington Road have no architectural rapport with the Listed Building, Fiscal House or the BT building – in other words, a diverse context. Fiscal House has been the subject of a previous Application in which alterations were agreed to the elevation fronting the main road. The other three elevations were not

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discussed, presumably because they were of little significance in the opinion of the LPA. The structures defined by the Fiscal House Site Plan are a conglomeration of single storey flat roofed buildings which are totally incongruous to Fiscal House, 4 Havant Road and the Conservation Area. The remainder of the Site Plan is unrelieved tarmac with a boundary wall to the south, three metres high. There is security lighting to the car park to the detriment of neighbours in Bath Road. The BT building dominates the local context in terms of scale and brutal architectural language.

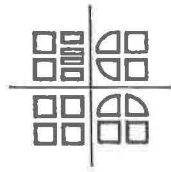
The LPA have suggested that the design proposals should reflect the qualities of the Listed Building and the Fiscal House street elevation, even though both buildings are quite modest vernacular buildings. No mention is made of the BT building or the overall character of the Conservation Area.

The converted and extended office building is described as having an 'awkward roof resulting in an unbalanced, incohesive building form with an overly bulky roof design.' In reality, the roof as proposed springs from a low point along Warblington Road in order to reduce the overall profile and impact on the road. This building has been reduced in length from the junction with Fiscal House. The external walls generally are rendered which is consistent with 4 Havant Road and many other buildings within the Conservation Area. The roof covering and partial wall covering is zinc cladding, dark in colour, which again has been used within and on the edge of the Conservation Area e.g. Emsworth Baptist Church, which is a very prominent and high quality contemporary building. This building not only incorporates zinc cladding, but enjoys an irregular roof which the LPA do not regard as awkward.

Reference is made in the Heritage Team's observations that there is no balustrade to the proposed balcony. This is incorrect as the balustrade is frameless glass.

As stated in my response to the Landscape Architect's comments, there are examples of buildings within the Conservation Area and nearby where zinc has been used for cladding. Also, there is a significant building on the waterfront. This is a

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modern movement building, three storey, flat roof with rendered walls (see photos 2 and 3). This building does not take its inspiration from local vernacular architecture but nevertheless introduces an interesting element within a very sensitive context.

Further along the waterfront is Quay House (68 Kings Street). This is a replacement dwelling which was defined by the Architect as follows:

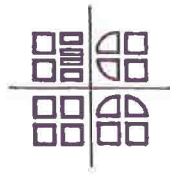
‘The obvious architectural style to propose for the site might engage with notions of traditional sail lofts or other timber harbour side buildings. However, the particular requirements of the Client requires a more considered response, which also reflects a contemporary lifestyle.’

Again, a modern design was approved which did not reflect the context and used modern materials including a metal roof (see photos 4 and 5). The roof scape is irregular, but not perceived by the LPA as awkward, unbalanced or incohesive.

The Heritage Team’s response to my proposal is highly subjective and demonstrates an inconsistent position with respect to a design philosophy within the Conservation Area. Fiscal House and its site requires a fresh intervention of modern architecture and not a vernacular pastiche.

The three storey house is conceptually different to Fiscal House by virtue of raising the dwelling above the flood plain. It is also the case that it is conceptually different to the Office Conversion which evolves from a different set of circumstances, footprint, location and proximity to the highway etc. The Heritage Team have not expanded upon their criticism that the three storey house is ‘incohesive with conflicting roof forms.’ Where is the conflict and how is this incohesive? The window apertures are different in the three storey building to the single storey extension/conversion because they have evolved from each unique design and without unnecessary reference to Fiscal House. The height of the three storey building is adequately illustrated in its relationship with the URC by my latest drawings and would not be a dominant feature within the local area.

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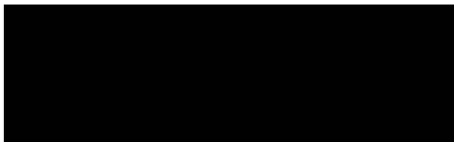
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In terms of illustrating my thoughts on this matter, the attached photos define some of the key aspects of my assessment.

- Photo 1 BT Building within the local context.
- Photo 2 View of the Waterfront with three storey modern movement building.
- Photo 3 Street view of modern movement building.
- Photo 4 View of Quay House in context.
- Photo 5 View of entrance to Quay House.

Yours faithfully



Edward Caush

Copy to: Mr & Mrs Munday

Untitled Map

Write a description for your map.

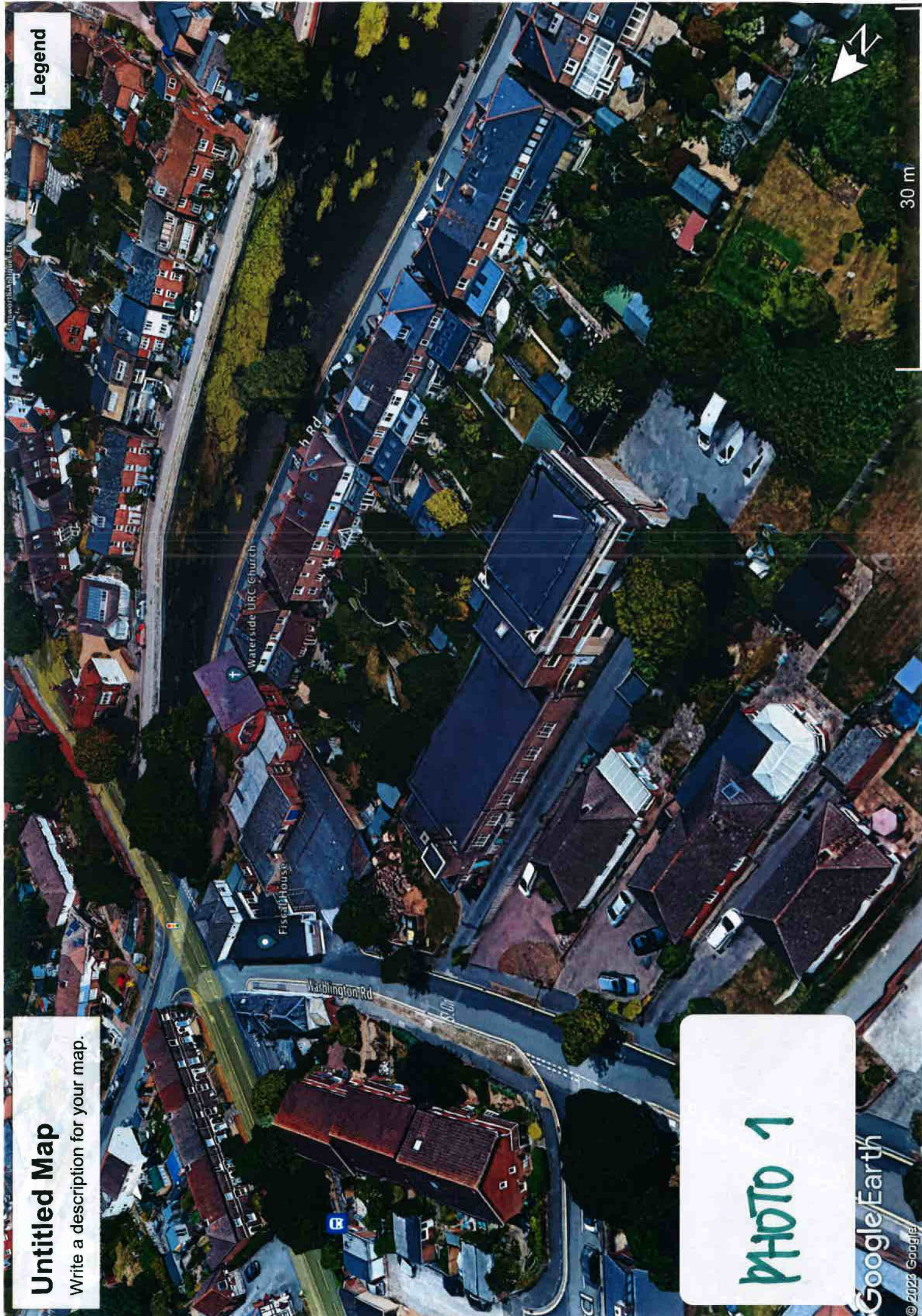
Legend

PHOTO 1

Google Earth

© 2023 Google

30 m



Untitled Map

Write a description for your map.

Legend

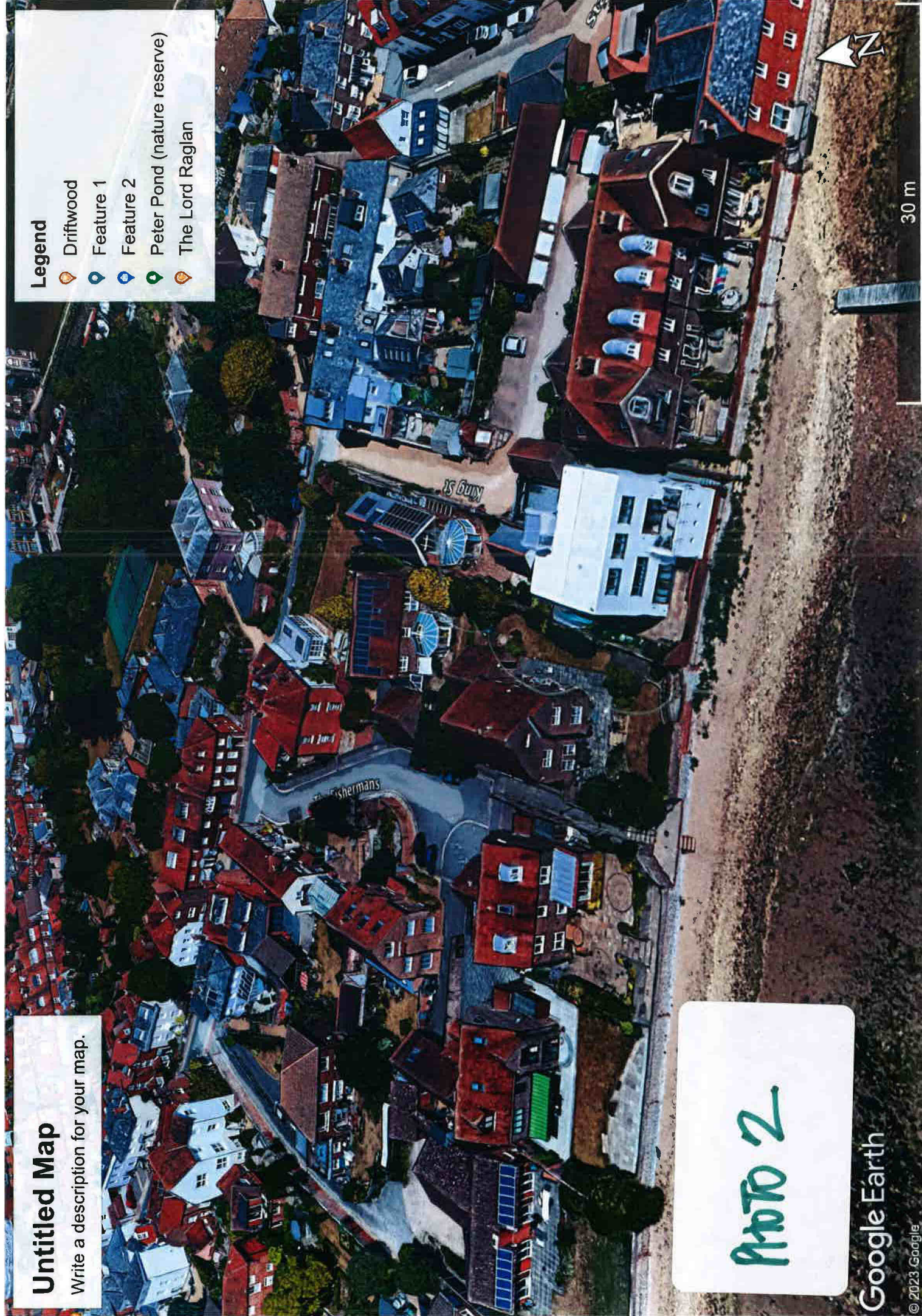
- Driftwood
- Feature 1
- Feature 2
- Peter Pond (nature reserve)
- The Lord Raglan

Photo 2

Google Earth

© 2023 Google

30 m



Untitled Map

Write a description for your map.

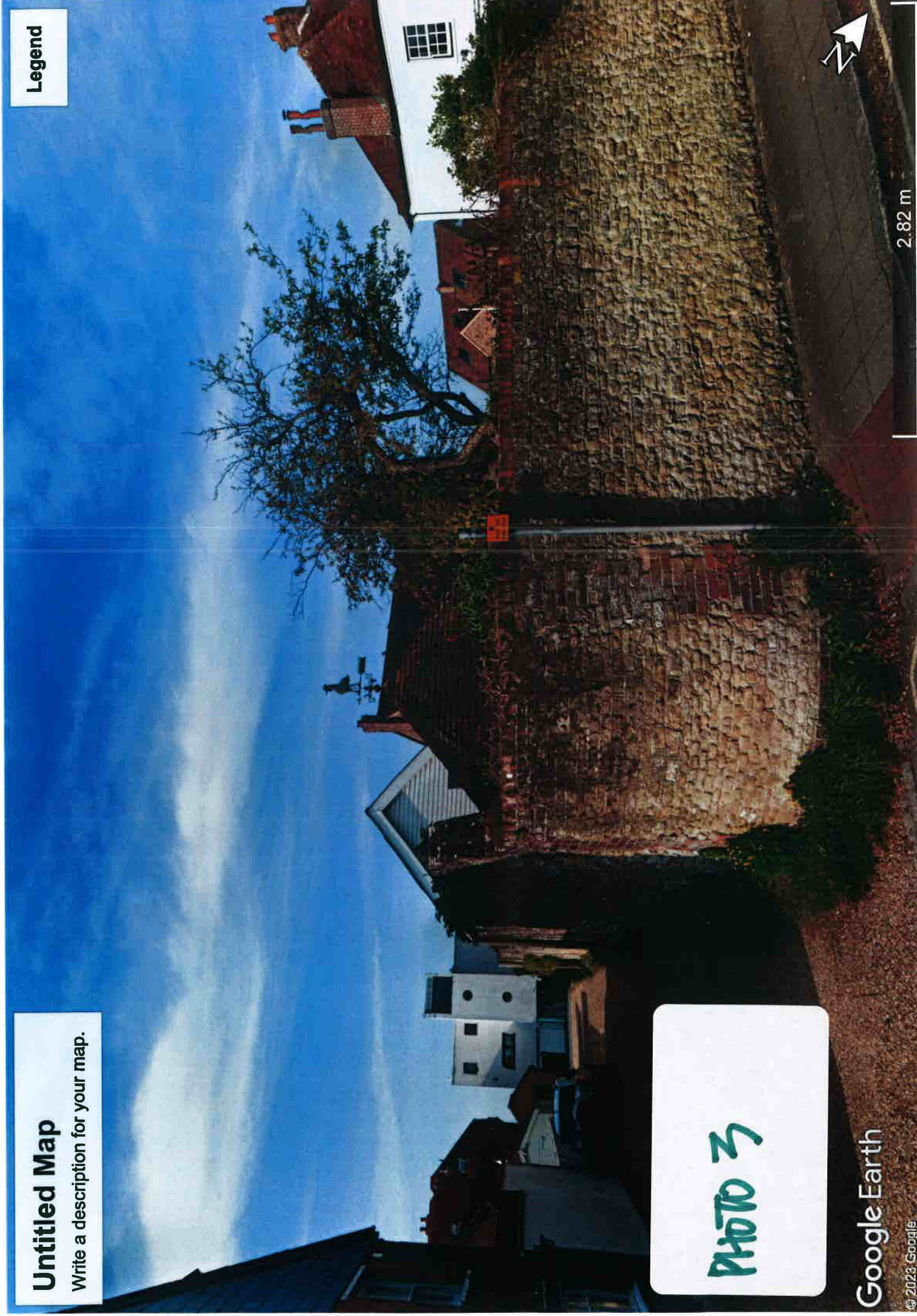
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PHOTO 3

Google Earth

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2.82 m



Untitled Map

Write a description for your map.

Legend

- Driftwood
- Feature 1
- Feature 2
- Peter Pond (nature reserve)
- The Lord Raglan

PHOTO 4

Google Earth

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Untitled Map

Write a description for your map.

Legend

PHOTO 5

Google Earth

© 2023 Google

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