



Heritage Statement - February 2026

25014 - 19 Church Path, Emsworth

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1.0 - Introduction



Introduction:

This Heritage Statement supports a householder planning application for the proposed extension and alterations at 19 Church Path, Emsworth. It assesses the potential impact of the works on the setting of the adjacent Grade II listed St James’s Church in line with national and local heritage policy.

Although 19 Church Path is not listed and lies outside the Emsworth Conservation Area, it directly adjoins the churchyard of St James’s Church. The proposals therefore require assessment under the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty on decision-makers to have special regard to preserving a listed building and its setting.

The National Planning Policy Framework (NPPF) highlights the need to understand the significance of heritage assets and ensure that development sustains and, where possible, enhances that significance. It also requires that any potential harm is weighed against the public benefits of the proposal.

At a local level, the proposals are guided by the adopted Havant Borough Local Plan (Core Strategy, 2011), particularly Policy CS11: Protecting and Enhancing the Special Environment and Heritage of Havant Borough, and Policy CS16: High Quality Design.

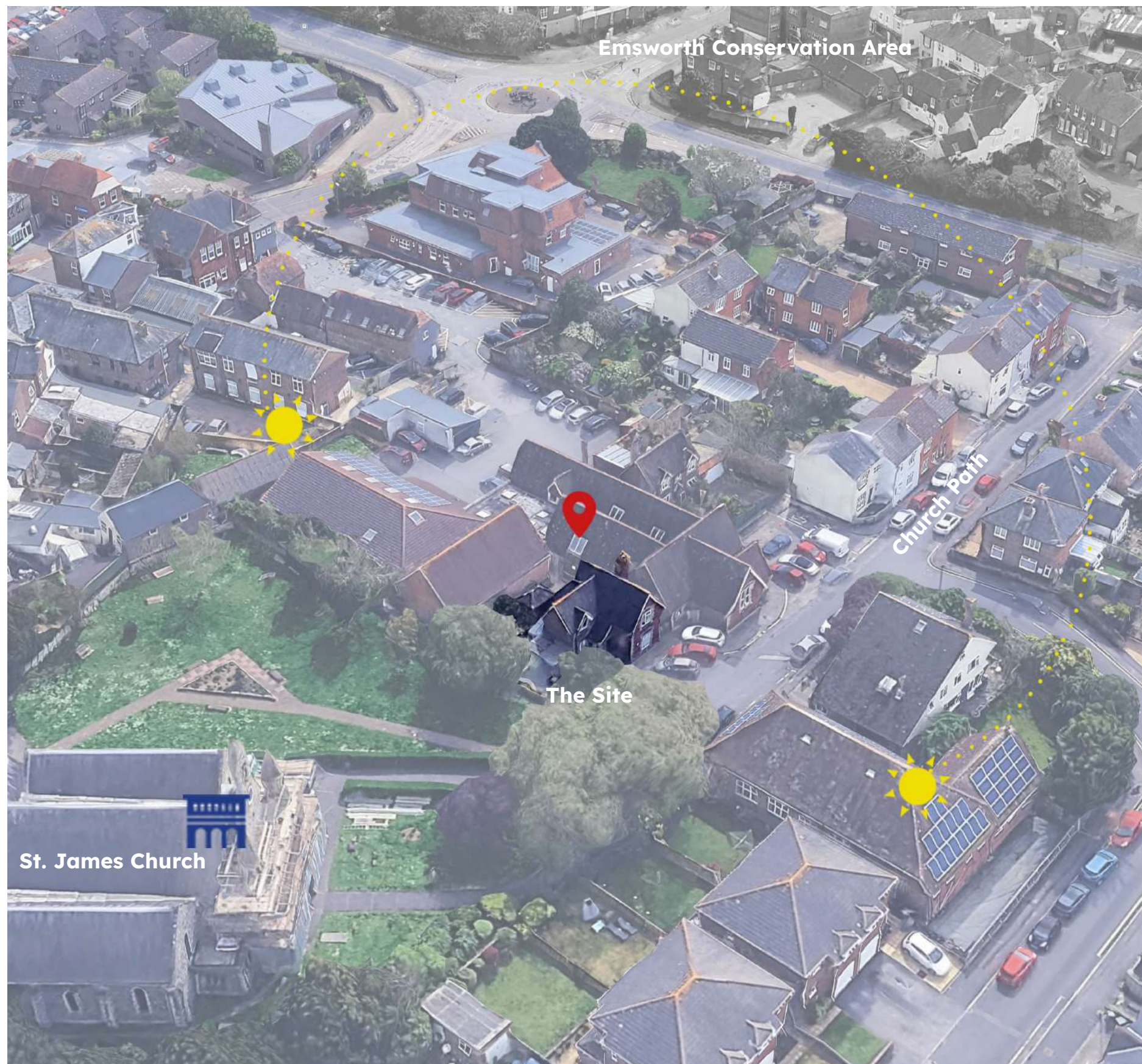
Policy CS11 requires that development protects and, where possible, enhances the borough’s heritage assets. Proposals adjacent to listed buildings must be sensitively managed to safeguard their character and setting, contributing positively to the local townscape and historic environment.

Policy CS16 promotes high-quality design that draws on local context, respecting established scale, form, materials, and proportions. It encourages development that integrates well with existing buildings and supports sustainable construction.

Together, these policies support context-led, contemporary design within historic settings. The proposals at 19 Church Path respond to this by respecting the character of the existing house, reflecting the historic context of the church, and preserving its setting.

This statement therefore identifies the significance of St James’s Church and its setting, describes the existing property and proposed works, and assesses the degree of impact the development may have on the church’s special interest and wider historic environment. It demonstrates that the proposals have been informed by an understanding of the site’s historic context and that the design has been developed to respect and preserve the setting of the listed building.

2.0 - Site and Context



Site and Context:

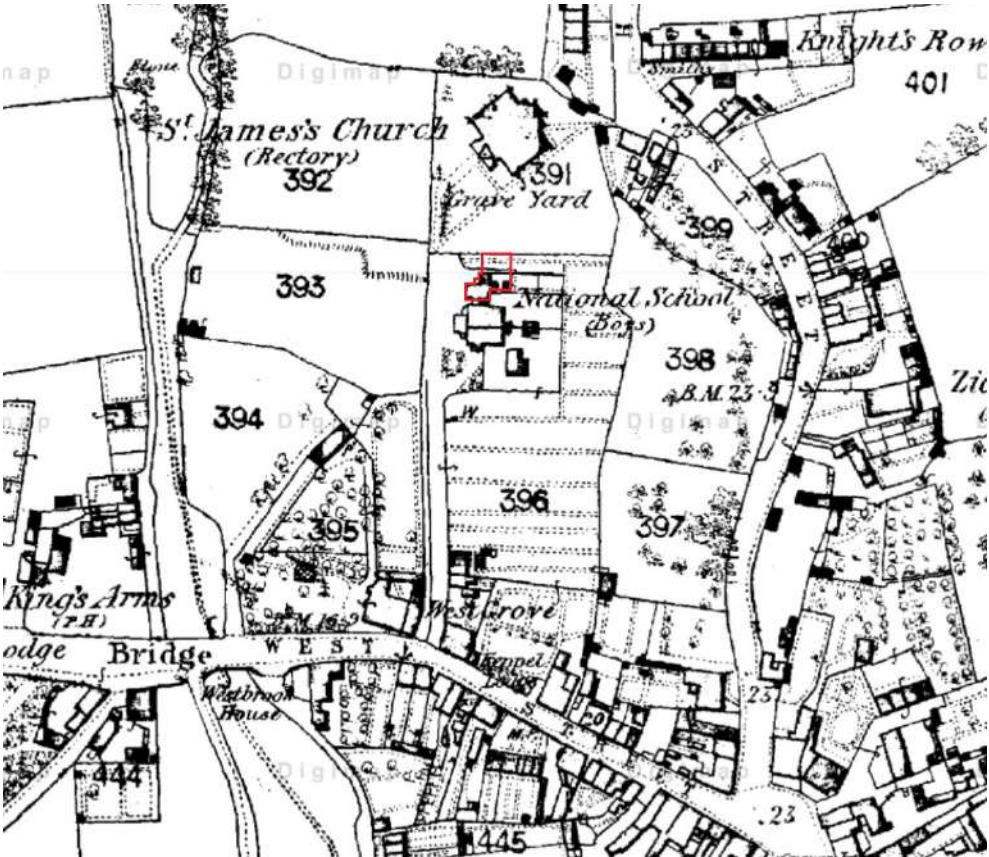
19 Church Path is located adjacent to the historic core of Emsworth, a coastal town in the borough of Havant. The property sits on the northern end of Church Path, immediately adjoining the churchyard of St James's Church, a Grade II listed building. The site lies outside, but close to, the boundary of the Emsworth Conservation Area, and falls within an established residential neighbourhood that has evolved gradually from the mid-nineteenth century onwards.

Historic mapping (which can be found on the following page) confirms that the property existed by at least the 1860s, forming part of the former National School for Boys, together with what are now the Emsworth Community Centre, Library, and 18 Church Path. These buildings share a common institutional character, reflecting the architectural language of mid-Victorian design. The surrounding area to the south was progressively infilled from the early twentieth century, connecting the site to the town centre. The opposite Church Hall, built in the 1930s, continues this architectural lineage, adopting a similar scale and materials. By the 1960s, the wider area had become predominantly residential, interspersed with community uses related to the church and former school complex.

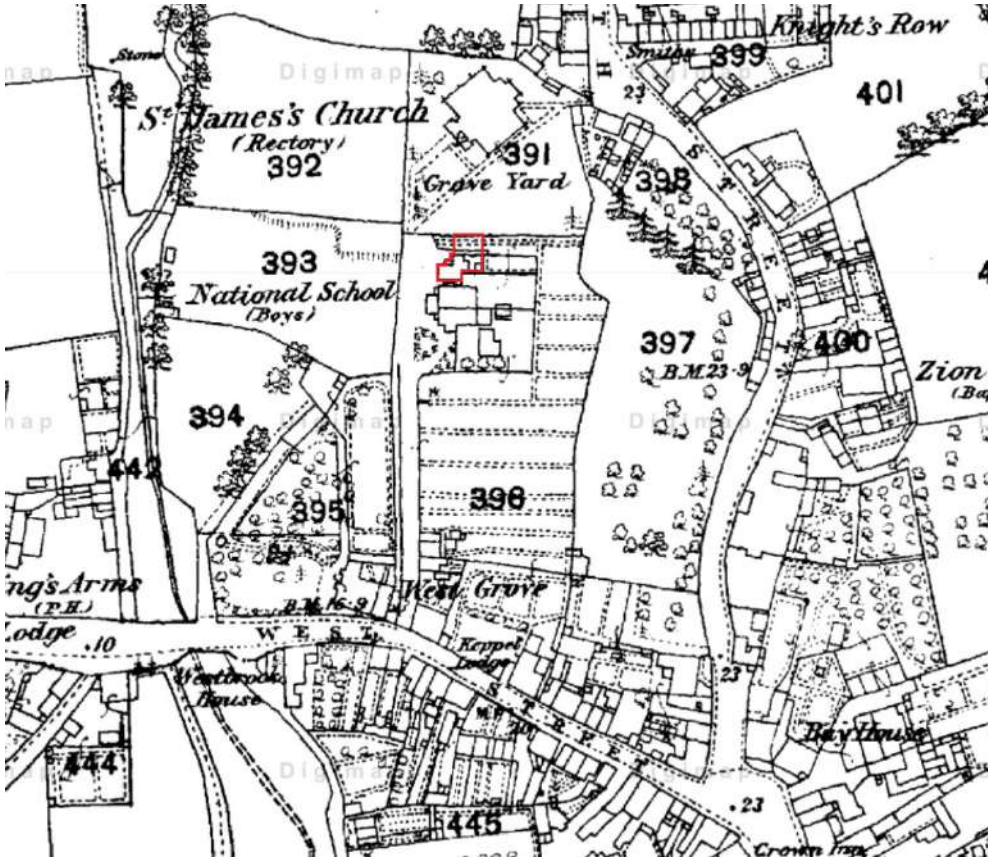
The site comprises a two-storey red brick house with buff brick detailing, positioned close to the street and enclosed to the rear by garden walls and planting that form part of the boundary with the churchyard. The immediate surroundings are defined by modest building heights, pitched roofs, and a mix of brick and clay-tiled finishes that contribute to the cohesive townscape character.

The churchyard of St James's Church forms an important element of the setting, characterised by flint and brick boundary walls, mature trees, and a tranquil sense of enclosure. While the house is visually associated with the church through proximity, the presence of planting and boundary treatments limits direct intervisibility between the two sites. The property therefore contributes modestly to the church's wider setting, providing a sympathetic domestic backdrop that respects its scale and character.

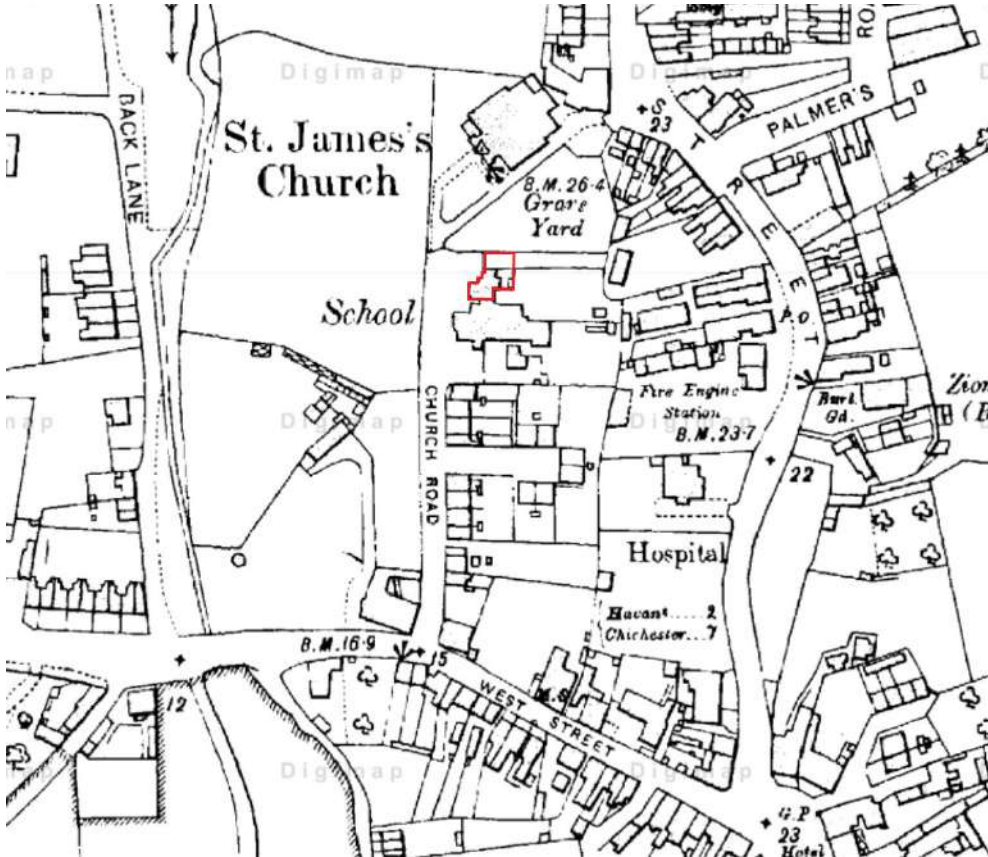
3.0 - Site and Context - Historic Maps



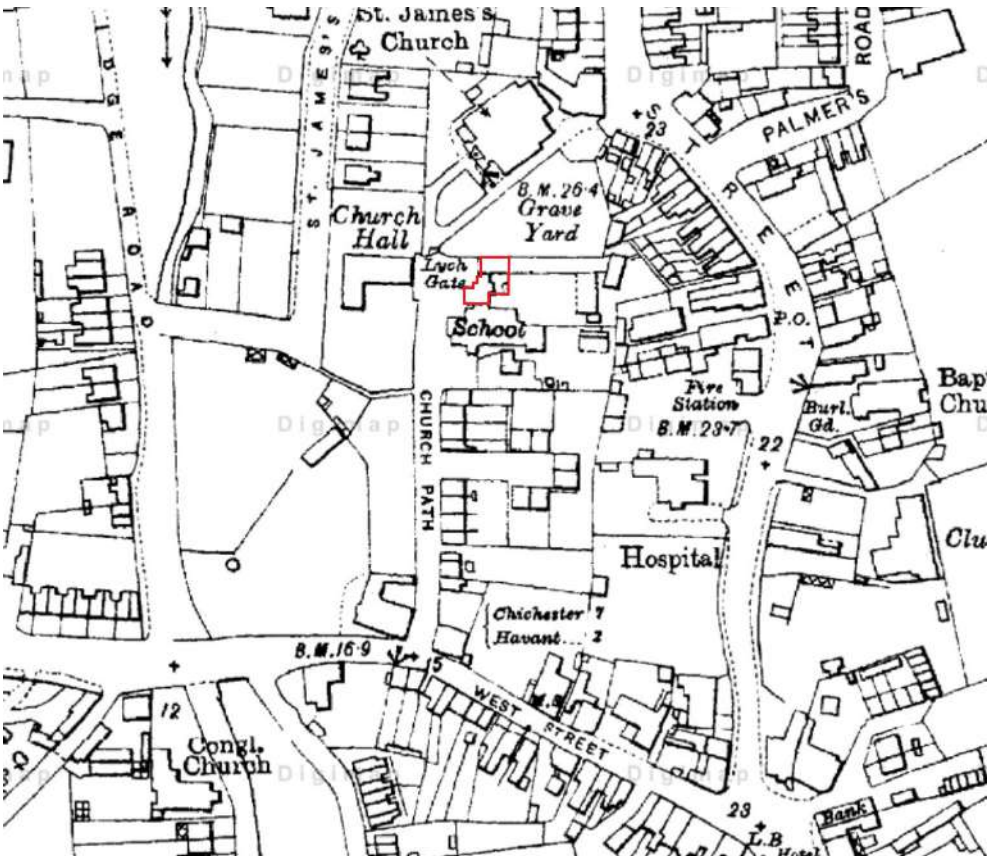
1860's



1880's



1900's



1930's



1960's



Now

4.0 - Existing House



19 Church Path



Description of Existing House:

19 Church Path is a two-storey Victorian house dating from at least the 1860s, as evidenced by historic Ordnance Survey maps. It originally formed part of a former National School for Boys complex, likely serving as teaching staff residence, alongside the adjacent buildings that now accommodate the Emsworth Community Centre, Library, and 18 Church Path. The group collectively illustrates an architectural development of Emsworth during the mid-nineteenth century.

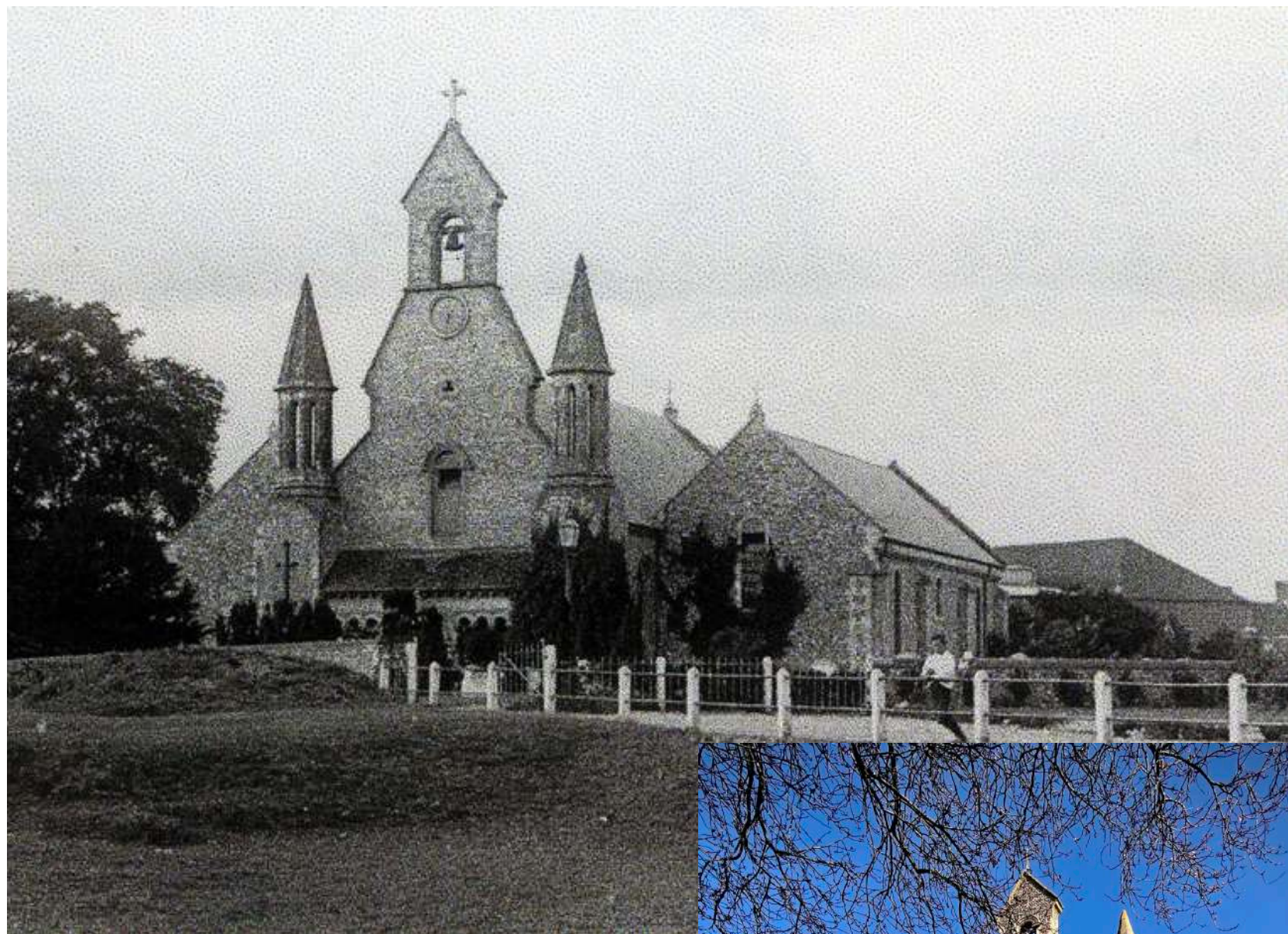
The property is constructed in red brick with contrasting buff brick dressings that articulate the corners, window surrounds, and arched lintels. These features contribute to its distinctive and decorative appearance, typical of mid-Victorian institutional architecture. The steeply pitched roof is finished in red clay tiles with prominent gables, though the original timber windows and bargeboards have been replaced with poor-quality UPVC alternatives that detract from the building's historic character.

The front elevation is defined by a projecting gable containing an arched entrance doorway, fitted with a painted timber door. The overall composition combines solidity with modest detailing, characteristic of the architectural language of small-scale public or school buildings of the period.

The rear elevation has less detailing and incorporates a stair core and later single-storey lean-to additions. The rear garden is enclosed by flint and brick boundary walls and vegetation that separate it from the adjoining churchyard.

Although the property is not statutorily listed, it possesses clear historic and architectural interest. Its material palette, decorative brick detailing, and traditional roof form make it a recognisable example of Victorian school-related architecture in Emsworth. The building contributes positively to the historic townscape and forms part of the wider group value associated with St James's Church and the former school complex.

5.0 - Description and Significance of the Heritage Asset



St James's Church - 1880's



St James's Church - 2025

St James Church:

St James's Church is a Grade II listed parish church dating from 1839–40 by John Elliott, with the south aisle added in 1857 by Colson and the north aisle in 1892 by Blomfield. It is built in coursed flint with stone and cement dressings under slate roofs, composed of a three-bay nave with a west gallery, wide north and south aisles, and a chancel. The style is Norman/Romanesque Revival, expressed through plain round-arched openings, flat buttresses, and a corbelled eaves line.

The principal west elevation is the church's signature feature: a tall west gable with a gabled bell-turret, flanking corner turrets capped by octagonal spires above open frameworks, and an open narthex. In the current arrangement (as visible in the attached photograph), the narthex is enclosed with glazed screens, read as a later sympathetic intervention. Elevations are consistently treated in knapped flint with simple round-arched window openings and minimal tracery, giving the building a robust, unified character.

The church stands within a mature, hedged and walled churchyard that contributes strongly to its setting: gravestones, trees and boundary treatments create a sense of enclosure. The immediate townscape includes former school buildings along Church Path, including 19 Church Path. Beyond these, the churchyard is largely enclosed by residential development dating from the 1930s through to the 1970s, forming a modest suburban backdrop that frames the church without detracting from its visual or historical prominence.

The significance of St James's Church derives from:

- Its architectural interest as a coherent and well-preserved example of early Victorian Romanesque Revival design with a distinctive west-end composition.
- Its historic interest for its phased development through the nineteenth century (Elliott, Colson, Blomfield) and its association with Emsworth's ecclesiastical growth.
- Its communal value as a longstanding place of worship and local landmark.

Within this context, 19 Church Path forms part of the wider historic group but remains secondary in scale and status. It contributes a modest, domestic backdrop to the churchyard's edge without competing with the church's architectural presence or significance.

6.0 - Assessment of Setting and Relationship



Existing View from Church Yard to 19 Church Path



Existing View from North Street Entrance to Church Yard

Setting and Relationship:

19 Church Path occupies a position immediately south of St James’s Church, with its rear garden boundary forming part of the churchyard enclosure. This close spatial relationship establishes a historic and visual connection between the two sites, reflecting their shared origins within the mid-nineteenth-century.

The church’s immediate setting is defined by its walled and hedged churchyard, which contains mature trees and planting that limit wider views into and out of the site. From within the churchyard, the northern elevation of 19 Church Path is visible through gaps in the vegetation. While the house can be seen, the presence of boundary shrubs and a large mature tree softens this view and partially screens the location of the proposed extension, reducing its overall visual impact.

From Church Path itself, the interrelationship between the two sites is also softened by mature planting. Glimpsed views of both the house and the church are filtered by trees and boundary vegetation, so that neither structure visually dominates the other. The church remains the principal heritage feature in the townscape, with domestic buildings like 19 Church Path forming a secondary and contextual backdrop.

The setting can therefore be described as semi-enclosed and layered, combining the historic churchyard with later residential development to the north and east. Within this composition, 19 Church Path contributes modestly to the character of the area through its traditional materials and form, but it does not play a defining role in the appreciation or significance of the listed church.

Any visual connection that exists between the two is incidental and softened by vegetation. Consequently, the church’s architectural and historic significance is experienced primarily from within its grounds and from viewpoints along North Street, rather than from its shared boundary with 19 Church Path.

7.0 - Description of the Proposed Development



Proposed Visuals



Proposed Development:

The proposals seek to extend and improve 19 Church Path to create a more functional and sustainable family home while preserving the property's historic character and its relationship with the adjoining churchyard.

The works comprise the demolition of the existing rear stair core and single-storey lean-to structures, followed by the construction of a two-storey rear extension. The new addition will provide an enlarged kitchen and dining space at ground floor level and a new master bedroom and bathroom at first floor. Internal alterations will rationalise the existing layout to form a more open-plan ground floor and improved circulation.

The garden sits approximately 0.45 metres above the internal floor level of the house. The extension will follow this lower internal level, keeping the eaves and ridge below the main roofline to reduce visual impact from the churchyard and maintain the hierarchy between old and new.

The form and massing of the extension intentionally reflect the proportions and roof pitch of the existing northern gable, creating a balanced composition while avoiding direct imitation. A narrow, pitched-roof link will define the junction between old and new, ensuring the original building remains clearly legible and distinct.

Materials and detailing are purposefully simple and contextual: the extension will be constructed in red brick only, matching the host building's primary material while using contemporary detailing to differentiate new from old. Windows will mimic the style of the existing house, but finished in an alternate colour and likely aluminium frames. A zinc roof will further distinguish the addition; the zinc will return to form a framed edge around the new gable, referencing the prominent bargeboards on the original house in a contemporary manner.

The main house will remain largely unchanged. Alterations will enhance its integrity through the replacement of poor-quality UPVC windows and bargeboards with high-quality, heritage style alternatives. Two new windows on the north-facing gable will replicate the proportions, detailing, and alignment of those on the existing house to appear as original features.

Overall, the scheme is contemporary yet sympathetic, balancing modern functionality with architectural sensitivity. The extension is subservient in scale, restrained in palette, and designed to minimise visual impact on the adjoining Grade II listed church while improving the long-term quality and sustainability of the dwelling.

8.0 - Heritage Impact Assessment



Proposed View from Church Yard to 19 Church Path



Proposed View from North Street Entrance to Church Yard

The proposed development has been carefully designed to respect the character of 19 Church Path and its relationship with the adjoining Grade II listed St James’s Church. The key consideration is the extent to which the new extension and alterations affect the setting and significance of the listed building.

Impact on the setting of St James’s Church

The extension is located to the rear (east) of the dwelling, where visibility from the churchyard is limited by boundary vegetation and a large mature tree. While the northern elevation of the house is partially visible from within the churchyard, the proposed works will not materially alter this view. As demonstrated in the submitted renders, the existing mature planting along the boundary provides substantial natural screening, further softening and filtering views towards the house and the new extension. The extension’s reduced ridge height, modest scale, and restrained form ensure it remains subservient to the main house and visually recessive within the backdrop of the churchyard.

The design approach—using red brick, simple detailing, and a contemporary red zinc roof—creates a clear distinction between old and new while maintaining visual harmony with the established palette of materials of the existing house and the surrounding area. The restrained composition and limited visibility mean that the proposal will not detract from the architectural or historic significance of the church, which continues to be experienced as the principal building within its enclosed setting.

Impact on 19 Church Path

The proposed works will conserve and enhance the character of the existing house. The replacement of UPVC windows and bargeboards with traditional painted timber alternatives reinstates lost detailing and improves the building’s contribution to the surrounding historic context.

Overall assessment of harm

The proposed development is modest in scale, visually contained, and designed with sensitivity to its historic context. It preserves the church’s prominence and sense of enclosure while improving the quality of 19 Church Path. The high-quality contemporary design and materials enhance the setting, providing a sympathetic architectural response within a backdrop of lower-quality 1960s and 1970s housing. Overall, the proposals are considered to result in very little to no harm to the significance of St James’s Church or its setting.

The development accords with the NPPF, and Policies CS11 and CS16 of the Havant Borough Local Plan.

9.0 - Conclusion



The proposals for 19 Church Path have been developed with a clear understanding of the site's historic context and the significance of the adjacent Grade II listed St James's Church. Careful consideration has been given to the church's setting, including its enclosed churchyard and its relationship with surrounding development.

The design preserves the setting and special interest of the listed building through a restrained scale, sensitive massing, and high-quality materials, while clearly distinguishing between old and new. The scheme accords with the statutory duty to have special regard to the preservation of a listed building and its setting, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, and is consistent with national and local heritage policy.

Overall, we believe that the proposal is acceptable in heritage terms and merits support as a well-considered, context-led addition that safeguards the significance of St James's Church while enhancing the quality and longevity of the existing dwelling.