HERITAGE STATEMENT

HEARNESBROOK, 39 HAVANT RD, EMSWORTH

S. O’Hea, 25 March 2026

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1. INTRODUCTION

1.1. This Heritage Statement has been prepared by the owner of Hearnesbrook to assess the impact of the proposals on the significance of Hearnesbrook (hereafter referred to as 'the house' or 'Hearnesbrook'). This document supports an application for Listed Building Consent and Householder Planning Permission.

1.2. This statement forms part of a Listed Building Application for:
The replacement of an internal supporting beam.

1.3. A leak in the roof space has resulted in water ingress which in turn has rotted a supporting oak beam. This needs to be replaced.

The owner is maintaining this old building and regularly carrying out conservation repairs which are sympathetic to the overall character of the house. See section 5.3.

1.4. The purpose of the report is to assess the significance of the building, and the impact of proposals. The report and ancillary *Historic Building Survey* will cover the following key issues:

- A statement of significance related to the building and its site
- An impact assessment of the proposed works in the context of current planning policy.

The report should also be read in conjunction with the submitted drawings and supporting information.

Hereby an image of the beam which needs to be removed:

2. CONTEXT AND BACKGROUND

2.1. Designations

The house is grade II listed and according to the listing schedule from Historic England the property was listed in February 1984. List Entry Number: 1154639 reads as follows:

Pair of houses, arranged symmetrically. 1805. Rendered front, stone with brick dressings and brickwork (painted); hipped slate roof. 2-storeyed, with a single-storeyed coupled porch joining the pair. Each unit has a symmetrical front (south) of 2 windows, rendered walling with plain eaves fascias and spaced coupled carved brackets to the wide eaves, stone cills, plain openings with frames for shutters. Sashes in reveals, with narrow side panes all round. The porchway has a Greek Doric Order, of a central column and 2 ½-columns, the interior walling being rusticated, and doorways having reeded architraves, enclosing a decorative fanlight and 4 panelled (2 topglazed) doors. The outer sides have single-storeyed wings of 1 window, and to the rear 2-storeyed wings, each with later but different additions. The rear elevations have a window below 2 roof hips, with stone walls and brick dressings. The interior (of No. 39) is virtually unaltered with architraves to doorways, a fine staircase with wreathed mahogany rail, fireplaces, and stone paving to the service quarter. At the rear there are narrow service structures, of stone, flint, brick and slate, with a 2-storeyed stable block (now a garage) to No. 39.

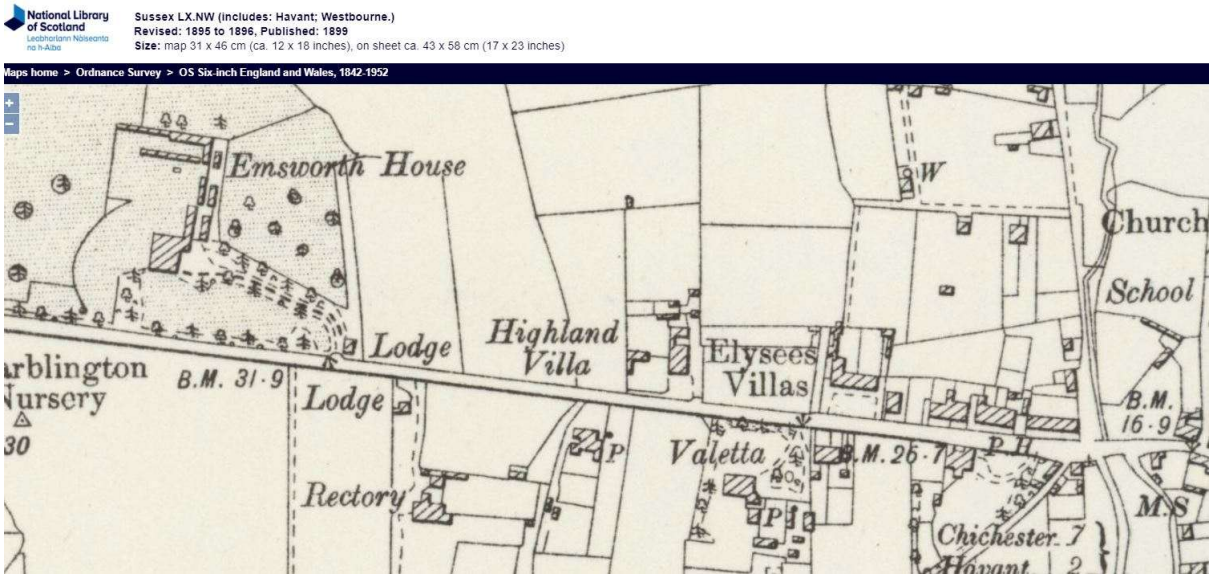
Listing NGR: SU6930305647

The building does not lie within the Chichester Harbour Area of Outstanding Natural Beauty or in the Emsworth conservation area.

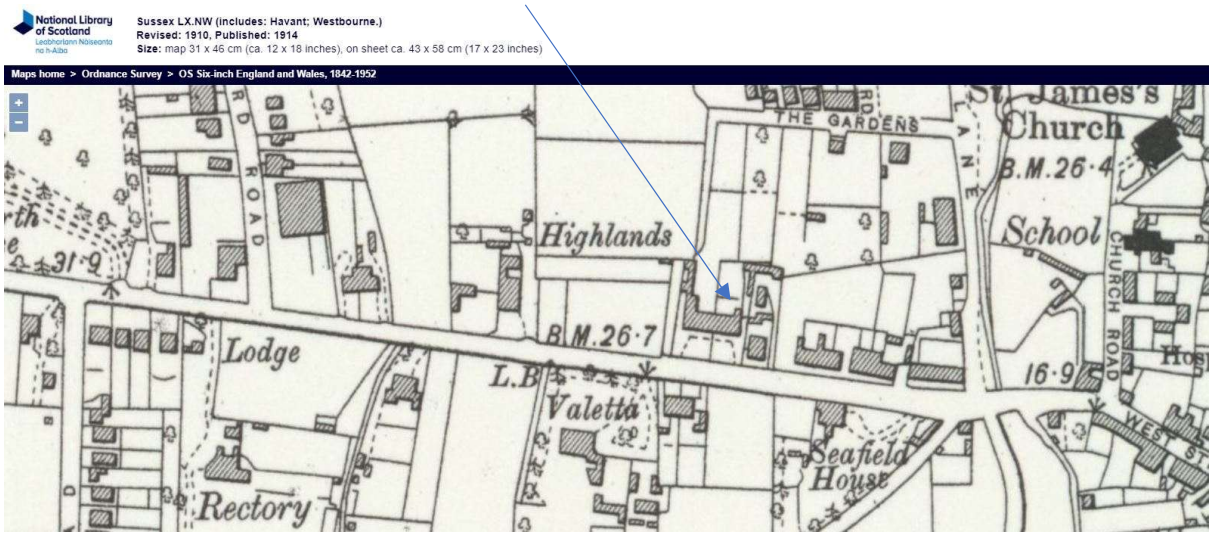
2.2. Historic Background

Please see above for approximate dates. The replacement of the beam is at the S.E. corner house within an extension, which dates from around 1900. The oldest map on https://www.old-maps.co.uk is from 1866 where the extension has not yet been made ("Elysees Villas"):

This is the situation, unchanged, in 1896:



Finally, by 1910 one can view the extension:



3. RELEVANT LEGISLATION AND PLANNING POLICY

Planning policy relevant to this application comprises the 1990 Listed Buildings and Conservation Areas Act, and the National Planning Policy Framework (NPPF). Certain Core Strategy policies of Havant Borough Council are also relevant.

3.1. Listed Buildings & Conservation Act 1990

The protection of Listed Buildings and Conservation Areas are an additional system of control imposed by Planning (Listed Buildings and Conservation Areas) Act 1990. Under these provisions, there is substantive duty in relation to Listed Buildings and Conservation Areas (Section 66(1)) that when considering whether to grant planning permission for development which affects a listed building or its setting, decision makers are required to pay special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses.

3.2. National Policy

The NPPF defines listed buildings as designated heritage assets and in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting.

In determining planning applications involving heritage assets, the NPPF requires planning authorities to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

3.3. Local Planning Policy

Relevant saved Core Strategy policies of Havant Borough Council are Policies CS11, CS16 and DM20.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that statutory and non-statutory designations should be used to manage development in or adjacent to listed buildings.

Policy CS16 High Quality Design provides design criteria for new development, including that which affects a listed building.

Policy DM20 Historic Assets provides that Planning Permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Applications that affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

4. SIGNIFICANCE

4.1. Assessing significance is a key principle for managing change to heritage assets and is embedded within current national and local planning policy.

Significance can be measured according to hierarchical levels; these are generally accepted as:

- Exceptional – an asset important at the highest national or international levels including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- High – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative –features that harm the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

4.2. **Significance of Hearnesbrook**

The house is of high significance for its historic value and as an example of a purpose designed Georgian house of moderate to higher status.

The significance of different parts of the building do however vary; in particular the architectural value has been diluted by modern intervention.

Overall, the house is considered of moderate significance for the quality of the remaining historic fabric at the core of the building. The architectural and visual appearance is also of reasonable quality and the building retains some of its original design features including the double porch arrangement.

4.3. **Archaeological Significance**

It is not envisaged that the proposed works will impact upon any features of archaeological significance.

5. IMPACT OF THE PROPOSALS ON HEARNESBROOK

5.1. The likely impact of the proposals and means of mitigation can be assessed against the specific elements of the scheme as outlined within the introduction.

These have each been assessed as follows:

5.2. **Replacement of a loadbearing beam**

The internal works will have no impact upon the building's overall significance.

5.3. **Conservation repairs**

These works include essential and desirable conservation repairs, so as to retain the historic character of the house. Other repairs include lime render repairs to the South elevation, repointing of degraded mortar and localised repairs to the lead valley gutter. All repair works will follow best practice guidelines as set out by Historic England and will help to secure the future of the heritage asset.

6. CONCLUSIONS

6.1. Hearnesbrook is a grade II listed building of moderate heritage significance, although the significance of its component parts varies greatly. Several existing features are considered to have a negative impact upon the heritage asset and its setting.

6.2. It is felt that the proposals are small in scale and will have a minimal impact upon the character, appearance and setting of the listed building.

6.3. Overall, it is believed that the proposal will ensure that the building continues to provide a good space to live in while the significance of the heritage asset will also remain preserved.

Bibliography

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