

BROCKHAMPTON CONSERVATION AREA

CHARACTER APPRAISAL

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SIGNIFICANCE STATEMENT: - DEFINITION OF SPECIAL INTEREST OF THE BROCKHAMPTON CONSERVATION AREA

1. This is an **Executive Summary** of the key elements (of significance) that define the essential character and qualities of the Brockhampton Conservation Area, which was designated on 13 April 2005 – “the character or appearance of which it is desirable to preserve or enhance”. It aims to provide a succinct picture of the conservation area as it is today - defining its special qualities and heritage assets particularly in terms of the area’s local distinctiveness and special interest. These qualities should be safeguarded and where possible, enhanced.
2. Brockhampton Conservation Area is located just to the west of Havant town centre and primarily within the area defined by West Street in the north, Brockhampton Road to the west and Brockhampton Lane in the east. West Street is known to mark the historic Roman route from Chichester to Wickham and the earliest remaining buildings along this road are statutorily listed.
3. To the south of West Street, the natural springs, streams, collecting basins, lakes and surrounding land lie at the heart of the area and are one of the reasons for the presence of the Portsmouth Water Company. Some of the major industries, such as tanning, parchment making etc, upon which Havant’s wealth was built from Mediaeval times as a market on a cross-roads, centred upon these natural springs. By the 18th century Havant was a prosperous market town.
4. The natural springs were developed from 1859 and came to provide an almost unique supply of water for the growing city of nearby Portsmouth. Most of the old associated industries have ceased in recent times, to be replaced by others on the edges of the area. Today the area is an active, mixed neighbourhood adjacent to the town centre, with recent development abutting its east, west and southern boundaries. There are **four character sub-areas** which may be distinguished within the conservation area.
5. **West Street** is a street of two halves. The west end i.e. west of Water Company main entrance) – the mainly 19th century character of the predominantly semi-detached houses on both sides of West Street, which forms the northern boundary to the Portsmouth Water Works site, together with the 1875 Roman Catholic Church of St Joseph’s, up to its junction with Brockhampton Road. The east end/south side i.e. east of the Water Company’s main entrance) – the late 18th and 19th century group character of the row of houses on the south side of West Street, which forms part of the northern boundary of the Water Works site.
6. **Portsmouth Water Works site** – the historic context and natural features associated with the site (upon which some of the area’s major industries were built including springs, streams, lakes and surrounding landscape and trees). The group value of the historic buildings on the west and southern parts of the Portsmouth Water Company site fronting Brockhampton Road, including the

1925 Pump Building, the two entrance lodges, office building and their associated boundary wall and the tannery buildings in the south west corner.

7. **Staunton Road/Western Road** – The typical street character of late 19th and early 20th century urban terrace housing.
8. **Brockhampton Lane** – The mid-19th century character of small cottages and their setting, grouped in rows and terraces at the southern end around the cross-roads.
9. **Landmark Buildings**
 - The Water Company Pump Building, Brockhampton Road (1925)
 - St Joseph's Roman Catholic Church and Presbytery, West Street (1875)
 - The Prince of Wales Public House, West Street (late 19th century)
10. **Statutory Listed Buildings**
 - No 65, 103, 105 and 105A, West Street (early 19th century)
 - The Old Manor House, Brockhampton Road (late 18th/19th century)
11. **Other Buildings of Local Interest**
 - Two Victorian Gate Lodges, Water Works site, Brockhampton Road
 - Tannery Building, Water Works site, Brockhampton Road
 - Nos 138 -144; 148 - 162 (inclusive) West Street (north side)
 - Nos 63, 65A-81; 83 - 93 (inclusive) West Street (south side)
 - Nos 107-117B; 117 (inclusive) West Street (south side/west end)
 - Nos 6 - 8; 14, 20 - 26; 27 - 39 (inclusive) Brockhampton Lane
 - Nos 1 and 1A Ranelagh Road
 - Nos 8 - 26 (inclusive) Staunton Road; Nos 1 - 17 and 40 - 47 (inclusive) Western Road
 - Boundary Wall, West Street (south side/west end)
12. **Landscape Features/Trees**

Besides some individual trees spread throughout the area, the substantial group of trees situated at the southern end of the road (which encloses the Manor Court housing development), on the east side of Brockhampton Road and which defines the entrance of the conservation area at the south western corner.
13. In conclusion, Brockhampton is a mature, urban district adjacent to the town centre, which is still dominated by the scale of the historic water works site at its heart. The strengths of the area are its robust, mainly 19th century residential character, primarily in the northern part of the area, with a few notable landmark buildings. Threats to this character are the loss, or changes to traditional architectural features on the many unlisted buildings which make up the majority of the area. There are opportunities for improvements to the public realm and other environmental enhancements which could benefit the area, which will be set out in a Management Plan.

1. INTRODUCTION

- 1.1 Brockhampton is a distinctive historic neighbourhood in its own right, within the town of Havant, which has grown up around the natural springs in the locality and association fresh water-based industries. On the 13 April 2005, after a period of public consultation, Brockhampton was designated as a Conservation Area by Havant Borough Council as an area which has special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities, to consider from time to time, whether parts of their area should be designated Conservation Areas due to their special character.
- 1.2 Designation recognises that the area, as opposed to just buildings, is special and warrants additional safeguards and attention. This does not mean that change cannot take place (i.e. preservation), but that any new development must take into account the area's special qualities and the Council has additional powers of control. Local Planning Authorities also have a legal duty to consider, formulate and publish proposals for the preservation and enhancement of conservation areas in their district.
- 1.3 Since 1992, Havant Borough Council has designated fourteen conservation areas throughout the Borough. Brockhampton is the most recent addition. In accordance with national guidance, the Borough Council has undertaken this Character Assessment of Brockhampton in order to define the special qualities that contribute to its character. It will also provide guidance for future improvement and management plans.

Location and setting

- 1.4 Brockhampton Conservation area is primarily within the area defined by West Street in the north, Brockhampton Road in the west, Brockhampton Lane in the east and Solent Road in the south, but excluding the former playing fields on the north side of this road. The 19th century terraced housing situated north of West Street in Staunton Road and Western Way has also been included. The natural springs, streams collecting basins/lakes and surrounding land lie at the heart of the Conservation Area and are the reason for the presence of Portsmouth Water Company.

Historic Context

- 1.5 West Street is known to mark the Roman route from Chichester to Wickham and the earliest remaining buildings along the road are statutorily listed. The town of Havant was established at the cross roads, formed by West Street and the route

running from the Downs to Hayling Island. Evidence from similar road junctions suggests that there was a significant settlement here in medieval times, associated with a market. Havant grew to become a prosperous market town by the 18th century, despite a major fire in 1760.

- 1.6 Some of the major industries, upon which Havant's wealth was built, were centred upon the many natural springs that emerge here at the foot of the South Downs. These produce a constant supply of fresh water, which was particularly important for hide or skin industries like tanning, parchment making and leather productions. The redbrick tannery buildings in Brockhampton Road are still standing within the Water Company's premises and now used for storage. The old map of 1897 also shows other leather industries at the top of Brockhampton Lane in the area. The decision to develop the Brockhampton Springs in Havant was taken in 1859 and they soon came to provide an almost unique supply for the growing city of Portsmouth. No other large community in the country has come to rely upon this type of water source. In 1957 there were 24 springs under the control of the Water Company, yielding around 24 million gallons daily.
- 1.7 Today the area is an active, mixed use neighbourhood adjacent on the west side of the town centre. West Street is a busy, if narrow east-west traffic route to and from the town centre. The Portsmouth Water Company still remains at the heart of the area, although most of the associated water-based leather industries have long since departed. Other industrial and employment uses have taken their place, particularly in Brockhampton Lane and to the west and south of the area. A large area of inter-war housing was developed along the north side of West Street and together with post war housing infill around the cross roads with Brockhampton Road. The area is under some development pressure with new housing sites encroaching on the conservation area boundaries on the west side of Brockhampton Road and on the former playing fields, north of Solent Road.

2. AREA DEFINITION

Entrances

- 2.1 The approaches to conservation areas are always important in defining the boundaries and establishing the special characteristics of the area.
- 2.2 **Entrance from the west (West Street):** Travelling east along West Street from the railway crossing, the Prince of Wales Public House on the north side of the cross-roads with Brockhampton Road and Staunton Road, marks the entry point. This is flanked by a high brick wall on the south side of West Street, screening a modern housing development behind. From the junction the scale of the street changes, with substantial late 19th century semi-detached properties on the north side and a block of 1960s flats on the south east corner.

- 2.3 **Entrance from the east (West Street):** This approach from the town centre along West Street is marked by a short length of high wall on the south side, which defines the site of the water works behind. The street continues with a couple of decent detached houses and a row of semi-detached 19th century properties. A long modern, brick wall then continues for some distance up to the main entrance to the water works. The north side of the street is mostly inter-war housing which continues until the Roman Catholic Church of St Joseph, which makes for a distinctive gateway on the north side, with 19th century housing opposite.
- 2.4 **Entrance from the south west (Brockhampton Road):** From the roundabout in Solent Road, Brockhampton Road sweeps northwards in a gentle curve from right to left. An overall image is one of a mature tree-lined road, with some modern flats (Manor Court) built in a traditional style, set back in the landscape on the east side. Employment uses occupy the first couple of sites on the west side, before a pair of semi-detached bungalows and a detached house adjacent. The gateway to the area is here established by The Old Manor House, a fine early 19th century house set back behind a flint boundary wall. Beyond here, the water works site occupies the remainder of the road on the east side. Opposite, on the west side of the road, is a redundant farm yard and an open field, both of which are allocated for housing development.
- 2.5 **Entrance from the north east (Brockhampton Lane):** This is a relatively isolated part of the conservation area, formed around a group of mostly 19th century houses situated to the south east corner of the water works site, straddling the junction of Brockhampton Lane and Solent Road. Approaching from the north east in Brockhampton Lane (past the old tanneries and other employment areas) the area is defined by an attractive group of cottages slightly set back from the road. From the west, along Solent Road, on the south side of the cross roads, a small row of rendered and flint faced cottages fronts onto a slightly splayed side road.
- 2.6 Considering the above, the **boundaries** to the conservation area have therefore been reasonably tightly drawn and reflect the existing physical 'gateways' and historic features.

3. CHARACTER AND APPEARANCE

- 3.1 This section describes and analyses the existing visual environment of the Brockhampton Conservation Area. Visual quality is a scarce resource and as such must be safeguarded. Improvements can be expressed through local policies and by action on the ground where possible.
- 3.2 Defining the character of an area is critical to its preservation and its future. Character may be defined as those factors, or distinguishing marks that qualify or confer a unifying theme to a district or locality, including notable features, certain

buildings, architectural styles, geographical or natural elements, colours, textures, focal points and land uses etc. To simplify matters and also to conform to national guidelines on Character Appraisals (appropriate for Brockhampton), this spatial and character analysis will adopt the following main headings:-

- **Urban Form/Townscape**
- **Buildings of Interest**
- **Other Special Features**

3.3 In order to make an assessment of these major elements and provide a link for future actions, they will be considered against the following three aspects:-

- (1) Qualities **(Q)** – inherent factors which enhance the environment (positives requiring preservation or safeguarding).
- (2) Issues **(N)** – neutral or negative factors that add little or acting to the detriment of the area (i.e. problems or matters needed to be addressed).
- (3) Opportunities **(O)** – potential that may act as a basis for improvement (but require action to realise or enhance).

The above prefixes **(Q)**, **(N)** and **(O)** will be used for reference in the following sections.

Urban Form/Townscape

3.4 Brockhampton as a neighbourhood, owes its character primarily to West Street, being the main road to the west out of Havant town centre and to the water works, which grew up on the south side of the road (but fronting west on to Brockhampton Road), centred on the natural springs, lakes and collecting basins. The latter add substantially to the historic interest of the area and form an important part of its character, although some of the water features and now more ornamental rather than functional.

3.5 The neighbourhood has been subject to much change during the last century. The old water based industries in Brockhampton Lane now given over to modern employment uses, i.e. industrial estates on the area's south east boundary. Inter-war housing together with some modern in-fill has taken up the land either side of West Street. There are further allocations on the edges of the conservation area with new development proposed on the west side of Brockhampton Road and on the former playing fields to the south of the water works. All these developments will need to be designed with regard to the setting of the conservation area.

3.6 The pattern of development for the area thus largely follows the two original elements – i.e. West Street and the site of the water works, with Brockhampton Road in the west and Brockhampton Lane to the east, as secondary routes leading south from their junctions with the main east/west route.

The area may be divided into **four character sub-areas** or localities, which happen to relate to the main routes in the area, these are:-

- (A) West Street (east and west ends)**
- (B) Brockhampton Road (Portsmouth Water Works)**
- (C) Staunton Road and Western Road**
- (D) Brockhampton Lane**

West Street (Sub Area A)

- 3.7 Historically, the main route out of the town centre to the west. Development extended sporadically along its route from quite early times towards Bedhampton. Today most of what we see dates from between the mid-19th century to mid-20th century. The street is a relatively standard two-lane urban road with footpaths either side. At the eastern end near the centre, a row of late 19th century semi-detached and terraced cottages including Haven Terrace, abut the back edge of the pavement on the south side **(Q)**. The north side of the road has a more open character, due to the mainly inter-war development of semi-detached houses with front gardens.
- 3.8 Beyond the entrance to the water works, the road ‘visually’ narrows with the 19th century terraced houses on the south side and the notable presence of the late Victorian, Neo-Gothick style Roman Catholic Church **(Q)**. Built in 1875, by the architect John Crawley of Bloomsbury Square, it forms a robust architectural composition in flint and Bath stone. Together with its presbytery and school (originally for sixty pupils), it forms a landmark in the townscape of the street. On the same side as the church are about a dozen substantial semi-detached houses dating from the 1890s, with one piece of modern in-fill, which together give a distinctive late 19th century character to this part of the street **(Q)**. Opposite, the 19th century housing of mixed terraces and some inter-war semi-detached properties is of a lower scale until the corner with Brockhampton Road. The eastern end wall of Watermeadow Court is an odd Here there is a very ordinary 1960s flat roofed, four-storey block of flats (Enderleigh House) , set back on an open site **(N)**. This important corner site could benefit from a landscaping scheme and planting. However, before this there are a couple of noteworthy properties – in particular No.117 (Tisbury House) which displays a good example of its type, having its original roof material and traditional windows **(Q)**. The end wall of Watermeadow Court is clad in a type of faded, corrugated plastic cladding - an odd feature **(N)**, fortunately hidden most of the year by the adjacent tree.
- 3.9 The Prince of Wales public house is a notable local building **(Q)** prominent on the corner with Staunton Road. Dating from the late 19th century, it still retains much of its original character externally with its pyramidal slate roof and green glazed tiles on its ground storey walls. The traditional sign on the side road reads..... ‘Portsmouth and Brighton United Indian Pale Ale’. On the south side of the road on the corner with Brockhampton Road, there is a remaining

section of high brick garden wall (now forming the rear of Nos 4 - 12 Brocklands), in Chinese or 'rat-trap' bond, which formerly enclosed a large Victorian house on the site of Brocklands and still provides a sense of enclosure at this point of the street **(Q)**.

- 3.10 Overall, West Street is a street of two halves, with the east end being relatively one-sided and the gap in the street scene on the south side (due to the water works) frontage; against the west end which has the feel of an urban street together with a robustness of character **(Q)**. One detrimental aspect is the amount of through traffic that the route now seems to have to cope with **(N)**. This, together with residents parking, sometimes on both sides of the street, is problematic both for the residents as well as the visual quality of the street. There is some off street parking, but not enough to relieve the situation.

Brockhampton Road (Sub-Area B)

- 3.11 Portsmouth Water Works Site is a key element of the conservation area which occupies some 5.6 hectares. It centres on the natural springs, immediately south of West Street behind the 19th century frontage development, with only the main entrance and a length of dark brick boundary wall to the site showing onto that street's frontage. Brockhampton Road defines the west boundary.
- 3.12 It is from this western aspect that the site is best expressed with the imposing Pump Building of 1925 making a considerable architectural presence on the east side of the road **(Q)**, a stark contrast in scale in comparison to the two storey housing opposite. Being built of red brick in a bold classical style, this 20th century replacement of an earlier building, gave the Portsmouth Water Company a fitting status symbol typical of many good utility company's buildings of the period.
- 3.13 Adjacent is a decent single storey, red brick office building and the two lodges positioned either side of what was the main entrance. Built in red brick they typify a solid Victorian domestic style dating from the late 19th century to complete the street scene together with enclosing brick boundary walls **(Q)**.
- 3.14 Most of the other buildings on the site are modern, but there is an interesting brick tannery building **(Q)**, a remnant of past industries and the site's history, in the southern western corner.
- 3.15 Historically and environmentally, the area of land around the natural springs and streams and related water features and surrounding open spaces and trees together form an important characteristic of the site and the area **(Q)**.
- 3.16 Immediately to the south of the water works site, with a frontage onto Brockhampton Road is The Old Manor House, which dates from the early 19th century and is a statutory listed building Grade II. Set back behind a high

boundary flint wall, it is set at right angles to the street with its main elevation facing south **(Q)**.

- 3.17 The remainder of Brockhampton Road to the south is a development of modern 'neo-classical' style flats (Manor Court) set in a tree covered site, which gives it an attractive landscaped character **(Q)**.
- 3.18 The western side of the road is mostly outside of the conservation area, except for the small area just to the south of Ranelagh Road. This includes a detached house and on its north boundary, a former farmyard on the corner, which is being redeveloped for a housing scheme. To the west of this in Ranelagh Road, stands a detached, late 19th century red brick house with a slate roof **(Q)**.
- 3.19 This west side of the road from Ranelagh Road will change in character in the coming years due to new housing developments both on the corner site mentioned and on the field extending up to Knox Road. However, an opportunity may be foreseen to provide some improvements to the street in terms of some street trees especially on the west side **(O)**, to set off the more grandiose elevation of the water works site.

Staunton Road and Western Road (Sub-Area C)

- 3.20 Staunton Road is a late 19th century development of terraced houses, which extends north from the public house at the cross roads at West Street and Brockhampton Road. It was built in the 1890s, whereas Western Road which forms a 'T' junction at its mid-point, was built slightly later in the early 1900s along similar styles. Other than a short row of modern houses at the southern end of the road, the houses are of a typical late Victorian, 'turn-of-the-century' character built with stock bricks, terraces on the back of pavement, pitched roofs, ground floor bay windows, many with quoins and stone surrounds to openings.
- 3.21 Many properties have been 'improved', changing the original roof slates to concrete tiles and replacement windows, which have not always been entirely in character (although when the opportunity arise, such matters could easily be reversed if necessary). But, overall the form and character of the street presents a valuable historical example of that era **(Q)**.

Brockhampton Lane (Sub-Area D)

- 3.22 Situated at the southern end of Brockhampton Lane, this small grouping of about eight or nine cottages, mostly in rows, dating from the mid-19th century forms a domestic enclave, surrounded by modern industrial uses in Brockhampton Lane. The group is connected by a finger of land to the water works site to the north. A further half dozen or so cottages of similar date are situated on the south side of the road as it crosses Solent Road,

- 3.23 A pleasant collection of small cottages, many with their original features of slate roofs, red stock brickworks, flint and some with their original windows **(Q)**. The large northern most group are set back on a splay from the road, behind front gardens which are generally well planted. The smaller terrace, south of Solent Road on a short length of road face west, most in flint and render abut up to the highway.

Buildings of Interest

- 3.24 Buildings form an important part in the character of conservation areas by virtue of their architectural or historic interest. They contribute at different levels and can have different values e.g. statutory listed buildings, or of local interest, but each can be important in their individual way, or as a group for townscape value.

The following buildings as set out below are considered to contribute positively **(Q)** to the character of the conservation area:-

- 3.25 The following are distinguishable as **Landmarks** within the area.

Pump House, Portsmouth Water Company, Brockhampton Road

Built in 1925, as a grand replacement for an earlier building in Classical style with a bold red brick. Due to its scale and quality, gives it a considerable architectural presence in the streetscene and is a typical status symbol of a utility company's building of the period (on the List of Buildings of Local Interest)¹. The brick boundary walls and railings also contribute to the buildings setting.

St Joseph's Roman Catholic Church, West Street

Built in 1875 with its adjoining presbytery and school for 60 pupils, by architect John Crawley of Bloomsbury Square, in Neo-Gothick, Decorated style. Distinctive in flintwork and slate with a bellcote, which makes it notable in the streetscene.

The Prince of Wales Public House, No. 164 West Street

A late Victorian public house, on the corner of Staunton Road and West Street. Not a landmark on the same scale as the two previous examples, but it retains much of its original external character with its slate roof and green glazed tiles, which gives it prominence on the streetscene (on the List of Buildings of Local Interest).

- 3.26 The following **Statutory Listed Buildings** are those already recognised nationally as being of architectural or historic interest.

The Old Manor House, Brockhampton Road (Grade II)

¹ List of Buildings of Local Interest – a non-statutory list of buildings of local architectural or historic interest identified by Havant Borough Council as making a contribution to the townscape or local identity within the Borough

Early 19th century house, symmetrical front in blue header bricks with red dressings with a dentil course and a plain tile roof and attic. Main elevation has rubbed cambered arches to ground floor windows. The main doorcase has a pediment frieze and pilasters.

No 65, West Street (Grade II)

Early 19th century house, symmetrical front in painted brick under a hipped, plain tiled roof. Wooden doorcase with pediment.

Nos 103, 105 and 105A (inclusive), West Street (Grade II)

Nos 103 (Westfield House) is an early 19th century house, with a symmetrical front in blue brick headers with red dressings under a tiled roof. Sash windows are set in exposed frames.

Nos 105 and 105A are an early 19th century house and an attached stable block (respectively), with stucco walls and stone cills under a plain tile roof. The former stable part has a half hipped roof with a brick dentil course beneath the eaves, with a round-arched hay loft door at first floor level above the garage.

- 3.27 The following are **Other Buildings of Local Interest**, which contribute positively towards the character of the conservation area, either individually or as a group.

Victorian Lodges Houses, Nos 5 and 7 Brockhampton Road

A pair of red brick lodges, situated either side of the original entrance to the water works. (on the List of Buildings of Local Interest).

Victorian Office Building, Brockhampton Road

A single storey red brick building, on the south side of the Pump House. Group Value.

Tannery Building, Brockhampton Road

Situated within the water works site, at the south west corner, a remnant building historically associated with the site's former uses (on the List of Buildings of Local Interest).

No 63 West Street (southside)

The first house in the conservation area, as one proceeds from the town centre at the east end of the street. A detached brick house in traditional vernacular style built in brick with pebbledash render at first floor and a plain tile roof.

Nos 65A to 81 (south side) West Street

No 65A (The Little House) adjoining No 65, is a narrow-fronted house in red brick, notable for its stylish leaded-light windows. Adjacent is Nos 79 – 81 which is a red brick semi-detached property with a plaque dated 1893. Group Value.

Nos 83 – 93 (inclusive) Haven Terrace (south side) West Street

A good example of a late 19th century terrace of small houses, in red multi-stock bricks under a slate roof, dated 1884 (on the List of Buildings of Local Interest).

Nos 107 (Watermeadow Court) – 117B West Street (south side) West Street

A group of late 19th/20th century houses, just west of the entrance to the water works built up to the back edge of the pavement. Group Value.

No 117 (Tisbury House) West Street

A good example of a late 19th century house, with original roof and windows.

Nos 138 –144 (inclusive) and Nos 148 - 162 (inclusive) West Street (northside)

A group of largish semi-detached, late Victorian properties, of some character, which give a sense of presence to the streetscene. Nos 142 – 144 is a large brick double-fronted, three storey semi-detached house, with No 138 – 140 (Sydney Villas) being the smallest property at the eastern end. Group Value.

Nos 6-8 (inclusive) and Nos 14, 20-26 (inclusive) Brockhampton Lane

Part of the group of mid-late 19th century cottages, consisting of a terrace and pair of semi-detached cottages in brick and plain tile roof and a row of small cottages in white render and slate roofs (on the List of Buildings of local Interest).

Nos 27-39 (inclusive) Brockhampton Lane (eastside)

A group of small cottages in render and flint walls. Group Value.

Nos 1-1A Ranelagh Road

An individual detached traditional late Victorian house with red brick slate roof.

Boundary Wall, West Street/Brockhampton Road

A tall red brick wall in 'rat-trap', or Chinese bond, abutting the back edge of the pavement. Formerly, the boundary to a detached Victorian property which fronted onto Brockhampton Road. Now screens a modern residential development from West Street.

Nos 8 – 26 (inclusive) Staunton Road and Nos 1 – 17 and 40 – 47 (inclusive) Western Road

Typical of late Victorian and 'turn-of-the-century' terrace housing.

- 3.28 The overwhelming townscape image of the area's built form is that of the 19th century, both in building style and use of **materials**. The majority of buildings are built in a combination of local red stock brick, with roofs of earlier buildings having plain clay tiles and those from the 1840s using welsh slate. Earlier buildings of better quality, such as the Old Manor House, have blue headers and typical details of the time. Flint work is also in evidence on smaller cottages and notably on St Joseph's Church in West Street, where it is used to good effect

with a degree of sophistication in its detailing. There is also some render and painted brickwork, but these generally are later treatments applied to masonry construction. Many buildings still retain their architectural details such as original window and door surrounds, plaster mouldings etc which add greatly to their style and interest. Historic and traditional boundary walls, gate piers, gates and the gardens they enclose, also contribute significantly to the character of the area.

Special Features

- 3.29 Besides the main elements of urban form and buildings, there are two other features of special interest which contribute to the character of the area.
- 3.30 **Natural Springs:** At the centre of the area the primary historic reasons for the development of the area are the natural springs, streams collecting basins and surrounding open space/land and trees which lie at the heart of the Portsmouth Water Company. These are significant to the historic interest of the area and form an important part of the character, although some of the water features are now more ornamental rather than functional together with the associated trees on the site **(Q)**.
- 3.31 **Trees:** There are relatively few trees throughout the conservation area other than on the water works site and in domestic gardens. However, at the southern end of Brockhampton Lane there is a significant group of trees **(Q)** which surround the flats at Manor Court and these contribute greatly to the streetscene and environment at this southern part of the area.

4. CONTROL OF DEVELOPMENT

- 4.1 In addition to the main principles to be applied to ensure that the key characteristics of the area are safeguarded and promoted, designation does give the Local Planning Authority a more positive role (a firmer hand) when considering proposals for new development in the conservation area. **A number of special controls apply and it is advisable for anyone thinking of carrying out works to a property in the conservation area, to seek advice from the Borough Council's Development Control team at an early stage.**

Works which require permission

- 4.2 Within conservation areas there are a number of works to houses that require planning permission (which may not require permission elsewhere), for example:-
- Additions and alterations to the shape of a roof e.g. inserting dormers or raised roof lights.

- An extension that is greater than 50 cubic metres or greater than 10% of the total size of the dwelling.
- The application of external cladding e.g. with stone, timber, tiles or plastic.
- Installing a satellite dish on a building or chimney which exceeds 15 metres in height or a wall or roof slope, which fronts a highway.
- Erecting any individual 'garden' building greater than 10 cubic metres within the boundaries of a dwelling.
- Most works to business premises require planning permission including additional controls on advertisements (the design and size).

Conservation Area Consent is special form of consent which is applies to unlisted buildings in conservation areas and is required for the total (or substantial) demolition of a building, or structure in excess of 115 cubic metres and also other structures such as gates, walls, etc depending upon their height, location and date of construction.

Works to Trees

- 4.3 With limited exceptions all trees (with a stem diameter of 75mm at 1.5 metres above ground level) all standing within a conservation area are legally protected. It is an offence to cut down, lop, top or wilfully damage a tree. Any one intending to do work on a tree, must give six weeks written notice to the Local Planning Authority. There is an exception where a tree can be legitimately felled if dead, dying or in a dangerous condition, but it is always advisable to inform the Council's Tree Office beforehand. Landowners have a duty to plant an agreed replacement in such cases.
- 4.4 The role of Development Control is to encourage a sympathetic approach to the alteration, extension or redevelopment of buildings, or sites, or works on trees within the area by relevant guidance for owners e.g. design guidance leaflets, the Council's website and Officer's pre-application advice.

5. NEXT STEPS

Recommendations for Future Management

- 5.1 In order to preserve or enhance the characteristics which define the special interest of the conservation area, the following list of suggested actions and management proposals aim to assist in the recognition and protection of these special qualities and encourage their enhancement. Some are already in place, or have begun, but may require further co-ordination:-

Urban Form and Buildings

- 5.2 Alterations to Statutory Listed Buildings are already controlled under the terms of the Planning Acts. However, **there are many other unlisted historic buildings**

which make a significant contribution to the character of the conservation area and would benefit by additional controls to safeguard them.

- 5.3 The original architectural characteristics of buildings (in particular original windows and roof coverings) should be respected and retained – and reinstated wherever the opportunity arises when improvements are necessary.

The following alterations should always be avoided:-

- Replacing original tile or slate roof coverings with heavier concrete tiles.
- Removing Installing plastic (PVCu), aluminium or other non-traditional windows or doors
- Removal or inappropriate alterations to existing garden walls, railings, entrances/gate piers, steps, paths and trees.
- Removal of architectural features such as chimney stacks, pots, cornices, decorative brickwork

- 5.4 In this way the ‘dilution’ of the character by any inappropriate alterations in the past may be rectified and the appearance of the area enhanced. Historic Building Grants for repairs or alterations to individual properties could be available to give encouragement to owners. **The Council will give consideration to the introduction of Article 4 Directions**, which remove certain permitted development rights in order to retain the architectural details and character of unlisted buildings.

- 5.5 **Any alterations or extensions** should be sympathetic to the original design and materials of the building. Owners should always use the appropriate professional advice (registered architects or chartered surveyors) in order to ensure the best benefit from their building proposals.

- 5.6 **The design of any new buildings** will also need to be sensitive to the scale and character of the area and imaginative – building upon the existing urban form, details and materials.

- 5.7 **Identifying Buildings at Risk:** Where appropriate the Council will encourage the repair and restoration of any building under threat or vulnerable including where necessary the serving of Urgent Works and/or Repairs Notices.

Natural Features

- 5.8 The preservation of the setting of the natural springs, streams and water landscape, including surrounding land and other trees throughout the conservation area, which are important for the historical context as well as a valuable asset to the environment.

Opportunities for Enhancement

5.9 As an essential part of the principal to preserve or enhance the character and appearance of the conservation area, the Borough Council will draw up schemes for enhancement to reinforce the distinctive character of the area by:-

- The retention, repair and maintenance of any special features.
- A co-ordinated approach to highway repairs, re-surfacing, tree planning, maintenance and cleaning, improved street furniture (such as appropriately designed street lighting, street name plates, seating or pavement plaques), to underpin the area's significance.
- A planned approach towards the resolution of traffic and parking problems in consultation with residents in West Street.
- Some scope for selective planting of street trees in Brockhampton Road.
- Seek a landscape scheme for the site of the flats on the corner of West Street and Brockhampton Road.

Public Consultation

5.10 Publish the Character Appraisal which defines the special qualities of the area and involve the local community in the process, in order to underpin support for any proposals and the area's future.

Future Management Plan

5.11 Publish the Council's long term strategy in the form of a Management Plan for the area, which sets out a corporate approach to the recommendations above for protecting and enhancing the area.

5.12 As part of the Management Plan, regularly monitor and review the effect of change on the character of the area and establish management responsibility for taking any necessary action to deal with any problems that may arise.

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