

# MANAGEMENT PLAN FOR BROCKHAMPTON CONSERVATION AREA

The Management Plan for the conservation area sets out the Council's long-term strategy for protecting and enhancing the area. Part of the Management Plan will be to monitor the effects of change and establish responsibilities for taking any necessary action.

## 1 Vulnerable Buildings and Buildings at Risk:

The Old Tannery Building (Local List) at the southern end of the Water Works site. Remnant buildings of former industrial uses in the area, now used for storage and appear generally intact.

Action: Keep a watching brief to ensure that the buildings do not fall into disrepair. Consider grant aid towards any repairs to ensure their retention and appropriate re-use if the future situation changes.

## 2 Article 4 Directions:

Within the Brockhampton Conservation Area there are significant groups of unlisted buildings in each road, which contribute to the character of their character sub-areas. These would benefit from the protection afforded by additional planning controls, in order to retain elements of particular historic or architectural interest, these are:

- West Street
- Brockhampton Road
- Brockhampton Lane
- Staunton Road
- Western Road

Need for control: The generally mid-to late 19<sup>th</sup> century character of the streets are easily eroded by unsympathetic changes particularly to windows and roofs. It is important to retain the cohesion given to building groups by their architectural details and materials.

Action: There are several key elements to safeguard the special character of all those streets in the conservation area. The following should be considered for protection by way of an Article 4 (2) Direction:

- Control of roof extensions of any kind
- Windows
- Doors
- Roof coverings
- Boundary walls
- Painting
- Chimneys

### 3 Design Guidance:

Alterations, Extensions and New Buildings: Any proposed changes to a building in the conservation area should be sympathetic to the original designs, scale and materials of the building, particularly if a listed building or identified as a building of local interest. Unsympathetic extensions can change the form and character of a building significantly.

Action: The Council will review and update its guidance and leaflets with a view to publishing guidance to assist owners and agents.

### 4 Proposals for Enhancement:

- (i) Enderleigh House: The site of the four storey block of flats at the corner of West Street and Brockhampton Road has been identified as contributing little to the streetscene and needing a facelift.

Proposals: Re-landscape the surrounding semi-public frontage and garage court to the rear.

Partners: Community Board, Enderleigh Housing Association, Havant Borough Council.

- (ii) St Joseph's Church Car Park: This is a relatively large site for the area which includes a church car park to the side of the church and land behind with a hall. It has a useful role in providing for local off-street parking.

Proposals: Re-landscape the car park and land to the rear and consider any future proposals for the use of the land.

Partners: Community Board, St Josephs RC Church, Havant Borough Council.

- (iii) Traffic Management / Street Improvements: A scheme for improving the streetscene of West Street in association with junction improvements at Brockhampton Road and Staunton Road to be considered, opportunities for removing unnecessary through traffic, together with improvements for residential parking and new street furniture including replacement street columns and better lighting levels.

In addition the following actions are also proposed for the area as a whole:

- A co-ordinated management approach to highway repairs, re-surfacing and cleaning.
- A management agreement with the various utility companies to support the coordinated approach to street maintenance.

- (iv) Brockhampton Lane: It is proposed to close Brockhampton Lane at a convenient point, north of the section which is within part of the conservation area. This is in order to prevent through traffic from using this route).

Partners: Hampshire County Council, Havant Borough Council.

## **5 Potential Sources of Funding:**

Any of the above-mentioned proposals in this Management Plan are subject to available resources. Environmental improvements and related traffic management proposals are probably the items which are dependent upon particular budgets and direct funding. The Council will be looking to various partners to join in and contribute to specific schemes. The following partners are being considered:

- Developer contributions (sites on Solent Road)
- Country Town's Initiative (Hampshire County Council)
- Portsmouth Water Company