

Heritage Statement

**Change of Use of 'Golden Slots' to Convenience
Store
&
Conversion of Existing Outbuildings to form
2 No. 2 Bed Apartments**

**No. 1, East Street
Havant
PO9 1AA**

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April 2023



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1.00
Introduction

1.00 INTRODUCTION

- 1.01 This Statement has been prepared in respect of conservation issues raised by the proposed redevelopment of no. 1, East Street in Havant Town Centre, based on a site inspection and detailed photographic survey.
- 1.02 The Statement is further based on consideration of the contents of the St. Faith's Conservation Area Appraisal and Management Plan.

2.00
Analysis

2.00 Analysis

- 2.01 East Street and The Pallant comprises about 11 buildings, excluding Waitrose and the south corner with North Street. There are 3 buildings which are of 3 storeys to the East, of the development site.

No. 12 The Pallant is a single storey shop between the Chapel and Church House

There is a three storey recent residential development near North Street accessed from The Pallant. The remaining buildings are generally 2 storey.

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- 2.02 The predominant style is Georgian cottage style, apart from the Chapel and the building on the application site. Gables are only present on corners. Several buildings have dormers. There are no parapets. All the ridges run parallel with East Street and the Pallant, with the exception of those within the application site which used to run perpendicular to both roads, prior to their demolition.
- 2.03 The buildings to the west of the Chapel detract from the Conservation Area, and are not identified as being Positive Contribution Buildings.
- 2.04 The application site is bounded to the North by the Pallant, and to the West by North Street, with The Havant Club to the East.

3.00

Conservation Issues

3.00 CONSERVATION ISSUES

- 4.01 The site lies within the St. Faith's Conservation Area within Havant Town Centre.
- 4.02 1 East Street is a Listed Building - List Entry 1421943 (Historic England).
- 4.03 The existing buildings are in a poor and dilapidated condition, some of which have now been demolished following the current planning consents.
- 4.04 Due to the nature of Havant and its associated history, time should possibly be allowed to accommodate archaeological inspection prior to construction.
- 4.05 Details of materials and surfacing treatments will be important.
- 4.06 Key listed buildings adjoining the site are The Chapel, the cottages opposite in the North side of the Pallant, and Church House to the East, along with 13 East Street. All of these are pre-Victorian.

1 East Street is a Listed Building - List Entry 1421943 (Historic England).

Policy DM20 Historic Assets 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.



Heritage Category:

Listing

List Entry No :

1421943

Grade:

II

County: Hampshire

District: Havant

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1421943

Date first listed:

08-Aug-2014

List Entry Name:

The White Hart public house

Statutory Address 1:

The White Hart, 1 East Street, Havant, PO9 1AA

Location

Statutory Address:

The White Hart, 1 East Street, Havant, PO9 1AA

The building or site itself may lie within the boundary of more than one authority.

County:

Hampshire

District:

Havant (District Authority)

Parish:

Non Civil Parish

National Grid Reference:

SU7181006263

Summary

Public house, 1889 by Alfred Edwin Stallard.

The later extension that adjoins the original building at its north east corner is not of special interest and is excluded from the listing.

Reasons for Designation

The White Hart of 1889 by Alfred Edwin Stallard is listed at Grade II for the following principal reasons: * Architectural interest: an exuberant example of a late-Victorian corner pub designed by a noted local architect; the exterior combines vernacular elements with polite features associated with the Queen Anne revival; * Group value: the White Hart has strong group value with the Grade II-listed Havant War Memorial, also designed by A.E. Stallard, and with St Faith's Church (Grade II*).

History

The present building was erected in 1889 to designs by Alfred Edwin Stallard (1861-1953). It replaced an earlier public house named the Miller's Arms, demolished on the widening of the road junction. The pub's name acknowledges an earlier coaching inn of the same name, but on a different site on East Street. (The earlier inn was one of seven Havant inns recorded in 1784, and was demolished in 1888). Stallard was a prolific local architect whose many Havant buildings include the War Memorial (1922, Grade II) and Congregational Church (1891). He was appointed Surveyor to Havant Rural Sanitary District in 1891. The building remains in use as a public house at the time of writing (2014).

Details

Public house, 1889 by Alfred Edwin Stallard, designed after the manner of R. Norman Shaw.

MATERIALS Construction is of red brick in English bond with terracotta dressings, applied half-timbered gables and tiled roofs.

PLAN The White Hart is a corner pub of two-and-a-half storeys. The original plan is unclear, but may have comprised two principal spaces, a main tap room entered from the corner entrance, and a saloon or parlour accessed from North Street. The corner entrance is not presently in use, and the central window on East Street has been enlarged into a door, whereas the original entrance on North Street remains. The ground floor interior presently comprises a single space served by a panelled public bar. Access to the upper floors is gained from a double flight staircase to the north.

EXTERIOR East and North Streets have almost identical fronts of three bays, separated by a canted and recessed corner bay. Wide and narrow bays are alternated, with the former receiving more

elaborate architectural treatment. There is a continuous plinth and string courses at sill and first-floor levels. Ground-floor openings have a three-centred arch with gauged voussoirs and a continuous hood-mould. The outer bays have recessed, three-light casement windows with a geometric pattern of glazing bars above the transom. Beneath the windows are decorative terracotta panels in the Jacobethan manner.

The second floor is tile hung with upper courses in a fishscale pattern. The corner bay has a terracotta panel below a moulded brick architrave with swan neck pediment. The outer bays have prominent, canted oriel windows of 'Ipswich' type, with margin lights and patterned glazing bars in the heads. The intervening windows are of two transomed lights. Over the oriels, and supported on ornate brackets, are bold gables with plain bargeboards and applied and painted half-timbering. Between the gables are pedimented dormer windows. The roof is covered with red tiles and surmounted by decorative ridge tiles. The end walls have elaborate chimney stacks with corbelled brick courses.

INTERIOR The ground-floor interior presently comprises a single space served by a panelled public bar with barley-twist columns. Walls are either lined to cornice height in panelling or have a matchboard dado. On the ground floor there are cast-iron fireplaces and grates. A double flight staircase to the north has turned newels and balusters.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the later extension that adjoins the original building at its north-east corner is not of special architectural or historic interest.

Sources

Books and journals

Steve Jones, , The Inns of Havant, (2012)

John Pile, , Ann Griffiths, , 'Havant Civic Society Newsletter' in A tribute to Havant Architect Alfred Stallard, , Vol. Number 2, (April 2013)

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listed building(s) is/are shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

A.00 Appendices

A.01
Site Plan



