



Design, Access & Heritage Report

Internal Alterations

The Golden Lion Public House, 54 Bedhampton Road, Havant, PO9 3EY.

Mr Sines

June 2020

Critchley Architecture And Design Ltd
The Old Brewery,
15E South Street,
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1.0 Generally

- 1.1 This Heritage Report forms part of a Retrospective Listed Building Consent Application from Havant Borough Council for Internal Alterations at The Golden Lion Public House, 54 Bedhampton Road, Havant, Hampshire, PO9 3EY.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

16012 -	101	Location and Block Plan
	201 A	Existing Plan: 2004
	202 B	Existing Plan: 2011
	203 B	Existing Plan: 2020

- 1.4 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Department for Communities and Local Government, February 2019) Section 189 states that:

*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. The level of detail should be **proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance**. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.0 Definitions

- 2.1 The following definitions are used in this document (National Planning Policy Framework 2019):

Historic Environment: *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Heritage asset: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Conservation: *The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

Significance: *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

3.0 Completed Works Summary

- 3.1 Planning Enforcement Officer, Katie Howard, contacted the current landlord (Mr Sines) of the Golden Lion to discuss works that were being undertaken, as follows:

"Further to our telephone conversation that took place on the 7th May 2020, you clarified to me that works are being undertaken inside the Golden Lion Public House, this being the bar that was in place has been dismantled and removed, and that a new bar has been constructed to the same measurements as the previous bar out of wood and has been erected as free standing and that no part is attached to the wall."

Letter dated 12th May 2020, ref 20/00086/CMP.

- 3.2 Upon further investigation, CAAD Ltd noticed that other works had been completed without Listed Building Consent. This was not undertaken by the current landlord, and had in fact been completed mainly in 2004 after a fire at the pub. This application seeks Listed Building Consent for the internal alterations undertaken over the past 16 years.
- 3.3 The only information we can gather about the fire 16 years ago, was that it was started by a disgruntled ex-employee, who put a firework through the door. During the repair works, other internal alterations were carried out. See drawing 16012_202B. This includes:
- C1: Rearranging the servery area and inserting a new partition.
 - C2: Removing part of an internal wall.
 - C3: Erecting a partition for two separate bar areas.
 - C4: Inserting double doors to link to the patio area.
- 3.4 Drawing 16012_202B is labelled as 'Existing Plan: 2011' as this is shown on application APP/11/01049. This is the only reliable information we could find about the layout of the interior at this time. Although dated 2011, we believe the works (C1 – C4 above) were carried out in 2004 after the fire. The floor plan submitted for APP/11/01049 is extremely useful, as it shows the evolution of the interior of the building.
- 3.5 Mr Sines did not undertake the works as described in C1 – C4, he became the landlord in 2014. The works undertaken by Mr Sines, which lead to the recent approach by Ms Howard are as follows:
- C5: Servery alterations.
 - C6: Services boxing inserted.

- C7: Removal of the unlawful partition, as previously inserted under C1.

- 3.6 The Golden Lion Public House has been shut since March 2020, due to COVID 19. Mr Sines has a responsibility as landlord to undertake measures to keep his customers safe for when the pub is allowed to re-open. This is expected to be in July 2020, therefore, work had to begin immediately to ensure this was completed in time. The new layout, as shown on drawing 16012_203B, provides space for social distancing within the bar area, as well as the restaurant.
- 3.7 The works have been undertaken sympathetically and with no adverse impact to the heritage asset. The bar is free standing and there are no physical attachments to the Listed building. The removal of the previous C1 partition wall can actually be deemed as making improvements to the asset.
- 3.8 The bar as shown on drawing 16012_201A was not the original bar, and was of low quality design and craftsmanship. The replacement bar is of much higher quality, which also includes a new services boxing (disguised as a column) to further improve the aesthetics of the space by the removal of the unsightly service pipes. This is in keeping with the existing columns within the bar area. See photographs below which were taken during construction (dated 02/06/2020):



4.0 Current State of Repair

- 4.1 As well as the works states above, The Golden Lion is currently undergoing routine repair and maintenance during the closure of the pub. Mr Sines understands his responsibilities in regards to taking care of the heritage asset and ensures the building is kept to a high standard.

5.0 Historic Context & Development

- 5.1 Bedhampton is a former village in the borough of Havant. The London, Brighton, and South Coast Railway passes through the village, which is about a mile west from Havant Station and 6 miles north-east of Portsmouth. A cluster of houses near the C12th church of St Thomas The Apostle, forms the oldest part of the village. A group of inns, shops, and houses lie along both sides of the old main road from Portsmouth to Havant, of which the Golden Lion is a part. Between the church and the main road were meadows, now a public park called Bedbury Mead. Part of this has been developed for 'estate' housing in recent years

- 5.2 Bedhampton Road runs west/east, becoming Havant's West Street at the point where it crossed the railway line. The Golden Lion is on the north side of Bedhampton Road and has a rear car park extending as far as Bidbury Junior School playing fields.

- 5.3 The Golden Lion was Listed in 1975 as follows:

"Public House. Early C19. Stucco, with a tile roof. Plain symmetrical front (south) of 2 storeys and attic, 3 windows (centre blank). Bracketed eaves, 1st floor band, plinth. Ground floor sashes, 1st floor Victorian sashes. Simple doorcase, with a canopy on brackets, architrave, and ½-glazed door."

- 5.4 The site is not within a Conservation Area.

- 5.5 The Listing states the building was early C19, however, there is evidence to suggest there was a pub on this site long before that date.

"Situated on Bedhampton Road, The Golden Lion, Bedhampton's most historic public house, is first recorded in 1722 when it is under the control of William Millett, who is recorded as a 'Victualler at the Golden Lyon'. On the 21st May 1760, the lease of the inn for 21 years, passed to William Cook, described as a brewer of Bedhampton. The property being described at this time as: The Golden Lion, Bedhampton, and brewhouse, outhouses, garden and hop ground,1 suggesting the inn was not just producing its own beer but growing hops as well as part of the beer making process."

The Inns, Public Houses and Breweries of Bedhampton, Steve Jones, 2015.

6.0 Significance

- 6.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

Architectural Interest: *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).

Artistic Interest: *Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right.*

Historical Interest: *To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

Archaeological Interest: *This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.*

- 6.2 The Golden Lion is Grade II Listed for Architectural and Historic Interest.
- 6.3 The pub has been significantly altered and extended since it was originally built. Other than the original external walls of the building (which have been heavily extended and altered), very few original features remain. This was the case long before the fire in 2004. The amendments as taken place above are deemed to have no adverse effect to the significance of the heritage asset.

7.0 Impact

- 7.1 It is considered that there will be no adverse impact caused by the proposed works. The proposals do not have any adverse affect to any original features of the building.

8.0 Conservation Principles

- 8.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles have been used throughout this document:
- 8.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.
- 8.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.
- 8.4 To understand the physical fabric of the heritage asset to be able to identify the full significance.
- 8.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.

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