



Heritage Statement

Portsdown Hill
Road Gas Facility,
Havant

Project AC1266/HC05534
Number:
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Date: December 2019

Document version: M:\Archaeology Collective\Projects\Projects 1001-1500\Projects 1201-1300\01266 - Portsdown Hill Road\01266A\Reports

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Fig. 1 Satellite view of the application site within the gas distribution facility.

Fig. 2 Figure showing scheduled monuments and listed buildings in proximity to the application site.

1.0

1. Introduction

- 1.1** This Heritage Statement has been prepared by Archaeology Collective on behalf of SGN in relation to an application for planning permission for a change of use to allow third party operators to inject bio-methane into the existing gas network at the Portsdown Hill facility, Portsmouth, Hampshire (hereafter referred to as the 'application site'). The application site is located in the district of Havant, bordering the City of Portsmouth.
- 1.2** The application site is located within the footprint of Farlington Redoubt, a 19th century defensive emplacement which supported the eastern side of Fort Purbrook looking over Bedhampton. The redoubt survived until the end of the Second World War when it was excavated as a quarry. The final remnants of the redoubt were demolished in the 1970's to make way for an underground storage facility for British Gas¹.
- 1.3** The footprint of Farlington Redoubt is preserved and is recorded by Hampshire County Council as a non-designated heritage asset (23262)². There are no designations associated with this asset. The application site continues to be used as a gas distribution facility owned by SGN.
- 1.4** The application site is located to the east of Fort Purbrook which comprises a scheduled monument (1001842) and two grade II* listed buildings (1387127 and 1092134). A covered-way that connected the fort to Farlington Redoubt is included in the scheduling and abuts the western edge of the redoubt earthworks.
- 1.5** Other designated heritage assets in the vicinity of the application site include a scheduled Roman villa complex and section of Roman road (1001859), a scheduled long barrow and early medieval cemetery (1012831) and two Grade II listed residential buildings that include The Towers (1303449) and Sunspan (1249638).

¹ www.victorianforts.co.uk

² maps.hants.gov.uk/historicenvironment/herResults.aspx?monuid=23262 (accessed 16/12/19)

1.6

This Heritage Statement assesses the effect of the proposal on the heritage significance of the scheduled monuments, listed buildings described above in line with paragraph 189 of the National Planning Policy Framework (NPPF; 2019). The non-designated site of Farlington Redoubt within the application site has also been considered. It has been informed by a combination of desk based historical research and a site visit undertaken by Archaeology Collective in December 2019. Datasets from the National Heritage List for England (NHLE) and the on-line Hampshire Historical Environment Record were also consulted. A plan showing the location of the designated heritage assets in relation to the application site is presented in Figure 2 in Appendix 1.

2.0

2. Heritage Legislation, Policy and Guidance

Legislation

- 2.1** Legislation affecting scheduled monuments is contained the Ancient Monuments and Archaeological Areas Act 1979. The Act details the designation, care and management of scheduled monuments, as well as the procedures needed to obtain permission for works which would directly impact upon their preservation.
- 2.2** The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building. There is a strong presumption against the grant of permission for development that would harm the listed building, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

National Planning Policy Framework 2019

- 2.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF, 2019) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The setting of a heritage asset can also contribute to its significance.
- 2.4** Paragraph 193 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance.
- 2.5** The NPPF requires the impact on the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm”

as described within paragraphs 194 to 196 of that document. Harm is defined by Historic England as change which erodes the significance of a heritage asset.

- 2.6** National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
- 2.7** This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.
- 2.8** In order to assist with this articulation of the exact level of harm, specifically with reference to the 'less than substantial' bracket, the following table has been produced:

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as noticeable or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

Setting Guidance GPA3

2.9 Other documents given consideration as part of this assessment include Historic England's 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3' (2nd Edition) (GPA3). This guidance notes the National Planning Policy Framework makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. The guidance notes:

'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.'

2.10 An assessment of the potential effect on significance by the Proposed Development should be undertaken by considering the following steps:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

2.11 This guidance has been considered when assessing the contribution of setting to the significance of the heritage assets potentially affected by the proposed new development at the application site.

Local Policy

- 2.12** Local policies of the both Portsmouth City Council and Havant Borough Council have been taken into account in this assessment as the heritage assets considered in this report lie in either district or extend into both.

The Portsmouth Plan (Portsmouth's Core Strategy)

- 2.13** Policy PCS23 "Design and Conservation" is relevant to this application which states:

'All new development must be well designed and, in particular, respect the character of the city. The following will be sought in new development:

- Development that relates well to the geography and history of Portsmouth, particularly the city's conservation areas, listed buildings, locally listed buildings and scheduled ancient monuments.*
- Protection and enhancement of the city's historic townscape and its cultural and natural heritage, in particular its links to the sea.*
- Protection and enhancement of the city's important views and settings of key buildings across the sea, harbours and from Portsdown Hill'*

Havant Borough Core Strategy 2011

- 2.14** Policy CS11 Historic environment and heritage assets is relevant to the application:

'Policy CS11 - Protecting and Enhancing the Special Environment and Heritage of Havant Borough - Planning permission will be granted for development which enhances where appropriate heritage assets by appropriately managing development within the setting of heritage assets.

3.0

3. Heritage Significance

- 3.1** This section offers a summary of the significance of the heritage assets potentially identified as being affected by change within their setting. Due to the limited nature of the proposals, the assessments are brief and enough to understand the effect of the proposals on the significance as per paragraph 189 of the NPPF.

Fort Purbrook, including covered-way to the east. The fort comprises Scheduled Monument (SM 1001842) and a Grade II* listed buildings (1387127 and 1092134).

- 3.2** Fort Purbrook also comprises two Grade II* listed buildings that are located within the scheduled area; Fort Purbrook (1092134) and that part in Portsmouth Church Parish (1387127). The scheduled monument and the listed buildings have been assessed as a group as they share the same heritage interests and setting.
- 3.3** Fort Purbrook was established c1860 by William Crossman (Capt. Royal Engineers) and is one of a series of forts situated along the chalk ridge of Portsdown Hill known as the Palmerston's Follies that were built for the defence of Portsmouth against landward attacks in the 1860s. Fort Purbrook is a flint and brick built structure that lies partly within and above a natural ridge³ that commands far reaching views south and westwards along the coast. The fort has a low profile and is disguised by earth and grass banks on the northern or western sides respectively. Because of its position on the flank of the hill, its construction was specially designed to protect the north-eastern approaches, where it was vulnerable to attack. An interesting detail of note was a covered-way connecting Fort Purbrook to two redoubts, Crookhorn and Farlington Redoubt 600m to the east. In times of attack the

³ <https://historicengland.org.uk/listing/the-list/list-entry/1387127>

redoubts would be accessed via this route, although there is no surviving trace of any associated structure above ground. The scheduling of the covered-way's alignment however implies that there is significant potential that associated remains survive below-ground. Today, its course is marked by a line of trees which allow easy identification of this important strategic route.

3.4

One of the primary elements of Fort Purbrook's setting that contributes its significance is the natural topography. Its hillside position enabled strategic defence in terms of long-distance views south and concealed embankments to the north and west. An extensive golf course surrounds the fort on three sides and a footpath circumnavigates the curtain wall. This openness and accessibility mean the fort's intentional placement in the landscape continues to be understood and appreciated. An appreciation of the functional relationship between Fort Purbrook and the Farlington Redoubt has in the mid-20th century been slightly degraded when the realignment of Crookhorn Lane resulted in a dramatic physical division of the landscape and a break in the course of the covered-way between the two defences.

3.5

The application site can be seen from the eastern terminus of the covered-way where the scheduled monument abuts the earthworks associated with the Farlington Redoubt. The preservation of the redoubt's footprint means this former defensive structure can still be recognisable and the relationship between it, the covered-way and Fort Purbrook is understood.



Plate 1: View east along the scheduled covered-way between Fort Purbrook and Farlington Redoubt. The location of the gas distribution facility is beyond the tree line in the background.



Plate 2: View west from the the edge of the gas distribution facility (and site of Farlington Redoubt) towards Fort Purbrook



Plate 3: View east from Fort Purbrook towards the gas distribution facility (and site of Farlington Redoubt)



Plate 4: View east from the scheduled covered-way between Fort Purbrook and Farlington Redoubt towards the gas distribution facility.

Roman villa and section of Roman road south-west of Littlepark Wood (SM 1001859)

- 3.6** The scheduled Roman villa and section of Roman road south-west of Littlepark Wood, Campdown hold considerable archaeological interest as an important and well-preserved Roman villa complex and associated Roman road which survive in the form of substantial archaeological remains beneath the present ground surface and is largely unexcavated and therefore holds considerable archaeological potential. A portion of the road also survives as slight earthworks and buried archaeological remains in the form of a metalled surface and associated roadside ditches⁴.
- 3.7** The construction of housing estates, local amenities and the M3(A) motorway has resulted in a considerable loss of the monument's original setting which would have comprised a combination of woodland and opens areas for agriculture and settlement. The villa complex would be largely inward facing, enclosed and with no intentional views of the surrounding undulating landscape.
- 3.8** The application site is not readily visible and from the Roman villa or the Roman road due to distance and undulating topography.

⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1001859>



Plate 5: View south-west from the Roman villa complex towards the gas distribution facility

Bevis's Grave long barrow and early medieval cemetery, 100m west of Belmont Castle (SM 1012831)

3.9 Long barrows are one of the few types of Neolithic structure to survive as earthworks, and due to their comparative rarity, their considerable age and their longevity as a monument type, all long barrows are considered to be nationally important. Certain sites provide evidence for several phases of funerary monument preceding the barrow and, consequently, it is probable that long barrows acted as important ritual sites for local communities over a considerable period of time. Some 500 long barrows are recorded in England.⁵

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1012831>

- 3.10** The Bevis's Grave example is regarded as significant as it survives well and, with no evidence of formal excavation except in the area of the southern ditch, has considerable archaeological potential. Long barrows occasionally acted as a focus for later burials and the importance of this monument is certainly enhanced by the presence of overlying burials of the early and later Saxon periods⁶.
- 3.11** The long barrow resides in a wider funerary landscape comprising 180 examples across Hampshire, Wiltshire and Dorset that is one of the densest and one of the most important concentrations of monuments of this type in the country. Development in the 19th, 20th and 21st centuries has eroded much of the heritage asset's original setting, although its position on a hillside which commands far reaching views southwards can still be readily appreciated and contributes to the significance of this asset.
- 3.12** The application site is not visible from the long barrow due to the distance, topography and mature tree and hedgerow planting which obscures views to the west.

⁶ ibid



Plate 6: View west from the long barrow site towards the gas distribution facility

The Towers (1303449)

3.13 The Towers was listed grade II on 26 May 1976 and is located c.570m to the east of the application site. The list description reads:

"House in the form of a Tudor castle. Early C19. Main block of 2 storeys and semi-basement, of 3.1.3 windows, with an east side extension of 3 windows. Red brickwork in Flemish bond; crenellated parapet with stone copings, and a brick dentil band to the 2 shallow-½-octagon 2-storeyed bays, pointed arches, stone cills. Stucco features to the ground floor, with hood moulds and heavy cusping to the windows. ½-octagon stucco porch, with brick dentil eaves, small coupled and round headed light to the side, and an arched opening with quoin surround. Gothic sashes in reveals (several original), some Victorian sashes, and ground floor casements. 3 storeyed west tower with crenellated top and a central round tower at the rear, with crenellated and machicolated parapet."



Plate 7: The Grade II listed The Towers

- 3.14** This building is of special architectural and historic interest as a mock Tudor Castle dating to the early 19th century. The use of red brickwork in a Flemish bond, crenelated parapet, ½ octagon bays, pointed arches and top and central round tower feature are all elements which contribute to its interest. The design has some illustrative historic interest in being an early example of the mock-Tudor style which became more commonplace towards the end of the 19th century.
- 3.15** The setting of The Towers is comprised of its location on the outskirts of Bedhampton with views to the west and north of undeveloped fields within its immediate surroundings. Views to the building where its special architectural and historic interest can be appreciated from are principally from within close proximity to the building and primarily from within its own grounds, although the principal elevation is visible from the road which allows for an appreciation of its architectural interest.

- 3.16** The application site is not readily visible from The Towers due to the distance, topography and mature tree and hedgerow planting which obscures views to the west. The application site is not an area where the special interest of The Towers is appreciated from.

Sunspan (1303449)

- 3.17** Sunspan was listed grade II on 24 January 1994, it is located c.367m to the south-east of the application site. The list description reads:

“House. Built in 1936 to designs of 1936 by Wells Coates and David Pleydell-Bouverie. White-painted rendered brick. Flat asphalt roofs. PLAN: Diagonally-set on a north-south axis with curved north and south corners; the south is the garden front and has a broad terrace over a projecting basement and is flanked by the kitchen and garage wings. The entrance is on the north corner at a higher level because of the sloping site. International Modern style. EXTERIOR: 2 storeys and basement. Symmetrical north front has curved corner at centre, the ground floor projecting, the central recessed porch has a curved door and a flat canopy integral with the single storey kitchen and garage wings to left and right. The first floor set back has 3 windows, the centre curved. Set back again, on the roof, a block containing the water tank with an integral chimney. The south garden front is also symmetrical with a curved central corner; the basement projects and has curved window bands and a central doorway; terrace above flanked by rear walls of kitchen and garage wings and set back 2 storeys of the main block with curved window bands on both floors. All metal-flame casements with curved glass on the corners. INTERIOR: The interior plan and most of the details remain intact. Drawing room has original brick fireplace and plywood folding doors to dining room and study, which have cast moulded plaster electric fires set in walls. 2 similar fires in bedrooms. Staircase on angle behind central chimney stack, has solid balustrade with chromium-plated tube handrail. Curved door to principal bedroom. NOTE: This house is derived from the Sunspan design, first exhibited at the 1934 Ideal Home Exhibition. The design, with variants, was intended for speculative builders as an alternative to the usual traditional design of house and that the architects would receive royalties on the copyright. SOURCE: The Architects' Journal, April 26th 1934.”

- 3.18** This building is of special architectural and historic interest as an Art-deco style building built in 1936. Its interest is derived from its Sunspan design which was first shown at the Ideal Home Exhibition in 1934. Sunspan has associative and illustrative historic interest as a design by Wells Coates and David Pleydell-Bouverie

who believed this was the future of house design. It was intended to provide low cost housing which utilised pre-fabricated structures that allowed the maximum amount of sun into the house. The architectural interest is derived from the plan form and the interiors which survive largely intact and demonstrate the original design intention of the architects.

3.19 The setting of this building is largely comprised of its plot and its orientation within this which has been given careful consideration to provide the maximum amount of sunlight to the building. This is best appreciated when looking toward the building itself from the road and principally from within its own grounds.

3.20 The application site is not readily visible from Sunspan due to the distance, topography and mature tree and hedgerow planting which obscures views to the west.

The application site makes no contribution to the significance of this listed building and its current design and layout demonstrates that its function can preserve the significance and has no bearing on the significance on this asset.



Plate 8: The Grade II listed Sunspan located along Portsdown Hill Road



Plate 9: View west along Portsdown Hill Road from Sunspan towards the gas distribution facility

Farlington Redoubt (23262)

3.21 Farlington Redoubt is a non-designated heritage asset comprising the site of a 19th century defensive outwork which supported the eastern side of Fort Purbrook. The redoubt was at the extreme eastern end of the Portsdown Line of forts with its face towards Bedhampton, its right and left faces embracing either brow of the hill. Costs prevented the construction of the redoubt from being completed; the barrack casemates were not constructed and instead the work was prepared as a D shaped rampart. Gun crews could access the redoubt from Fort Purbrook by means of a tunnel and covered-way which today is included in the scheduled area of Fort Purbrook (SM 1001842)⁷.

⁷ <https://www.victorianforts.co.uk/pdf/datasheets/farlington.pdf>

- 3.22** The built elements of the Redoubt survived until the end of the Second World War when it was excavated as a quarry. The final remnants of the redoubt were demolished in the 1970's to make way for an underground storage facility for British Gas. Due to previous ground disturbances caused by the historic quarrying, the asset has limited archaeological interest with the exception of earthworks that define the site's perimeter.
- 3.23** Like Fort Purbrook, one of the primary elements of the Farlington Redoubt's setting that contributes to its significance is the natural topography which enabled strategic defence. The open space created by the golf course that surrounds the asset means the redoubt's intentional placement in the landscape continues to be understood and appreciated. An appreciation of the functional relationship between Fort Purbrook and the redoubt has in the mid-20th century been slightly degraded when the realignment of Crookhorn Lane resulted in a dramatic physical division of the landscape and a break in the course of the covered-way between the two defences.
- 3.24** The application site is part of the Portsdown Hill gas facility which is located on the site of the Farlington Redoubt and inside the former quarry. As the facility is low lying and respects the original form of the redoubt, the architectural interest of the asset is not compromised.

4.0

4. Proposal and Effect on Heritage Significance

- 4.1** In their planning application, SGN propose a change of use that allows third party operators to inject bio-methane into the existing gas network at the Portsdown Hill facility. This change of use will not require the instalment of any infrastructure that is different in scale, extent or character than currently exists on the site. There will be no structures of height added to the site or any increase in noise, vibrations, odour or dust.
- 4.2** The scheduled site of the covered-way (1001842) that once connected Purbrook Fort to Farlington Redoubt (23262) is located approximately 40m to the northwest of the application site. The proposal will not necessitate any ground moving activities and therefore will not physically harm to the scheduled monument or the non-designated earthworks. The footprint of Farlington Redoubt will be retained, thus preserving the recognisable relationship between it and Fort Purbrook.
- 4.3** The application site is located c.367m from the nearest listed building and approximately 550m and 850m from Bevis's Grave long barrow (SM 1012831) and the Roman villa (SM 1001859) respectively.
- 4.4** Due to the application site's topography, in a sunken area, surrounded by mature tree planting there is no visibility to it from the surrounding area. The proposed change of use of the application site will not physically change or visually isolate the heritage assets and will not become a more prominent or dominant feature in the area. This means it will not compete or distract from the heritage assets, as per the existing arrangement. As the proposals are for the change of use of the application site only, there will be no change to the built and surrounding spaces or character of the area. All these elements will be entirely preserved by the continued use of the application site meaning that the significance and setting of all heritage assets will be preserved.



Plate 10 : View north-west towards the application site, the earthworks associated with Farlington Redoubt (2362) and scheduled site of the covered-way (1001842)

5.0

5. Conclusion

- 5.1** The application for a change of use to allow third party operators to inject bio-methane into the existing gas network at the Portsdown Hill facility has prompted the requirement for an assessment of potential impacts on the significance of heritage assets in the vicinity of the application site.
- 5.2** Those assets considered pertinent to this assessment include the scheduled and Grade II* listed Fort Purbrook (1001842, 1387127 and 1092134), a scheduled Roman villa complex and section of Roman road (1001859), a scheduled long barrow and early medieval cemetery (1012831), two Grade II listed residential buildings that include The Towers (1303449) and Sunspan (1249638) and the non-designated site of Farlington Redoubt (2362).
- 5.3** The scheduled covered-way that connected Fort Purbrook and Farlington Redoubt is located 40m to the northwest of the application site, however the proposed change of use will not change or alter the scheduled monument's physical surroundings or the experience of this asset. There will no ground moving activities associated with the change of use therefore the scheduled monument will not be physically harmed and the footprint of Farlington Redoubt will not be changed or altered.
- 5.4** As there will be no physical impacts (through ground moving activities) to Farlington Redoubt and no impacts relating to changes to its setting, it is unlikely the presence of this asset will impede the nature of development proposed or trigger the need for any further archaeological assessment or investigation.
- 5.5** Due to distance, topography and intervening treelines, there will no harm to the significance (or effect on the ability to appreciate that significance) of any heritage asset assessed in this statement as a result of the proposed change of use at the Portsdown Hill facility.
- 5.6** There is preservation for the purposes of the decision maker's duty under the Ancient Monuments and Archaeological Areas Act 1979 or section 66(1) of the Planning Act 1990 (Listed Buildings and Conservation Areas). The proposal complies

with all local heritage policy and guidance. Neither paragraphs 194 to 196 of the National Planning Policy Framework (NPPF; 2019) or the table of harm reproduced in 2.10 of this document are engaged.

Appendix 1



Figure 1: Satellite view of the application site (redline) within the gas distribution facility. The facility has been constructed on the site of former quarry and Farlington Redoubt (Google Earth)

KEY

Application Site

Listed Building

Scheduled Monument

Farlington Redoubt

25 0 25 50 75 100 m

Scale @ A3: 1:5,600

SITE NAME:

Portsmouth Hill Road Gas Facility,
Havant PO6 1BW

ON BEHALF OF: SGN

Archaeology Collective

www.archaeologycollective.co.uk

Figure 2

Figure showing scheduled monuments, listed buildings and Farlington Redoubt in proximity to the application site

Date: December 2019

Revision: v.1

The map displays the application site (red outline) located near the intersection of Crookhorn Lane and B2177. The site is situated between the Crookhorn area to the north and Camp Down to the south. The map also shows the Farlington Redoubt (orange dot) and several listed buildings (blue squares) and scheduled monuments (green polygons). The map includes a key, a scale bar (0 to 100 m), and the site name: Portsmouth Hill Road Gas Facility, Havant PO6 1BW. The map is on behalf of SGN and is provided by Archaeology Collective.

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