

Heritage Statement

The Burrows
178A The Coal Yard
West Street
Bedhampton
Havant
PO9 1LR

28065

Heritage Statement for Planning Application at The Burrows, 178A The Coal Yard, West Street
Bedhampton, Havant, PO9 1LR

Purpose of this Statement:

The application site is located within proximity of the Brockhampton Conservation Area, which was designated on 13 April 2005. This statement will review the location, features and purpose of the area as a conservation area and the impact the proposed development will have on the Conservation Area.

The Brockhampton Conservation Area

The Brockhampton Conservation Area is located just to the west of Havant town centre and primarily within the area defined by West Street to the north, Brockhampton Road to the west, Brockhampton Lane to the east and Solent Road to the South.

West Street forms the historic Roman route from Chichester to Wickham with the earliest remaining buildings along the road being statutorily listed. To the south of West Street, the natural springs, which is why the Portsmouth Water Company is located in the area. Havant's wealth was built from the location of such springs being utilised in the tanning and parchment making industries.

Today the area is an active, mixed neighbourhood adjacent to the town centre, with recent development abutting its east, west and southern boundaries.

The four character sub-areas which distinguish the conservation area are:

West Street: The western end has a mainly 19th century character of semi-detached houses on both sides together with the 1875 Roman Catholic Church of St Joseph's. The east end, east of the Water Company's main entrance, has late 18th and 19th century group character with the row of houses on the south side of West Street.

Portsmouth Water Works site: historic context and natural features associated with the site plus the group value of the historic buildings including the 1925 Pump Building, the two entrance lodges, office building, boundary wall and tannery buildings.

Staunton Road/ Western Road: The typical street character of late 19th and early 20th century urban terrace housing.

Brockhampton Lane: The mid-19th century character of small cottages at the southern end

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)

Statutory Listed Buildings

No 65, 103, 105 and 105A, West Street (early 19th century)
The Old Manor House, Brockhampton Road (late 18th/19th century)

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)

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.

The proposed application site and its impact to the Brockhampton Conservation Area

The proposed site is located at the western boundary of the Brockhampton Conservation Area.

In the descriptions of the conservation area as set out above the elements which relate to the site are Staunton Road and the Prince of Wales public house, both of which are in close proximity of the boundary of the application site.

The application site is located to the west of Staunton Road with the rear elevations of the west side of the road facing the application site. Staunton Road is predominantly late 19th century terraced houses and as such the character of the street would not be impacted by the proposed development as the proposed development is behind these houses and not visible from Staunton Road.

Likewise the Prince of Wales public house addresses the corner of West Street and Staunton Road and is a good example of a late Victorian urban public house for the Portsmouth and Brighton United Brewery with the ground floor clad in green tiling which was the trademark of the brewery.

The application site is within the land behind the housing which run north and west of the pubs corner plot, so again the development which is set back from West Street is not read in conjunction with the public house.

Summary

Whilst the proposed development site is close to the Brockhampton Conservation Area, the character which gives the area that status is not present within the immediate vista of the proposed development. The buildings of note which are adjacent are not read in conjunction with the site, which is located behind them and the public house and neighbouring Staunton Road street scene does not afford views of the proposed building. Therefore the Brockhampton Conservation Area is not compromised by the development which will actually enhance the western end of West Street, which beyond the conservation area is more disjointed with the current application site only offering a single storey office to the street front, where the proposal is to open this up as an access to the new development beyond.