



Design and Access and Heritage Statement

Barclays - Havant

18 East Street,

Havant, Hants

PO9 1AQ



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Introduction

This statement has been prepared in order to support an application for the decommission Barclays Bank, 18 East Street, Havant. The building is not listed but is situated within a conservation area. The proposed work in this two storey property is for removal of existing external signage; removal of external ATM; section of existing window (in ATM area) to be replaced with new to match existing; the existing window cill (in ATM area) to be repaired to match existing; removal of internal counters and all furniture.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

Appraisal:

5.0 Executive Summary

5.1 St Faith's is one of 14 designated conservation areas in the Borough of Havant. The Conservation Area was reviewed in 1994 and will be revised following this public consultation commencing in November 2007.

5.2 The character of a conservation area stems from: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

5.3 It is the particular mix of these elements which gives St Faith's its character, namely:

- A medieval plan centred upon a crossing point of two Roman roads
- The church to one corner of the crossing forming a physical and spiritual
- focal point for the settlement
- The survival of high numbers of very fine brick Georgian houses
- The prosperity of the nineteenth century town reflected in the architectural
- exuberance of the buildings of the period
- Glimpses and incidental views of the tower of the Church of St Faith and
- the fleche of the United Reformed church
- Very high quality Victorian and Edwardian suburbs which maintain much of their original architectural features and their spacious garden settings

- A high number of mature trees within and to the edges of the conservation area often forming integral parts of the townscape.
- The survival of an industrial complex (former parchment works) and its natural spring source giving a physical presence to some of the important historic elements which featured so heavily in the town's development
- The survival of an historic network of alleyways and lane 'Twittens' which define historic boundaries and form important routeways through the town
- The presence of locally distinctive rat-trap bond boundary walls throughout the conservation area

6.0 Historical and Archaeological Background

6.1 Location and Setting

6.1.2 Havant is located in the south-eastern corner of the Hampshire, close to Langstone Harbour and the crossing point to Hayling Island. The town is approximately 13km from Portsmouth and 14km from Chichester. Havant lies at approximately 10m OD with a gentle slope to the south and south-west. To the north of the town centre the land remains relatively flat for 2km.

6.2.3 Several springs rise in and around the town, including one spring, known as Homewell, which rises close to the church. These springs drain into a stream that flows to the south into Langstone Harbour.

6.2 Historical Background

6.2.1 Evidence for prehistoric occupation of the area includes finds of flint tools in a number of locations including Mesolithic and Neolithic tools from the line of the by-pass to the south of the town centre, and on the site of the former Oak Park School to the north. This site was also a focus for Romano-British settlement in the second and third centuries.

6.2.2 West Street and East Street lie on or close to the Roman road between Chichester and Winchester whilst North Street and South Street are believed to represent the line of a Roman road between Hayling Island/Langstone Harbour and the pottery producing areas at Rowland's castle and possibly the Alice Holt kilns further to the north. There is considerable archaeological evidence to suggest that there was a settlement, possibly a small town or market centre similar to those discovered at Neatham near Alton and East Anton near Andover, around the crossing point of these roads. Similarities in the plan of the town with that of Chichester have been suggested – including the position of the church in relation to the cross-roads and both places having an area known as the Pallant, a name that may suggest the presence of a palace (although it could also mean 'enclosure'). Excavations in the Pallant area of Chichester have failed to reveal evidence for a palace.

6.2.3 The first record of Havant dates to AD 935 when land at Hamanfuntan were granted to Wihthgar by King Athelstan. The place-name, derived from the OE funta 'a spring' and the personal name 'Hama' refers to the presence of many springs that rise in and around the town. In 980 King Æthelred granted the estate to the monks of the Old Minster, Winchester (St Swithun's). The only

archaeological evidence of Anglo-Saxon occupation in Havant is some pottery recovered from an area behind the property plots on the southern side of East Street.

6.2.4 The monks of St Swithun's were still holding the estate of Havehunte when it was recorded in the Domesday Survey in 1086. There was a recorded population of 20 villagers (suggesting a population of approximately 100 people) and there were two mills and three salt-houses.

6.2.5 In 1200 King John granted the prior of St Swithun's a market charter for Havant. This was a period when many new towns were created in England (including several in Hampshire) and it may be that the Prior of St Swithun's was attempting to encourage urban development on his rural manor. However, there is no evidence that the town ever gained 'urban' status – it did not receive a borough charter, there are no references to burgage tenure or burgesses and no members of parliament were returned to represent Havant. Instead, the settlement appears to have functioned as an important local market.

6.2.6 In resolution of a dispute between the prior and the bishop of Winchester over the ownership of a number of manors, Havant was transferred to the Bishopric in 1284. The bishop obtained a grant for a second market and a two day fair in the mid-fifteenth century.

6.2.7 Havant was famous for the production of parchment which was regarded as being of superior quality. It is claimed that the Magna Carta was written on Havant parchment and the Treaty of Versailles, which brought World War I to an end, was written on parchment produced in the town. However, the parchment-making industry in the town can only be traced through documentary sources to the first half of the nineteenth century. In addition to parchment making, there were several tanneries in and around the town, especially to the south of West Street, and malting and brewing were also important industries utilising the spring water. Cloth working was undertaken in Havant from the sixteenth century at least and West Street may have been the focus for the cloth trade in the town.

6.2.8 In the mid-eighteenth century the town suffered a severe fire that destroyed almost all of the buildings in West Street and some buildings in North Street and East Street.

6.3 Plan Analysis

6.3.1 Havant is focused around the crossing of two Roman roads forming four streets: West Street, North Street, East Street and South Street. Although the historical evidence appears to indicate that Havant functioned as no more than a market village in the medieval period, nineteenth-century maps of the town (e.g. The Tithe map of 1842) suggest that there was a significant level of planning and organisation in the properties of the settlement. The form of some of the property plots, especially those on the northern side of West Street where relatively regular long, narrow, plots are discernable despite later subdivision and amalgamation and the presence of cross- and back lanes, are similar to the features found in many of the new towns and settlements that developed into towns in the late twelfth and early thirteenth centuries. Regular property plots are also evident along East Street and on the east side of South Street. The extent of planning may indicate that there was an intention to develop Havant into a market town, possibly around 1200 when the market charter was granted, but that there was insufficient growth or development to warrant the creation of a borough. Not all of the main streets were fully developed or show signs of having planned

property plots – part of the North Street frontage on its eastern side was not fully built-up in the late nineteenth century whilst on the south side of West Street the plots were irregular in size and form.

6.3.2 Unlike other market towns in the county, Havant does not have a large open area or wide street that obviously functioned as a market place although the market may have been held in the churchyard until such activities were forbidden in the thirteenth century. South Street is known to have served as a market area and there were butcher's and fishmonger's stalls nearby in the fifteenth century. A market hall (together with several other properties) stood adjoining the east side of the churchyard until 1710 when it fell down which also suggests that the market was held in this area.

6.3.3 The Church of St Faith lies at the heart of the settlement, occupying the south-west corner of the cross roads. It is probable that the church was founded at the time the manor was granted to the bishop of Winchester in the late tenth century. By the twelfth century it had a large central tower and a new chancel was built in the thirteenth century. Victorian restoration resulted in the re-building of much of the church.

6.3.4 As a church-owned manor Havant did not have a resident lord and so there was no manor house in the town in the medieval period. Although there would have been a reeve who managed the manor, there is no record of where his house stood. It is probable that the Manor House was not built until the seventeenth or eighteenth century – the earliest documentary reference to it dates from 1764. At the end of the eighteenth century it became a school. It was demolished in 1938 and the area was immediately developed.

6.3.5 By the late nineteenth century there was a clear difference in character between the areas north and south of the historic core. To the north the presence of the railway station probably encouraged the development of industrial and commercial uses including a cattle market. To the south however, the land south of Grove Road was predominantly laid out as orchards whilst on the west side of South Street Hall Place stood within a small landscaped garden.

7.1 Character Areas

7.1.1 Conservation Areas are designated for their special character, but within an area there will be zones which are varied but contribute to the whole. It is important to define these 'sub-areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This will lead to a much more useful and comprehensive document and help contribute to the successful management of the conservation area as a whole.

7.1.2 The character areas expand on the broad framework outlined in the Havant Town Centre Urban Design Framework (Supplementary Planning Document May 2006).

7.1.3 It should be noted that whilst eight sub-areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the St Faith's Conservation Area.

7.1.4 Each character area makes reference to the following in bullet points

- Form (cohesiveness – why a character area)
- Scale and building line
- Significant groups
- Materials
- Views
- Local features

7.2 Brief overview of the Conservation Area

7.2.1 The St Faith's Conservation Area is focused on the church of St Faith and the survival of a medieval street plan (based on a Roman cross-roads) with its associated expansion of the eighteenth, nineteenth and twentieth centuries. In addition, there is the survival of a small number of industrial buildings reflecting some of the importance of Havant as a small market town with naturally occurring good quality water supplies in the form of a series of springs which are seen in limited places around the town today.

7.2.2 The juxtaposition between the commercial core of the town and the relatively tranquil setting of the church and churchyard is striking. Comparisons to Chichester are often cited, but Havant is more intimate and immediate in its relationship between church and town. Pevsner describes the enclosure of the church as 'giving the effect of a miniature close' (p278 Buildings of England; Hampshire). It is the feeling of complexity and scale which this space conveys, giving the impression of a much larger settlement than is actually the case, that lies at the heart of the St Faith's Conservation Area.

7.2.3 The central core and its associated suburbs are well connected with a series of lanes and alleys (locally referred to as Twittens) often lined with historic boundary walls and demarking the extent of the historic planned town's property plots.

7.2.4 The area is defined and contained by transport routes from the mid-nineteenth century (Hayling Island branch line and the main Portsmouth to London railway line) and the mid - to late twentieth century with the uncompromising impositions of Park Road (to the west) and the A27 (to the south).

7.2.5 There is a distinct quality and diversity of built form within the conservation area but some clear themes such as the consistent use of local red/orange characteristically Hampshire bricks and the handmade clay tiles which enliven many of the roofs of the town.

7.2.6 The town is very urban in feel. This is due to the tight historic grain and narrow street sections particularly to the commercial core yet the survival and importance of trees within this urban framework should not be underestimated.

7.2.7 Trees to the graveyard of St Faith's church, good street trees, large trees to private gardens and the tree belt lining the eastern edge along the former railway line make a highly significant contribution to the quality of Havant's townscape and the general high quality amenity and appearance of the town and its suburbs.

7.3 Character Areas within St Faith's Conservation Area

7.3.1 Historic and Commercial Core (1)

- This character area defines the oldest section of the built conservation area and comprises much of the surviving medieval plan form of the settlement. The form of historic development running along the long deep narrow plots is a particular characteristic of East Street in this sub-area. This area also includes Homewell, the small group of residential dwellings form part of some of the most important set piece elements of the conservation area (figure1). This sub-area links important spaces but consists of modest terraced cottages and a public house.
- In terms of scale, the range of buildings is considerable across the sub- area from single storey shops to 3½ storey houses and flats with shops at ground floor. The height of buildings varies from street to street and within streets. East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street – some with parapets, some pitch roofs and some projecting gables (figure 2). It is this variation that provides interest and vibrancy to this part of the conservation area. There is a consistency throughout this character area to the building line which is hard to the back of pavement broken only by the churchyard. Even here the raised graveyard wall and trees help continue the important sense of enclosure in the central core of the town.
- There are four groups of particular distinction within the character area – the key corner buildings to the cross roads which help define the wider setting of the church and are particularly exuberant in their architectural embellishment; Homewell to the west of the church which also forms an important part of the setting of the church and is a particularly cohesive and attractive group; those forming the tight and intimate enclosure of The Pallant; and the two buildings to the eastern end of East Street – the Post Office and Museum. These buildings are of very different periods (1938 and late nineteenth century onwards respectively) but are of a different bulk and form to the remaining parts of the character area.
- The predominant material is brick – red with grey headers or buff dressings (Homewell) but there is also a mix of what could be considered high Victorian materials such as stucco, terracotta, faience and decorative plaster (figure 3) reflecting the prosperity of the town in this period. There is a rare survival of mathematical tiles (No. 8 West Street) cladding a building of earlier origin that its appearance would suggest. There is also the significant survival of sixteenth century timber framing seen in the public house The Old House at Home on South Street. Because of the scale and style of many of these buildings, roofs are often obscured. Where seen, they are mostly handmade clay tiles and some natural slate.
- Local views are characterised by the funnelling effect of the tightly enclosed townscape. St Faith's church can be glimpsed over the roofs of East Street where the strong presence of the tower provides reassurance and a sense of the intimate scale of the town. It should be noted that views into the rear of the plots, particularly to East Street, are also important. To

the north of East Street the presence of a Grade II listed gazebo and private walled garden are sensitive features in this relatively open section of the conservation area. There is an excellent local view from Bulbeck Road, outside the conservation area, looking across the back of the Homewell terrace group and picking up on the exceptionally high quality roofscape to the rear of these cottages – all clay tiles in hips with brick chimneys (figure 4). There are also good short views to the church and its treed setting.

- The War Memorial on the south-western corner of the central cross roads is an important local asset and comprises a stone cross and base and curved stone commemorative wall (figure 5). A number of examples of historic paving are also valuable survivals of a local tradition using locally sourced materials

Resource from -

<https://cdn.havant.gov.uk/public/documents/St%20Faiths%20Conservation%20Area%20Appraisal%20and%20Management%20Plan%20Part%20II.pdf>

Proposal Amount:

The building has been a Barclays Bank for a number of years, serving the local community during this time. This building is in a prominent central location alongside other businesses and financial institutions within an established town centre community.

The intention externally is to:

1. Removal of existing external signage
2. Removal of 1no existing night safe. Existing aperture to be infilled, render, and paint to match existing
3. Removal of 1no existing ATM. Section of existing window to be replaced with new to match existing. The existing window cill to be repaired to match existing.

The intention internally is to:

1. Removal of internal counters
2. Removal of all internal furniture.

2. How the proposed works relate to the existing building

Works to the banking hall are restricted to the public space immediately within the branch. The existing partition and fixtures, counters, which are to be removed are themselves modern. The original building fabric will not be altered, removed or concealed. All existing original features will not be affected by the proposed works.

The proposed works are intended to return the building to pre-Barclays occupation as much as it is possible.

3. Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues

No discussions have been made with neighbours in relation to the proposals. The works are not considered to have any adverse impact on neighbours.

4. Explanation of the scale, height, width and length of the proposal and its relationship to the existing building

The strip out works will be accommodated within the footprint of the bank.

The works are not considered to have any adverse impact to the existing appearance and amenity of the application site and that of its neighbours.

5. Consideration given to accessibility to and between parts of the proposed works including disabled access

No change is proposed that will affect the existing access.

6. Relationship between the proposed works and public routes and impact if any

No change is proposed that affects public routes.

7. Landscaping treatment or other treatment to enhance and protect existing amenities

Landscaping or other treatment is not considered appropriate in order to preserve the existing situation.

8. Materials proposed, their use, and maintenance where applicable

The existing wall aperture where the night safe sit will infill, render, and paint to match existing
The existing ATM to be removed. Section of existing window to be replaced with new to match existing. The existing window cill to be repaired to match existing.

All works are intended to involve the minimum intervention and to be reversible in the future, allowing the building to evolve and maintain the possibility of new uses or layouts within the context.

9. Street impact

No change is proposed that affects the street scene.

10. Sustainability of the proposal and energy efficiency

No changes are proposed for the existing ventilation system.

11. What provision has been made for the storage of waste and recyclable material?

No change is proposed that affects the existing storage of waste.