

Heritage Statement

SOLENT ROAD HAVANT

For Chancerygate Limited

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L~P:ARCHÆOLOGY

Heritage Statement

SOLENT ROAD HAVANT

Client:	Chancerygate Limited
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Local Authority:	Havant Borough Council
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Site Code:	N/A
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Planning App:	Pre-Planning
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Author(s):	K Hulka
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1. Introduction

1.1. This heritage statement has been prepared by Karl Hulka on behalf of L - P : Archaeology under instruction from Chancerygate Limited. It relates to a forthcoming application for planning permission seeking consent for an employment use development across the former football field and tennis courts to the north of Solent Road, Havant. The National Grid Reference (NGR) for the centre of the application site is 471105, 106157.

1.2. This heritage statement is supported by an Archaeological Desk-based Assessment (DBA), prepared by Satsuki Barton of L-P Archaeology, which details the historic background to the site including analysis of entries on the Hampshire Archaeology and Historic Building Record (HAHBR) and a map regression exercise. The DBA sets out the archaeological potential of the application site and is included in this statement at the Appendix.

1.3. THE HERITAGE ASSETS

1.3.1. The proposed development is located on land approximately 20m from the gardens of The Old Manor House (1154427), an early 19th century, grade II listed house associated with the Foster family and the development of the tanning works in this area. In addition, the extreme eastern part of the site lies within the Brockhampton Conservation Area which also bounds the application site on the north and north western sides. There are also a number of undesignated buildings in the vicinity of the application site which contribute to the character of this part of the conservation area, namely the Tannery Building and The Pump House along with Nos. 6 and 8 Bedhampton Lane. Whilst there is no physical alteration to these assets, the development has the potential to affect the setting of the historic buildings and important views into or out of the Brockhampton Conservation Area.

1.3.2. Due to existing structures, tall trees and topography, it is thought unlikely that a relatively low-rise development of the sort proposed, could have a harmful effect on the significance of other heritage assets in the area.

1.3.3. The boundary of the conservation area, where it crosses the application site, appears to be marked on the ground by a row of trees, running parallel to the

site boundary and forming a corridor between the two hedges. Trees lining the stream along the northern boundary of the application site allow only interrupted views into the conservation area, across the lakes of Brockhampton Springs, from the south. Similarly, a high brick wall screens views of the lower storeys of the buildings closest to the northwest boundary of the application site. There are only limited views into the conservation area, across the application site, from the public highway because of a hedge of mature trees along the application street boundary.

- 1.3.4. There are no scheduled monuments or registered parks or gardens within 2km of the application site.

1.4.THE PROPOSALS

- 1.4.1. The current proposals comprise two large functional buildings accessed from the northern end of the existing road servicing The Medical Centre. The building in the northeast of the site is orientated east-west, is of two storeys and is proposed as office space. The building in the west is oriented north – south and comprises 4 different units. Surrounding these buildings is hardstanding providing access and parking along with grassed and planted areas between.

1.5.SCOPE

- 1.5.1. The purpose of this document is to provide an analysis of the significance of the heritage assets potentially affected by the proposals and thereby assist in the determination of the application.
- 1.5.2. The appended DBA details our current understanding of the development of the site and its surroundings and sets out its archaeological potential.
- 1.5.3. Consideration is given to the effects of development upon the setting of the nearby listed building as well as that of other historic buildings in the vicinity. The effects of the proposals on the character and appearance of the Brockhampton Conservation Area are also considered and particular regard is given to the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (DEPARTMENT FOR THE ENVIRONMENT 1990).

2. Planning Background

2.1.LEGISLATION

2.1.1. Legislation relating to listed buildings is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act place a duty on the decision-maker to have special regard to the desirability of preserving the setting of listed buildings and their settings.

2.1.2. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2.1.3. The decision-maker is required to give considerable importance and weight to the desirability of preserving listed buildings and their settings, and where there is conflict with the statutory objective in Section 66(1), the question for the decision-maker is whether the presumption is overridden by other considerations of public interest.

2.1.4. It is essential that in applying the subsequent advice in paragraphs 189 to 192 of the Revised National Planning Policy Framework (NPPF), which is expressed in terms of a balance rather than expressly referring to issues of weight and significance, the approach of the decision-maker is consistent with the statutory obligation under Section 66(1). Thus the questions should not be addressed as a simple balancing exercise but whether there is justification for overriding the presumption in favour of preservation.

2.2.REVISED NPPF (2018)

2.2.1. The NPPF constitutes the Government’s current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision-takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless

material considerations indicate otherwise.

- 2.2.2. Paragraphs 184 to 202 of the Revised NPPF deal with conserving and enhancing the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 2.2.3. Annex 2 of the Revised NPPF describes the setting of a heritage asset as:

“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.”

- 2.2.4. Paragraph 189 of the Revised NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests

- 2.2.5. Paragraph 190 requires LPAs to identify and assess the *"the particular significance of any heritage asset"*. This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting.

- 2.2.6. Paragraph 192 requires local planning authorities to take account of the desirability of new development, making a positive contribution to local character and distinctiveness.

- 2.2.7. Paragraph 193 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).

2.2.8. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:

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

2.2.9. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

2.2.10. Paragraph 194 deals with substantial harm to, or total loss of, significance of a designated heritage asset. In cases of substantial harm or total loss of significance, applications should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs that harm or loss. Paragraph 195 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.

2.2.11. Harm is defined by Historic England as a change which erodes the significance of a heritage asset.

2.2.12. Paragraph 200 notes that proposals which preserve those elements of the setting of heritage assets that make a positive contribution to or better reveal the significance of that asset should be treated favourably.

2.3. PLANNING POLICY GUIDANCE

CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT (2018)

2.3.1. The National Planning Practice Guidance (Published 2014, updated 2018) (MHCLG 2018) provides advice on enhancing and conserving the historic environment in accordance with the NPPF (2018).

2.3.2. Accordingly, the guidance notes that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or

detract from that significance and the ability to appreciate it.

2.3.3. In relation to harm the guidance states:

“Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.”

**HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3:
THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE, 2015)**

2.3.4. This document, was published by Historic England (previously known as English Heritage) in April 2015 and revised in 2017 (HISTORIC ENGLAND 2017). The document provides for a thorough understanding of the setting of a heritage asset and the relationship of the setting to curtilage, character and context.

2.3.5. The guidance document notes, in paragraph 9 and 10, that the protection of the setting of heritage assets need not prevent change. The document recognises that not all heritage assets are of equal importance and states that the contribution made by their setting to their significance will also vary. Not all settings have the same capacity to accommodate change without causing harm to the significance of the asset.

2.3.6. In line with earlier Historic England (English Heritage) guidance the document advocates a stepped approach to assessing the impact of change within setting on the significance of heritage assets. This stepped approach is:

- ◆ Step 1: identify which heritage assets and their settings are affected;
- ◆ Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- ◆ Step 3: assess the effects of the proposed development, whether beneficial

or harmful, on that significance;

- ◆ Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- ◆ Step 5: make and document the decision and monitor outcomes.

2.3.7. Guidance under Step 2 notes that the asset's physical surroundings and how the asset is experienced (such as views, noise, tranquillity, sense of enclosure etc.) should be taken in to consideration.

2.3.8. Step 3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest. In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage assets as large-scale development and which may not only be visual. At the very least the assessment should address the key attributes of the development in terms of its location and siting, form and appearance, additional effects and permanence.

2.4.LOCAL PLANNING POLICY CONTEXT

2.4.1. Local policies relating to the treatment of heritage assets within the planning system are contained within the Havant Borough Local Plan Core Strategy (2011) along with its various revisions, notably the Allocations Plan (2014). The adopted Core Strategy (2011) contains two policies, CS11 and CS27 relating to the management of heritage assets within the borough. Whilst the local policies place heritage management in an appropriate context, the policies broadly reflect the national legislation and guidance.

2.4.2. In addition, Policy HB2 of the Allocations Plan identifies the application site as allocated for employment use (Solent Road North BD13). Policy BD14 identifies the potential for development to have an effect on the historic environment and the consequent need for any application to be supported by a

heritage statement.

3. Assessment of Significance

3.1. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 190, NPPF 2018) is fundamental to understanding the scope for and acceptability of change.

3.2. An assessment of the significance of The Old Manor House (grade II), other nearby historic buildings and the Brockhampton Conservation Area are presented below. The assessment is based on a site visit carried out on 2nd October 2020 during which the setting of the affected heritage assets was examined and a walk-over survey of the application site was carried out. Assessment of the archaeological potential also draws on existing information held by Hampshire Archaeology and Historic Buildings Record (HAHBR) and the local records office along with other desk-based sources. The significance of both the built and buried heritage assets may be revised as a result of information provided through the monitoring of any exploratory works which may be required. Nonetheless, this assessment provides sufficient information to understand the significance of the assets and any impact the proposals may have upon that significance.

3.3. THE OLD MANOR HOUSE (GII - 1154427)

3.3.1. The building was added to the List on the 16th May 1952 and lies on the eastern side of Brockhampton Road, towards the southern end, and is believed to have been constructed during the early 19th century by the Foster family. The house comprises two principal storeys with attic beneath a pitched roof covered with plain tiles. It is rectangular in plan, the principal elevation facing to the south and is constructed principally of red brick with 'blue' brick headers. It is arranged over 4 bays although the entire western end of the building is in red brick, possibly suggesting that this bay has been added. On the northern side, the rear of the building, there is a projecting range under two hipped roofs and a further range, probably the original laundry, beneath a pitched roof surmounted by a tall, narrow chimney stack. The rear pitch of the roof has a dormer in the centre between the roofs of the rear range.

3.3.2. The house is well screened from the public highway by the perimeter wall and vegetation in the garden. The grounds of the house were not accessed during

the site visit and consequently, other elements of the architectural detailing are taken from the list description. The building has brick dentilled eaves, brick quoins, a brick storey band and a rubbed brick chamfered ground floor plinth. The principal entrance on the southern side is fitted with a pedimented doorcase with frieze, pilasters and panelled reveals. The top two panels of the 6 panelled door are glazed. The windows are small-paned sashes with those at first floor being 10/10.

- 3.3.3. The house stands in an enclosed plot with high walls on the north, east and west. The front garden is enclosed by metal railings but mature planting screens views to and from the principal elevation from the public highway. It is assumed that the area to the rear of the house comprises yards. In any view of the house, the two and three storey tannery building, immediately to the northeast of the Old Manor House is dominant. In views from the road the three storey element provides the backdrop. The historic association between the residents of the house and the tannery mean that this forms an important part of the setting of the listed building. Its setting to the west is that of the narrow side-garden of the house, enclosed from the street by a flint rubble wall and beyond, the semi-suburban, largely residential streetscape of Brockhampton Road. As mentioned above, the setting to the south of the listed building comprises the enclosed front garden and terraced down from that level, the access drive, beyond which is the new residential development of Manor Court. The setting to the east comprises the driveway as it curves around that side of the listed building, enclosed on the east by a wall separating it from the northern end of the Manor Court development. Beyond this is the rough grassland of the application site and the Brockhampton Springs.

ARCHITECTURAL INTEREST

- 3.3.4. The house has notable architectural interest as a surviving example of an early 19th century, middle class farmhouse. Externally, the building exemplifies the abode of a 'gentleman farmer' of this time, a modest, relatively plain building with some fashionable embellishment and limited accommodation for staff. Because the building was not inspected in any detail, it is not clear to what extent the architectural interest of the listed building has been eroded by

inevitable alterations and repair but in general terms, the envelope of the building reflects its date and original style.

ARTISTIC INTEREST

- 3.3.5. The significance of the listed building is not believed to lie in its artistic interest and is not known to be the subject of any notable artistic work

ARCHAEOLOGICAL INTEREST

- 3.3.6. The special interest of the listed building does not rely on any archaeological interest although archaeological evidence of its construction may survive beneath the building or its gardens.

HISTORIC INTEREST

- 3.3.7. The historic interest of the building lies principally in its ability to reflect the development of this part of Havant during the early 19th century. This house appears to be among the first buildings in the area, along with some along West Street, which attest to the growth of the town at this time. In addition, the association with the Foster family who were both the lords of the manor and the owners of the tannery which grew across the land to the north of the application site, between Brockhampton Road and Brockhampton Lane. In this respect, the building, as part of the wider development of Havant has high historic interest.

- 3.3.8. The builder/ designer/ architect is not known but it is believed to have been built for the Fosters.

- 3.3.9. The setting of the building varies dramatically from the north and east to the south and west. To the north lie the yards of the Portsmouth Warter Company and the former tannery building which give this part of the setting an industrial feel. To the northeast and east the setting is largely open and semi rural whilst to the south and west the setting is suburban and residential. Appreciation of the building from beyond its grounds is limited to parts of the upper storey and the roofscape. When seen from the application site, there are no obvious views from the house to the site and no real appreciation of the form or design of the listed building from the site. Whilst the 19th century

occupants were also documented as farmers, the tithe map shows that the application site did not form part of their lands and the design of the house does not have any reference to it. Whilst the openness of the application site does reflect the former agricultural nature of the area, it does not form an important element of the buildings significance.

3.3.10. Whilst it is likely that in the depth of winter the leafless trees afford more complete views of the listed building from the east and west, the application site does not form an important part of its setting.

3.4. BROCKHAMPTON CONSERVATION AREA

3.4.1. The extreme eastern part of the site lies within the south eastern part of Brockhampton Conservation Area, first designated 13th April 2005. This part of conservation area is described in terms of the largely residential streetscape to the west of the application site and the springs and industrial history of the land to the north. The part of the conservation area which crosses the site in the extreme east appears to serve principally to connect the outlying group of historic buildings along Brockhampton Lane to the bulk of the conservation area. There is no built development proposed inside the conservation area.

3.4.2. The character of the conservation area to the north of the application site is dominated by the mature trees around the lakes and the stream. These help to screen the modern buildings of the waterworks beyond. The taller buildings on the water works site are visible in views from the site towards the northwest and these include the landmark buildings of the 1920s Pump House and the former tanneries building. Views into the conservation area from Solent Road are very limited in the vicinity of the application site because of mature trees along the application site's southern boundary.

3.4.3. The landmark buildings which are identified in the Brockhampton Conservation Area Character Appraisal and mentioned above are largely set within the Water Works compound and as such, the industrial surroundings form the important element of their setting. The application site, being beyond the main part of the Water Works and therefore does not play any notable part in the significance of those assets. The application does not lie within the

setting of the two 19th century single storey lodge buildings or engine house. The residential building forming Nos 6 and 8 Brockhampton Lane are dominated by the large, modern buildings of The Tanneries Industrial Estate to the north. The houses face southwards where the setting is dominated by a mature Willow tree. There is no real appreciation of the buildings from the application site and no views of the application site when looking through the conservation area towards these buildings from the public highway.

4. Impact Assessment

- 4.1. At this stage the detailed proposals for the site are not available. However, provided they are not more than two storeys tall, arranged as per the preliminary layout drawings and as described above, the potential effects on the historic environment can be assessed.
- 4.2. The proposed development will involve a full application for planning permission to develop the application site for employment use.
- 4.3. As set out in Section 3, the special interest of the nearby listed building lies principally in its architectural and historic interest. The setting of the listed building does play an important part in its significance but it is its association with the tannery and the surviving tannery buildings which provide greatest context with the application site having no historic association with the listed building.
- 4.4. The archaeological desk-based assessment identifies a moderate potential for remains dating to the prehistoric and medieval periods, a moderate to low potential for Roman remains and a low potential for remains of other periods to be encountered on site. Any remains are likely to be agricultural in nature and therefore of low significance. Consequently it is unlikely that any remains which require preservation in-situ will be present. The DBA concludes that further archaeological work will be required to determine the archaeological resource across the application site and mitigate the effects of the development. In the first instance this will likely take the form of evaluation trenches.
- 4.5. It is the conclusion of this heritage statement that the proposed development will not have an effect on the significance of the listed building, other historic buildings in the vicinity or the character and appearance of Brockhampton Conservation Area,

Whilst there will be a change in the setting of the listed building, the change will not erode its overall significance. Similarly, the change on the boundary of the conservation area will not affect any key views into or out of it. Any archaeological remains which may survive across the site are likely to be of low significance and can therefore be preserved by record.

5. Summary and Conclusions

5.1. This report relates to the potential effects on the historic environment as a result of the proposed development of the former playing fields north of Solent Road, Havant. This heritage statement has described the significance of the assets capable of being affected by the proposed development as far as is possible at this stage. This includes The Old Manor House (grade II), the Brockhampton Conservation Area and a number of historic buildings within it which positively contribute to its character and appearance.

5.2. Section 4 concludes that the proposals will have a negligible effect on the setting and thereby, the significance of any of the built heritage assets identified. The DBA has not identified the potential to encounter any nationally or regionally significant buried remains across the site although without any intrusive investigations, there is always the potential to encounter as yet unknown remains which may be of greater significance.

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ARCHAEOLOGICAL DESK BASED ASSESSMENT

APPENDIX