

Hall Place,
20 South Street
Havant
Hampshire
PO9 1DA

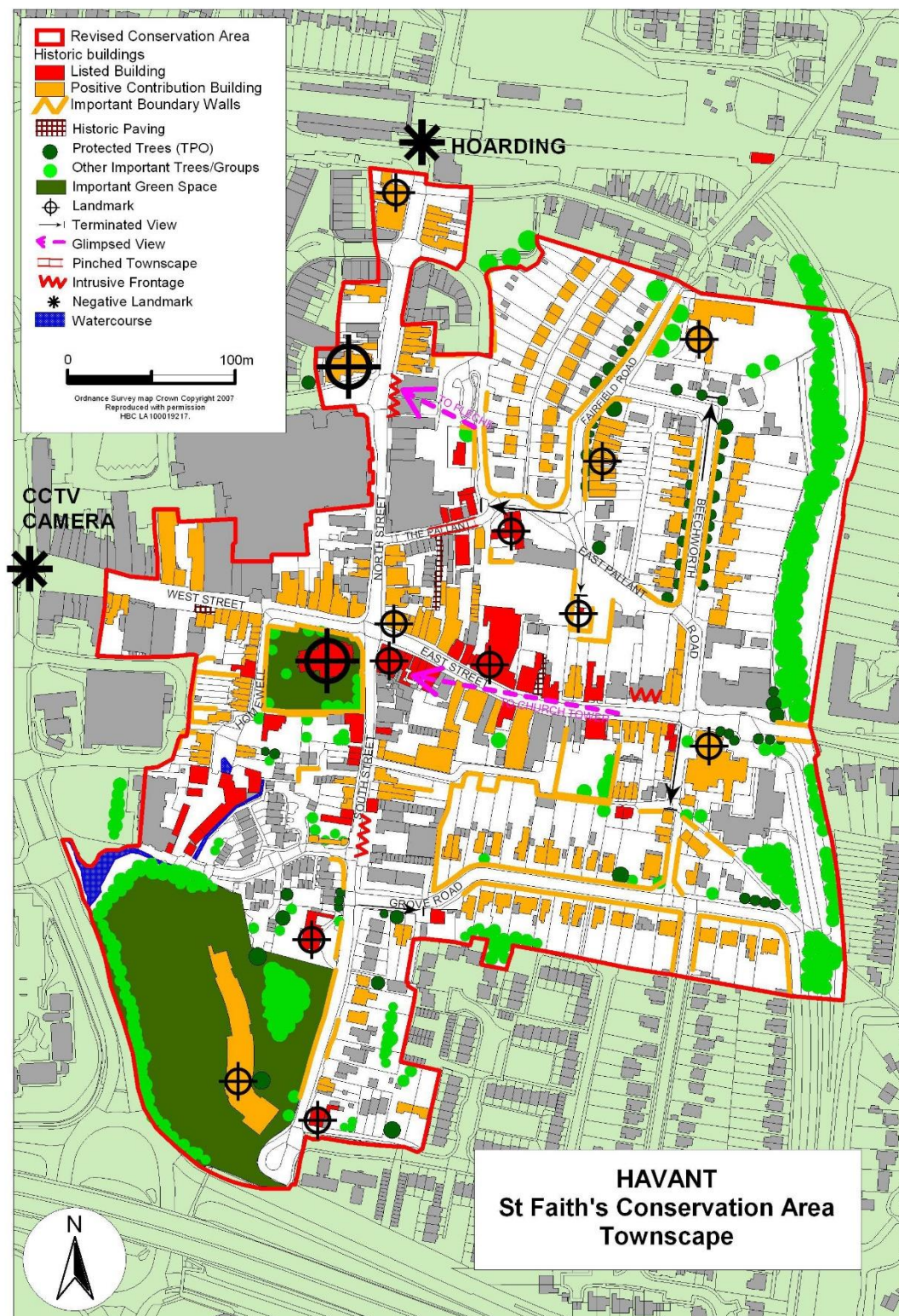
Heritage Statement

Hall Place is Listed Grade II (listed 21st July 1975, Historic England Building ID: 1092115). It comprises of a Mansion, now offices. Early C19. Brick, with a hipped slate roof. Square on plan. Symmetrical front (east) of 2 storeys, 4 upper windows. Yellow brick walls in Flemish bond, parapet with stone coping and projecting brick band, rubbed flat arches, plinth with a stone band. Sashes in reveals. Large Doric porch with coupled columns, 6 triglyphs, plain shafts, enclosing a segmental-arched doorway, with radiating fanlight, architrave, impost blocks, panelled door, all on 3 stone steps. Symmetrical south elevation of 2 x 2 storeyed bows, each of 2 windows, with similar details, and a brick- dentilled band to the parapet.

The grounds contain 4 trees subject to individual Tree Preservation Orders.

The property is located within St Faith's Conservation Area, which itself is characterised by a number of features:

- 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



Assessment and Physical Context

Hall Place falls within the South Street 'Character Area' and has been designated as a Landmark within the St Faith's Conservation Area Townscape. It has not been noted as offering specific archaeological potential.

Hall Place embodies a number of the features characteristic of the Conservation Area, comprising as it does of a fine brick Georgian house bounded by mature trees which both make a significant contribution to local views. However, it is atypical of its immediate built environment as a detached property set further back from the road than adjacent properties (which have been developed at various points throughout history on the lands once associated with Hall Place during its former role as a manor house). As such, its historic role is unique in the immediate area and this application reflects efforts to conserve it and return it to its prior function.

Proposed Works

The proposed works are purely restorative and are aimed at retaining the current significance of the asset through the refurbishment of a number of existing sash windows which have become dilapidated through the effects of weather and limited maintenance over a long period of time. It is the intention of the applicant (who is a recent purchaser), to carry out the immediate and near-term renovations required (in line with building regulations and subject to guidance and the appropriate consents) to restore the property to a state of good repair and secure the longer term preservation of the architectural and historic interest of this listed building.

History of the Property

1443 Hall Place name recorded relating to a 'messuage' or dwelling house.

1761 Previous buildings on the site destroyed by fire with much of the medieval timber framed buildings within Havant.

1796 Hall Place rebuilt on the site of the 16th century manor house by Charles Crasweller.

1825 Bequeathed to Jane Longcroft and adopted as a family home.

1841 Census confirms that Charles Beare, Jane and their son Charles John Longcroft live at Hall Place with 3 servants.

1842 Tithe survey records Hall Place as being part of 17 acres of land, including a large garden to the north of the house, stables, outbuildings and 13 acres of pastureland. Charles Beare Longcroft is also recorded as owning Havant Water Mill and several other properties although he occupies Hall Place.

1929 After occupation by successive generations of the Longcroft family, Helen Longcroft eventually moves into kitchen quarters and subsequently Hall Place Cottages (now a separate property, adjacent in South Street) due to increasing costs maintaining the deteriorating house. The property then begins a phase of being used as commercial premises.

1979 Purchase by Roy Owen Roberts, extensively renovated and used to found the Owen Advertising Agency.

2016 Purchase by Simon BurrIDGE with the intention of returning to domestic use.

Planning History

The site has been subject to the following past planning applications:

03/12/1997 97/55490/003 Listed Building Application for the installation of security grilles and security shutters to north east and west elevations

03/04/2008 08/55490/005 Listed building consent to affix 'Havant Heritage Trail' Plaque

14/05/2014 APP/14/00518 Listed Building Consent for conversion of existing commercial premises to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling) incorporating replacement conservatory and rooflights, and external and internal alterations.