



Heritage Statement and Archaeological

Oak Park Health and Well-Being Campus, Havant
for:

Ashley House plc

CRM.1112.005



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Health and Well-being Campus, Oak Park, Havant

Project:	Health and Well-being Campus, Oak Park, Havant
For:	Ashley House plc
Status:	FINAL
Date:	March 2015
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Executive Summary

- i. This report summarises a review of the available records to assess the heritage potential of the Oak Park site in the context of a proposed development of a health and well-being campus, comprising supported living accommodation, extra care housing and a residential nursing home. The development will also comprise a community hub facility, car parking, open amenity space and enhanced ecological features to improve bio-diversity on the site
- ii. The statement reviews available records, which shows there are no listed buildings or heritage landscape or townscape features within 0.5km of the site.
- iii. A review of recent and historical archaeological site investigations on and around the site has also been undertaken. Discussions have been held with the Hampshire County Council County Archaeologist, who has provided his views on work required to complete a statement of significance regarding the archaeological potential of the site. This will be undertaken through a programme of archaeological site investigations following the grant of planning permission.
- iv. The Statement therefore proposes post-planning permission mitigation strategy to meet the requirements of a heritage statement.

1 Introduction

1.1 Background to the proposal

- 1.1.1 Hampshire County Council wants to provide integrated, affordable housing and care facilities for local people as they grow older and their housing and care needs change. Provision of different forms of care accommodation on a single site will mean that people are not forced by their care needs to leave their homes and then move again, which can lead to isolation and care needs not being met.
- 1.1.2 The opportunity to build Hampshire's first purpose-built Health and Well-being campus has been awarded by Hampshire County Council to the **Hampshire LivingSpace Consortium**. Its vision is to provide a high quality campus which allows local people live and build friendship with neighbours, and not to become isolated, as their care needs evolve. A core part of the vision is that accommodation should be affordable for local people.
- 1.1.3 The housing and care facilities proposed have been thoughtfully integrated alongside communal spaces, which can also be enjoyed by the local community to be located at Oak Park, Havant. The campus is being designed by the award-winning architects, Penoyre & Prasad.
- 1.1.4 The Hampshire LivingSpace consortium who will deliver this ambitious project is made up of the following key partners:
- **Ashley House Plc** will manage the construction programme until handover on completion of the buildings to the providers of care, housing management and support.
 - **Home Group** is a national Registered Provider of housing who will undertake the Housing Management for the rented and shared ownership apartments. Home Group specialises in the provision of General Needs Social Housing and the provision of Care and Support Services in England, Wales and Scotland.
 - **HC-One** is one of the UK's largest providers of nursing homes and care services for the elderly. It will be the Nursing Operator and provider of Care and Support across the campus, working closely with Home Group to ensure a seamless and joined-up approach to person-centred care and support.

1.2 The Site

- 1.2.1 The 1.93 hectare application site is currently owned by Hampshire County Council, and is centred at National Grid Reference SU 72014 07139, within the Hampshire County Council postal code PO9 2EL. The site is located approximately 0.8 km to the north of Havant Town centre and Havant Station, and 0.4km east of the Havant Public Service Village. The land is currently derelict, and was made available by the County Council for a development to meet the needs of local people. The site was also allocated for health facilities by Havant Borough Council in their Adopted Local Plan (2011), following consultation with the local community.
- 1.2.2 The site is part of a larger, roughly square 2.63 hectare site. However the south-western quadrant of this larger site has been safeguarded for a health centre development and car parking. This leaves the remaining 1.93 hectares available for development. The land is relatively level, draining to a stream on the eastern boundary and a swale in the south eastern corner.

- 1.2.3 There is hard standing in the south-east and north-west corner of the site and access into the site on the eastern boundary from River Way and Old Copse Road. There is a main sewer running east-west across the northern part of the site. A culvert appears to drain into the swale in the south east corner.
- 1.2.4 The site is surrounded by roads on three sides, with Crossland Drive running across the northern edge, Lavant Drive running to the south, and Leigh road running to the west. Lavant stream runs to the east of the site, and there is a swale in the south eastern corner. Mature trees run up the western and eastern edge, and a mature hedgerow borders the northern edge. Across the surrounding roads, the site is bordered by residential developments (including a BUPA care home) on the northern and western sides. To the south across Lavant Drive there is a NHS community clinic. The main vehicular access to the site would be from River Way to the east of the site, and there would also be emergency and service vehicle access from Leigh road.

1.3 Relevant Planning History

- 1.3.1 The site was formally occupied by Oak Park Secondary School which closed in the late 1970s. Oak Primary School occupied a part of the site and latterly, until 2012, the south eastern corner was in use as a County Council Education office. In the north western part of the site, a health service use was established after 2001 but this has since been removed.
- 1.3.2 A number of planning applications have been granted for the development of a community hospital. Despite this, the site has lain derelict for a number of years. At present, apart from a sub-station, the site is vacant. Relevant planning applications on the site area detailed below:
- **08/68066/002** - Demolition of existing buildings onsite and erection of a new community hospital, including access from River Way with parking, landscaping and associated works, plus a new electricity sub-station. *Permitted April 2009*
 - **04/68066/001** - Development of Phase 1 of a Community Hospital (Children's Service). Access to Lavant Drive. *Permitted June 2004*
 - **03/68066/000** - Outline application for the erection of a Community Hospital including means of access from River Way, Lavant Drive and Leigh Road, Havant. *Permitted June 2004* (Section 106 Agreements were completed in relation to both the outline and full planning applications).
 - **02/60916/003** - Erection of a 14 bed adult mental health unit together with associated car parking and landscaping, and new access from Lavant Drive. *Permitted October 2002*

1.4 The Proposal

- 1.4.1 The proposal is for the provision of a new Oak Park 'Health and Wellbeing Campus', consisting of an integrated, affordable housing and a care facility for local people as they grow older and their housing and care needs change. This will consist of three broad types of accommodation- 51 extra care residential units; 48 supported living accommodation units; and 80 nursing home accommodation units. The Nursing Home and Extra Care residential accommodation are grouped around a central 'hub' space, designed for the use of the whole community, to include shops, cafes, exercise areas and office space for staff.
- 1.4.2 The Nursing Home is positioned to the North and West of the Hub, and the Extra Care residential to the South. These elements, combined with the Supported Living units to the eastern side of the site, are grouped around two large landscaped 'courtyards' which will be

accessible for residents, visitors and guests. There are also two secure garden courtyards within the Nursing Home, allowing discrete and private outdoor space.

- 1.4.3 The landscaping strategy considers constraints of the site in regards to the watercourses (Lavant Stream and the swale), and the swale has been designed as a feature of the garden, with planting to attract wildlife and birds. A variety of garden types have been designed to suit the location and security level required. These will include appropriate outdoor activities including vegetable gardening, 'Outdoor Gym' and exercise paths for rehabilitation exercise, herb gardens as a sensory experience, social space, a bubble fountain for movement, and shelter.
- 1.4.4 The majority of parking will be provided to the north of the site over the sewer, and there will also be some parking provided in the southern half of the site, close to the supported living accommodation.
- 1.4.5 The proposal will be a maximum of three storeys high, and has been designed so that the new buildings fit into the site and its context, and will be a positive contribution to the neighbourhood. The plan ensures that the adjoining south-western quadrant allocated for the health centre is enhanced by the development, and will not be limited by this proposal should the needs of the adjoining site change.

2 Assessment of heritage potential at Oak Park

2.1 Assessment of impacts on Listed buildings and heritage landscapes

2.1.1 This chapter has been prepared in the light of pre-application comments received from the Hampshire County Archaeologist, further discussions with Hampshire County Council and information received from the client.

2.1.2 Analysis of the succession of Ordnance Survey maps from 1867 shows that until the mid-20th century the area of the proposed development lay to the east of the former Havant Farm. It was enclosed by angular Enclosure-period fields of probable 18th century date, the only sinuous boundary of potentially older date provided by a watercourse running southwards. Limited development had crept north of the Portsmouth Railway line by the mid-1930s, but it was not until the early 1950s that the area became suburbanised, the grounds of Oak Park School representing one of the diminishing areas of open land. Since the early 1990s Oak Park School and its former grounds have been redeveloped, so that now only the former school site and the adjacent surroundings remain open.

2.1.3 Within 0.5 km of the site, there are no listed buildings and no designated sites or landscapes, consequently the area can be considered to have no built heritage or landscape significance. Evaluation excavations undertaken within the wider area of the former Oak Park School, as well as within the boundary of the present development proposal, however, demonstrate that there is some archaeological interest attached to the site.

2.2 Assessment of archaeological potential of the site

2.2.1 The present development area was evaluated in 2008 by means of six trenches, each 2 m wide and 30 m long (HER 63769). Trench 1, at the north end of the site, contained two small pits, not associated with any dating evidence, while Trench 3 produced a single sherd of possible later prehistoric pottery. In Trench 6 slight trace of potential Roman-British activity was present in the form of a pit containing a fragment of brick or tile (HER 63769).

2.2.2 In 1992 the archaeological potential of a wider part of the area, now bounded to the south and east by Lavant Drive and Old Copse Road, was evaluated by means of a grid of narrow trenches. These were set 60 m apart, while the subsoil surface in these trenches was only selectively cleaned (HER 32430). The area of the present application was not included in this evaluation trenching. East of the stream, in the northern part of the evaluated area, the trenching revealed burnt deposits from a probable hearth, these are not dated, nor is flint which was associated with shallow pits in this area. South of what is now Lavant Drive the trenching revealed a number of ditches close to, and on the west side of, the stream. One of these ditches contained 1200 Roman potsherds, a coin and part of a jet bracelet, while another contained 'a number of tesserae'. Further evaluation trenching in this area in 1999 failed to identify any archaeological evidence (HER 39265).

2.2.3 Just south of Lavant Drive, west of the area previously evaluated, further trenching in 2004 failed to identify any archaeological features, although this area had been subject to modern disturbance (HER 56105). East of the stream the 1992 programme of trenching found further evidence of Romano-British activity, but this appeared to be less intense than that to the west (HER 32430). Further investigation of this now-developed area does not appear to have been undertaken.

2.2.4 Cumulatively the excavated evidence suggests that the area of the former Oak Park School and its grounds had been the site of sparse prehistoric activity, perhaps associated with more

concentrated activity to the east and also to the south. No chronologically diagnostic material has been recovered, a few sherds being described as 'prehistoric' and 'perhaps Bronze Age or Iron Age', while the flint from the 1992 evaluation excavations is nowhere described, although mysteriously acquiring an 'early Neolithic' date in the report on 2008 evaluation excavation. All that can be said, but which has not previously been noted, is that the reddish clay fills of the shallow pit features may be evidence for formerly humic-rich soils which over time have been leached of all organic material. This characteristic suggests Neolithic period (4000-2500 BC) activity.

- 2.2.5 In the southern part of the area, south of Lavant Drive, there are field boundaries as well as a more substantial ditch of Romano-British date which contained potsherds, likely to be evidence for nearby occupation. A further ditch contained apparent tesserae, so it would appear that there was in this area an agricultural landscape with an associated Romano-British farmstead or other settlement fairly close by.

2.3 Hampshire County Council HER entries

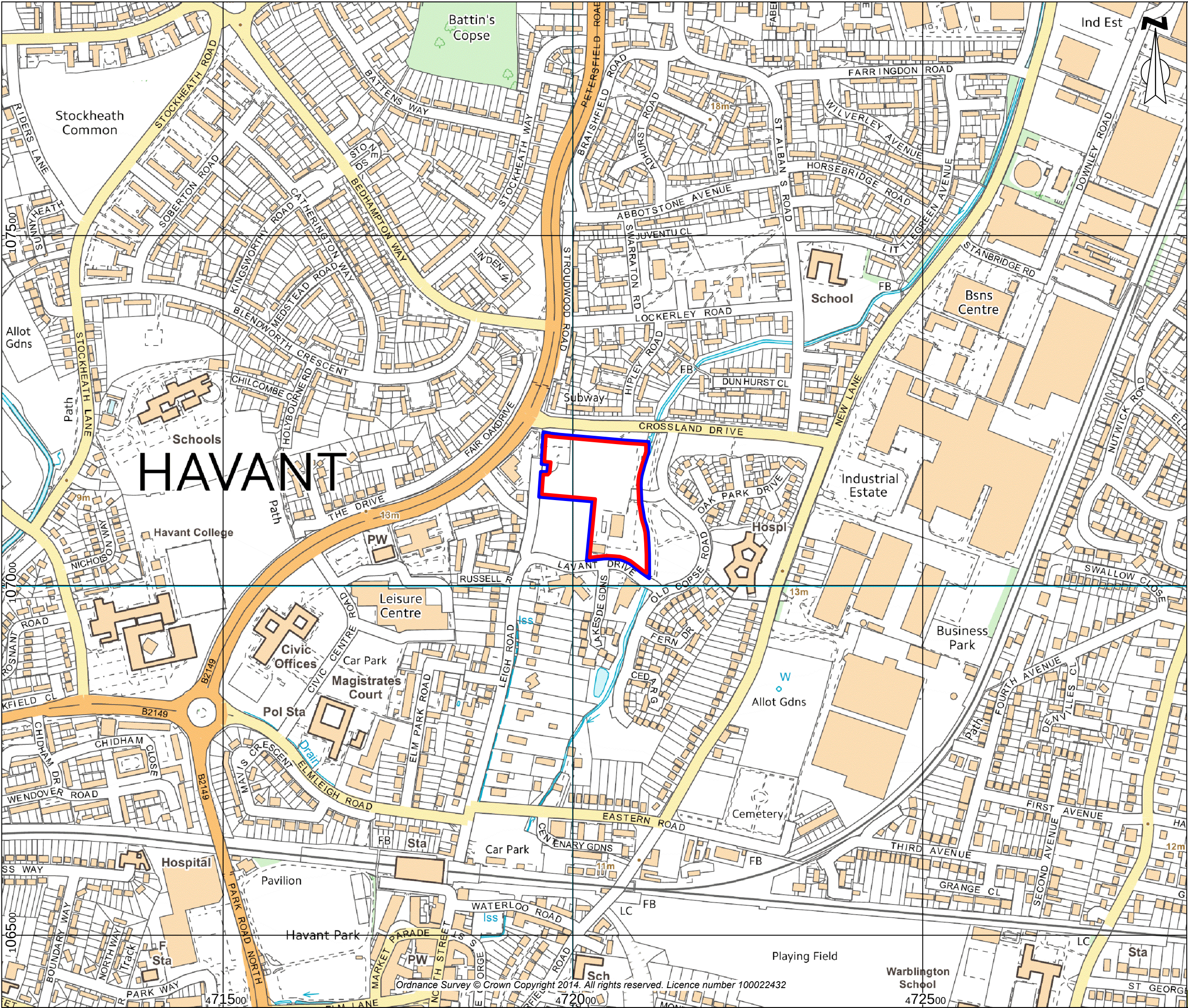
32430 Archaeological evaluation 1992 SU 472100 107000
39265 Archaeological evaluation 1999 SU 472050 106950
56105 Archaeological evaluation 2004 SU 471995 107000
63769 Archaeological evaluation 2008 SU 472012 107165

2.4 Impact of the development

- 2.4.1 The report on the 2008 evaluation excavations notes that the former ground surface has been overlain by additional material, perhaps the result of demolition and landscaping. Archaeological deposits in Trench 1 were sealed by an apparently old layer, the surface of which was 60 cm below the present day ground surface in that area. Given the undulating nature of the subsoil surface, and the uneven nature of the present day ground surface, it would be wise to assume that the construction of access roads, parking and building foundations, and the insertion of services, will destroy any archaeological levels.

2.5 Suggested mitigation strategy

- 2.5.1 A two-phase archaeological mitigation strategy is suggested, to be implemented under a condition following receipt of planning consent. A programme of additional evaluation trenching should seek to confirm the nature and extent of underlying archaeological features, in particular prehistoric features, although the presence of further Romano-British features cannot be entirely ruled out. Any features revealed should be adequately excavated and sampled for paleo-environmental evidence, while any finds should be subject to specialist assessment. Consideration of the full range of evidence would then inform any subsequent programme of work which would range from further excavation, if justified by the evidence, to a watching brief on development.
- 2.5.2 A plan setting out a proposed programme of works for the first phase of this strategy is being prepared and, in consultation with Hampshire County Council, will be agreed prior to determination of the planning application as the basis for the work to be carried out as a condition on planning permission should this be granted. This approach has been agreed with Hampshire Council Council officers.



Key

Site Boundary

Land Ownership Boundary



STEP Business Centre, Wortley Rd, Sheffield, S36 2UH

CLIENT:		Ashley House plc	
SCALE:		PROJECT REF:	
1:5,000@A3		CRM.1112.005	
DRAWN:		DATE:	
MG		Oct 2014	
CHECKED:		PROJECT:	
LS		Oak Park, Havant	
TITLE:		DRAWING NO:	
Site Boundary Plan		CRM.1112.005.D.002	



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