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Conservation Statement

Conservation Statement for the derelict Star Public House site Havant

Image from Portsmouth News 18th Match 2011.

10.135 Book 2 – 8.7.2013

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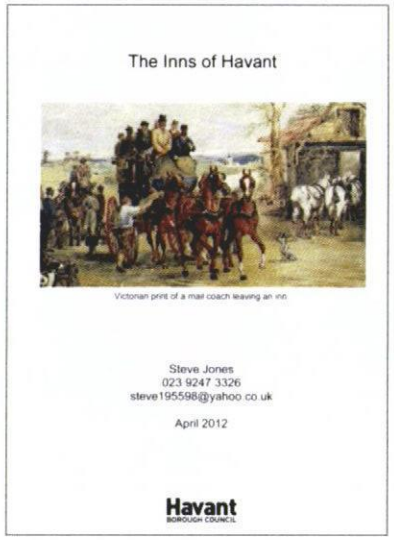
Introduction:

This supporting document should be read in conjunction with the Design and Access statement for the existing Star Public House (59 North Street – Havant) and adjoining garages.

The statement offers the fundamental reasons why this derelict building should now be demolished and the land be put to better use and integrated into the New urban redevelopment as suggested by Havant Borough Council.

In its current state the building is no longer economically viable to maintain and offers little significance to the recently extended local conservation area.

Details, dates and information in this document have taken from "The Inns of Havant" by Steve Jones (Figure 1), The Havant Borough Council Conservation area and Management Plan and local newspaper articles.


The Inns of Havant

Victorian print of a mail coach leaving an inn

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April 2012

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Figure 1.

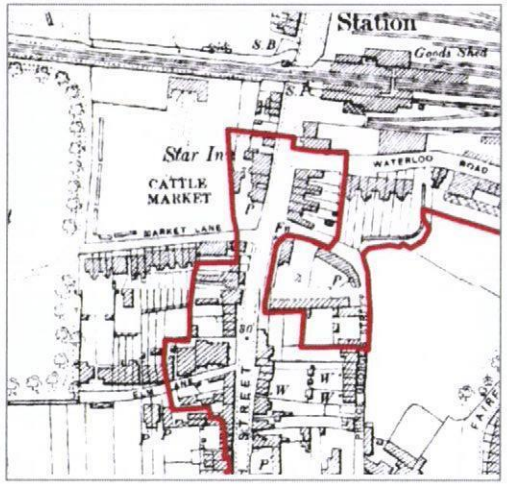

Figure 2.
St Faith's conservation Area 2nd Edition
OS Map 1897

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History:

In 1784 there were seven inns recorded in Havant, The White Hart, The Dolphin, The Black Bear Inn, The Bell, **The Star**, The Black Dog and The George.

The Star, at the top of North Street, close to Havant Railway Station, was previously known as the Star Commercial Inn, and later The Star Hotel, and was one of the first Public Houses that greeted railway travellers as they entered the town. On the 11th November 1853, John Bridger Clarke and his son Samuel Clarke borrowed £500 from Henry Upton of Alnwick Farm, Pagham, for a mortgage of: A certain Copyhold Message or Dwelling House called "The Star" together with the Stables, Outbuildings, Close of Pasture thereto adjoining and all other appurtenances situate in the said Parish of Havant as the same are now in the occupation of Walter Lellyett, yearly tenant thereof and held under the manor of Havant.

It remained under the ownership of Samuel Clarke until its sale to George Gale & Co. in June 1903, although from the early 1850s, and for over fifty years, it was managed by members of the Tier family. After being acquired by Gales, the inn, in 1904, went through a major alteration and renovation at a cost of £2,400. The work was carried out by Portsmouth architect A.E. Cogswell who was responsible for designing and renovating many Portsmouth public houses. The sales particulars from June 1903 record the premises as: The Most Advantageously and Prominently Situated FREEHOLD FULLY-LICENSED SPIRIT TAVERN, THE STAR INN

The Star, North Street (on the left) with a Foden steam powered brewer's dray.

Figure 3.
Historic photograph of the North Street and the Star Inn – Left.

Figure 4.
Historic photograph of the Star Inn

The Star Inn

The building was arranged with Double Bar, Small Private Bar adjoining, Bar Parlour, Large Market or Club Room and Commercial Room with Good Hotel Entrance, Two Parlours on the First Floor, Four Bedrooms and Four Attics, W.C. and ample Cupboard Accommodation. On the Ground Floor in the rear is Kitchen, Wash-house fitted with Copper, Small Cellar and other Domestic Offices, as also a small lawn at the side and good kitchen garden in rear. Conveniently placed are TWO STABLES WITH THIRTEEN STALLS, Open Coach-House, Store, Coal and Wood Houses, Enclosed Yard with W.C. and Public Convenience.

Through time, the Public House has changed hands and name many times, to include "The Trax", until it returned back to its original name of "The Star".

Today the Public House is closed, due to it becoming a trouble spot and meeting point for violence and the building stands in an unsafe derelict condition.

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Conservation area:

The Conservation area known as St Faith's, was in 2008, altered to now include the Star Public house. The new area being shown in within the Red line, the previous in Blue (see figure 5).

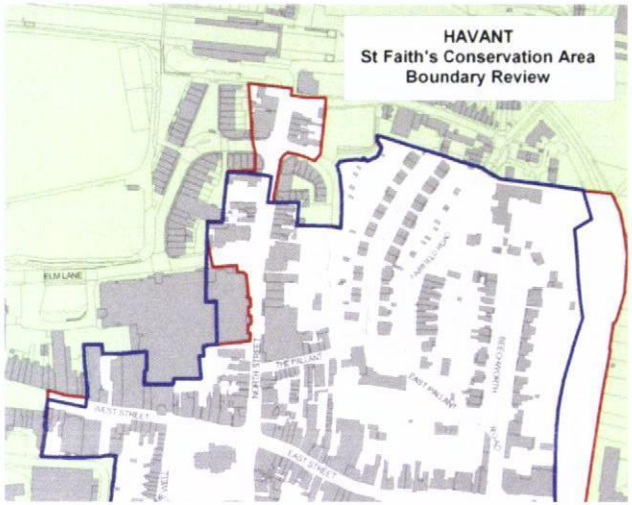

Figure 5. Existing and Proposed Conservation Area Plan.

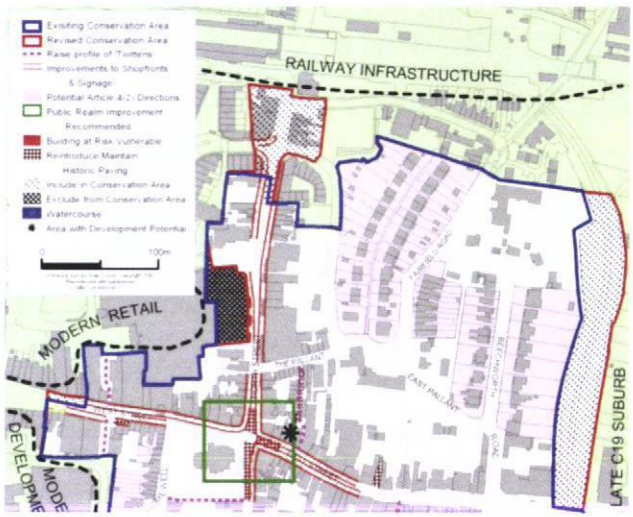

Figure 6. St Faith's Conservation Area Management issues Plan.

Havant Borough Council's - St Faith's Conservation area Appraisal and Management Plan states:

"St Faith's Conservation Area has maintained much of its special character since its original designation. There are a number of suggested minor amendments to the boundary which mostly result from administrative issues rather than omissions from the original designation. The most significant extension is to the northern section of North Street. It is considered that this part of the street is of no less value than the southern section of the street and that extending the conservation area would afford some protection to the Star Public House, a building of distinction and quality, and safeguard the long views into the town from the station – an important point of arrival to the town".

It however may be demonstrated that the North section of North Street is actually littered with a mishmash of converted shop fronts, and badly converted buildings which have become an eyesore at the seemingly troublesome end of the town. The road has become a through route for taxis' and commuter traffic accessing the railway station and car park.

The long views into the town have actually been terminated by a shopping centre at one end and a large advertising hoarding at the other.

A point of interest and possibly contradiction in the revised St Faith's Conservation Area Management issues plan, actually requested the **removal** from the conservation area of this focal point when entering the town, therefore the long views into the town appear not to be significantly important enough for inclusion (see figure 6).

Due to years on neglect and vandalisation, unfortunately the building has become unsafe and in a state of disrepair.

Trees make a very significant contribution to the overall character of the town and are brought right into the heart of the conservation area, unfortunately this cannot be said of the Star and surrounding railway site.

It is said that, *"The historic scale of the street is two storey with North Street Parade (despite its successful recladding) and the corner buildings on Market parade being out of scale with the rest of the street. The Star Inn at a modest 2.5 stories terminates the street successfully at the station forecourt".*

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The termination actually is very awkward and has little continuity with its neighbours and surrounding as can been seen in Figure 7.

"The building line is consistent to back of pavement with only a single prominent gap adjacent to The Perseverance public house".

As the building is so close to the pavement and parked cars along North Street, it is very difficult to walk comfortably along the pavement next to the Star and it is apparent that pedestrians prefer to cross the road and walk on the opposite side of the street when walking into the town centre see (Figure 8).

In addition, there are many additional negative features with the building and along this street including:

- Neglected and loss of original building features
- Unwanted clutter and Street furniture
- badly converted Shop fronts
- Imposing CCTV cameras
- Large hoardings to the end of North street by the station
- Vacant Shops
- Many of the shops have lost their original windows and features.

It may be demonstrated therefore that this site is not of significant value in the conservation area as it does not comply with the conservation statement:

"The special character of these areas is not just made up of buildings, it is also defined by other features which contribute to particular views and the familiar local scene: the way roads, paths and boundaries are laid out characteristic building and paving materials the way buildings are used".

The designation of a conservation area indicates DOE Planning's positive commitment to these areas and its intention to preserve and enhance the quality of the environment. It may be demonstrated that this area is in desperate need of modernisation and should be part of Havant Borough Council's *"Urban Redevelopment plan"*.

It is however NOT mentioned as a significant building or *"Major Asset"* within the Urban Design Design guide and therefore seemingly of little importance in the way Havant see's its future development for this area.

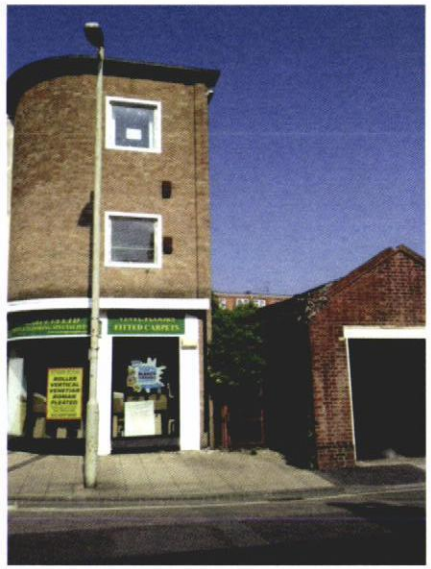

Figure 7. Bad termination

Figure 8. Narrow frontage

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Future Use:

Unfortunately the building is no longer economically viable to maintain and cannot be reused as a Public House after its license being revoked as it became a trouble spot within the town and a nuisance to Police and local residence (see: History of Hassle at the end of this document).

As the site sits on a busy corner with numerous taxi drop-offs / pick ups and a large amounts of commuter traffic especially at peak times, this does not lend itself to a relaxing "bistro style" use with outside seating. In addition the limited pavement depth and close proximity to traffic and road noise, limits the type of accommodation for this site that typically requires external facilities and seating, which this building originally lent itself to.

The Building has come to end of it life and has become dangerous where vandals have broken in and caused major structural damage to the roof and rear of the building. Many original features have been lost and potentially expensive and uneconomic to replace.

The Fabric of the building is also expensive to maintain and needs continuous surveillance (again due to it being constantly vandalised) as it is on a very exposed position on the corner of North Street and the railway forecourt.

As the building is derelict and due to current economic conditions, the building is not cost effective to run and has no value or provides no potential revenue in its current state.

The form and location of the building also provide very limited other uses, other than a public house or eatery. In addition the cost of conversion and re-modeling to todays standards make this building uneconomically viable in the current market.

Even if a short-term use could be found, the cost of which would be unacceptable however, given the history of the site, makes this a major concern.

The proposed temporary use described in the Design and Access statement that accompanies this application would however, provide much needed off street parking and open up the railway forecourt and main entrance to offer a better visual connection to this busy road corner.

The future permanent use will encompass the desires of the council and comply with the aspirations of the town as set out in the Havant Urban Design Framework SPD for this area and the Havant Borough Core Strategy Plan.

Figure 9. Existing condition of the building.

Figure 10.
High maintenance as site used as a dumping ground for rubbish.

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Market Parade area redevelopment.

Havant Borough Council's Urban Design Framework outlines the redevelopment of the Market Parade area which could also include the current Star Public House site and Station.

Area A

"The redevelopment of the Market Parade area into a landmark mixed residential and leisure development, which addresses the park and the station, and creates new stronger links between the station, the park and the retailing core".

Area B

Public Realm improvements to the space outside the station.

It is intended that this application is only for a temporary car park which will be redesigned as part in conjunction with the overall master plan for this area (see below).

"Market Parade (H10/BD30) is a key development site that forms the gateway to the town centre from the railway station. It is identified in the Core Strategy Policy CS6.1 as a focus for regeneration and should link with the regeneration at the Public Service Plaza. It is suitable for a mix of town centre uses including retail at ground floor level and residential on the upper floors. Approximately 1,500 square metres of offices, providing 125 jobs, could also be provided on the upper floors.

Development proposals should be in keeping with the design proposals set out in the Havant Town Centre Urban Design Framework SPD and could include a landmark building visible from the railway and town centre.

The area is set to provide:

- *Market Parade - Housing (155 dwellings)*
- *BD30 - Offices (1,500 sq m)*
- *Main town centre uses*

As the derelict building, in its current state, would not sit comfortably in any future development for this area, it is felt that it is it would be more beneficial to the town that it be demolished and encompassed into the larger plan as described above.

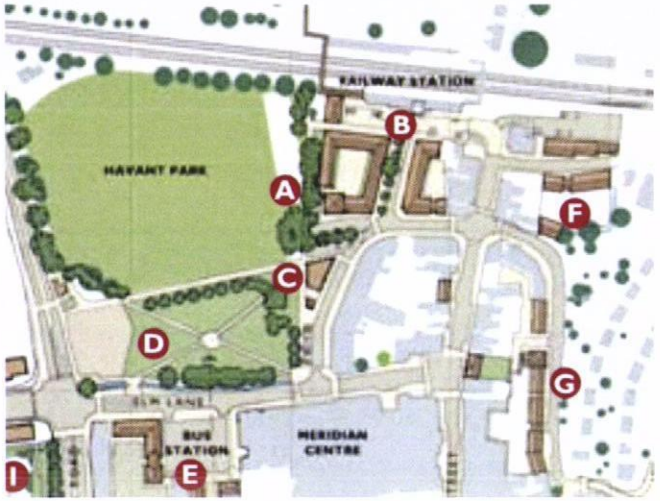

Figure 11. Extract from the Havant's Urban Design Framework

Figure 12. Proposed inclusion to the H10/BD30 development

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A History of Hassle:

The News

Figure 13. The News article

18th March 2011 by Elise Brewton

HAVANT'S most notorious pub has been boarded up after years of violence.

Police were called to The Star, in North Street, so often that it sparked a review of the license last year. That was just about to be called in again when the landlord walked away after a failed attempt to turn around the troublesome venue. The owners, Fullers, immediately ripped out the pumps from the pub – and even took down the pub sign after the departure of Simon Cook on Wednesday. The large corner building has now been boarded up and Havant councillor David Guest wants to see it turned into a bistro, a move away from the drinking culture that surrounds North Street. Cllr Guest said: 'I'm not sorry to see it go, being managed as it was. What I would like to see in North Street is a better offer. 'I want pubs to transform themselves into venues that add to the evening economy by way of food and obviously alcohol as well, but more food-based.

'This has happened in Wickham, with Greens, which is a classic example. The food is excellent and it's quite difficult to get a booking at times. I want that sort of thing to come to Havant once we step away from the old booze culture which is totally out of date.

'This is an opportunity to change and move in a different direction. I want people to come in and enjoy themselves rather than fear going there because of drunken behaviour.

'The person brave enough to step up and create something good, perhaps a quality bistro, will have my full support.' Residents living near the pub complained to police and Havant Borough Council about the problems at weekends.

Kevin Jones, 19, said: 'I'm glad it's closed. There was a lot of noise and the police were always outside. But you didn't want to look out of the window because it made you look nosy.'

Police licensing officer, Andy Hibbert, said: 'The police worked with the pub's licensee and bar staff to improve the condition of the premises and stringent conditions were imposed to prevent further criminal and anti-social activity related to drinking in and around the pub. 'Unfortunately, these measures were not having the desired effect and we were in the process of starting a second review, with a view to having the license revoked.

'The pub is now closed, and it is hoped this will put an end to the disturbances that have adversely affected local residents.'

HISTORY of HASSLE

LAST year The News revealed the shocking level of violence at The Star. Landlord Simon Cook left after 18 months at the pub during which time it was plagued with violent crime.

- Police were called to 25 serious incidents in 10 months.
- Two men were blinded by vicious assaults while another had his jaw broken.
- In the latest incident two women were charged with assault after a fight on March 5 in which a younger woman was attacked.
- A neighbour said he was at the end of his tether with the noise and fighting coming from the pub at weekends despite the best efforts of the landlord.

Figure 14. The News article

Troublesome Havant pub finally gets closed down

By vw_sarah | Friday, March 18, 2011, 16:06

follow

The Star pub in Havant has finally been closed down after many years of problems and violence. the Landlord left on Wednesday and Fullers the Brewery wasted no time in ripping out pumps and taking down the pub sign. I wrote about the problems the pub was having a while back HERE

The Star Pub All Boarded up and closed.

And I thought it would only be a matter of time before the pub was closed for good. Local residents had to endure noise and the police were constantly being called to the pub for anti social behaviour. I walked past early one evening a few weeks ago and the noise was quite annoying and loud.

Havant Councillors would like to have this property relaunched as a bistro for all the train travellers coming in to Havant.

Do you think this would work? It is a big building and could be put to much better use and be a real gem in the town.