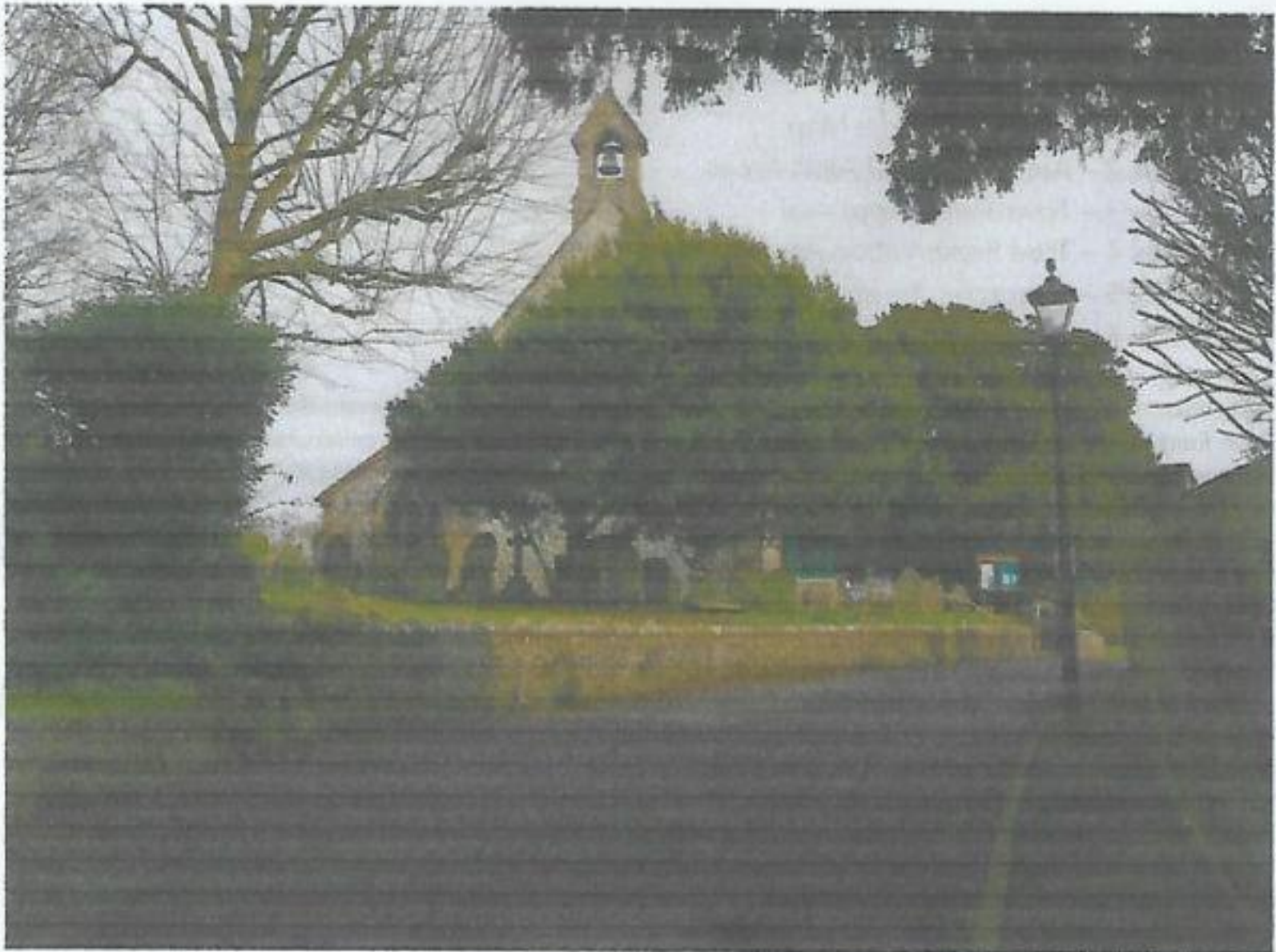


Conservation Area Review Documents:

- (i) Extracts from heritage consultant's final report.**
- (ii) Extract from Report to Council 25th Sept 2019.**
- (iii) Deputation to Council from BHA 25/9/19.**
- (iv) Deputation to Council from Cllr Ed Rees 25/9/19.**

OLD BEDHAMPTON CONSERVATION CHARACTER APPRAISAL



OCTOBER 25, 2018
FINAL CONSULTATION DRAFT, ISSUE 5

3.2.36 A major change to the south of the settlement was the construction of the A27 (T) Havant bypass. It too severed lands in the same ownership, north and south of the road. Broad Marsh was being infilled. Narrow Marsh Lane was still clearly marked, was maintained over the railway line and through the field to the south, being its historic route. It was then diverted to turn west alongside the slip road. The ancient right of way, Mill Lane, was severed by the A27 (T) between old Bedhampton and Langstone shore. The southern section of the route was removed. It was not until a footbridge was provided in the 1980's because of a fatality³³ leading to recreation grounds provided from the infilling of Broad Marsh. The footbridge is shown on the 1990s OS map extract shown as Figure 15.

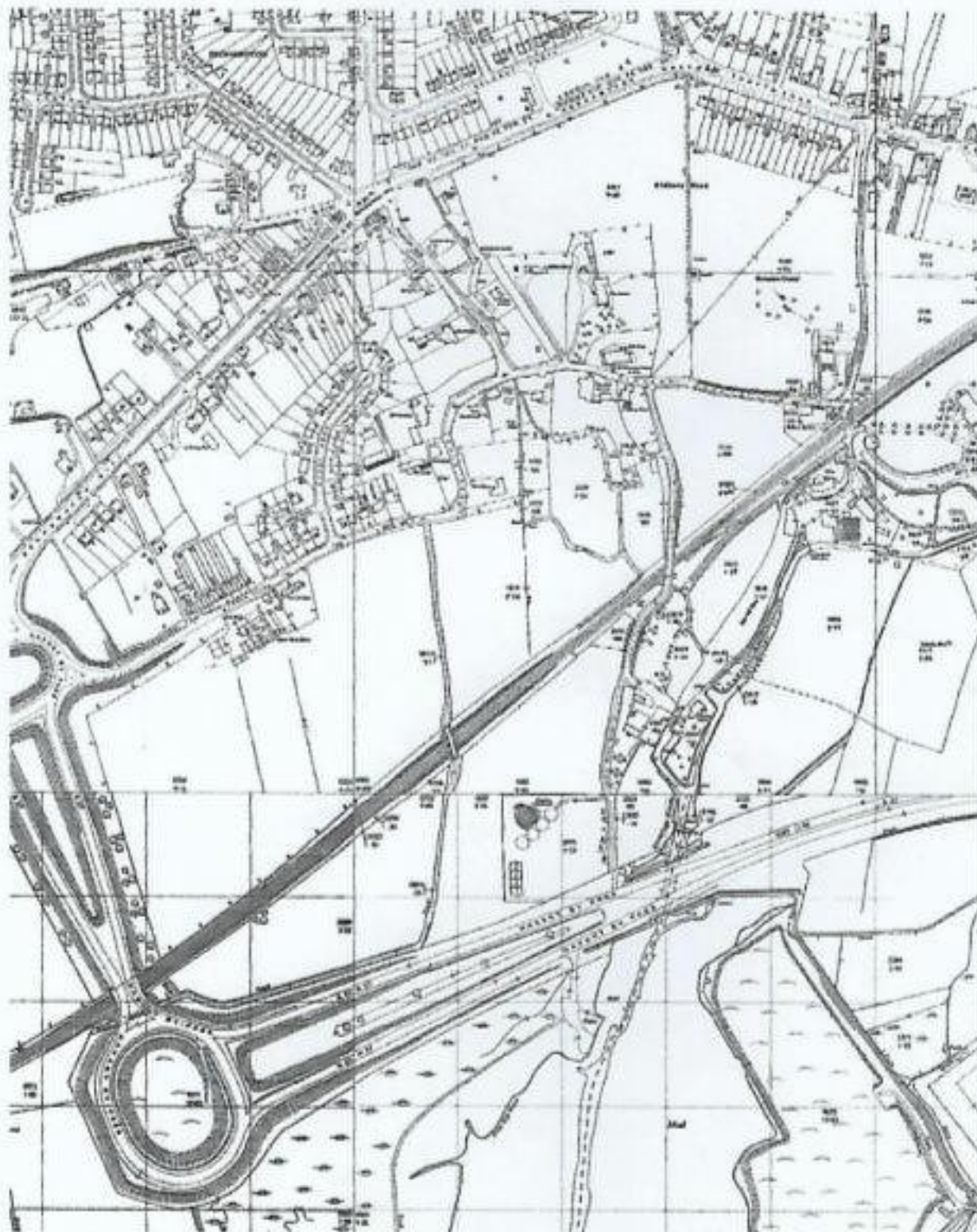


Figure 14: Ordnance Survey 1960's

³³ Bedhampton Historical Collection, records of Pile, J

7. ISSUES FOR FUTURE MANAGEMENT

7.1 BOUNDARY REVIEW

7.1.1 The Old Bedhampton Conservation Area was first designated in 1980. In reviewing the existing boundaries it is considered that the extent of the existing conservation area may have been drawn inappropriately tight. In saying that, the setting of a designated heritage asset such as a conservation area is a material consideration. The concept of setting is explained in Historic England's Good Practice Guidance in Planning Note No.3 'Setting of Heritage Assets' (2017, 3rd Edition)

7.1.2 In any event, it is considered that a further review is warranted and the following areas are worthy of consideration and designation as having special architectural or historic interest as defined by the Planning (Listed Buildings and Conservations Areas) Act 1990. The suggested areas include:

- A. Bidbury Mead and Bidbury Lane area
- B. Old Bedhampton School and Chapel area (separate CA or Area of Special Local Character)
- C. Land to the north east of the Mill Complex
- D. Lower Road, former farm buildings and agricultural lands
- E. Lands to West of Mill Lane and south of Lower Road

A. Bidbury Mead and Bidbury Lane area

7.1.3 Kingscroft Lane has become a key approach to Old Bedhampton Conservation Area which becomes Bidbury Lane. This approach affords long views across Bidbury Mead which remains a significant area of the public realm, providing an open communal amenity area. It was once part of the Belmont Manorial Estate and sets. It sets the scene for the church and the Manor House. It was used historically as a meadow for grazing livestock on higher ground but also contains historic springs. The springs were part of the compulsory purchase order by the Portsmouth Waterworks Company and it is considered that it was during the late 19th century that the walling was constructed. Bidbury Mead was also the site of the annual fair. The use of Bidbury Meads, the sunken lane to the east and south, evidence of historic springs and brick walls contribute to its historic and communal significance of the area and its special interest. The south east corner of Bidbury Mead is designated as a Site of Special Scientific Interest.

7.1.4 The land to the south of the lane once accommodated the former Manor House which became the Poorhouse and during the Crimean War, a Biscuit Factory under the control of John Snook of Beddington Mills. As indicated that lands around

this area displays values – economic, social, ~~historic~~, economic adding to the special historical interest of this area. The walling to the south section of the road matches that to the north side. The hedging to the south side of the lane is part of the sunken lane character.

- D. Lower Road, former farm buildings and agricultural lands**
- 7.1.9 Lower Road, formerly known as Somerway and The Lower Way provides further evidence of the sunken lane that continues from King's Croft Lane through the settlement. This east-west communication pattern served the land-based movements in the area but 'Somerway' was limited to effectively summer access until the Turnpike improvements. There is evidence of historic routes that connected the estate of Belmont and lands owned by Lord Sherborne and Woodthorpe Clarke, Glebe Lands and other lands associates with the Mills to provide historic routes to and from the harbour. The significant historic links with Broad Marsh and the harbour for marine related economic activities; fishing, wild fowling, oyster catching, salt panning together with the agricultural activities on the northern land are evidenced in the north- south route, Narrow Marsh Lane, over the small railway bridge which existed and was recorded as being in use and evident in the 1990's OS mapping but is now diverted to the west alongside the A27(T) slip road. This is an additional route to Mill Lane, which was truncated by the A27 (T) but continued by way of a footbridge which was a later addition.
- 7.1.10 The available historic mapping clearly evidences the presence of this route which historically connected to Broad Marsh. An opportunity exists to remove the alien shelterbelt to restore the openness of the landscape setting and to reinsate the routeway to lands south of the railway line.
- 7.1.11 It is also considered Manor Farm, including the former farmstead buildings to the south side of the road and late Victorian/early Edwardian terraces signal an important period in the expansion of Bedhampton. They reflect the growing agricultural activity and economy at the time. The farmhouse, farmstead and farmlands were managed by the Mason family since the late 19th century, subsequently becoming the owners. The farm also included farm workers cottages which were recorded as being within the Mason family ownership until at least, if not beyond the mid 20th century. As a result it is considered that there remains evidence of a strong historical connection and association with the surrounding agricultural land, the history and economy of this part of Bedhampton.
- 7.1.12 This includes the fields to the south with the historic route of Narrow Marsh Lane. This historically was and remains an important link to the lands to the south of the line and west of Mill Lane. Lower Road and Mill Lane both provided historic routes

to the harbour and shore along with the waterway which flowed into Storehouse Lane and eventually Langstone Channel and Langstone Harbour.

RECOMMENDED ACTION: Through the consultation process, the Council review the suggested extension of the conservation area to includes:

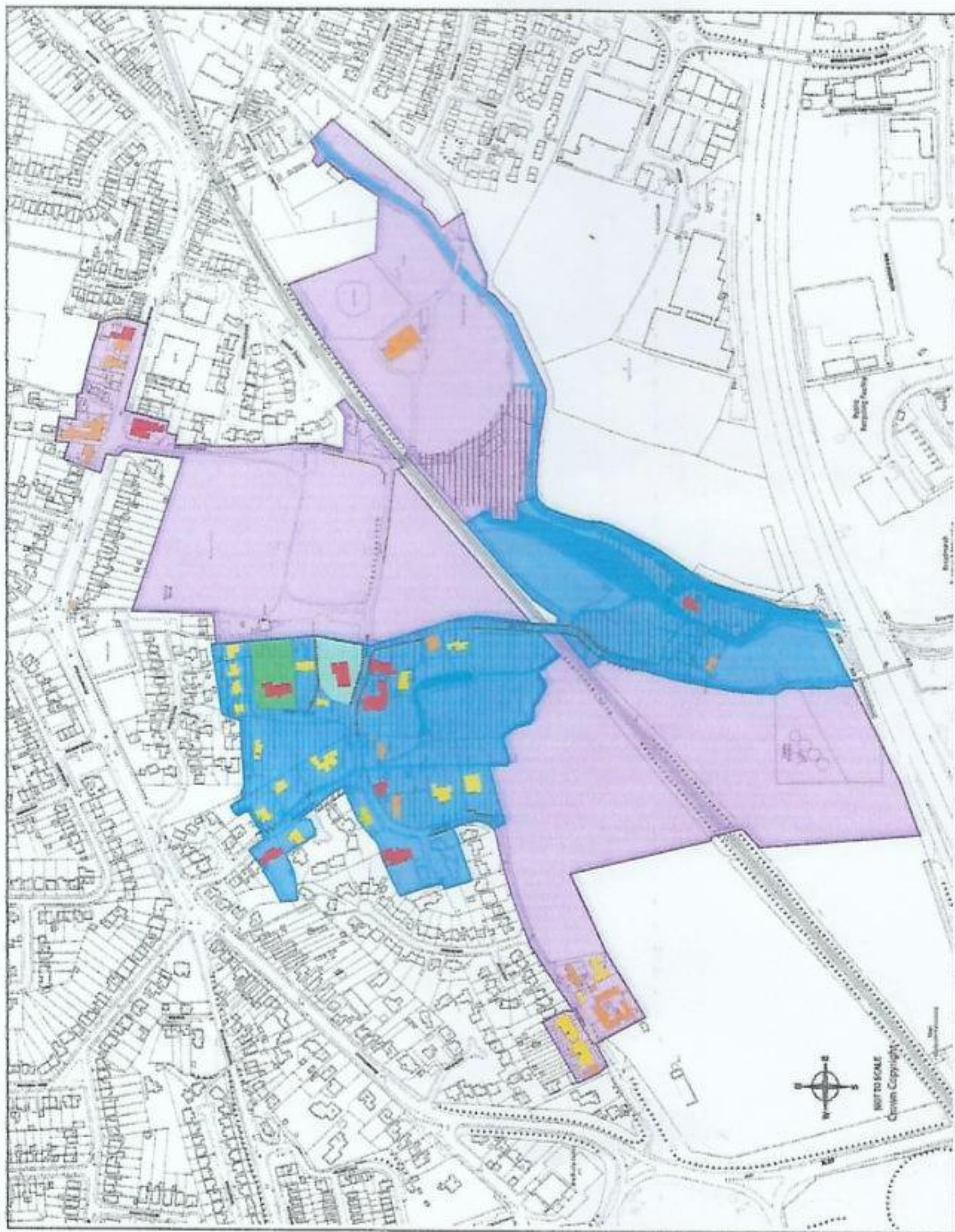
- Bidbury Mead and the Bidbury Lane area
- Land to the north east of the Mill Complex
- Lower Road, former farm buildings and agricultural lands
- Lands to West of Mill Lane

RECOMMENDED ACTION: Through the consultation process, the Council review the suggestion that the area indicated as including Old Bedhampton School and the Chapel which straddles Bedhampton Road be considered as a separate conservation area in its own right or an Area of Special Local Character (ASLC).

7.2 BUILDINGS INCLUDING THE CUMULATIVE IMPACT OF MINOR ALTERATIONS

- 7.2.1 There are a limited number of designated listed buildings within the conservation area. Some buildings have been identified as positive buildings due to their heritage value as they make a positive contribution to the character and appearance of the conservation area, local distinctiveness and sense of place and others have a neutral role. They do not need to be placed on a local list to merit consideration as non-designated heritage assets.
- 7.2.2 However, and even if on the local list, this provides no additional control but it is an objective of the NPPF to conserve such buildings as they carry material weight when determining the outcome of a planning application. Permitted development rights still apply where buildings are in use as a single family home.
- 7.2.3 Overall the condition of buildings is good within the conservation area. However, the area is comprised of predominantly single residential dwellings, which have benefitted from permitted development rights, albeit to a lesser extent than dwellings not within designated conservation areas. Permitted development rights have changed over time. Small changes in themselves may have little impact on individual properties but cumulatively can lead to the gradual erosion of the quality and very character and appearance of the area that designation sought to protect, to conserve and enhance.

Proposed Extensions.



Key

- Conservation Area Boundary
- Suggested Extensions
- Listed Buildings
- Positive Buildings
- Neutral Buildings
- Area of Archaeological Importance
- Important Green Space
- Locally Listed Historic Park & Garden

B. Old Bedhampton School and Chapel area

- 7.5 The Old Bedhampton National School, the positive buildings to the north side of Bedhampton Road including the Chapel and listed public house, are read as an area associated with the increase of development post the arrival of the railway. Old Bedhampton National School was built in 1868 to the designs of Richard William Drew. It is a classic example of the Gothic domestic revival style that was sweeping the country at the time. The school is listed Grade II and although converted, the works have not harmed its special architectural or historic interest. The Chapel to the north east and north side of the road is of a similar design. It may have been designed, or took its influence from Drew's designs. Drew was also responsible for a number of other buildings in Havant including the Town Hall in the St. Faith's Conservation Area.

Adjoining fields and related buildings

- 7.6 The report prepared on behalf of the Friends of Bidbury Meadow suggested further extensions to the conservation area to include the following areas:
- the triangle of land south of Bidbury Lane;
 - land to the north east of the Mill Complex (including the area taken over by Portsmouth Water);
 - land south of Lower Road (including former farm buildings and agricultural lands);
 - terraced housing north and west of Lower Lane; and
 - land to the west of Mill Lane and south of the railway line.
- 7.7 Although these areas form part of the setting to the conservation area, and historic connections can be evidenced from mapping and other sources, they are mainly fields that do not have the special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Therefore, these areas are not included within the revised boundary of the conservation area.

Recommendation 1

- 7.8 That the boundary of the conservation area be extended to include Bidbury Mead and the Old Bedhampton School and Chapel area as shown at Appendix 4.

Listed Buildings

- 7.9 Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1st July 1948. "Listed Building Consent" is required from the Council for any work which affects the special architectural or historic interest of the listed building.
- 7.10 Extensions and alterations to listed buildings should conform with policies contained in the Local Plan, the NPPF and Planning Practice Guidance, and other material

**Deputation to HBC Council 25th September 2019:
Old Bedhampton Conservation Area Review.**

- Conservation Areas are **special** places. Places with a **duty** to protect and enhance them. Places that provide **benefits** that can be, **and are**, freely enjoyed by present **and** future citizens.
- **History** has provided Bedhampton with a **varied** collection of heritage assets popular with the whole of the Borough and beyond...formal and informal recreation, a contribution to health and well-being for **all generations** and to social cohesion
- Bedhampton residents see the guardianship of these assets as a **shared** civic duty on behalf of the future of the Borough.
- In the light of the Council's lack of resources, action was taken to secure the resources needed to commission the **much overdue** review of the Conservation Area in accordance with the Council's brief and to be conducted in full collaboration with the officers.
- The Review has brought together local knowledge and experience with that of experts. This has uncovered **yet more** evidence of both **ancient and more recent** history; the impact of **pre-settlement seasonal movements** determined by the form of the landscape particularly journeys around the obstacle created by Portsdown Hill; **links** from the rich coastal salt marshes to the resources of the Forest of Bere; the significance of **access to and from** Langstone Harbour, **so important for centuries** that the advent of the railway, unlike many other places along the railway track, provided bridges to safeguard this. More work needs to be done on such aspects.
- Residents are naturally **disappointed** that conservation area guidance is **yet to** embrace ways to include the evidence of the **entire** heritage assets found within the historic setting of the village.
- The Borough may be able to find **complimentary** ways to do this as part of the **5-year strategy** for ongoing work on the protection and enhancement that will follow the designation.
- Residents will be **happy** to continue to work with the Borough on these issues and **especially** ways to safeguard the character and amenities of the roads and public spaces, which form the parts of the designated area over which the authority has **most** influence.
- Residents **support** the proposed boundary extensions and the 'satellite' designation related to Manor Farm.
- The Review took **much longer than planned** through circumstances beyond the control of the parties. **Patience and stamina** came into play. Residents **fully appreciate** and **thank** the members and officers for their time commitment and consideration of **all** the matters that arose.
- At a time when the Council is considering its **Vision** for the Borough and the contribution it will make to Regeneration, **our heritage assets** can play a **significant** part.
- As President Kennedy said, " We celebrate the Past to awaken the Future". Inspiring words.
- Thank you.

Members, I address you today not only as a member of the Bedhampton Residents Alliance but as someone who was born and raised in the ward. Bedhampton is my home, it is my family's home and I speak on behalf of my community and my neighbours.

The Bedhampton resident's alliance has one purpose and one purpose only. To promote, protect and enhance the historical and cultural characteristics of Bedhampton.

Old Bedhampton is one of the oldest and most precious areas of our Borough. For years it has been protected by the conservation area, and while the world has moved on around it. Old Bedhampton has been protected for the unrelenting forces of modernity.

For many years now the residents of Bedhampton have asked 'is the current conservation area is fit for purpose. Does it truly encapsulate the cultural and historical importance of the area?' A question that has not been asked of this authority since the year I was born.

Indeed, it was five years ago that residents asked me if the council would deliver a review of the conservation area. Due to significant local government cuts and under the advice of the previous cabinet I was informed that no funds could be made available for the task.

I note paragraph 3.1 states 'The designation and review of Conservation Areas are an important part of the Councils statutory duty.' Perhaps not the case in 2014.

Despite this, community organisations funded this privately. What David Cameron would call 'his big society at work'

Members I will not quote aspects of policy or show you maps. I have every faith that you are in command of the facts to make an informed decision about what you shall vote on today.

To be clear the Bedhampton Resident's Alliance accepts the 9 recommendations set out in the management plan.

However, we look advise this cabinet of some further recommendations to be considered.

In summary, the conservation area should be extended to include Lower road, its verges, hedges some of which are over 100 years old and banks along with Narrow Marsh Lane and the railway bridge.

These are all part of the original historic network of lanes, which predate all of the current listed sites and buildings of local interest. They are all at least 300 years old and probably date back to the 13th century given the age of part of St. Thomas Church.

The importance of the historic architecture in Old Bedhampton is now well established. These historic routes and the Architecture are more valuable than the sum of their parts and it is now time to recognise and protect them as a whole.

Much debate has surrounded what is and what isn't a sunken lane. Lower Road is part of the original turnpike from Havant to Fareham and is without question a sunken lane.

This was proposed by Eimear Murphy the Planning and Conservation consultant but refuted on numerous occasions by officers.

To solve this matter Emeritus Professor John Boardman of Oxford University, the country's preeminent expert on sunken lanes visited the area to make a finding. I quote directly from Professor Broadman "This is perhaps not the best example of a sunken lane in the in the UK but certainly is part of an extensive historic network, arguably the best in Havant." *the only network*

Despite Professor Broadman's credentials, officers have not agreed with this assessment and have described it as a carriage way taking two-way traffic. As you have all visited the site you will agree this is disingenuous as in parts it will only take single file traffic and the entire length of road has no pavement or pedestrian refuge.

On entering Lower Road in the west one certainly experiences a transition from the clamour of the Rusty Cutter roundabout to the tranquillity of Old Bedhampton. As one progresses eastward one passes The Old Manor Farm

complex 150 yards from the western edge of the current Conservation area. I have no doubt that you have noted the impressive historic architecture.

Historic England in their submission to the CAAMP consultation, 8th March 2019, state: "The informal semi-rural layout of the roads suggests that there is relatively little traffic through the conservation area and I assume that the place is relatively tranquil. If this is the case this needs to be described as character which is about experience which relates to sounds and activity as much as views."

It is hoped that it has been clearly demonstrated that Lower Road is part of historic network that enhances the core of the current Conservation area and why it requires more protection. To do nothing would allow creeping urbanisation which in turn will threaten to erode the integrity of the core of the Conservation area and undermine the character of a semirural village with an historic farming heritage.

I am the youngest active member of my community. There is perhaps a sense of irony that I stand in front of you today to protect its oldest treasure. I do this for no other reason that one day I hope my children will be able to enjoy this beautiful area as my parents and my grandparents did before me.

I ask you, no plead with you. Help me to preserve our past to protect our future.

