



Heritage Statement
86-88 Bedhampton Road, Bedhampton PO9 3EZ

As the application site is located adjacent to the Old Bedhampton Conservation Area, a Heritage Statement is required. The content and level of detail is proportionate to the importance of the asset and sufficient to understand the potential impact of the proposals on its significance.

1) Identify the heritage assets affected and their setting

The application site is located adjacent to the Old Bedhampton Conservation Area, including the extension along Bedhampton Road adopted in 2019.

This part of the conservation area, as identified within the appraisal, relates to the Old Bedhampton School and Gospel Hall area, which reflects the expansion of the village following the arrival of the railway. The area is characterised by a group of buildings of architectural and historic interest, including the former school, chapel and associated development along Bedhampton Road.

Two Grade II listed buildings are located within the wider setting of the site:

- The Old Bedhampton School (now Bedhampton Arts Centre), constructed in 1868 to the designs of Richard William Drew, a notable example of Gothic domestic revival architecture. and
- The Golden Lion Public House (No. 54 Bedhampton Road), an early 19th century stucco-fronted building of traditional form.

In addition, Nos. 58, 58A and 58B Bedhampton Road (former Gospel Hall) are identified within the conservation area appraisal as positive buildings, contributing to the character and appearance of the conservation area.

The application site itself lies outside of the conservation area boundary and forms part of a mixed-use frontage along Bedhampton Road, characterised by a variety of building styles and ages. It does not form part of the historic core, but instead sits within a more transitional area of later development.

There are no listed buildings within the immediate vicinity of the site that would be directly affected by the proposals.

2) Assess how and to what degree the setting contributes to the significance of the heritage asset

The Old Bedhampton Conservation Area derives its significance from its origins as a historic village settlement, with a coherent street pattern and a collection of traditionally styled buildings. These are typically constructed from materials such as brick and clay tile, with varied roof forms and domestic scale.

Within the Bedhampton Road area, this significance is illustrated by buildings such as the Old Bedhampton School (now Bedhampton Arts Centre) and the Golden Lion Public House, as well as the group of positive buildings at 58, 58A and 58B Bedhampton Road (former Gospel Hall). These buildings reflect the phase of development associated with the arrival of the railway and contribute to the architectural and historic character of this part of the conservation area.

The extension of the conservation area along Bedhampton Road recognises the contribution of this route as a transitional edge to the historic core.

In this location, the setting is influenced by later development, including commercial units and more modern buildings. As such, the application site makes a limited contribution to the significance of the conservation area, forming part of a transitional streetscape rather than the historic core or the key groupings of heritage assets identified above.

3) Assess the effect of the proposed development on the significance of the asset

The proposals include the conversion of the existing upper floor into two flats, a rear extension, extension of the ground floor commercial unit, and the construction of a chalet bungalow to the rear of the site.

The front elevation of the existing building will remain unaltered, ensuring that there is no change to the appearance of the building within the street scene or in views towards the conservation area, including views that may include the nearby listed and positive buildings along Bedhampton Road. The proposed rear extension will be largely screened from public views and will match the existing building in terms of roof form and materials.

The proposed chalet bungalow is located to the rear of the site and will only be visible in limited glimpse views, if at all. Due to its position and separation, there will be no impact on the setting of the Old Bedhampton School, Golden Lion Public House, or the former Gospel Hall buildings, which derive their significance from their architectural quality and group value within the conservation area.

Overall, the proposals will result in no detrimental impact on the significance or setting of the conservation area or the heritage assets within it.

4) Maximising enhancement and minimising harm

The proposed development has been designed to respond positively to the character of the surrounding area through the use of appropriate materials and traditional design features.

The retention of the existing front façade ensures that the character of Bedhampton Road, including its relationship with nearby heritage assets such as the listed buildings and identified positive buildings, is preserved.

The scale and appearance of the proposed chalet bungalow have been carefully considered to ensure it remains subordinate and does not compete with the established character of the area or the more architecturally significant buildings within the conservation area.

Overall, the proposals will preserve the setting of the Old Bedhampton Conservation Area and will not result in harm to its significance or to the contribution made by nearby listed and positive buildings.