

Gosport Borough Council

High Street Conservation Area Appraisal

October 2006



*Delivering
for Gosport*



High Street Conservation Area Appraisal

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High Street Conservation Area Appraisal

1. Introduction

Gosport's High Street Conservation Area was originally designated in 1979 and extended in 1988 to ensure that all future developments would 'preserve or enhance' the historic and architectural character of the area. The High Street is both the commercial and historic focus of the town and retains many buildings of interest including some which, as Listed Buildings, are considered to be of national importance.

This document is intended to act as a guide to the buildings and features of interest that make an important contribution to the setting of the Conservation Area. It also assesses the character of the area, the building form and type, materials used in the construction of the buildings, areas of archaeological importance and areas that would benefit from enhancement.

The need to designate Conservation Areas is often illustrated by the way in which poorly designed new buildings or inappropriate modern improvements or extensions have a major impact on the local character. The distinctive character of both the buildings and spaces within the High Street Conservation Area are therefore highlighted in this document.

2. Planning Issues

The designation of a Conservation Area places certain requirements on any applicant to submit detailed information to the Local Planning Authority in support of planning applications in or, in appropriate cases, near to the area. The principal effects are that applicants will be required to submit full proposals in support of planning applications within the area so that the implications of these proposals can be considered in detail.

Conservation Area Consent will be required where it is proposed to demolish a building. For an application to be determined detailed proposals of the

replacement building will be required and this information will be considered alongside other planning issues.

Six weeks written notice of the intention to carry out any works to a tree that is in the Conservation Area and is not already covered by a Tree Preservation Order is required by the Local Planning Authority.

The Gosport Borough Local Plan Review Adopted 2006 (from here referred to as the GBLP) provides clear policy guidance on what issues need to be considered when submitting an application in a Conservation Area. This appraisal stresses the importance of relating new proposals to their setting and any impact they may have; drawing from the guidance in the GBLP and any supplementary policy guidance.

Before making an application in the Conservation Area, you are advised to check that your proposal conforms with the relevant planning policies contained within the GBLP. Copies of this document are available from the Planning Policy Section or can be viewed at the Regulatory Services Reception at Gosport Town Hall, in local public libraries or on the Gosport Borough Council website at www.gosport.gov.uk

The Borough Council has also produced guidance on the implications of owning a Listed Building, living in a Conservation Area, and designing or repairing shop fronts. Further advice is available from English Heritage and through Government policy guidance on heritage related issues; in particular, Planning Policy Guidance notes *15: Planning and the Historic Environment*, and *PPG 16: Archaeology and Planning*.

3. Character Statement: **The Area's Historic Development**

Gosport is occasionally referred to in the medieval period and even as late as 1545 is still described as a 'fishing village'. By 1602 it was described as the Borough of Gosport indicating that its status had risen to that of a town. It was this town which suffered significant damage during the English Civil War as a result of the Parliamentary siege of Portsmouth in 1642 when batteries were set up on the waterfront, and following a Royalist raid on 6th January 1645 when the town gates were torn down and 24 houses set on fire.

It was during the late 17th Century that the plan of the town was fixed for the following three hundred years. This was due to the urgent need to protect Portsmouth Harbour from the threat of a potential Dutch invasion (the Thames having been the object of a Dutch raid resulting in the destruction of Sheerness).

In 1665 Sir Bernard De Gomme, an engineer of international repute who had served with the Royalists in the Civil War, was commissioned by Charles II to prepare defensive plans for both sides of the harbour; this included ramparts, a moat and outer defensive works for Gosport. Plans of his proposals, dating from 1668 to 1678, still survive. The later plans show in minute detail the layout of the town and the intricate series of defences which, begun in 1678, were completed to a more simple plan by the 1720s.

De Gomme's defensive lines were largely reconstructed in the 1750's, with further modifications during the Napoleonic Wars and the *Victorian* period. However, the street pattern of the town remained unchanged. In the 18th and early 19th Century, plots were gradually redeveloped resulting in a typical, bustling, harbour side market town with a mixture of high quality housing and a maze of back streets and alleys.

The town was noted for its numerous pubs, inns and drinking houses and was clearly reliant on its military connections for employment. Haslar Hospital, and the Weevil Lane Brewery and Cooperage (remodelled in the 1820's as Royal Clarence Victualling Yard), would have been key employers. During the *Victorian* period brewing was still a large industry and boat building was also a thriving trade in the town.

The plan of the town only changed in the post war decades due partly to heavy bombing during World War II, slum clearance programmes, and poor post-war redevelopment schemes of a type common in many English towns from the 1950's to the 1970's.

The core historic street pattern of the town, incorporating High Street, North Cross Street, South Cross Street, Bemister's Lane and South Street does still survive. These streets formed the central part of a grid pattern evident on De Gomme's late 17th Century plans. In the central area, the pattern of development remains relatively intact with many plots of a standard width, representing the survival of the original medieval building pattern.



Figure 1: The Fox Tavern dates from the 18th Century and has an important Victorian pub façade



Map 1: Plan of the Conservation Area

4. General Appraisal of the Area's Built Form

The Conservation Area is focused on Gosport's High Street, the main commercial and historic focus of the town. Overall, the built form of the Conservation Area is well established. Minor roads and alleyways subdivide the relatively rigid blocks of buildings, almost invariably running at right angles from the principal crossroads, forming a grid pattern well established by the late seventeenth century.

The area is characterised by the broad sweep of High Street and the sense of enclosure provided by the area's historic buildings, which are built hard up against the pavement. These are concentrated in the centre of High Street, are mainly of three storeys and display the use of a wide variety of materials and styles. The buildings date principally from the 18th and 19th centuries although there is evidence for a small number of buildings of an earlier date. Some post-war development has partially eroded the character of the area: a situation this guidance is intended to reverse. This is particularly evident in the east and westernmost sections of the Conservation Area.



Figure 2: Views past 1-4 High Street show the difference in scale between historic buildings and post-war development in this part of the Conservation Area

Views along the central section of High Street and along North Cross Street demonstrate the uniformity in the scale and form of the historic buildings in the

core of the Conservation Area. Moving westwards past the junction of North and South Cross Street, although the layout survives, the quality in design is more fragmented. The westernmost fringe of the Conservation Area is characterised by buildings of a larger scale, a number of which are of significant architectural merit.



Figure 3: The Lloyd's Bank building is one of a number of landmark Buildings within the Conservation Area

The High Street Conservation Area contains Listed Buildings, designated as being of national architectural and/or historic interest. In addition, there are a number of landmark buildings, which are of particular importance within the street scene due to their scale, design or position. In an area which lacks a market square or dominant single building set independently from the relatively rigid building lines and grid pattern, these landmark buildings act as important focal points. All Listed and landmark buildings are clearly marked on the area plans contained in section 8 of this document and many are additionally described in the Appendix.



Map 2: Building dates

5. Traditional Building Styles and Materials

Note: Architectural terms identified in italics are explained in a glossary at the end of this document.

The centre of Gosport retains examples of various types of building materials reflecting many periods of its post- 18th Century development. This section gives a broad overview of how materials used in construction over the last few centuries have changed.

Before the 18th Century there is very little evidence to indicate the materials used in buildings in the Town Centre area, although early plans and buildings in the wider area suggest the use of both timber framing and stone (a soft white limestone), as well as the limited use of brick.

Through the 18th Century, styles and details were continually developing and changing. Surviving features within the Conservation Area include the use of *Flemish Bond*, hand made red and *vitrified* bricks, *sash windows*, steep clay tiled roofs behind low parapet walls and the use of Classical Orders in the architectural detailing. More unusual, and a regional design, is the use of large areas of *Header Bond* in *vitrified* brick, broken up with soft red brick details.

Towards the end of the century *Welsh slate* begins to replace red clay tiles and *mathematical tiles* make an appearance; at number 2 High Street for example. There is some evidence to suggest that the use of timber weatherboarding was relatively common, particularly on outbuildings. An example from a later period has recently been restored at the rear of numbers 91 to 94 High Street.

The first half of the 19th Century is dominated by the austere and refined classicism of the *Regency* era. Gosport has some good examples of relatively plain, rendered buildings incorporating simple details from the Roman and Greek

Classical orders. *Imitation ashlar* is commonly mimicked by 'lining out' the *stucco*. Roof pitches become shallower and the use of *Welsh slate* gradually predominates. Many older buildings were refaced in this period.

The *Victorian* and Edwardian period witnessed the introduction of many building materials due to improved communications and industrial techniques. There are examples of sandstone imported into the area, marble, machine made bricks and tiles, glazed tiles, yellow stock bricks, reconstituted stone and the introduction of plate glass resulting in much larger panes. Building styles vary greatly; initially *Italianate* and *Romanesque* styles are common, later replaced by a series of revivals (notably various *Gothic* styles). By 1900, the overriding influence was the *Arts and Crafts* movement.

The early decades of the 20th Century are defined by styles including *Art Deco* and the *Queen Anne* Revival. Over time, the design and detailing becomes more utilitarian, and by the 50s and 60s fairly crude brick and concrete buildings appear and flat roofs become increasingly common on the High Street. Only in the last twenty years have positive steps been taken to improve the scale, proportion and details of new buildings to blend in with the historic setting of the designated Conservation Area.



Figure 4: Numbers 20-32 show the variety of styles and materials evident in High Street

6. Archaeology

Much still has to be learnt about the origins and early development of Gosport's historic core. The investigation of both above and below-ground remains offers the potential to discover more about the evolution of the town. This may include the date of the street plan, the layout of houses and plots and provide valuable information about the lives and trades of the town's inhabitants. Opportunities should be taken to build up a more comprehensive picture of the archaeology of Gosport from site survey, archaeological investigation, watching briefs and documentary research.

The archaeological resource is finite and non-renewable, therefore a number of measures are in place to ensure that it is properly recorded and protected. These are embodied at a national level in Planning Policy Guidance notes 15: *Planning and the Historic Environment*, and, specifically, PPG16: *Archaeology and Planning* and at a local level in the GBLP. These policies aim to protect important archaeological remains in situ wherever possible, and to ensure that an appropriate investigation and record is made of any remains which will be unavoidably damaged or destroyed by development. In all cases where archaeologically important remains are believed to be present, sufficient information will be needed to enable the impact of any development to be fully assessed before a planning application can be determined. On occasion, important archaeological remains are revealed during the course of development. In such instances, Gosport Borough Council will seek to negotiate a programme of investigation, preservation or excavation as appropriate in consultation with the County Archaeologist.

In addition, the study entitled '*An Extensive Survey of Hampshire and the Isle of Wight's Historic Towns; Historic Gosport Archaeological Assessment Document*' (English Heritage & Hampshire County Council 1999) will be

used to evaluate proposals affecting the High Street Conservation Area. This will inform the management of the archaeological resource, and provide the controls and guidance to be used when considering planning applications relating to the area. Of the four broad Levels of Archaeological Importance outlined in the study, Areas of High Archaeological Importance and Levels of Limited Archaeological Importance have been identified within the High Street Conservation Area (see figure 6).

As the origins of settlement are uncertain and little archaeological investigation has been undertaken within the Conservation Area to date, it is difficult to predict the likely importance of any surviving archaeological deposits. The bomb damage caused during World War II and the redevelopment experienced in the Town Centre will have greatly reduced the archaeological potential of some areas. However, the fact that there are fewer areas likely to contain archaeological deposits means that they may be of greater value, as they represent a limited number of opportunities to explore the origins and development of the settlement. Further investigations are likely to reveal a greater degree of archaeological potential in these areas and their status will be reviewed accordingly.



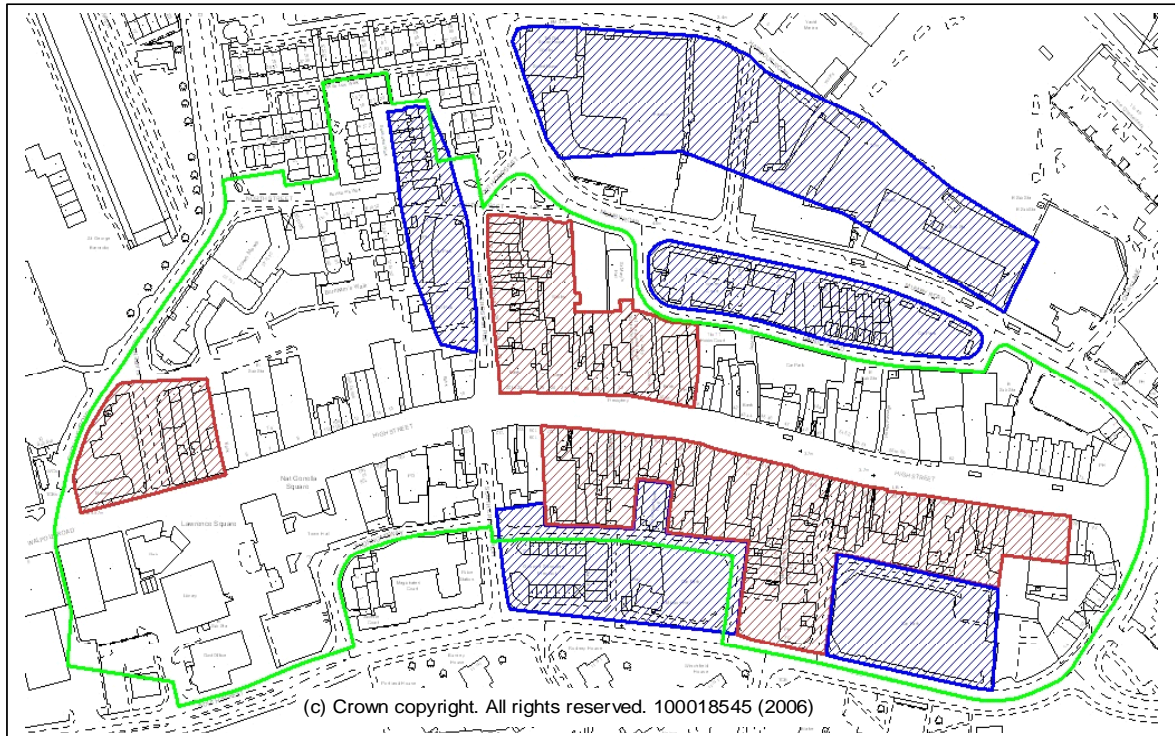
Figure 5: Bemister's Lane has been identified as an Area of High Archaeological Importance

Areas of Limited Archaeological Importance

To the North and South of the High Street and in the vicinity of Seahorse Walk, Areas of Limited Archaeological Importance have been identified. It is likely that these areas fell within the medieval core of Gosport and may yield information about the seventeenth century development of High Street. Evidence of small-scale industries and rubbish disposal are likely to be encountered. These areas may increase in archaeological importance following further investigation and their designation as Areas of Limited Archaeological Importance is due only to the fact that redevelopment may have compromised the archaeological resource. Should significant survival of archaeological remains be demonstrated, vital information about the history of Gosport may be revealed.

Areas of High Archaeological Importance

Within the Conservation Area, three areas have escaped major bomb damage and redevelopment and therefore retain a high degree of archaeological importance. Historic documents suggest that the street pattern has its origins in the medieval period and archaeological investigation in these areas has the potential both to reveal vital information as to the foundation and planning of the town and to clarify the date of the street pattern. Evidence of the trades and industries practised could also shed light on the fluctuating fortunes of Gosport and its inhabitants and the extent to which its economy was dependent on naval trade. The following map is derived from 'An Extensive Survey of Hampshire and the Isle of Wight's Historic Towns; Historic Gosport Archaeological Assessment Document' and shows the areas of archaeological importance that have been identified.



Conservation Area Boundary **Area of High Importance** **Area of Limited Importance**

Figure 8: Guide to Areas of Archaeological Importance within the High Street Conservation Area

General Enhancement Opportunities

There is a range of general initiatives that may be considered in order to improve the character of the street scene, reinforce historic identity, and raise overall design quality with the Conservation Area. Many are explained in the detailed Area Appraisals, but the general initiatives are described below.

- The scale of buildings is relatively consistent and any proposals for development will need to carefully consider the effect they will have on this built form. Particular attention should be paid to the height, scale, mass and proportion of any new development along with the use of good quality materials.
- Owners of buildings will be encouraged to carry out the satisfactory repair and maintenance of private buildings and land. Historic Building Grants are available and the scheme is intended to help towards the costs of repairs to the fabric of historic buildings, particularly those features that distinguish them as buildings of interest. Priority will, as a rule, be given to Listed Buildings and other buildings considered to be 'at risk'.
- Gaps in the urban fabric should be repaired by reinstating the quality of earlier buildings and by encouraging well-designed, sustainable new development of a high standard. New design is to be encouraged, but it must be fully informed by the historic elements of the town's character taking into consideration its immediate surroundings and the wider context of the Conservation Area.
- The upgrading of paving surfaces using suitable materials in a scheme aimed at enhancing the historic character of the Conservation Area should be encouraged. Any resurfacing scheme should seek to unify all parts of the Conservation Area whilst reinstating the traditional differentiation between carriageway, pavement and alleyways.

- New proposals should respect and reinforce the historic street pattern.
- The enhancement of many prominent, and potentially attractive, rear elevations to historic buildings should be encouraged.
- A review of street furniture and signage practice should be implemented. All street signs and furniture should follow a uniform style appropriate to the historic setting, and clutter should be kept to a minimum.
- The methods by which the historic core of Gosport is promoted as an area of character and significance should be reviewed and updated periodically. The historic significance of key buildings, people and events should be promoted using sensitively designed plaques and/or other interpretation features.

Shopfronts













Special consideration should be given to the design of shopfronts in the High Street Conservation Area as they are a key element in the successful preservation and enhancement of its character. Poorly designed modern shopfronts and unsympathetic alterations inevitably erode the character of the Conservation Area. Therefore, the Council will seek to ensure that:

- Any proposals to alter a shopfront or commercial façade comply with the policy and guidance laid down in the GBLP.
- Traditional shopfronts are retained and refurbished wherever possible and appropriate traditional designs and materials are used.
 - Any proposals for the redesign or refurbishment of a shopfront relate to the scale and design of the building of which they are a part, and make a positive contribution to the character of the Conservation Area.

8. Detailed Area Appraisals

The Conservation Area is split into six character areas, each of which is described below, alongside its potential enhancement opportunities. All Listed and landmark buildings are clearly marked on the area plans and many are additionally described in the Appendix to this document. Although there is similarity in the built form of many of the six areas, they are separately identified to help draw attention to the design of specific buildings and characteristics and highlight their significance to the Conservation Area as a whole.

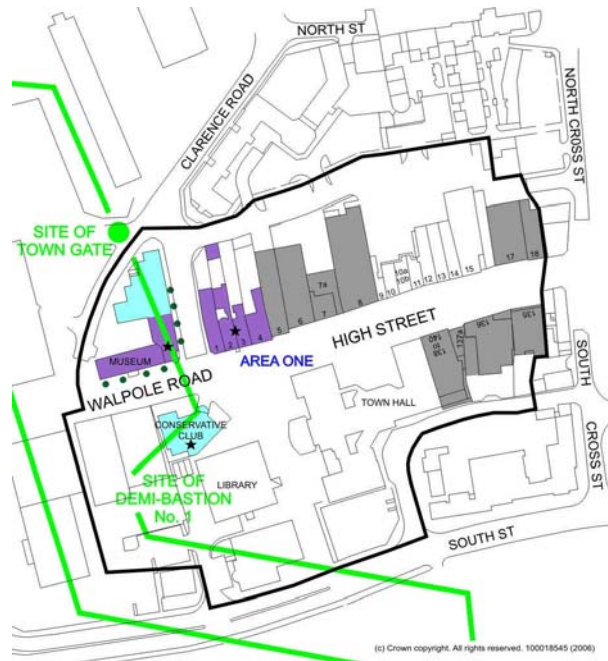
It is intended that the understanding of each of these character areas will provide the basis for a positive approach to planning future change, which will maintain and reinforce the historic character of the Conservation Area. The information outlining potential enhancement opportunities is not designed to be prescriptive. It should be used as a starting point and is intended to highlight the main characteristics of the Conservation Area and the ways in which this character may be preserved and/or enhanced.

	Conservation Area Boundary
	Listed buildings
	Buildings or features of significant historic or architectural interest
	Buildings potentially of significant historic or architectural interest (further investigation required)
	Buildings or features which contribute to the setting of the Conservation Area
	Sites which would benefit from development to enhance the street scene
	Buildings which would benefit from improvements to their facades or redevelopment on a similar scale
	Buildings where the height could be improved (to 3 storeys or which would benefit from improvements to the facade)
	Landmark buildings
	Important shopfronts & pubfronts
	Trees which contribute to the character of the area
	Approximate line of former historic ramparts

Key to detailed area appraisal maps

AREA ONE

Focused on Walpole Rd, High St. (West End)



The street plan of the area follows the form largely laid out by the mid 17th Century. Despite the redevelopment of much of the area, the historic building line has been retained and all future development proposals should respect this. Lawrence Square forms an attractive open space, and the pollarded trees near the museum and along Clarence Road enhance the dramatic views along the frontage to St. George Barracks (South).

Historically, the north side of High Street in this area was characterised mainly by properties of similar scale and design as those in the rest of the Conservation Area. Since the late eighteenth and early nineteenth centuries, the western end of the Conservation Area has been characterised by larger properties built on a more irregular scale. Many of the buildings in this area were lost to World War II bombing or post-war redevelopment and their replacements, do little to enhance the character of the Conservation Area. Generally, the modern development fails to respect the scale, mass, form and materials traditionally used and many of the buildings are poorly designed in relation to their historic surroundings. Nevertheless, there remain a small

number of landmark and Listed Buildings of significance to Gosport including numbers 1-4 High Street, the attractive *Queen Anne* style Conservative Club and the *Art Nouveau* style Gosport Museum.

Enhancement Opportunities

- Broadly speaking, this area would benefit from the introduction of good new design respectful of the scale and appearance of surviving (and recorded) 19th and early 20th century examples. Many of the post-war buildings fail to follow the design precedents set by the remaining historic buildings, particularly the group at nos. 1 to 4 High Street (see page 4, figure 2), and the overall character of the area has been eroded. The buildings east of this important group could, in some instances, be improved by adding an extra storey, which would restore the historic form of the area and help channel views along the High Street. Any future proposals must respect the high quality of the historic buildings in this part of the Conservation Area.

- There is little sense of arrival to the historic core of Gosport (encompassed in this Conservation Area designation) and there is scope to make an important gateway feature on the site of the historic ramparts, this being partly defined by the tower of the museum.

AREA 2

Focused on the central section of the High Street

This area retains many buildings that make a significant contribution to the Conservation Area. Particularly notable are the former Star Inn, The Church of Our Lady of the Sacred Heart, Lloyd's Bank (see figures 3 and 4) and, on the south side, the Grade II Listed former Theatre (No. 125-126). Once again, the buildings are built hard against the pavement and many are of two or three storeys. The exceptions to this consistency in height are the landmark buildings which, although out of scale with many around, are sufficiently well designed to act as focal points in the High Street.



New developments in the area will need to be especially sensitive to the scale, design and detailing of the historic buildings. There is, however, a surprising mixture in the materials used in the area, which allows for some flexibility in the external appearance of new buildings. For example rendering, red brick, *vitrified* bricks, sandstone and marble can all be seen. There is also a mixture of red clay tiled roofs and *Welsh slate*. A common feature is the use of raised parapets on the façade of buildings. These parapets, apart from concealing the pitched roofs, when seen on a row of buildings of similar height stress the horizontal emphasis on the built form of the area.

Enhancement opportunities

- There is scope to improve the form and detail of many of the buildings incorporating the use of a variety of materials, notably; red bricks, *stuccoed* façades and pitched roofs in keeping with the area's former historic character.
- There are opportunities to improve the junction of High Street and North Cross Street/South Cross Street and the area to the rear of these properties. However, improvements in this area will primarily take the form of 'facelifts' and shopfront improvements to the existing historic properties with priority given to restoring the historic character of the area

AREA THREE

Focused on the eastern end of the High Street



A similar pattern of development continues through to the eastern end of the Conservation Area. Most of the post-war properties on the north side are two storeys in height and there is scope to reconstruct many on the same line, with a slight increase in height to a more balanced three storeys. In contrast, the historic buildings, which typically date from the Georgian and Regency periods, tend to be of three storeys and are built hard against the pavement. Stucco façades and hand made bricks are common and bow windows at first floor level are an attractive addition. Most properties have pitched or hipped clay tile roofs behind parapet walls. However, one fine exception to this consistency is the three storey Victorian property at numbers 94-96 with its distinctive 'Gothic' style detailing and prominent multi-gabled roof.

The south side retains many buildings of historic interest and some of the most attractive views in the Conservation Area. Although significantly reduced in size and density due to bomb damage, slum clearance and redevelopment, the rear elevations of these properties in particular, with their intricate mix of gable ends and roof pitches, make a significant contribution to the character of the Conservation Area. The area also retains numerous historic alleys, which would

once have linked to densely developed courtyards and streets off the High Street. As well as being of historic interest they form a valuable link to car parks and, on the south side, give an opportunity to appreciate the picturesque appearance of the rear of the buildings.

Enhancement opportunities

- Promote the legibility of this area by improving alleyways and defining routes and spaces behind the properties on the south side. The appearance of the alleyways would be greatly enhanced by the reinstatement of traditional paving materials and the addition of improved lighting schemes.
- Post-war buildings occupying key sites at the easternmost end of the Conservation Area are poorly designed and out of character with Gosport's historic core. Improvements to the design of the buildings and landscaping in keeping with the established historic character of the Conservation Area would greatly enhance its appearance and create an important focal point at the principal entrance to the High Street from the harbour side.
- The redesign of the 'gateway' at this end of High Street could be undertaken in conjunction with the upgrading of the western entrance. Where possible the designs should relate to any proposals to upgrade the street furniture in the Conservation Area.

AREA FOUR

Focused on Bemister's Lane



This is an interesting and attractive old lane, which retains the atmosphere of a Georgian alley, having an important range of two and three storey rendered properties (see figure 5). Some of these buildings, most notably number 7, clearly predate the 18th Century in style and form and are therefore particularly significant historic buildings for Gosport; there being few of this early date. The buildings vary in scale and height but almost always have visible pitched roofs, rather than the raised parapets common elsewhere, and a number retain relatively well proportioned shopfronts. There were once many narrow lanes like this in Gosport which no doubt had many tales to tell of the activity of press gangs.

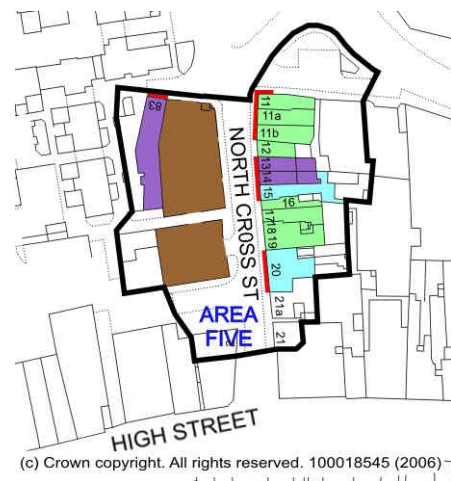
Enhancement Opportunities

- The repaving of the area using traditional materials would greatly enhance the appearance of Bemisters Lane.
- Following the policies and design guidance contained within the GBLP, the improvement of façades and shopfronts should be undertaken when the opportunity arises, in order to enhance the historic character of this area.

AREA FIVE

Focused on North Cross Street area

Only the east side of this historic street survives, but it includes some of the finest Georgian properties in the Town Centre and retains a consistent Georgian character. The buildings are predominantly of three storeys, flush with the street and with façades which are either rendered or predominantly red brick. Once again, raised parapets predominate and some important shop fronts remain. There is also a relatively consistent use of red clay tiles on the steeply pitched roofs.



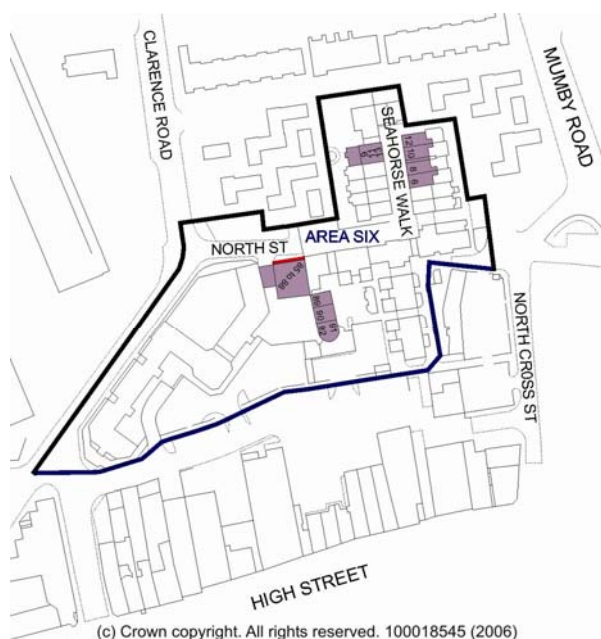
Enhancement Opportunities

- This area in particular retains some good examples of traditional shopfronts. Where these exist, they should be preserved and proposals relating to other frontages should be sympathetic to their design and seek to maintain continuity.
- The loss of buildings on the west side of this street detracts from the former sense of enclosure and would benefit from redevelopment on a scale similar to that on the east side and in keeping with the character of historic buildings in the area. Any proposals for development in this vicinity should seek to reintroduce the vertical emphasis of the surrounding buildings and should reinforce the original historic building line.

AREA SIX

Vicinity of North St./Seahorse Walk

This is the only part of the Conservation Area to be predominantly residential in character. The Listed Buildings in the area form important focal points in what is, for the most part, an area of mixed quality and relatively modern development. The historic buildings that survive are once again typical of the town; 2 to 3 storey red brick or stuccoed buildings, with slate or clay tile roofs and sash windows.



Enhancement opportunities

- There are few Listed Buildings in this area, all of which are in a good state of repair. Their continued maintenance to a high standard will help to reinforce the historic identity of an area containing mainly modern housing.
- Improvements to the landscaping in this area would help to enhance the setting of the Listed Buildings and, where appropriate, traditional materials should be adopted.

8. Grants

Repair and restoration works to historic buildings in the area may be eligible for an Historic Buildings Grant from the Borough Council. Information on grants can be obtained from the Conservation Officers who are able to advise on the merits of proposals and on the application procedure.

Works eligible for grant aid include the repair and restoration of the exterior of the property such as re-pointing, roof repairs, shop front restoration, damp proofing, timber treatment and large-scale structural repairs. Works regarded as routine maintenance and not relating to the historic fabric will not be eligible for assistance.

The Economic Regeneration Unit of the Borough Council will be able to advise as to the availability of other sources of financial assistance relevant to commercial properties.

9. Conclusion

Perhaps surprisingly, Gosport retains a number of buildings of historic interest, which make an important contribution to the character of the area and help retain its historic identity. The above information is a summary of the key characteristics of the area and has identified where future opportunities may arise to help reinforce the historic character in the scale and design of new buildings. The Appendix provides important additional information on individual buildings.

The suggestions for future developments are designed so that they are not too prescriptive. The fundamental concern is that any new development must demonstrate that it has given careful consideration to its setting and the scale, design and detail of properties in the vicinity. Applicants should note that in accordance with the purpose of Conservation Area designation, they must demonstrate that their proposals 'preserve or enhance' the character of the area.

10. Further Information or Advice

The Borough Council's Conservation Officers can provide further information or advice regarding the built heritage of the Borough; in particular with regard to the following;

- Listed Buildings
- Conservation Areas
- Historic Buildings Grant
- Buildings of Local Interest (The Local List)
- Conservation Planning Policy
- Information on heritage organisations and sources of grant aid

Issues relating to planning policy and planning applications can be discussed with Forward Planning and Development Control respectively.

Applicants are encouraged to discuss any proposals at an early stage, prior to the submission of an application.

Appendix

Architectural Terms are identified in italics and explained in a glossary at the end of this document.

★ Denotes Landmark Building

AREA 1

WALPOLE ROAD

Museum [Listed Grade II] ★

Built in 1901 as a public library and school by A.W.S Cross in the *Art Nouveau* style on an asymmetrical plan. Notable features are the plaster frieze facing Walpole Road and the corner staircase turret. It was built on the site of the town ramparts which had just been levelled.

HIGH STREET (north side)

1, 2 & 3 [Listed Grade II] ★

Built 1794 (No. 1 was restored in 1995/96). Three storey terrace with sash windows and *rubbed brick* lintels. Numbers 1 and 3 are built using *vitrified* red bricks, giving a darker, glazed appearance. No. 2 is faced with *mathematical tiles*. These are found across the central south east of England, and used either to give a more durable façade or to hide a deteriorating earlier façade. No. 2 also has an 18th Century *pedimented* open porch. All have clay tiled roofs.

4 [Listed Grade II] ★

Built around 1840 and of 3 storeys, with a more *Romanesque* feel introduced through the use of the arched windows and heavy window architraves. The stone *quoins* are an attractive feature. The building has *vitrified* bricks and a *Welsh slate* roof.

Conservative Club ★

Dated 1914 this is a good example of an *Arts and Crafts* building which incorporates many details reminiscent of the *Queen Anne* style of architecture; notably the steeply hipped roof, heavy *cornice* detail, and key stones over the early 18th Century style windows. This is

a prominent corner plot, which has been carefully designed to create a building of significant interest and landmark value to the Conservation Area

AREA 2

HIGH STREET (NORTH SIDE)

20 to 24 (Lloyd's Bank) ★

A fine example of a turn of the century, purpose built bank. The rear extension was built around 1967. Built of stone with marble on the lower courses, with impressive arched windows and Classical detailing, most notably the fine *Ionic* columns.

25

An interesting, well constructed building of uncertain date. Built of 3 storeys in red brick (*Flemish Bond*), with brick *quoins*, *rubbed brick* lintels and *mullion and transom* windows. It is of a style common to the late 17th Century.

26 & 27

Simple, lightly detailed, classically influenced building. Built in the early part of the 20th century in red brick with stone dressings.

28 & 29

Formerly two distinct properties. No. 28 is of 3 storeys with an attractive *oriel* window at first floor level, and No. 29 is a plain 2 storey property. Both probably date from the early to mid 19th Century.

30

3 Storey building with shaped, hanging tiles between *sash windows*. Behind the façade, this is clearly a building of great age. The large chimney was built using hand made red brick and the rear elevation has the general proportions of a 17th Century or early 18th Century building, but may prove to be even older.

31

A modern, fairly faithful replica of a late 18th Century building which had occupied the site.

32 (Maryhouse and St Mary's Roman Catholic Church) ★

A good example of a late *Victorian Gothic* Church and Presbytery, built in red brick with stone dressings and a steeply pitched roof. The entrance to the church is a particularly notable feature as is the adjacent memorial crucifix, dating from after World War One, on which can be seen a roll of honour.

35 & 36

A large, 3 storey, stone faced building in a mixture of classical styles; having a shopfront on the ground floor incorporating half round, possibly *Egyptian* style, *pilasters*; on the first and second floors having *Ionic* and *Corinthian pilasters* respectively over fluted red sandstone columns. The building also retains *sash windows* and an interesting stone balustrade at roof level.

37 & 38 (Former Star Inn)★

Weathered, stone built building of the later 19th Century with a pub frontage dating to the turn of the century. Fine detailing to the stonework; notably stars and swags. It is a high, 3 storey building with a *Welsh slate* roof. A blue plaque notes that it was 'a 19th Century Coaching Inn and a reputed haunt of press gangs and smugglers. Its Assembly Room was an important centre of community life in Gosport'. This is a landmark building on the High Street with a prominent shaped gable.

39

Plain 3 storey rendered façade which possibly conceals a building of late 18th or early 19th Century date.

41

Modern façade to what appears to be an 18th Century building. It is of 3 storeys with hanging tiles on the front elevation.

45, 46 & 47

Three storey plain, but striking, early 20th Century building in the early *Georgian* style; with soft red bricks in *Flemish Bond* and typically heavy *sash* detailing. A continuous *cornice* at first floor level marks the top of the fascia boards to the former shopfronts.

HIGH STREET (SOUTH SIDE)

109 (Boots) [Listed Grade II]

An imposing 3 storey, plain rendered building of c1830-40 with a heavily detailed *dentilled cornice*.

110 (Boots)

Attractive and fussy 3 storey building dating from the late 19th Century. The first floor window is particularly interesting. The top floor window is false; there is no room behind, just the roof.

111-113 (Burton Menswear)

As with many Burton's stores this is dated: "This stone laid by Raymond Montague Burton 1938". It is a typically vibrant and bold 1930's building not dissimilar to cinemas of the inter-war period.

114 (Dorothy Perkins)

c. 1880. Former Post Office. 2 storeys painted brick with moulded details of Queen *Anne* style with raised parapets and a slate roof. The original ground floor being spoiled by a later brick frontage.

115 (F. Hinds)

Although this building has a modern façade there is evidence to suggest that this frontage is likely to conceal an earlier 19th Century building; note the steeply pitched clay tile roof just visible above the parapet.

116 (Victoria Wines)

Three storey, *stuccoed* façade. C1860. Heavy moulded *architrave's* to 1st and 2nd floor windows, *quoins*, parapet and prominent *cornice*. Displays familiar classical principles of the *Georgian* era, but more adventurous with detailing.

116a

Probably dating from the mid 18th Century, this fairly plain 3 storey brick building is therefore one of the oldest buildings in the High Street. The construction methods; notably the steeply pitched and hipped roof behind the parapet, the *rubbed brick* lintels, and the building's general proportions, are typical of the 18th Century.

117

Late *Victorian* 3 storey building with 20th Century glazed tiles added to the façade. Attractive stone surrounds to windows. Behind the façade appears to be an 18th or early 19th Century core.

118

This building is of little merit in itself, but it marks the entrance to the former cinema (and old auction rooms) situated on South Loading Road.

119

Three storey mid *Victorian* building with an attractive rendered façade. This building makes an important contribution to the Conservation Area.

120

Very interesting *Art Deco* rendered façade typical of the 1930s. Notable details include the moulding around the first and second floor windows.

123

An interesting corner plot of late 19th Century or early 20th Century date. It retains an attractive bay on the first floor and the remains of an important shop front. Of 2 storeys with a rendered façade and an asymmetrical rear wing with carved *barge board*.

125 and 126 [Listed Grade II] ★

Late 18th Century building of 3 storeys with dormers in *Flemish Bond* with blue (*vitrified*) bricks used as *headers*. The building is fairly crudely proportioned around a plain brick *pediment*. The interior retains some interesting timber panelling on the upper floors. It was built in 1776 as a Theatre Managers house, coffee shop and Tavern for Henry Thornton and housed the booking office to the theatre. It became a chapel in 1827.

128 & 129

Built c.1850, of 3 storeys with a rendered façade, having notable canted bays on the first floor. Important for group value.

130

A fascinating little building which, although much altered, has a steeply pitched roof and general form of a late 17th or early 18th Century building.

131

A prominent façade which towers over its neighbours on this narrow plot, making it an important feature of the High Street. Built in the late *Victorian* Period it retains some attractive features; notably the 1st floor bay, 2nd and 3rd floor *casements*, and ornate *finials* and parapet following a Dutch influence in its design. An earlier outbuilding appears to survive to the rear.

HIGH STREET (south side)

133 (Fairhall and Durston Offices)

Important corner site appropriately finished with this 3 storey, red brick, 1920's building, built to a sympathetic scale and detailing in some respects characteristic of the *Georgian* period.

AREA 3

HIGH STREET (NORTH SIDE)

48

Simple, late *Victorian*, red brick building with stone detailing. It is of 2 storeys with plain *sash windows*. The rear extension appears to be of earlier date; possibly early 19th Century.

49

Although the façade is plain and much altered this building may be of 17th or early 18th Century date implied by the low ceilings and unrefined proportions.

Fountain

Erected by Rear Admiral R F Gambier and the anonymous 'EMS' in September 1870. The fountain is of marble construction on a raised plinth and included a quote from John 4:13-14. Originally sited a few metres to the east of its present location, it was moved as part of the resurfacing scheme. There is potential to re-site it in a more appropriate position within the Conservation Area.

HIGH STREET (SOUTH SIDE)

88 [Listed Grade II]

A fine, late 18th Century, building with a particularly good example of a first floor bow window, and a *tripartite sash* on the second floor. It is of 3 storeys, in red brick of *Flemish Bond*.

89 and 90

A well built, *Queen Anne* style building of the 1930's set back behind poor shopfronts. The building, of 2 storeys with a steeply hipped roof, has tall chimneys and *sash* windows, characteristic of *Queen Anne* revival buildings.

Alley between 90 and 91

This old alley retains an interesting section of old wall on its western side built of brick with a band of roughly shaped Portland stone. On the wall there is a small stone with the initials 'JP'.

91-94 (Former India Arms Coaching Inn) [Listed Grade II]

An early 18th Century building with a typically plain façade of the early 19th Century. This imposing building was one of Gosport's premier Coaching Inns and would have had strong associations with 18th and 19th Century navy personnel. Behind the façade the building comprises two distinct double depth houses, No. 93 and 94 said to have been the original inn both being joined by 1820. The buildings retain a variety of *sash windows* and Nos. 91 and 92 have a large projecting *cornice*. The interior retains a number of original fittings; notably a panelled room and late 18th Century staircase.

Gun Bollard in Passage between 93 and 94 [Listed Grade II]

Early 19th Century 24lb gun barrel sunk into the ground as a bollard; a common end use in the *Georgian* and *Victorian* era for worn or discarded cannon.

95 and 96 ★

An imposing, 3 storey, late *Victorian* building built in dark red smooth industrial brick. It retains original *casement* windows on the upper floors; those on the second floor with simple *gothic* tracery

which reflect the architectural style of the building. Other notable features include the cast iron hopper heads; areas of patterned coloured bricks; a band of inset tiles; steep triple gabled façade and imposing chimney. This is a fine landmark building in the High Street.

97

Turn of the Century façade to a 3 storey building which may date back to 1800.

98

An interesting late 19th Century building which has an interesting first floor bow window and *mullioned windows* on the second floor; both with simple leaded top lights. The building retains a notable shopfront.

99 and 99a [Listed Grade II]

Late 18th Century building in *header bond* using *vitrified* bricks and red brick detailing. The impressive first floor bow window and second floor *tripartite sash* are similar to those on No. 88. The building retains a good example of a turn of the century shopfront.

100

Poor shopfront to a good example of a late *Georgian*, 3 storey, plain rendered property. The *sashes* are original with a parapet concealing the roof.

101 and 102

Similar to No. 100; both these and 100 were 'lined out' imitating *ashlar*. This has later openings on first floor and no original windows.

104

An unusual c.18th Century building which seems to fill a narrow gap between its neighbours. This may suggest that it infilled an earlier alley.

107 (on corner with Bemisters Lane)

Poor façade to an intriguing early building. The 1st floor *sash windows* on the side are certainly of early-mid 18th Century style and the form of the building may suggest an even earlier origin.

108 (including Nos. 2, 4 and 6 Bemisters Lane)

An important building of c1800 with some original *sash windows* surviving facing Bemisters Lane. It is typically austere following the clean and simple classical principles of the time, and rendered with a moulded *cornice* and parapet concealing a steeply pitched and hipped roof. The window openings facing the High Street are relatively modern, as is the shopfront. Nos. 2 and 4 are clearly part of a separate building which has been incorporated in the shop; although the roof has been altered this is clearly of late *Georgian* date and makes an important contribution to Bemisters Lane. No. 6 is early 20th Century with a typical plain shopfront.

AREA 4

BEMISTERS LANE (west side)

2, 4 and 6 (including 108 High Street)

See Area 3

8 and 10

18th Century, 3 storey properties, with rendered façades; original chimney's; red clay tiles on the hipped, roofs; and parts of an early shopfront to No 8. Important buildings worth further investigation.

12

An intriguing building which is difficult to date with any certainty. The roof line appears to have been lowered at some point and the proportions of the ground floor suggests this could be a much altered 18th Century (or even 17th Century) core, remodelled in the 19th and 20th Century. It has a slate roof, rendered

façade (imitating an ashlar finish), low ceilings, and early 19th Century windows on the first floor. It is important for group value.

14

Built of 2 storeys with a slate roof and imitation ashlar façade. Although much altered and difficult to date, the external appearance suggests an 18th Century date; possibly with an earlier core. Interesting parapet detail to the gable end is the remainder of a neighbouring building that was bomb damaged and later demolished. Sensitive designed rear extension dates to 2005/06.

BEMISTERS LANE (east side).

1

Three storey rendered building, probably of late 18th Century date (note the double hipped gables to the rear which are characteristic of this date).

3 and 5

Pair of 2 storey rendered properties. Like No. 1 these are built to a general late *Georgian* design. They make an important contribution to the setting of the lane.

7 and 7a

Probably Gosport's oldest historic building, the form is clearly of early 17th Century date, and could be much older still. Notable clues to its age include the steeply pitched roofs, large twin rear gables and chimney, low ceilings and dormer windows. The building is of great historic and architectural interest and could help in our understanding of early Gosport.

SOUTH STREET

George and Dragon Public House

A prominent corner building with many features typical of late *Victorian* public houses. It is built of red brick with a slate roof; the ground floor incorporates an attractive pub front. A blue plaque on the wall alludes to this ancient passageway of Bemisters Lane being noted for the activities of Press Gangs.

AREA 5

NORTH CROSS STREET

11, 11a and 11b

Interesting early *Victorian* building built in yellow London stock bricks. No. 11 has an excellent *Victorian* shopfront and remnants of early shopfront can be seen on both other properties. This is an important corner group of buildings.

12

Re-fronted building which may conceal the remains of a building contemporary with Nos. 13 and 14.

13 and 14 [Listed Grade II]

Pair of c.1800 3 storey houses and originally part of a terrace with No. 12. These buildings retain their clay tile roofs and incorporate *vitrified* brick *headers* on the attractive brick façades. They retain good *Victorian* shopfronts and number 13 has its original *sash windows*.

15

A 3 storey property with a plain, rendered, façade and clay tile roof. It probably dates to around 1800 and makes an important contribution to the street scene.

16

An interesting 'infill' house to what may have been an earlier alley. This is suggested by the fact that the existing structure is borne by the neighbouring properties and does not seem to be a complete building in itself. The building is of 3 storeys and internal details suggest it is of early 19th Century date.

17

This three storey, red brick building is possibly of 18th Century origin. It was refaced during the 19th Century.

18 and 19

These buildings have the general form of buildings which could be of 17th Century date (or earlier) refaced in a later period. The buildings, therefore, are potentially of great interest.

20

Originally two properties; both of c.1800 date with an *imitation ashlar* rendered façade and the fascia and *pilasters* of a late 19th Century shopfront. They make an important contribution to the street scene.

AREA 6

NORTH STREET

The Fox Public House [Listed Grade II]

Formerly the Old Fox Tavern. This is a 2 storey 18th Century building with an important *Victorian* pub façade. The first floor is of painted render with a banded parapet; fluted *pilasters* frame two windows.

85 to 92; Formerly the Red Lion Inn, then the Crown Hotel [Listed Grade II]

A building of several phases which incorporates elements of the 18th Century Red Lion Inn; remodelled in the 19th Century (note the bar façade) and again in 1910 when it became the Crown Hotel. The semi-circular ended south wing was the former ballroom.

SEAHORSE WALK

9, 11 and 13 [Listed Grade II]

A three storey 18th Century building which retains a superb bow window on the first floor and an attractive mixture of red and vitrified bricks to its façade.

6,8,10 and 12 [Listed Grade II]

A terrace of four properties adapted from the wall to an 18th Century brewery in the early part of this century. The façade is a mixture of *vitrified* blue brick *headers* and red brick. Although heavily restored they form an important group on an interesting historic building.

Glossary of Architectural Terms

Architrave In this instance the moulded frame surrounding the windows.

Ashlar Cut stone worked to even faces.

Arts & Crafts Movement A late Victorian and Edwardian architectural movement which copied traditional historic British styles to a high standard.

Art-Deco An innovative and influential modernist style of architecture.

Art Nouveau Style of architecture and the decorative arts that flourished in Europe and the USA between c.1888 and c.1914.

Bargeboard A wide board fitted on edge immediately below the tiles forming an overhanging verge to the gable of a roof.

Casement Window A side opening window.

Corinthian Order A flamboyant Classical Order of Greek architecture noted for its use of Acanthus leaves on the capitals of the columns.

Cornice The moulded projection often running along the top edge of a building.

Dentils A continuous row of small rectangular blocks forming part of a cornice.

Egyptian Style A popular style of revival architecture from the early 19th Century inspired by ancient Egyptian Architecture.

Finials An ornament placed upon the apex of a roof or architectural feature.

Flemish Bond A group of brick bonds characterised by the alternate use of bricks laid on end (headers) and bricks laid on edge (stretchers) and particularly common in the 18th Century.

Georgian Period English architecture of the reigns of the first four Georges during the period 1714-1830.

Gothic Style The generic term used to describe architecture influenced by forms common to the period c.1200 to c.1500 (The Middle Ages).

Header Bond A form of brick bond noted for the use of continuous rows of bricks laid on end (i.e. with only the small end face of the brick visible).

Ionic Column A form of Classical Greek Architecture noted for the use of a spiral scroll (volute) on the capital of the column

Imitation Ashlar A term used to describe stucco which has been marked out with regular lines to imitate an ashlar stone wall. Also known as pargetting.

Italianate Style A popular style of Victorian Architecture influenced by ancient styles adopted during the Italian Renaissance.

Mathematical Tile Also known as a brick tile. Essentially a thin tile nailed onto a timber or brick substructure and partially overlapping tiles below to give the impression of a brick faced wall.

Mullion and Transom A mullion is a vertical structural timber or division of a window and the transom is the horizontal.

Oriel Window A large upper floor bay window which projects from the wall.

Pediment In this instance the triangular low pitched gable used as the crowning feature on the parapet line.

Pilaster A flat faced column which slightly projects from a wall. Pilasters are commonly used to mark either end of a shopfront.

Queen Anne Style A style originating around 1700 and revived early in the 20th Century. Characteristics include steeply pitched roofs, dormer windows, heavily moulded cornices, and mullion and transom windows or heavily moulded sashes.

Quoins Bricks or dressed stones forming the angle of a building and often brought forward or otherwise emphasised.

Regency Period The architectural period of the second and third decade of the 19th Century characterised by the simple, plain, yet high quality adoption of the Classical Orders of architecture.

Romanesque Style Architecture influenced by the Romanesque style most notably used during the Byzantine Empire and in Britain by the Normans.

Rubbed Brick Soft, low fired, bricks which have been 'rubbed' down to form a variety of shapes and most notably used to form 'gauged' work over windows or doors.

Sash Window A frame of one or more glass panes which can normally slide vertically (or more rarely horizontally) in an outer frame or architrave.

Stucco Broadly speaking this refers to external plasterwork.

Tripartite Sash A row of three sash windows subdivided by mullions (in these examples the central window being the largest, flanked by two smaller windows).

Victorian Period Architecture of the period 1837-1901 during which Queen Victoria reigned.

Vitrified Brick Bricks which have a dark blue and slightly glazed appearance caused by being fired at high temperatures in a kiln.

Welsh Slate A grey/blue slate from quarries in North Wales.