

Old Bedhampton Conservation Area Appraisal

January 2019



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Acknowledgements

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1. Introduction to Conservation Areas

Purpose

- 1.1 The designation, review, protection and management of conservation areas are part of the statutory duties of Havant Borough Council as the local planning authority. However, it is not uncommon for local amenity groups or individuals to instigate a review of existing conservation area appraisals.
- 1.2 Appointed by local residents, heritage consultants were commissioned to review the existing Conservation Area Appraisal for Old Bedhampton. This document is based on that work. Not only does it seek to update the existing appraisal, but it seeks to ensure that it accords with recent changes to guidance and advice at the national level, having regard to the National Planning Policy Framework but also from Historic England. It is anticipated that the document will encourage the local community to become more aware of and to understand their historic environment including landscape and setting.
- 1.3 The aim of the Character Appraisal is to:
 - define the special architectural or historic interest that justifies the designation of the conservation area;
 - consider the historic and landscape setting of the conservation area;
 - sustain or enhance the significance of the area in planning decisions;
 - identify those elements that contribute positively to the character and appearance that should be preserved or enhanced for the enjoyment of this and future generations;
 - identify issues that detract from the area's special interest, or affect its character, in order to inform the preparation of management proposals in future;
 - raise public awareness of the qualities that make the Old Bedhampton Conservation Area a special place; and ensure that the conservation area is protected from harm.
- 1.4 By addressing the existing character of the area, the Character Appraisal helps to ensure that future changes respect its special interest and issues that may affect the conservation of the Old Bedhampton Conservation Area.

History of Designation

- 1.5 Conservation areas are designated in order to safeguard the ‘special architectural or historic interest of an area’¹ The Old Bedhampton Conservation Area was first designated in 1980 and reviewed in 1994.

Policy & Legislative Context

- 1.6 Conservation areas are found throughout the country and have become a popular and accepted way of preserving the country’s best examples of historic townscape, with the type of area designated varying enormously.
- 1.7 While the listing of individual historic buildings began in 1944, the power to designate ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’² was first set out in the Civic Amenities Act 1967 and since then some 10,000 conservation areas have been designated in England and Wales.
- 1.8 The original definition remains the same in current legislation – Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The main consequences of designation are that:
- Planning permission is required for the demolition of buildings;
 - Notice must be served on the Council where works to trees are proposed;
 - The Council must pay special attention to the character of the conservation area and its setting when considering planning applications;
 - Permitted development rights are reduced in respect of some works including the size and position of extensions; adding cladding or rendering.³
- 1.9 Under section 71 of the Act, local authorities are encouraged to support their conservation areas with a clear statement of the special architectural and historic interest that justifies their designation. The production of this appraisal satisfies the requirements of the legislation and provides a firm basis for assessing applications for development.
- 1.10 Section 72 of the 1990 Act requires local authorities, to pay special attention to the desirability of preserving or enhancing conservation areas when considering planning matters. This does not necessarily stifle the scope for creative design provided the

¹ Planning (Listed Buildings and Conservation Areas) Act 1990

² Section 69 - Planning (Listed Buildings and Conservation Areas) Act 1990

³ Class A, Part 1, Schedule 2 – Town and Country Planning (General Permitted Development) Order 2015

objectives of legislation and policy are met without harming the character and appearance of the conservation area.

- 1.11 Conservation areas may include a range of heritage assets, such as listed buildings, scheduled ancient monuments, registered parks and locally listed buildings. In the case of listed buildings, Section 66 of the 1990 Act places a statutory duty on Local Planning Authorities to have special regard to preserving the special architectural and historic interest of both the listed building and its setting.
- 1.12 Designation also raises awareness of an area's special attributes that will help to foster local pride in the locality. While conservation areas do not prevent change, designation does ensure that the character of the area can be taken into account in the interest of the community as well as addressing the interests of the developer.
- 1.13 Where it is considered that the special architectural or historic interest of the conservation area is being undermined by piecemeal changes allowed as 'permitted development', Havant Borough Council can use an Article 4 Direction to control such works.⁴

Planning Policy Context

National Planning Policy Framework

- 1.14 The National Planning Policy Framework (NPPF) (July 2018) sets out the government's policy approach to conserving and enhancing the historic environment in paragraphs 184 to 202.
- 1.15 Paragraph 186 states that, *"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest."*
- 1.16 With regard to listed buildings, the NPPF expects *"great weight"* to be given when considering the impact of a proposed development (paragraph 193). Even where a non-designated heritage asset⁵ is concerned the effect of an application upon it should be taken into account (paragraph 197).
- 1.17 However new development within a conservation area or setting of a listed building is not ruled out. Indeed, *"Local planning authorities should look for opportunities for new development within Conservation Areas ..., and within the setting of heritage assets, to enhance or better reveal their significance."* (Paragraph 200)
- 1.18 *"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated either as substantial harm*

⁴ Town and Country Planning (General Permitted Development) Order 2015

⁵ Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). Source: NPPF 2018

under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area ... as a whole.” (Paragraph 201)

- 1.19 Paragraph 185 of the NPPF requires that, “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness;” ...

Local Planning Policy

- 1.20 As at December 2018, the Development Plan for Havant Borough comprises the Local Plan Core Strategy (adopted March 2011), the Local Plan (Allocations) adopted July 2014 and the Hampshire Minerals and Waste Plan (Adopted October 2013). Both the Core Strategy and Allocations Plan are being replaced by the Havant Borough Local Plan 2036 which is expected to be adopted during 2019⁶.
- 1.21 Conservation area documents such as this Appraisal will form part of the portfolio of planning policy documents which act as a material consideration in planning decisions.

Management Proposals

- 1.22 An important outcome of character appraisals will be to inform appropriate management proposals for the area, which English Heritage advise should be set out in a specific document called a Management Plan. The objective of the Management Plan is to identify actions for the preservation or enhancement of the particular conservation area, such as proposals to address buildings at risk, environmental enhancement etc. The Management Plan is included as the final chapter of this document.

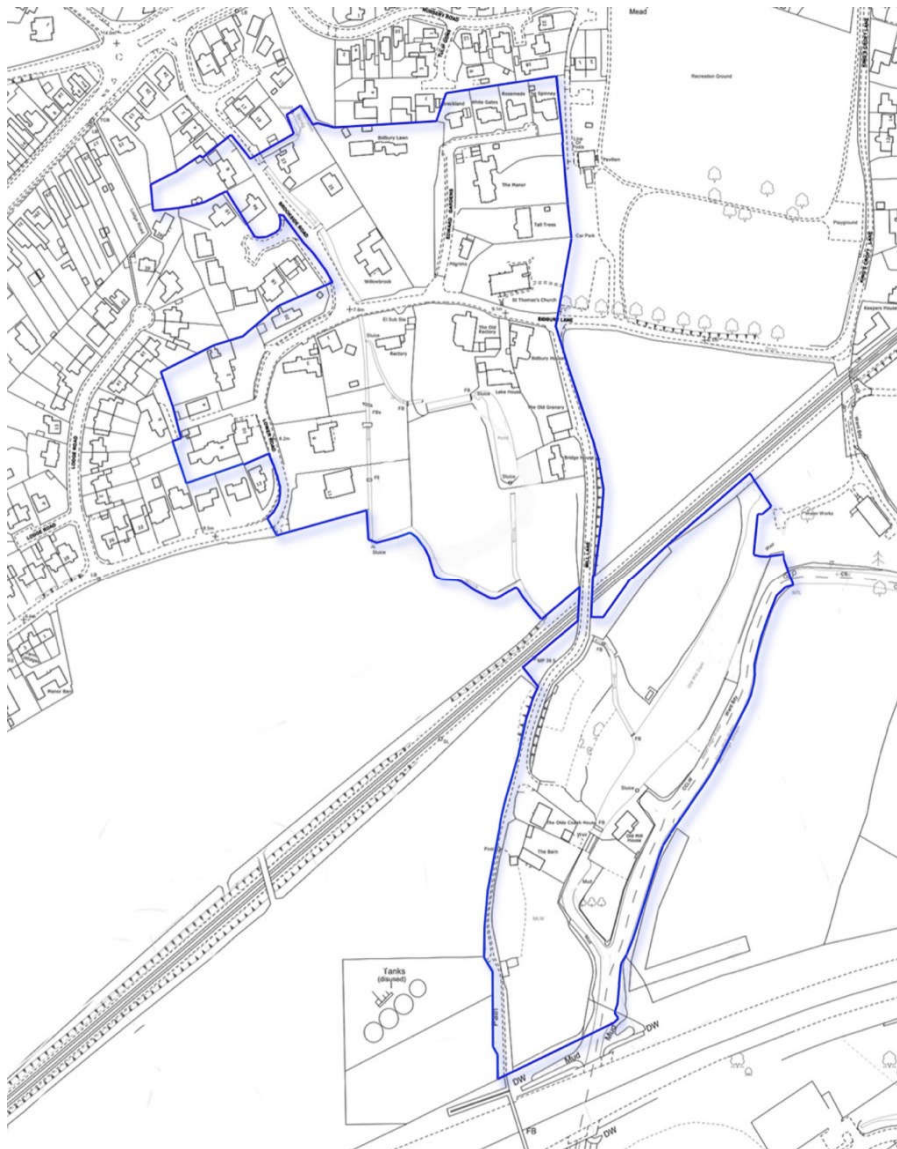
⁶ <http://www.havant.gov.uk/localplan>

2. Location and Setting

Location

- 2.1 Old Bedhampton Conservation Area straddles the Portsmouth to London Railway. The main body of the designated area being to the north of the line and is connected to the south by a Victorian brick railway bridge. The existing boundary is shown on Figure 1.
- 2.2 Despite its extension southwards to the boundary of the A27 'Havant Bypass', its nucleus is clearly identified as being centred on the Church of St. Thomas the Apostle, the Old Rectory, Bidbury House and The Manor House. Its southern area extends to include the Mill House, Lower Mill as well as the millpond and millrace.

Figure 1: Boundary of Conservation Area



Boundaries

- 2.3 Overall the conservation area is small in area and tightly drawn along the boundaries of historic buildings such as the Church of St. Thomas, The Manor, Bidbury House, The Old Rectory, the Rectory and The Elms. It includes 'Glebe lands' to the south of Lower Road and Bidbury Mead, following Mill Lane southwards and a public footpath returning northwards along the Hermitage Stream to the railway line where it turns west.

Topography and Landscaping

- 2.4 Although Havant Borough is relatively small, its landscape, townscape and seascape development is very varied and complex, reflecting the pattern of the wider landscape which surrounds it.
- 2.5 Topographically and geologically the Havant area sits on the lower levels of the Hampshire Basin clays and sands which extend along the southern seaboard of Hampshire and the Solent. However, the southern part of the Borough, like its neighbour Portsmouth, is distinguished by the higher outcrop of the chalk escarpment at Portsdown Hill.⁷
- 2.6 Urban development is generally of a more domestic scale and has suffered from severance due to the routes of the A3(M) motorway and A27 trunk road. Green infrastructure generally fans out from settlements toward the A3(M) and A27 (T) as is the case with Old Bedhampton.
- 2.7 The immediate setting of the conservation area is an important aspect of its significance, particularly areas such as Bidbury Mead, lands to the south of Bidbury Lane and farmlands to the south and south west of Lower Road. These lands have provided a rural setting of the conservation area and settlement. Any proposed development with these areas would have to meet the requirements set out in Listed Buildings and Conservation Areas Act 1990. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.
- 2.8 Apart from changes to the mill lands to the south and southeast, the conversion of Manor Farm and development to the north side of Lower Road, the historic landscape and field patterns remains remarkably intact, including the network of routes, tracks and paths, some of which have their origins recorded as far back as the 1770s.⁸

⁷ Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)

⁸ Bedhampton Historical Collection, records of Pile, J 'Roads and Trackways in Bedhampton, Havant and Warblington c.1770- 1810.'

- 2.9 Exceptions include the intrusive row of non-native coniferous trees that form a new boundary line between the fields to the south of Lower Road. Also the route of Narrow Marsh Lane which is known to have existed in circa. 1770⁹ and on historic map dating from 1797 (Figure 6), which leaves Lower Road and leads to a bridge over the railway line to the land beyond. Recorded as a route in the late 18th century, it now a track. The link to the harbour was severed by the construction of the A27 by pass.
- 2.10 The topography of the local landscape and setting create an intimate setting but also a setting that allows for long views and vistas to and from the surrounding green spaces and fields.

Geology

- 2.11 The bedrock geology of the area is sedimentary and includes the chalk which was laid down during the cretaceous period as a white calcareous mud. This soft chalk, white limestone of organic origin contains microscopic calcareous bodies. Hard flints formed by silica, are embedded within the chalk.
- 2.12 As the sea retreated, the chalk folded and was exposed to coastal erosion. A product of this is the Portsdown Chalk Escarpment which forms the Hampshire basin.
- 2.13 Following the cretaceous period, as the sea rose, layers of mud were deposited including River Terrace Deposits of sand, silt and clay. This forms the most recent bedrock deposits referred to as the Tertiary period which include the Lambeth group, London Clay and the Wittering formation. Along Mill Lane and south of the railway line, the deposits are predominantly alluvial with fluvial strands reflecting the channels, floodplains and levees of a river or estuary.¹⁰

Archaeology

- 2.14 The Roman road between Chichester and Wickham runs to the north of the conservation area. There have been finds recorded along the route of the A27 and A3 including to the north of the Bedhampton Road (B2177).
- 2.15 A long history of occupation of the settlement indicates that Bedhampton is an area with high archaeological potential. As a result, a large part of the conservation area to the north of the railway has been designated as an Area of Archaeological Importance. The presence of springs are considered to have attributed to the attraction of the area for early settlements.
- 2.16 St. Thomas's Church is recorded as being listed Grade II having mid 12th century origins. The chancel was rebuilt in the 13th century and lengthened in the 14th century.

⁹ Bedhampton Historical Collection, records of Pile, J 'Roads and Trackways in Bedhampton, Havant and Warblington c.1770- 1810.'

¹⁰ British Geological Survey online

Three trenches were dug within the cemetery revealing early medieval and post medieval periods.

- 2.17 Iron Age Salt Works were recorded to the south of the A27 and noted in the Norman Domesday Book. Several small hearth areas, with groups of pot boilers, flint flakes and Iron Age sherds, were revealed during marsh reclamation, possibly indicating a salt-boiling site.¹¹ Within the conservation area, is a post medieval mill complex dating from the 18th century which includes the Corn Mill, Mill House and Watermill, and all listed Grade II.
- 2.18 There are three sites peripheral to Upper and Lower Mills and it is noted that the Domesday Book mentioned two mills. The position of the medieval mills might not have corresponded exactly with the current mill.
- 2.19 The presence of springs and streams with the water noted for its purity is considered to be an important historical factor for a settlement to be located in this area. The network of streams and levees certainly influenced the settlement pattern as well its economy and the industries that relied on the presence of water.

Locally Listed Historic Park and Garden

- 2.20 To the north of the conservation area lies the surviving grounds of the Old Manor House which is a Local Historic Park and Garden. It covers an area of 0.5 hectares. It was part of Bedhampton Manor and was held by Hugh de Port from Hyde Abbey. Included in the summary reference is made to the church, 7 servants, two mills, and two salterns and a deer park – a prosperous property.¹²
- 2.21 Over the years Bedhampton gained and decreased in value passing from owner to owner because it was often in the monarch's gift. A lot of the land was sold during the 19th and 20th centuries. For example, in 1912, the Dutton owner sold all the manor land north of Belmont. At this time land was more valuable for building than for farming.
- 2.22 Later in the 20th century an owner gained planning permission for 10 dwellings on the site of the manor house and garden. By that time, it was much reduced in size.
- 2.23 This threat of redevelopment of the Manor House was averted as it was bought up by the Manor Trust to provide for the elderly in Bedhampton. Its rear garden has retained much of its shape from before the 19th century including the Tudor gate in the rear (east) wall. At the time of writing, the Manor House was undergoing renovations.
- 2.24 The manor is in the traditional village situation, right beside the church near to the rectory, but now surrounded by modern buildings instead of meadows, evident in maps even as recent as the 1960s. It has preserved a carriage drive from Bidbury Lane, shown on 19th century maps.¹³

¹¹ Portsmouth City Museum Accession Nos. 29/71 and 48/71, Pastscape

¹² www.parksandgardens.org

¹³ www.parksandgardens.org

3. Evidential and Historic

Overview

- 3.1 Early mentions of Bedhampton stretch back to the 9th century when it is found in ecclesiastical records of 837 which state that the manor and lands were granted by the King to the Cathedral Church of Winchester. The mediaeval manor of Bedhampton comprised the whole of the Parish, a strip of land and sea that extended six miles from north to south and half a mile east to west. The best agricultural land was on the coastal plain and it is recorded as having eight plough lands and three acres of meadows. Tenants ploughed the lands in strips in the open fields which were sown in rotation and used for grazing in common after harvesting. Pastures were enclosed by the sea and valuable meadows provided hay for the over-wintering of livestock, such as Bidbury Mead. During the 10th century, the village was laid to waste by the Danes and subsequently resettled under the direction of Denewulf, the Bishop of Winchester.
- 3.2 In 1086 it was recorded as having a population of approximately 120 which grew steadily. It was held by the Abbot in the time of Edward the Confessor and Hugh de Port as referred to above. In the Domesday Book under the heading "*The land of St. Peter, Winchester*", Bedhampton has the distinction of a direct mention. The entry states:

"Hugo de port ten. de abbatial BETAMETONE. " (Hugo de Port holds BETAMETONE from the Abbey).
- 3.3 Hugh de Port was a Norman baron from Port-en-Bessin near Bayeux. He was a sub-tenant of the Abbot of Winchester, but for most of its later history, the manor was in the gift of the king who granted it with other estates to his relatives.
- 3.4 As time progressed Bedhampton's name changed from Betametone to Bethameton and Bethametona (one source dates these uses from 1167 and 1242) to Bodehampton in the 15th century, Bedhamton through to Bedhampton since 16th century.
- 3.5 In 1327 it was recorded as having 45 manorial tenants. In 1167 the manor was held by the son of Herbert the Chamberlain, ancestor of the baronial Fitz Herberts who held the manor until the beginning of the 14th century. Having been taken into the King's hands, it eventually passed to Edmund, Earl of Arundel before it passed to Edmund of Woodstock, the Earl of Kent, youngest son of Edward I in 1327. Although in 1329 Bedhampton was granted for life to John Maltravers, this was reversed in favour of Edmund, son of the Earl of Kent in 1330.
- 3.6 Due to the death of this line, the Manor passed to Joan, the fair maid of Kent, wife of Thomas Lord Holland, who became Earl of Kent in right of his wife. It thus remained in this line until the extinction of male line of that house. It then eventually rested with co-heirs, the First Duke of Somerset. There were further changes of control and vestiges and by the mid 16th century, Edward VI granted the manor to Richard Cotton 'in consideration of long and faithful service' and remained in this family until the early 18th century.

- 3.7 Afterwards, the manor passed to Mr Legge, then Lord Talbot 1778 to 1790, Lord Stawell, Lord Sherborne and then his son Ralph Dutton and by the early 20th century, his grandson Henry Dutton.
- 3.8 The Black Death (1348 – 49) and poor harvests reduced the population by one third to a half. The population was affected again in 1558 – 59 when an influenza epidemic hit the entire country. The Lay Subsidy Rolls dated 1589 saw only 10 taxpayers as opposed to 26 only 60 years prior.
- 3.9 The Domesday book recorded two watermills in Bedhampton including a corn mill and in 1286 a fulling mill usually associated with cloth-making. The sites can be identified as Lower Mill accessed via Mill Lane and Upper Mill which is located at a bend in the Hermitage Stream. Latterly, the modern waterworks of the Portsmouth Water Company has occupied this mill site.
- 3.10 The Domesday book also records two salt-houses where seawater was evaporated to produce salt, and extensive woodland providing fodder for pigs. A Church was also recorded dating from the Saxon period but was replaced in the 12th century by a newer church in the Norman style, much of which survives today.
- 3.11 Although a small community clustered around the church and manor house, Bedhampton was by no means isolated as it lay on an important route connecting the feudal castles of Lewes, Bramber and Arundel with Portsmouth, Portchester, Southampton and the West Country. The route running east-west to the north of Old Bedhampton is recorded as Roman Road. It is known from documents signed and sealed at Bedhampton that King John stayed overnight in 1208 and 1213, as did Edward I in 1297 and Edward II in 1325. In 1591 Elizabeth I dined at Bedhampton.
- 3.12 Saxton's map of 1575 (above) identifies Bedhampton as *Bedboiton* (Figure 2) and its location is demarcated by a church.

Figure 2: Christopher Saxton's map of Hampshire 1575



- 3.13 William Cecil and Lord Burghley's map of 1585 (see Figure 3) shows not only the church but Bedhampton as a contained settlement but this was not the case by 1611 as shown in Speed's map (see Figure 4). Emparkment has occurred to land to the north.
- 3.14 The economy of medieval Bedhampton is illustrated by a much later document, recounting the survey of the manor of Bedhampton taken in 1632.¹⁴ The survey contains the following passage:
- 3.15 "There is within the manor of Bedhampton one piece of ground compassed about with the sea containing four acres of ground not flowed with the sea, where are yearly bred and taken forty dozen of fowl called pewitt. And there is likewise within the manor of Bedhampton a creek or piece of ground flowed with the sea at every full sea called the fowling grounds, wherein are yearly taken winter fowl, that is to say ducks, mallards, wigeons and other fowls called wild fowl of great profit and commodity and wrack of sea and hath been time out of the memory of man."

¹⁴ Cousins, R 'A brief history of Bedhampton' May 2015, p13

Figure 3: W. Cecil and Lord Burghley's Map, 1585



Figure 4: Speed's Map of 1611



- 3.16 The Domesday Book also noted the presence of a hunting park which is located to the north of the current village – Bedhampton Deer Park which was enclosed from the Forest of Bere¹⁵ by a fence of approximately 8 miles long and then disparked in 1632 and subsequently used for arable cultivation. The Deer Park contained fish ponds, a rabbit warren and keeper's lodge providing for the Lord of the Manor's plate. The surviving remnants that formed part of the Old Manor House grounds is recognised as a locally listable Historic Park & Garden. At this time Bidbury Mead was part of the manorial demesne land.¹⁶ The Domesday Book also recorded the presence of a church and two mills.

Figure 5: Morden's Map of 1695



- 3.17 A 1797 map (see Figure 6) sourced from the National Library of Scotland provides more detail indicating development laid out in a gridded pattern to the north of Bidbury Lane / Lower Road with recognisable planted gardens (see Figure 6). This map was drawn in the year that Napoleon declared war with England and post the formation of the Turnpike Trust in 1763 but does show some improvements to routes which included 'Somerway' as it was called in 1749, 'The Lower Way' in 1753. As the name suggests 'Somerway' was probably only usable during the summer months.¹⁷
- 3.18 The residential properties that form the settlement of Bedhampton are shaded pink. Of those the largest is set to the north of the Church within contained landscaped grounds.

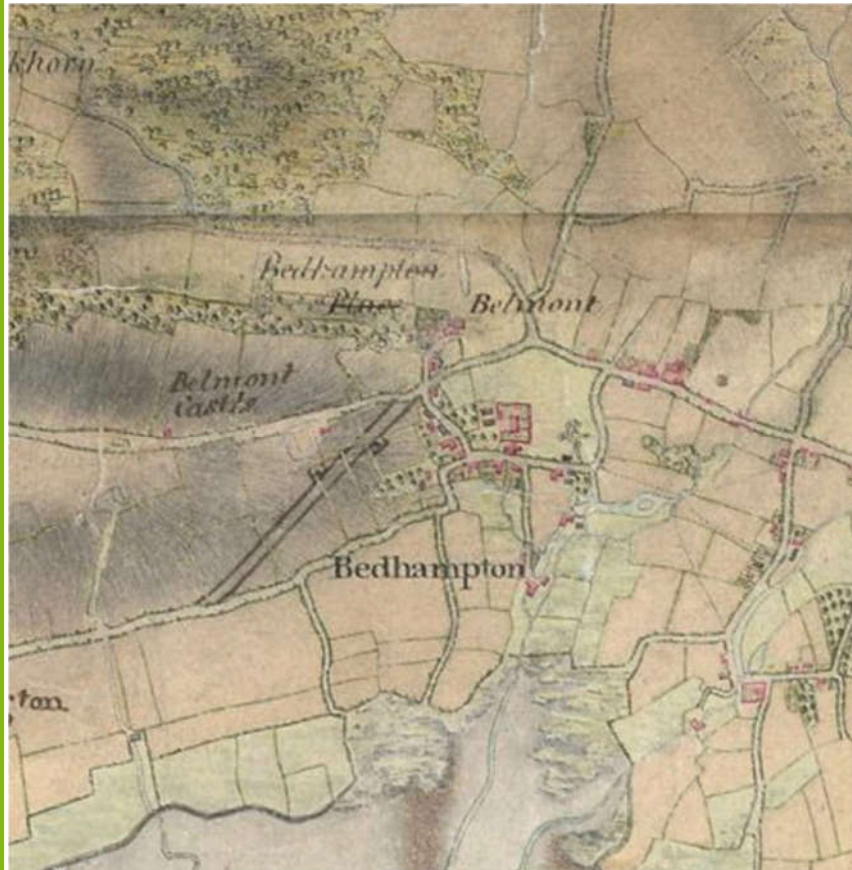
¹⁵ Cousins, R 'A brief history of Bedhampton' May 2015

¹⁶ Bedhampton Historical Collection, records of Pile, J, letter to Ms McLanachan dated 26th June 1996

¹⁷ Bedhampton Historical Collection, ibid

In later maps this is identified as the Manor House. Bidbury Mead can be seen to lie to the north and east of the Church and the Manor House. The Manor House is recorded as having fallen into a dilapidated state and was rebuilt in 1881.¹⁸ Belmont House was built within its own ample grounds which is also seen in the 1797 map. The Elms is clearly noted at the western end of the settlement with its planted grounds and long approach drive from the west and 2 of dwellings to the south side of Bidbury Mead. Further to the east a detached building is noted in the approximate location of the former Manor which later became the Poorhouse. The road and laneways remain recognisable to the present day.

Figure 6: 1797



- 3.19 During the 18th century many growing towns could not produce their own corn. Therefore, Bedhampton was ideally located to supply a growing population with bread and a wider area with cereals. In the 18th century Daniel Defoe in his tour through England and Wales described how all the countryside around Chichester Harbour and Langstone Harbour was given over to corn production. The Old Mill House is reputed to have been the place where the poet John Keats finished his poem *'The Eve of St. Agnes'* in 1819 and spent his last night in England in 1820.

¹⁸ Hampshire Telegraph, 05 July 1929

- 3.20 Mapping from 1825 (see Figure 7) clearly shows the riparian network including streams, ponds, ditches and millponds which with little change to the field pattern and boundaries of properties. The Church, Manor House and Farm, Brookside House, the Rectory, Bidbury House, The Elms with its formal approach from the west, the Poorhouse (former Manor House) and mill complexes are clearly identified.
- 3.21 Mill Lane and Narrow Marsh Lane¹⁹ leading south of Lower Road (previously called 'Lower Way' or 'Somerway')²⁰ providing access to fields system to the south, the mills and onwards to the harbour. By this time, development was increased along the north side of the Chichester to Portsmouth Road. See Figure 7 below.

Figure 7: 1825 OS Map Extract



(Source: Local Study Group)

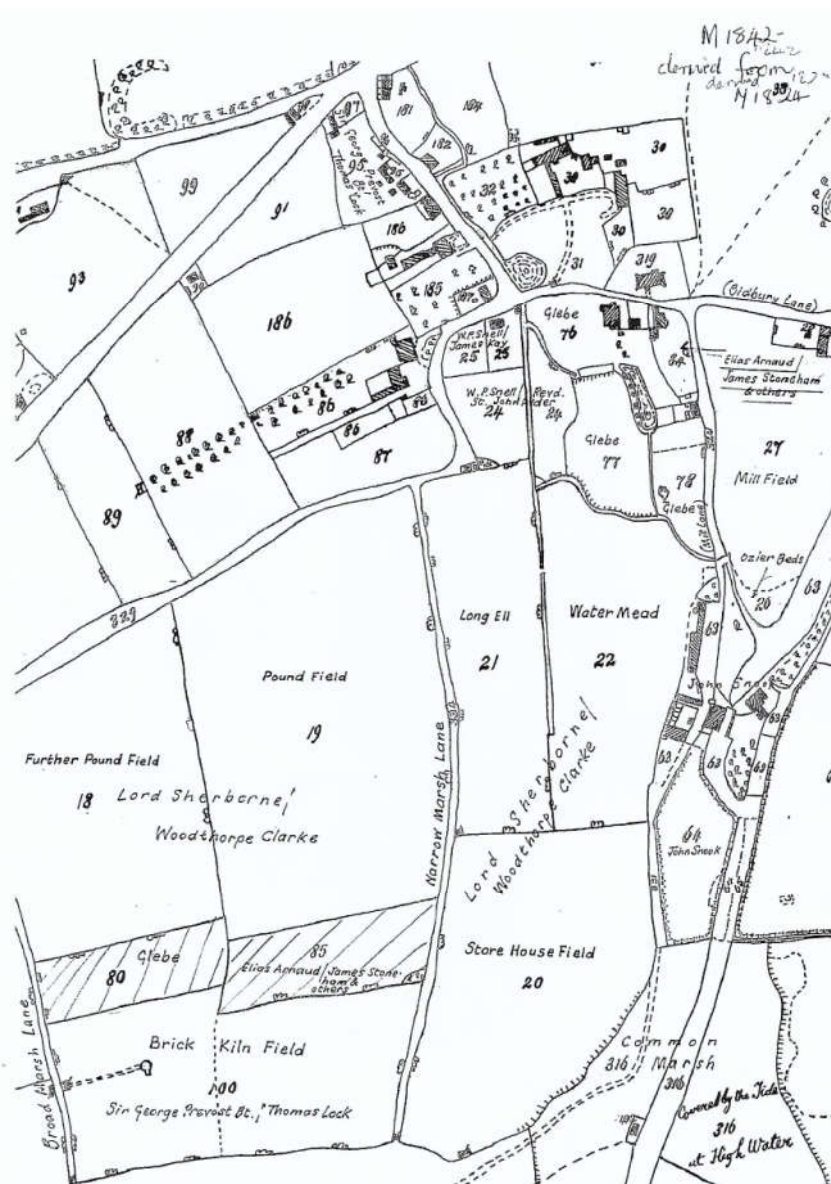
- 3.22 This corresponds with an earlier map of 1824 (see Figure 8) which has hand drawn and annotated in 1842 to show field reference numbers, fields name and in some instances land owners. It is noted that the 'Narrow Marsh Lane' provided direct access to the fields and lands in the ownership of Lord Sherborne, Woodthorpe Clarke, Elias

¹⁹ Bedhampton Historical Collection, records of Pile, J, SU701060 - 1749, 1753, 1810, 1842 PCRO Belmont Deeds TA No. 334

²⁰ Bedhampton Historical Collection, records of Pile, J - SU699062

Arnaud, James Stone and others.²¹ This lane was clearly demarcated in the 1960's OS map included as Figure 14. The historical association with Belmont to the north is indicative of the historical importance and significance of this route for access to Broad Marsh and the harbour for the owner, to serve the adjacent lands and in the wider context for the settlement.

Figure 8: Hand Drawn 1824 Map. Annotated 1842 by Pile, J



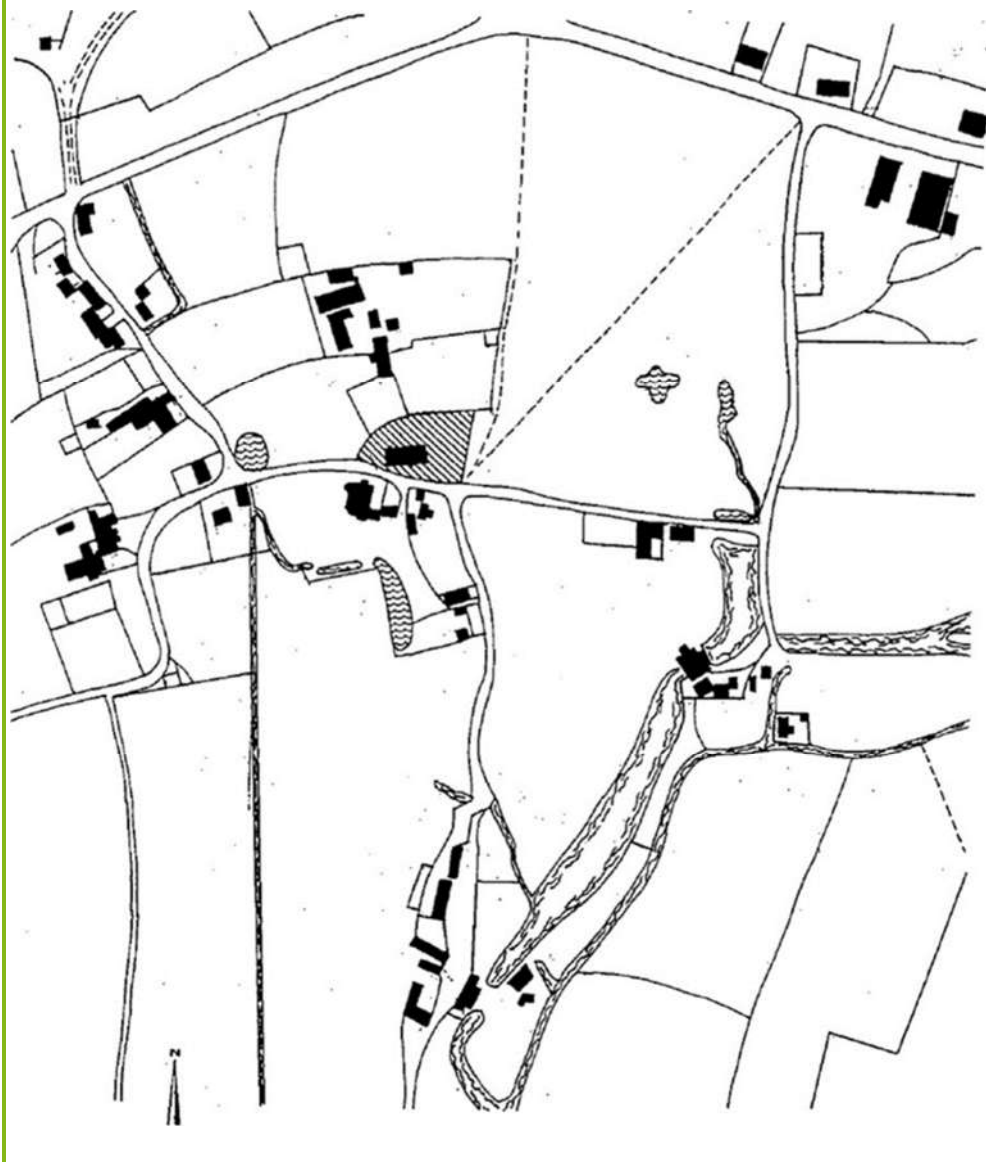
3.23 A tracing of the 1845 Tithe map (Figure 9) shows the village of Bedhampton before the coming of the railway. The Church of St Thomas is centrally placed within the settlement, the Manor which is located to the north west of the Church, comprises the

²¹ ibid

residential dwelling with what appears to be a farmstead serving the manor to the north west.

- 3.24 The map indicates that two of the farm buildings are of considerable size, generally rectilinear in form, orientated at right angles to one another with small outbuildings located to the north and east of the principal structures. The drive and grounds associated with the Manor House are clearly identifiable with a series of footpaths emanating from the grounds linking the former lands associated with the manor.

Figure 9: Tracing of 1845 Tithe Map

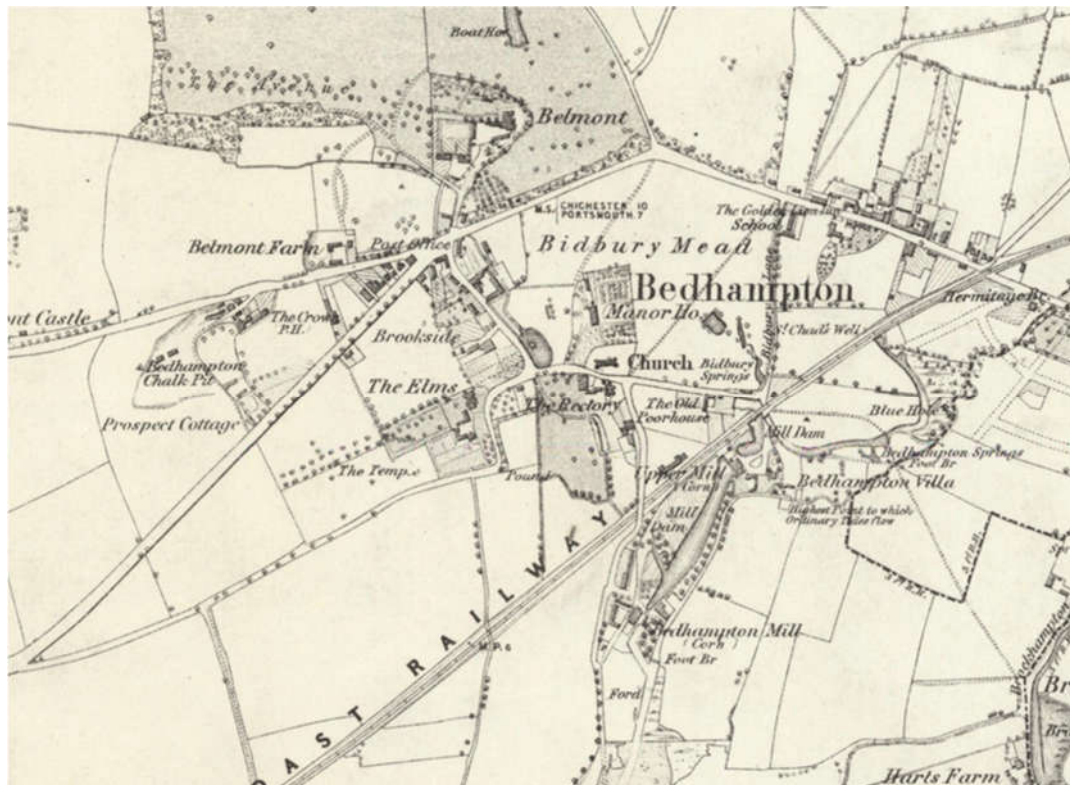


- 3.25 Although the village has a nucleus, largely created by the road network, there is no regular pattern of development. It tends to be loose and sporadic but it does have four houses of high status: The Manor House, The Elms, The Old Rectory and Bidbury House all of which are noted as having sizeable plots and located between the Church, Brookside Road and Lower Road. The Old Rectory is the only other building centrally placed which is located on the southern side of Bidbury Lane, opposite the Church. The Poorhouse, the former Old Manor, although shown within contained grounds, was also of a considerable footprint.

- 3.26 The Victoria County History mentions a hamlet known as Belmont that stood north of the church and this is probably indicated by a cluster of buildings that are recorded as being in this position on the 1845 Tithe Map (See Figure 9) and now occupied by modern housing. The house of Belmont Park is recalled by the street- name Belmont Grove on the north side of the B2177.²²
- 3.27 Further to the southeast, set within the rural environs and close to existing springs and streams are two groups of buildings, which evidence shows, are farm and mill buildings, noted as corn mills with Mill Fields but also a 'Store House Field' between a 'Common Marsh', covered by the tide a high water and Water Mead, possibly liable to flooding as a result of the ditches and streams overflowing. 'Store House Field' suggests dry land where it was relatively safe to store crops or products either arriving or being prepared for onward travel by land or sea.
- 3.28 In 1847 the construction of the railway improved communication but was too late to rescue the agricultural industry and its economy. The route of the railway resulted in the separation of the two mill complexes from the remainder of the hamlet/village as seen in the 1870 OS Map Extract (Figure 10) and the loss of Kings Croft Lane to the south of the junction of Bidbury Lane. It still shows Narrow Marsh Lane with a bridge over the railway line as per Mill Lane.
- 3.29 The 1870 OS Map extract (Figure 10) clearly shows the railway line as it cuts through the village, dissecting the built form. To the south, apart from the mill complex which includes two corn mills and mill dams, there are limited structures including the Mill House and Bedhampton Villa being notable residences.

²² Pile, 1829

Figure 10: OS Hampshire & Isle of Wight LXXVI 1859-1866, Published 1870



- 3.30 In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Bedhampton as:

"Bedhampton, a village and a parish in Havant district, Hants. The village stands on Langston harbour, adjacent to the South Coast railway, 1 mile W of Havant; and it has a post office under Havant, commands a charming sea-view, and is noted for its fine springs. The parish comprises 2,416 acres of land and 190 of water. Real property, £4,182. Pop., 576. Houses, 119. The property is divided among a few.

The manor once belonged to a dowager Countess of Kent, who took a nun's vow in grief for the death of her husband, afterwards married Sir Eustace Dabrieshes-court, founded a chantry in penance for her marriage, and died here in 1411. The living is a rectory in the diocese of Winchester. Value, £328 Patron, E. Daubeny, Esq. The church is a small, old, substantial edifice, with pointed steeple."*²³

- 3.31 The Hampshire Telegraph dated 3rd April 1875 accounts for an auction at the property selling furniture, brewing gear, pony traps and livestock. An earlier account in the Portsmouth Times and Naval Gazette 7th February 1857 makes reference to an insolvency notice for Mr George Edwards who was a licensed brewer at the Chalk Pit Brewery. This suggests that Bedhampton Villa may have been the site of the established brewery at Bedhampton which would not be surprising given the reputed

²³ Bedhampton Booklet.pdf

quality of the water from the natural springs and healthy-giving virtues. The Villa became consumed by the waterworks which was established at the end of the 19th century. The building was eventually lost to make way for the water works buildings that remain today.

- 3.32 To the north of the railway line and south of Bidbury Mead there were three buildings – the Upper Mill, a Manor House which became The Old Poorhouse, and a building on the edge of Bidbury Mead probably associated with the Bidbury Springs. These three buildings no longer exist, however the historic walling associated with The Poorhouse and that to the south east corner of Bidbury Mead have survived in part. The Poorhouse closed in the early 1800s. It is reported that in 1854 - 56 this was also a biscuit factory where biscuits were baked for Crimean War by John Snook²⁴, owner of the Bedhampton Mills. It was connected by a footpath to a grain store and mapping from 1876 (not included) shows a factory type building connected to the railway by a turntable.²⁵ Of note is the fact that in Parliament Session in 1868, the Borough of Portsmouth Water Works applied for leave to,

*“acquire compulsory or otherwise and take on lease and take grants of easement over any lands, houses, springs, streams, water, water rights, and other hereditaments, requisite or necessary for any of the purposes aforesaid, and also to purchase and acquire, compulsory or otherwise, mills, lands, houses, waters and water rights in said parishes of Havant, Bedhampton”*²⁶

- 3.33 The surrounding sweep of land also forms part of the story of the Mills and granary. Snook was also the owner of a storehouse on a quay at the lower end of Mill Lane which was only accessible at low tide by a causeway, traces of which may still be present. It was a public landing place where local produce was shipped to ports along the coast and coal and manufactured goods were unloaded. This is a reminder of Bedhampton’s former sea-borne related trade.²⁷ Snook was recorded as an importer of ‘foreign wheat for home consumption’ in 1888.
- 3.34 A former farm complex is located to the east side of Brookside Road and sporadic development to the west side including Brookside House and further along, the Elms. Of note is the presence of the Bedhampton Spring which has its source to the north of a former agricultural complex. It is split at the south east corner of the farmstead with one section running along the east side of Brookside Road. Both feed into a sizeable pond at the junction with Lower Road, Brookside Road and Bidbury Lane. It then continued beneath Lower Road to run past the new Rectory and round past Lake

²⁴ John Snook is recoded as being the owner of the Flour Mill in 1808 (Hampshire Chronicle). Bedhampton Mills had been in the Snook family ownership since c.1792 (Hampshire Telegraph, 10 April 1875). According to Newspaper records, the mills were often leased out In 1888 in the advert for lease, the mills are referred to as ‘water corn mills’ having associated cottages, large stores, railway siding, wharf, stabling and other premises, A mill house was recorded as being attached to the Upper Mill and a detached residence connected to the Lower Mill with its 15 bedrooms, office and garden (Hampshire Chronicle, 08 September 1888).

²⁵ Cousins, R ‘A Brief History of Bedhampton’ Havant History Booklet No. 50 (May 2015)

²⁶ Portsmouth Times and Naval Gazette, 30 November 1867

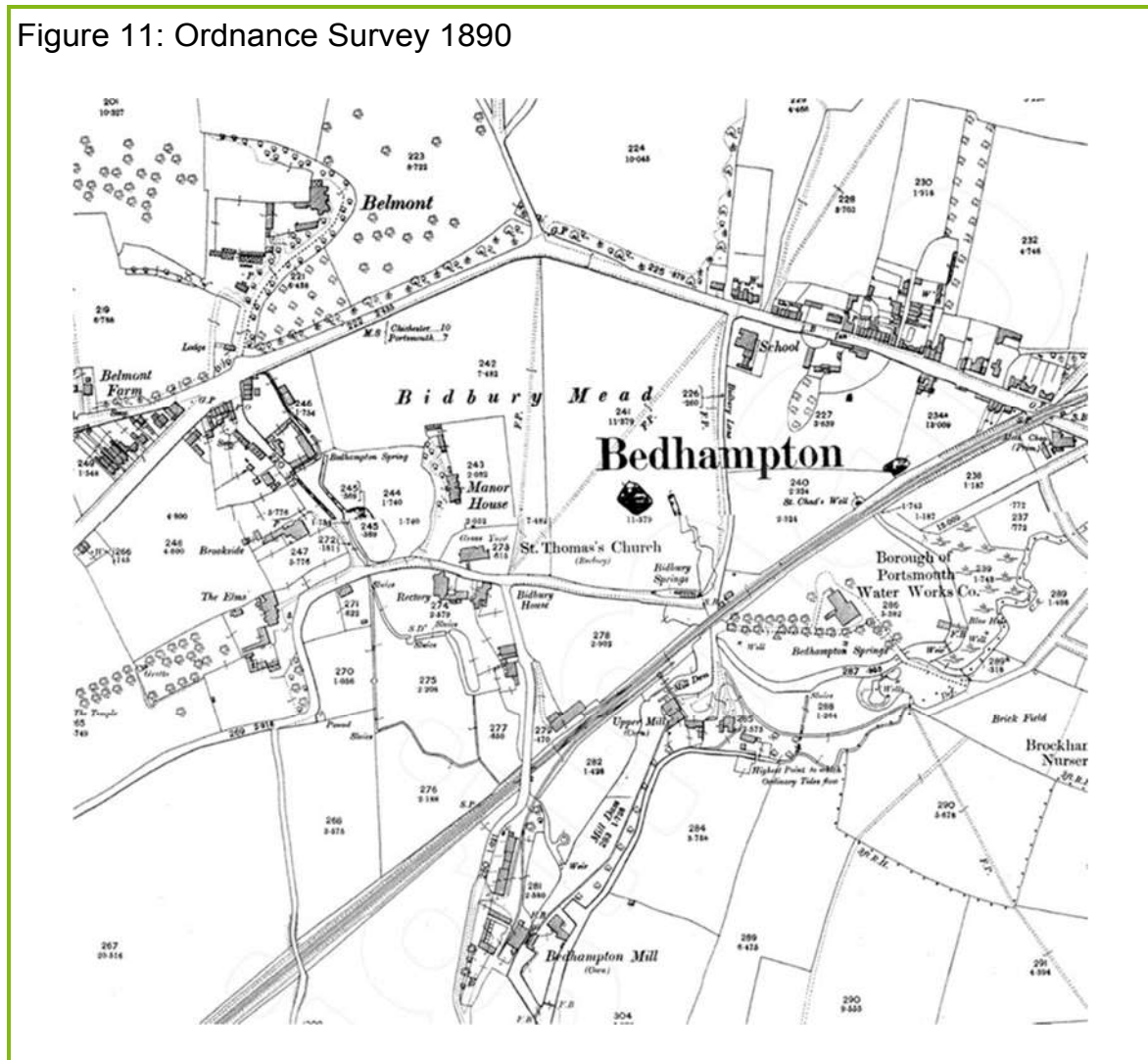
²⁷ Bedhampton Historical Collection, records of Pile, J including a letter on the footbridge over the A27

House in Bidbury Lane. Part flows into a culvert through the gardens of the four properties to the south side of Lower Road, close to the entrance of the road.

- 3.35 Historic culverts draining the water from the fields are particularly evident within the settlement, enclosing fields to the south of The Rectory. The east-west branch eventually connected in to riparian network to the east side of Mill Lane and the Mill Dam. The historic map of 1870 (see Figure 11) indicates two routes that led across the railway line. Mill Lane which led over the multi-arched red brick bridge over the railway line leading to the lower mill complex and Narrow Marsh Lane with a narrower bridge over the same line.
- 3.36 These routes, including bridges, led to Broad Marsh, the harbour and sea offering safer passage at that time. They also served the lands to each side. There is evidence for the use of Narrow Marsh Lane up to 1957 from the records of historian John Pile, dated 1994.²⁸ Mill Road continues as a public footpath and bridleway beyond the metalled surface. Both are considered to be of historic importance.
- 3.37 Although brick kilns were evidenced in previous decades (see Figure 8), by 1870–1879 agricultural labouring was still a predominant role along with millers and farmers. Change saw the increases in railwaymen, brickmakers, bricklayers and joiners. This also reflected the increase in building in the area spurred by the increased accessibility to travel and transport materials. The survival of the brick kilns and ‘Brick Kiln Fields’ on the 1824 map (Figure 8) is questioned as they were either removed or severed by the railway line.
- 3.38 The 1890 Ordnance Survey map (Figure 11) reveals little expansion to the village of Bedhampton. However, on the land to the north east of Bedhampton Villa to the west of the Marsh, the Borough of Portsmouth constructed new water buildings sourcing water from the Bedhampton Springs for the provision of the inhabitants of the area.

²⁸ Bedhampton Historical Collection, records of Pile, J, ‘Roads and Trackways in Bedhampton, Havant and Warblington c.1770 – 1810’ dated 9.10.94 which shows ‘early routes reaming in use in 1957’

Figure 11: Ordnance Survey 1890

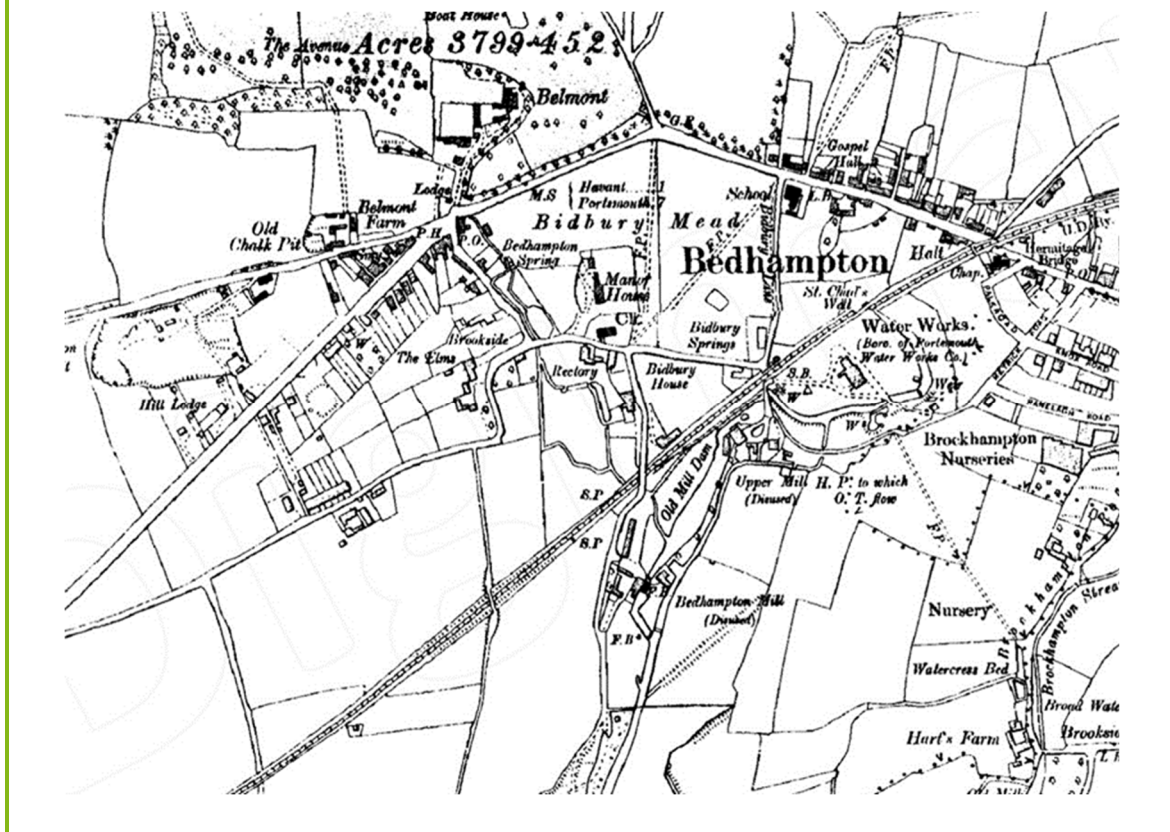


- 3.39 The Ordnance Survey map of 1900 published in 1910 (Figure 12) identifies further expansion of the settlement to the north of Bidbury Mead with the formation of Lester Avenue which runs northwards with detached and semi-detached dwellings aligned generally east and west. Whilst the historic core of the village remains largely unaltered some infill development is evident to the peripheries, including the separation of the plot of land on the eastern side of the school upon which a linear building with privy has been erected. Two new buildings have been erected at the junction of Bidbury Lane and Kings Croft Lane.
- 3.40 This period also suggests an increase in population with new development along the south eastern side of Bedhampton Mill Road with the land to the north of Lower Road previously identified as orchard / woodland being divided into small plots for cultivation. Manor Farm House appears on the 1900 OS mapping to the north side of Lower Road. Although not shown on the 1890 OS Map, it is recorded as having existed in 1889.²⁹ Its courtyard arrangement of farm buildings with a terrace of agricultural workers cottages are noted to the south side. A terrace of dwellings is also shown to the north side of the

²⁹ Portsmouth Evening News, 19 October 1889

road. The land associated with the Manor House remained intact, albeit severed by the railway line.

Figure 12: Ordnance Survey 1900



- 3.41 By the early to mid 20th century, occupation by agricultural labourers declined sharply. Farmers were fewer, millers disappeared, building trades rose as did middle class occupations but the 'gentlemen' declined.³⁰ Manor Farm was not in decline. It was farmed by manager, Walter Benford Mason³¹. He also managed a number of farms in the area and was later to become the owner of Manor Farm. Mr Mason was not only a farm manager, but also a Magistrate and church warden at the village church of St. Thomas.³² As well as being the venue for farming competitions, the camp of the 59th Cadet Battalion of the Anti-Tank Gun Regiments were stationed in a camp at Manor Farm in August 1939.³³
- 3.42 An article in the Hampshire Telegraph on 24 June 1938 includes an article title '*In Old Bedhampton Charming Village That Hides Around the Corner*' by Rambler, makes reference to "*paths to the foreshore ... But a word of warning: The going is a trifle rough on the feet. The small sharp flinty stones in places cannot be good for tyres, either. However, judging from this particular afternoon, the locality is not overrun by*

³⁰ Cousins, R *ibid*, p18

³¹ Hampshire Telegraph, 03 July 1925

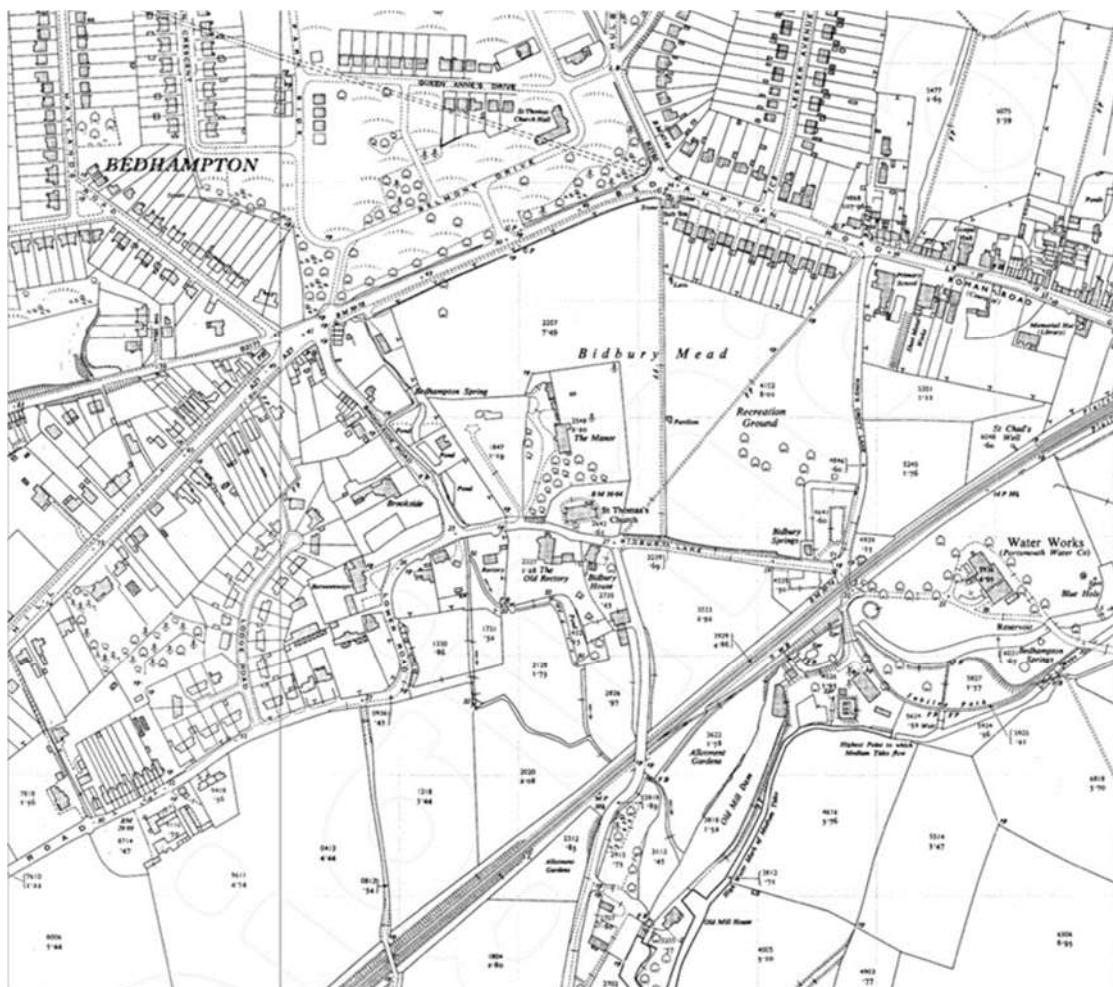
³² Hampshire Telegraph, 13 July 1956

³³ Portsmouth Evening News, 16 August 1939

vehicles of any kind?" And a further reference which refers to Mill Lane also refers to its as a "flinty road over the railway bridge leading to the foreshore."

- 3.43 The Ordnance Survey map of 1950 (Figure 13) shows a dramatic change to the area, the predominantly rural setting of the surrounding area to the historic core of Old Bedhampton, as it is now known, replaced by the construction of New Bedhampton, known as Bedhampton which included the loss of Belmont, the manor house to the north west of Bidbury Mead which was replaced with St Thomas Church Hall, residential houses and associated infrastructure; and the infilling of land around Maylands Road to form the 20th century suburbia, seen today.
- 3.44 Encroachment of infill development on the historic lands of The Manor House is also evident with the development of semi-detached residential properties to the north east corner of Bidbury Mead and the construction of a single dwelling to the west of the Manor House. Reduction of plot sizes to historic buildings and infill development is also evident, to the west of The Rectory, a new rectory was built, reducing the larger area of land. Further subdivision occurred to the west and two additional dwellings were introduced.

Figure 13: Ordnance Survey Map 1950s



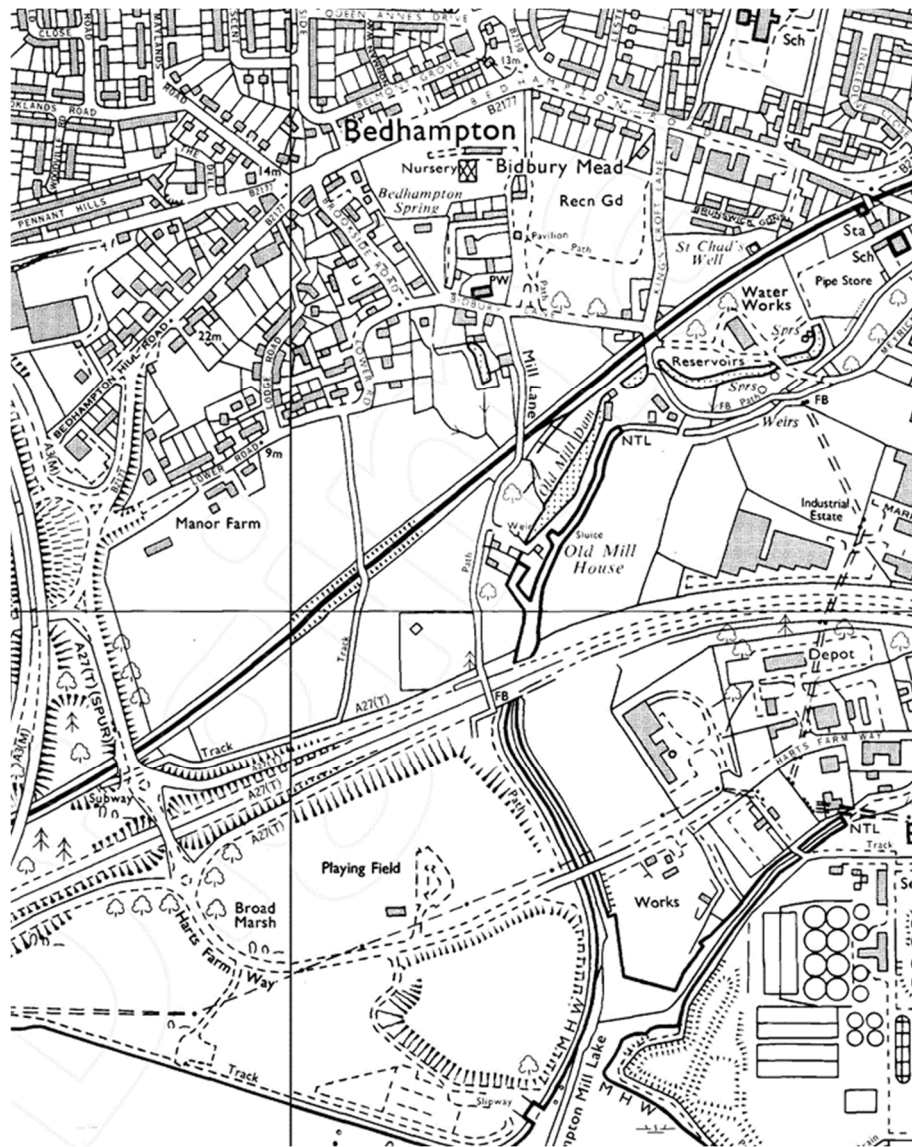
- 3.45 Further development to the west of The Elms and Brookside took place introducing a cul de sac development of semi-detached dwellings, only the land to the southern side of Lower Road and beyond to the south of the railway line remain unaffected. The remaining areas of open space include Bidbury Mead comprising the recreation ground and a triangular parcel of land to the south east of Bidbury House, enclosed by Bidbury Lane, the railway track and Mill Lane. It is of note that the new residential development and the expansion of the settlement occurred to the northern quadrants.
- 3.46 Between the 1960's and 1990's there appears little change to the urban form of Bedhampton and the historic core of Old Bedhampton. Field evaluation as part of the re-appraisal of the conservation area suggests that this status quo remains. The Ordnance survey maps of 1960 (Figure 14) shows further residential development on the former lands of Belmont including the formation of Belmont Grove, Queen Annes Drive, Roman Way, Park Side and Wigan Crescent. Infilling to the north eastern side of Bedhampton Hill Road is also evident and to the north of the Manor House, a nursery has been formed upon the former manorial lands.
- 3.47 The recreation grounds remain unaltered as does the historic built form located on Mill Lane. The land to the south of Manor Farm remains rural and undeveloped however the fields to the south east of Old Mill House shows a modern industrial estate served by a network of roads resulting in the loss of rural character and setting.
- 3.48 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 fatality³⁴ 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.

³⁴ Bedhampton Historical Collection, records of Pile, J

Figure 14: Ordnance Survey Map 1960s



Figure 15: Ordnance Survey Map 1990s



Education

- 3.49 Although not within the conservation area, the growth of the settlement saw the need for educational facilities to serve the local population. Records indicate that by 1833 there were two 'Dame Schools'; in Bedhampton. The old Bedhampton National School was built on the corner of Bedhampton Road and Kingscroft Lane to the designs of Richard William Drew, a London architect. The school was enlarged in 1873 and used as a school, a Sunday School and for public meetings. It was extended again in 1895 to accommodate about 180 children.³⁵ It closed in 1985 and today it has been converted into residential accommodation.

³⁵ Cousins, R 'A brief history of Bedhampton' May 2015, p26

4. The Character & Appearance of the Conservation Area

Summary of Features that Contribute to Special Interest

- Earliest surviving network of lanes and routes;
- Sections of a surviving network passing east-west through the heart of the settlement;
- Protected trees including those under specific Tree Preservation Orders;
- Natural springs, ponds and network of streams including The Brook;
- The Mill complex of buildings, a number of which are listed, upper and lower, associated millponds, mill races with heads and tails, sluices, weirs and dams and Hermitage Stream;
- Victorian railway bridge along Mill Lane;
- Church of St. Thomas's and its cemetery, listed Grade II;
- The Manor House of 17th century origins with timber framing to rear elevation, listed Grade II;
- The Old Rectory, listed Grade II;
- Manor Cottage, Grade II listed;
- The Elms and its front garden, gates and piers, listed Grade II*;
- Notable non-designated heritage assets including a Locally Listed Historic Park & Garden.

4.1 The Heritage assets map attached as Appendix 1 identifies the designated and non-designated heritage assets within the conservation area. A Townscape Appraisal Assessment is provided at Appendix 2.

4.2 Outside but adjacent to the boundary of the Conservation Area there remains:

- The sunken 'rural' lanes including King's Croft Lane and Bidbury Lane;
- Open green Bidbury Mead which creates a centre piece to the settlement;
- Rural and former coastal setting.

Spatial Analysis

- 4.3 The historic mapping and associated text provides an overview of the village and how it developed over time. Its original form was noted as having no regular layout with four houses of high status. However, the road network recorded in the 1797 map is still recognisable today, albeit that some routes have been truncated or altered due to the introduction of the railway line, and the Borough of Portsmouth's Waterworks.
- 4.4 The laneway system circumnavigates and contains Bidbury Mead to its east and south sides. Kings' Croft Lane to the east is recorded as a historic sunken lane. It runs southwards from Bedhampton Road and forms the eastern boundary of Bidbury Mead (formerly recorded as Bedbury Mead – a grazing meadow), a large tree-ringed recreation ground which provides a wider green setting to the Church of St. Thomas. The lane is clearly at a much lower level than the adjacent lands for the majority of its length.
- 4.5 A notional village edge is demarcated by the eastern wall to the Church and The Manor House. This role is strengthened by the extent of open space and long views achievable over Bidbury Mead. The main concentration of built form is to the west of Mill Lane, the Church and the Old Manor House where the core is clearly historic in origin as illustrated by the 1797 Map extract shown at Figure 5. The concentration includes development along Brookside Road and part of the north side of Lower Road. To the south side of Bidbury Lane and the bends of Lower Road, sporadic development has experienced infilling, particularly to the west side.
- 4.6 Post war WWII development of the 1950s saw a significant increase in development along and to the north side of Lower Road which eventually merged with the detached late Victorian / early Edwardian dwellings to the west. The former Old Manor Farm which is located in Mill Lane is now less developed than it was in the past. Today Mill Lane appearance is of a traditional rural lane with development toward the northern end and limited buildings to the south and east.
- 4.7 Due to the limited periods of change, the spatial and contrasting urban grain and development patterns are legible. For example, the nucleated yet loose pattern within the historic core sits in contrast to the interwar and postwar development to the north and west. The late Victorian / early Edwardian terracing to the west is distinct in terms of its grain and density being much tighter than that of the interwar development north of Lower Road and the large detached dwellings sitting within ample grounds within the historic core. The rural setting to the settlement is a key feature of its character including the location of buildings that had a link with the working landscape.
- 4.8 In addition to the roads and railway line, the natural and manmade riparian system has had a role in containing and shaping the pattern of development of the Old Bedhampton. These influences remain evident today.

Open Spaces, Landscape and Trees

- 4.9 There is a sense of containment to the historic conservation area and there are a number of key open spaces including the cemetery and space around dwellings within

the historic core. This more intimate arrangement is complimented by existing trees, hedgerows and lawns within private residential plots that are visible from public areas and where trees overhang and shade the lane. For example, the trees to the grounds of The Old Rectory and the Rectory overhang the containing boundary walling and are read in conjunction with the trees within the cemetery reinforcing the sense of being within a rural settlement. Brookside Road contains sections of wide green verges with tree planting within the public domain and is complimented by the culverted stream to the east side of the road, known as The Brook. This is a unique feature that appears on historic maps and although canalised contributes to the rural character of the conservation area.

Figure 15: View east along the sylvan Bidbury Lane



- 4.10 The large garden area to the rear of The Old Rectory comprises formal gardens and semi-natural planting/grassland and woodland. The lands to the south of Bidbury House, The Old Granary and Bridge House also form part of this swathe. Experience of this area is limited from the ground but it can be viewed from the bridge at Mill Lane from where it provides a dense green setting to the settlement with buildings glimpsed between the greenery. It is also noted that the perception and role of the swathe of trees will change seasonally with buildings more visible when the native deciduous trees are not in leaf.
- 4.11 Lands to the south side of the railway line and east of Mill Lane include lands and waterways, manmade and natural that once formed part of the lower mill complex. This landscape reinforces the presence of a working landscape and the surviving mill buildings to this south eastern part of the conservation area. Views from the bridge on Mill Lane can be obtained as well as from the public footpath that runs along the south side of the railway line. It is however, in a sense, detached from the remainder of the conservation area because the boundary fails to include lands to the north of the railway line and Bidbury Mead which are considered to contribute to the significance

and thus the special architectural and historic interest of Old Bedhampton and its identity as a place.

Figure 16: View northwards from the bridge on Mill Lane



- 4.12 The farmlands to the south and south west of the current lanes are considered to reinforce the rural origins of the settlement. This role is evidenced by the surviving farm group to the south side of Lower Road and the farmland with the historic route / footpath leading to another bridge providing access to the severed area south of the railway line. The presence of the line of non-native conifers intrudes into this setting but does not remove the sense of that connection.
- 4.13 Within the conservation area there are a number of trees that act as visual references. They include trees within the church grounds, the Holm Oak In Brookside Road at the junction with the entrance to the housing estate to the west side; the Pine tree within the forecourt of The Elms, the Sycamore at the entrance to Edward Gardens and the Holm Oaks in the grounds of Bidbury House.
- 4.14 Although already protected by the conservation area designation, a significant number of trees are additionally protected by Tree Preservation Orders (TPOs). These are noted as being within the grounds of The Church and the dwellings to the north including The Manor, along Edwardian Gardens, within the grounds of Bidbury Lawn and in Brookside; the grounds of the Old Rectory, The Rectory and The Old Granary as well as to the west side of Lower Road. Group Orders are in place to the south and eastern boundary of the lower section of the gardens to The Old Rectory; around the mill ponds and Old Mill Dam adjacent to Hermitage Stream and around the Old Mill House to the south and to the front south, west and northern boundaries of Bidbury Lawn.

Figure 17: The Elms with its notable Pine Tree



- 4.15 Within this small conservation area, boundary treatments are reasonably consistent yet sufficiently varied to create visual interest. Boundaries vary between a mixture of brick and flint as well as hedging. There are a few surviving metal estate railings and gates. Other boundary types include modern brick walling with railings surmounting, close boarded fencing, post and rail fencing. In some locations close-boarded fencing sits in front of a variety of slatted and trellis form behind which do not make a positive contribution to the streetscene.
- 4.16 Some walling has already been indicated as being of note and contributes to the character and appearance of the conservation area. These include the bridge and walling along Mill Lane, to the perimeter of the Old Granary running north to Bidbury House (Figure 18), to The Old Rectory and Rectory, around the perimeter of the cemetery to the Church and The Manor; a section along the west side of Brookside Road; sections to the east and west side of Lower Road and the wall with pier in front of The Elms. The walling to Kingscroft Road, matching that to the south side of Bidbury Lane is considered to surviving from the time when lands including ponds, mills, springs, streams, waters and water rights were subject to compulsory purchase or lease during the late 19th century (Figure 19).

Figure 18: Wall in rat trap bond to Bidbury House



Figure 19: Brick walling to Kingscroft Road



- 4.17 Walling to the Church grounds is predominantly flint with a stepped plinth, red or darker brick dressings. The section facing the carpark to the east side is square knapped and coursed whilst the base is random cobble. The wall to the south side along Bidbury Lane is of random coursed cobbles with narrow brick piers between and brick copings. Closer to the entrance the flint is knapped and clearly leaning.

Figure 20: Flint wall to the Church grounds



- 4.18 The eastern section of walling has a junction with the high garden walls to The Manor which is in need of attention. The wall shows signs of having being increased in height with a shaped brick coping denoting the former height, a change in brick and patterning with evidence of diaper work using vitrified headers, The buttressing was also a latter addition. A Tudor brick arched with double brick architraves and a wide planked wooded door with cast iron door furniture is retained in the rear garden wall of The Manor and is visible from the public domain.

Figure 21: The Tudor Arch in rear wall of The Manor



- 4.19 The walling to Bidbury House and The Granary is red brick with a fine chalk/lime mortar laid in a Rattrap or Dernes bond. The bricks are turned on their side which means the coursing does not integrate well where it abuts The Granary. Special half rounds bricks are used for the copings. This form of walling continues to the boundary with Bidbury Lane.
- 4.20 Brick walling continues along the west side and part of the east side of Mill Lane leading up to the arched bridge over the railway line. At the western side, the walling has a stepped angled plinth, is laid in an English Bond with a wide curved brick coping. The brickwork to the railway bridge is also laid in an English Bond with projecting brick band three courses deep above the tall arches. Unlike the walling to each side, it has a stone coping. Its face to Mill Lane has a stepped angled plinth.
- 4.21 The boundary wall to the Old Rectory is laid in a Flemish Bond with vitrified headers and is set in a lime mortar. This wall reveals several signs of alteration including changes to piers.
- 4.22 Random flint walling with brick piers and half round coping bricks form the boundary to the listed Spring Lawn House. The northern section of the wall appears to retain the remnants of stone mounts. To the opposite side of the road there are surviving sections of historic walling to the former gardens associated with The Manor.

Figure 22: Piers with Pineapple Finials to The Elms.



- 4.23 A notable boundary feature is the rendered piers with incisions and pineapple finials to The Elms which are specifically recorded in the List Description. Unfortunately, these are flanked by close boarded fencing to one side and picket style to the other with hedging behind. The original tall rails can be seen alongside the entrance leading to the rear area. To the west are a narrower pair of piers with a Gothic influence in their appearance and an original historic brick garden wall set further back from the road.
- 4.24 In some instances, it is only hedging that defines the boundary to properties. There are examples where fencing or railings are located behind or where hedging has grown above the height of the containing wall. Softening the appearance of the boundary treatment.

Views / Vistas, Focal Points and Focal Buildings

- 4.25 The Townscape Appraisal Assessment is shown in Appendix 2. It provides a graphical representation of the experience of the conservation area including approaches, views to and from, features and buildings of note and key views and vistas.
- 4.26 The experience of a place is not static. It is a moving experience producing a sequence of unfolding views that reveal different aspects, qualities and visual interest along the way. It is also cumulative and experiential as one view leads to another, where vista opens up and where a view terminates or is drawn to a particular building which represents a landmark or a focal building. It is this layering, experience of a place and awareness of the historic environment that creates legibility and understanding.

- 4.27 The Townscape Appraisal Assessment (Appendix 2) clearly demonstrates that there are notional 'gateways' that provide the anticipation of arriving at a place, in this case Old Bedhampton. This sense of approach and anticipation is reinforced by the views obtained along those routes including directly ahead – some providing long views, glimpses and glances and those that open up to provide wider vistas across the landscape and setting in which heritage assets are experienced.

Figure 23: A vista across Bidbury Mead



- 4.28 In a place such as Old Bedhampton with its conservation area designation, designated and non-designated heritage assets, the experience of moving through the landscape and context in which assets are experienced, reinforces the role that setting plays in contributing to significance, individually and cumulative and whether seen or not.
- 4.29 South of the railway line the open agricultural fields adjoin Hermitage Stream and provide the setting for the east of this part of the conservation area. To the west side, horticultural land and a grazing field provide the setting to that part. The analysis also demonstrates that setting can be near or far, that there is no requirement for heritage assets to be seen to be within their setting/s as advised in Historic England's Good Practice Notes in Planning, GPA 3 'Setting of Heritage Assets' (2017), 3rd Edition).

Public Realm

- 4.30 The public realm includes pavements, roads, verges and the park and in some instances leftover spaces. It also includes street furniture including railings, bollards, bins, signage and seating.
- 4.31 Despite the encroachment of the suburbs of Havant, the railway line and A27 bypass, Old Bedhampton retains a more rural character. This can be seen by the character and appearance of its historic lanes where pavements are absent and generally grass verges prevail. In the case of King's Croft Lane it retains its rising banks with remnants of older hedgerows. Mill Lane for example, becomes an unmetalled surface where it passes by existing properties, continuing as public footpath and bridleway.

- 4.32 Pavements along lanes and roads are limited in Old Bedhampton. Where pavements do exist, they are generally narrow with granite kerbing. The longest stretch of footpath is to the south side of Bidbury Lane continuing along part of Lower Road. There is also a pavement to the north side of Lower Road up to The Elms within a grass verge and along the west side of the approach to the dwellings north of The Manor. Grass verges and surviving grass banks of sunken lanes are more of a feature of the public realm than formal pavements. Tarmac surfaces appear tired in places particularly where statutory utility companies have carried out works. Some surfaces could benefit from resurfacing.

Figure 24: Grass verge with a channelled stream



- 4.33 The nature and narrowness of the lanes, with a distinct absence of pavements has resulted in the settlement instilling a sense of tranquillity where pedestrians and other non-motorised users often share the road space with motorists. At the same time this causes conflicts as vehicles often travel at speed along lanes where two vehicles cannot pass without travelling at slower speeds or overrunning verges.
- 4.34 A few cast iron drainage grates are noted in Mill Lane and Lower Road. Some traditional 'heritage' lighting columns with lanterns are noted along Lower Road and Mill Lane. The designs are consistent and contribute to the appearance of the conservation area.
- 4.35 Telegraph poles are limited but where they do exist, the telephone lines crossing the street can interrupt streetscenes and skylines.

- 4.36 The presence of signage, bollards and other street furniture is limited within the conservation area that would otherwise create street clutter. Refuse bins are on occasion left out on the street but invariably tend to be placed within the subject residential grounds.
- 4.37 Overall, the public realm is of a reasonable condition and the lack of street furniture reinforces that sense of being within a more rural environment than a residential suburb.

Current Activities and Uses

- 4.38 The predominant and prevailing use within the conservation area is residential. There are a few retirement homes. The Elms is home to the Manor Trust Bedhampton, the Trust Office and the Bedhampton Historical Collection. It also contains five apartments for the elderly.
- 4.39 The one key community building is St. Thomas's Church providing a place of worship as well as a focus for the community.

5. The Buildings of the Conservation Area

Building Styles, Materials and Colours

- 5.1 The range of buildings date from the 17th century to the mid 20th century and provide a varied palette of building materials, finishes, textures and details which positively contribute to the area and reflect the development of the village, from its historic beginnings as a Manorial estate with Church and Rectory, and separate Mill complex located to the South.

Scale and mass

- 5.2 There is a mixture and variety of building sizes including scale and mass. The prevailing historic scale tends to be two storeys, two storeys with attic over to three storeys. These historic buildings tend to have a large footprint and are set within ample grounds. At the same time, the mass of these larger buildings are broken down by lower storeyed ranges, single storey pitched and mono-pitched extensions. The physical scale and mass is broken down by the hierarchy of ranges of roofs, and the pattern of fenestration. Mass is further broken down by roofs with raised verges, castellated parapets (to The Elms) and chimneystacks which create visual interest. Interwar and post-war properties tend to be one and a half storeys to two storeys, some with attics.

Plots

- 5.3 The plot associated with the historic core of the village was aligned along Brookside Road and Bidbury Lane, The Manor to the north of the church being the only building set back with associated farmstead, orchards and land. The plots were bounded by open fields used for farming and cultivation.

Building materials

- 5.4 Building materials are typically related to status as well as the age of the buildings and their historic functions. Earlier buildings, generally in the vernacular style were faced in flint interspersed with sandstone and Portland stone ashlar quoins and buttresses. Brick became more popular in the eighteenth century which included boundary wall treatments where they were used as dressing in flint walls.

Colours and textures

- 5.5 The palette of materials used for the construction of buildings and boundaries have created visual variety and richness. Traditionally, colours have been generated by building materials; the greys of coursed knapped flints, blue vitrified headers and slate roofs, reds and multi-tones of brick and tile hanging, the yellows of London stocks, stucco, often self-coloured to replicate stone. There is a variety of 'off' or 'broken white', beige and yellows. The introduction of horizontal timber boarding to a new development provides contrast to the existing texture without loss to the pallet of local vernacular.

Listed buildings

- 5.6 The listed buildings located within the designated conservation area are shown on the map attached as Appendix 1 and include:

Church of St Thomas

- 5.7 Listed Grade II 16 May 1952, the most recent amendment being 16 April 2010, the building is of flint and rubble construction with ashlar quoins and red tile roof. The building dates from 12th century and is considered to be of architectural and historic interest for its C12 and later medieval fabric, including a number of C14 tracery windows. The interior is notable for the C12 Chancel arch.
- 5.8 The Church of St Thomas is located on the northern side of Bidbury Lane between the junctions of Bidbury Lane and Mill Lane, and Bidbury Lane and Edward Gardens. From the church, the view to the west is across Bidbury Mead and to the south, towards the coast, is the flood plain of two streams that rise in Bedhampton and drain into Langstone Harbour. Its bell tower can be seen in views from the western approach in Lower Road. It is also a key feature of sequential views and a focal building.

Figure 25: Church of St Thomas



Manor Cottage

- 5.9 A grade II listed property designated 21st July 1975, and described as:

“House. Early C19. Brick, with a tile roof. 2 storeys and attic, 2 windows. Red brick walls in Flemish bond with blue headers, 1st floor red band, cambered rubbed arches to the ground floor. Casements. Outshot at the east side, containing the entrance.”

- 5.10 Manor Cottage is located on the junction of Lower Road, Bidbury Lane and Brookside Road. It is an attractive brick constructed property with gauge segmented arches to the street facing ground floor windows. The property is gabled with the walls extending above the eaves to form a parapet each side of the roofslope to the principle elevation. Brick chimneystacks rise centrally from the gabled ends although one has been extended to add a third flue, whilst a projecting brick band. The windows are Georgian bar casements. Those to the ground floor depict a timber turning piece beneath the brick arches.
- 5.11 The lean-to appears to be a later addition that takes reference from the host building, the steeply pitched roof is covered with clay tiles and finished with a open eaves detail. The brickwork being red stretchers and blue headers laid in Flemish bond to match the host building. Further later additions include the chimneystack and the buttresses all laid in stretcher bond using a multi stock brick.
- 5.12 Visible in the street scene is a single storey pitched roofed addition which has been designed and constructed to blend harmoniously with the historic building. This is located to the south of the existing lean-to. Manor Cottage and its extensions are visually prominent within the streetscene and are considered to make a positive contribution to the character area.

Figure 26: Manor Cottage



Manor House

- 5.13 The Manor House is listed grade II and was first designated 21st July 1975 with subsequent amendments on the 6th February 1984 and 29th January 2016. It is described as:

“Large house, used as a home for the elderly. C16, with early C19 extensions. Timber-framed house, with added front (west) and 2 wings of the later period. Brick, rendering, with a tile roof. Symmetrical west front (all of the 2nd period) with slightly-recessed centrepiece of 2 storeys, 3 windows, and gabled wings of 2 storeys and attic, 1 window. The centrepiece is stuccoed, with a brick dentil eaves, hood moulds to the openings, sashes, and central gabled yellow brick porch. The wings have red brickwork with flush yellow dressings, hood moulds, and sashes.

The rear (east) elevation has a shafted stack, 2 brick-faced gables (early C19) in the centre containing the windows with the remaining walling being exposed framing with rendered infilling. The wings repeat the front elevation, but with French windows to the ground floor. Inside the old north wall is exposed in the staircase, with its timber-framing.”

- 5.14 The Manor House is a substantial building of symmetrical form comprising 2 no gabled wings constructed of red bricks with contrasting yellow stock quoining and window surrounds with a central white painted range of two storeys rendered with dentilled eaves, moulded hoods to the traditional double hung eight over eight sliding sash windows and a single storey porch in a replicating style to the side gabled wings.
- 5.15 The historic core of the building dates from the 16th century add glimpses of the external timber frame with rendered infill panels can be seen from the views along Edward Gardens.

Figure 27: The Manor House – front elevation



Figure 28: The Manor House – rear elevation



- 5.16 The boundary wall on the east and south boundaries, protected as forming the curtilage of the listed building was listed separately 6th February 1986. It was identified as a 16th century Tudor wall constructed of red brickwork in English bond, with some blue vitrified headers in a diaper pattern with moulded plinth. The description identifies that the south wall has a plain Tudor-arched doorway, whilst the east has a similar door which is recessed within a thickened wall, within a wider arch.
- 5.17 Whilst the lands associated with the manorial estate have been severed from any association with the house, the building and its associated boundary walls retain visual prominence within the street scene and contribute positively to the character of the area. At the time of writing, the Manor House was undergoing renovation

Bidbury House

- 5.18 Bidbury House is noted as having a Georgian façade and overlooks meadows and paddocks as it has since the 18th century. The house is listed Grade II with the list description indicating that it is:
- “Late C18, with C19 additions. Brick, with a tile roof. Symmetrical front (east) of 3 storeys, 3 windows, with a lower south side wing. Hipped roof. Red brick walling in Flemish bond, parapet with stone coping above a brick dentilled band, rubbed flat arches, stone cills, centre 1st floor opening now filled with a blue header panel.*
- Sashes in reveals: a 2-storeyed splayed bay on the south side, and on the north side a 1st floor bay supported on Tuscan columns, sheltering a doorway, with arched*

radiating fanlight above a panelled door, with side windows. There is a later forward single-storeyed extension on the north side, with an angular bay containing sashes."

- 5.19 The property faces Mill Lane but is situated in a prominent position on the junction of Bidbury Lane and Mill Lane directly opposite the Church of St Thomas. The principle elevation reflects the polite architecture of a Georgia façade with brick dentilation to the parapet wall finished with coping stones beyond which the tiled hip roof rises with a substantial brick chimney stack to each end. The windows are traditional double hung sliding sash windows placed to show a structured symmetry to the front elevation and diminishing vertical hierarchy, the two storey canted bay windows are a prominent feature in the streetscene.

Figure 29: Bidbury Mead at the junction with Mill Lane



- 5.20 The property has been extended more recently, however it retains its original plot size, is enclosed by a brick wall laid in rat-trap bond and finished with half round brick capping.
- 5.21 In addition the property has retained the historic outbuildings which were used in association with the productive kitchen garden and orchard, evidence of which can be clearly seen on historic mapping. They were also used as a carriage house, garage, corn store and squash court and are now a private house, retaining its Victorian facade dated 1868.

The Elms

- 5.22 The Elms is a Grade II* listed property first designated on 16th May 1952. Included in the listing is the front garden wall, gate piers and gates. The listed building designation describes the building as:

“House. C18 Gothick with an early C19 extension built to accommodate a visit by the Duke of Wellington. Late C18, early C19. Stucco, with a slate roof. The tall centre part has a symmetrical front (east) of three storeys, three windows, and set back at each end are lower wings, of two storeys and attic, one window to the gabled front, the north side being now masked by the later forward extension, which comprises a tower and a windowless rectangular block (of about one and a half storeys) with top-lighting. The centre has a crenellated parapet and the openings have ogee heads (capped by decorative roundels) above the windows, which on the second floor have cills at the foot of the curves, and on the 1st and ground floor include Venetian lights on each side, also repeated on the south wing (with blank side panels); the walls are grooved with a rustication pattern. Sashes. The central doorway is of classical form, with a Tuscan entablature and Gothic triple attached columns; this is enclosed in a later simple classical porch with square columns, now walled-in with side windows and a plain doorway.

The tower has Gothick niches, and narrow corner pilasters, each with three shallow panels marked by circular designs and cusping. The front wall continues from the tower northwards, with a four oval-arched blind arcade and rustication bands. This block encloses the chief feature of the house, the Wellington Room. This is a rectangular apartment, with four Ionic columns at the north (short) side, supporting an entablature which continues round the room as a decorative frieze, with Greek ornament. Above this frieze there is coving up to a flat ceiling, which has in the centre an octagonal opening, again with coving to the base of the top light. The lower walls have a dentilled band above three tiers of panelling, and a skirting; there are niches and floral decorations to enrich the interior (recently renovated).

Front gate piers with pineapples, and a 'Tudor' side gate within a vail, also capped with pineapples.”

- 5.23 The property whilst built in the 17th century, it is noted for its Gothic revival features that were added as part of 18th century improvements. The principal elevations are typical of its style with castellated parapets, gothic ovolo arched casements windows, stucco render and mouldings, friezes and niches which particularly adorn the tower that forms part of the original banqueting hall. Generally the stucco has been lined out to replicate ashlar (rustication).

Figure 30: The Elms on the approach along Lower Road



- 5.24 The entrance porch comprises flat lead roof supported on square columns of the Tuscan order. The early 19th century extension has been detailed to reflect the architectural definition of Gothic Revival with ovollo windows and niches, lined out stucco rendered façade with moulded pediment to gable end. The extension reads as a subordinate addition.
- 5.25 The listed building including early 19th century addition, wall gates and piers all make a positive contribution to the streetscene and character of the area. It has also been referred to as ‘the gem of Bedhampton’.³⁶ Of note is that that its crenelated tower can be seen in distant views including those from the agricultural lands to the south of Lower Road.

Spring Lawn House

- 5.26 Listed Grade II on the 21st July 1975, the building is described as:

³⁶ Pevenser, N and Lloyd, D The Buildings of England (1962) ‘A Description of The Elms and The Waterloo Room’ Penguin Books

“House. Early C19. Brick with a tile roof. Symmetrical front (east) of 2 storeys, 3 windows. Painted brick walls in Flemish bond with rubbed arches. Sashes in exposed frames. Doorcase with pediment, frieze, architrave, and 6 (flush) panelled door.”

- 5.27 The historic core of the building comprises two storeys, being of three bays with gabled ends and axial chimneystacks at each end under a clay tiled roof. The principle façade being typical of the Georgian period formally arranged around a centrally placed door with pediment above. The eight over eight traditional double hung sliding sash windows to both ground and first floor each side of the door being of equal proportions whilst the first floor centrally positioned sash has a reduced height to accommodate the doorcase beneath.
- 5.28 The building represents classic and vernacular architecture although it has been subject to extension and alteration. The extensions include 2 no. single storey additions with pitched roofs, one providing garaging whilst the other forms part of the extended habitable space which is depicted by traditional sash windows that replicate the original. A further extension of one and a half storeys connects the historic core and the habitable single storey extension, the ground floor area encompassing a second entrance into the property whilst the first floor is denoted by a pitched roof dormer clad with contrasting vertical tile hanging.

Figure 31: Spring Lawn House



- 5.29 The extensions are visually subservient to the original form and generally are considered to preserve the setting of the listed building and the surrounding landscape of the character of the area. The listed building retains its sense of elegance and proportions. Although new dwellings have been constructed to the rear, it also retains an impressive garden with formal lawns and terraces.

The Old Mill House

- 5.30 Listed Grade II on 16th May 1962, with the most recent amendment having been made on 6th February 1984. This house to a former mill is described as:

“Brick, with a tile roof. Symmetrical front (north) of 2 storeys and attic, 3 windows. Tile roof, with coved plaster eaves. Painted brickwork in Flemish bond, 1st floor band, rubbed flat arches. Sashes, French windows to the ground floor, with narrow side panes. Wood doorcase, with cornice on carved brackets, eared architraves, panelled reveals, and 8 panelled (2 top glazed) door. Attic windows (casements) in the coupled end gables.

Property comprises two parallel ranges covered with a M roof clad in clay tiles the gable end walls rising above the eaves and verges following the line of the slope but with stepped end and 4no. axial chimney stacks rising from the apex of each gable. Within the coupled end gables casement windows provide light to the attics.”

Figure 32: The Old Mill House



- 5.31 The building is symmetrical in appearance with central eight-panelled door painted wooden doorcase with cornice on curved brackets, eared architraves and panelled reveals. Either side of the front entrance door are a pair of French doors with shutters whilst above the traditional double hung six over six sliding sash windows are aligned centrally to the openings below.
- 5.32 The house is located on the edge of the village and beside a tidal stream. Despite the former grouping having been subdivided, it retains large grounds. Its rear elevation is afforded views over the Hermitage Stream. Its painted brick elevations contain a simple projecting brick band comprising 3 courses and denotes the visual separation of ground and first floor whilst the eaves are simply detailed by a plastered coving.

- 5.33 Whilst the historic core of the house denotes classic 20th century architecture, the side extension is clearly a modern mid 20th century flat roof addition with tile hanging to the first floor and painted brickwork to the ground. The extension, whilst subservient in mass and scale lacks architectural definition and impacts negatively on the setting of the listed house. A further extension has been added comprising single storey with pitched roof clad in a single ply membrane.
- 5.34 The Old Mill House with its simple architectural detailing makes a positive contribution to the character of the area. The later additions however are considered to negatively impact both on the setting of the listed building and the surrounding landscape. It also retains some traditional metal estate railings and gates to its western side.
- 5.35 It is reputed that John Keats finished his poem 'The Eve of St. Agnes' in 1819 at The Old Mill House and where he spent his last night in England in 1820. The Old Mill House was then still a working mill, and the miller John Snooks and his wife Laetitia were the poet's hosts.³⁷
- 5.36 After the original coach house caught fire in 2009, it was replaced in 2013 with a neo-Georgian dwelling which is now in separate ownership.

The Old Rectory

- 5.37 Listed grade II 16th May 1952, the property is described as:

"House. Late C18. Brick, with a tile roof. Symmetrical front (north) of 2 storeys and attic, 3 windows. Red brick walling in Flemish bond with blue headers (colourwashed), stone coping to parapet and brick dentil band, rubbed flat arches, 1st floor band. Sashes in exposed frames. Large stucco porch with blocking course, cornice, recessed arches at the side with arched windows (sashes), radiating fluted plaster panel within the front recessed arch, with an arched opening, having a radiating fanlight above a bow-shaped cornice, supported on Adam-style ¼- Corinthian columns, and 6-panelled door. The west elevation has a 2-storeyed ½ octagonal bay and a south side extension of 2 storeys, 3 windows, all in similar style. The east elevation is also of 3 windows."

- 5.38 The Old Rectory presents a dignified and tranquil Georgian facade behind its high old brick wall bordering the narrow Bidbury Lane, facing north, directly opposite St. Thomas's Church. The wall of the house is composed of yellow stocks, interspersed with the local blue brick. The rear faces south over the fairly small garden and over uncultivated glebe land, with a canalised stream running through the southern boundary of the garden. Over the stream on the western border is an attractive flint bridge. Views, formerly over Langstone Harbour are now obscured by the A3(M) motorway.³⁸ The former coach house with the fan glass window over the door, now used as a garage with a studio above, may be seen from the road. The house in juxtaposition with the St. Thomas's Church, is an integral part of Bedhampton.

³⁷ <https://www.telegraph.co.uk/travel/artsandculture/3273771/Home-of-Welsh-poet-Dylan-Thomas-opens-as-a-holiday-let.html> and Portsmouth Evening News, 11th May 1954

³⁸ <http://research.hgt.org.uk/item/the-old-rectory-bedhampton/>

Figure 33: The Old Rectory with its large ornate porch and arched gateway to the wall



Non-designated Heritage Assets

Old Granary

- 5.39 Old Granary appears to be a former agricultural building with ecclesiastical details. The hand-drawn 1824 map (Figure 8) confirms that it was associated with the Church and a Glebeland farm.
- 5.40 The building is constructed of red brick laid in English bond with traditional sliding sash windows with arched heads and double doors with inset timbers laid in a herringbone pattern. The East elevation aligns with Mill Lane and is adorned with architectural detail denoting it as the principal elevation. The detailing of the Eastern elevation includes stone embellishments in the form of moulded string courses, surround and hood mould to first floor doors, corbel to eaves and panels beneath the ground floor window openings. The use of polychromatic bricks – vitrified blue headers, London stocks and dark red bricks accentuate further detailing such as banding, segmented arches to windows and dentil course at eaves. Above the first floor loft door is a date stone of 1868 whilst the ground floor door is accessed via stone steps with wrought iron balustrade and handrail finished with a rams horn detail.
- 5.41 At the southern end, set back from the lane, a flat roof single storey garage addition has been constructed in red bricks laid in stretcher bond with centrally placed open out planked doors. The structure whilst subservient in form and detail is of no architectural merit and the addition of a low-grade polycarbonate lantern within the flat roof visually detracts from the character of the area and streetscape.

Figure 34: The Old Granary with ecclesiastical overtures



- 5.42 The North elevation is characterised by clerestory type windows at first floor leading to the front. To the south, a lean-to single storey with a mono-pitched roof clad in slate to match the main roof with brick chimney rising through the centre of the slope and stone corbel to the eaves at the eastern gable end.
- 5.43 The private grounds associated with the building are enclosed by a brick boundary wall constructed in rat trap bond with half round brick cappings. The position of the building on the verge of the road and its architectural character and definition ensure that it is a prominent building within the views and vistas into and out of the conservation area which makes a positive contribution to the streetscene and character of the area.

Other positive buildings

- 5.44 The Barn associated with the former farmstead, is constructed of generally red bricks laid in Flemish garden wall bond with some inclusion of blue headers with barn hip gabled ends and clay tiled roof. Whilst it has been converted to residential use the property retains its simple utilitarian character and form. The historic wall which would have enclosed the farmyard has been retained thus preserving the historic context and minimizing the visual impact of domestic detailing. Whilst 2no windows have been inserted into the gable end which forms the principle approach elevation, these are set down and are partially obscured by the raised parking area and drive. The undulating tiled roof provides visual credence to the building being late 18th / early 19th century farmstead barn and positively contributes to the skyline.
- 5.45 The formal entrance piers with lanterns, the modern garage building and adjacent outbuilding are systematic of modern domestic paraphernalia and whilst they are not of any particular architectural merit they are not considered to visually detract from the context of the building or its landscape setting.

Figure 35: A building forming part of the former Manor Farm and its historic grouping



- 5.46 Built on lands formerly associated with The Manor House, Bidbury Lawn is a large detached dwelling set well back into its ample garden located to the north side of Bidbury Lane, between Edward Gardens and Brookside Road and is approached via a long gated private drive. Due to dense boundary planting it is not visible from surrounding roads. Although only constructed in the mid 20th century, it featured in the Daily Mail Book of House Plans 1957 where it was recognised as a classic example of the best architecture of its day since it was built in the late 1950s. The write-up described its quirky turret entrance, extensive use of wood and curved lines in walls and central staircase.
- 5.47 The only feature that has really changed since the 1950s description is that you can no longer see right out to Farlington marshes and the Solent from the property, as the mature trees have grown up to make this feel like a secluded and private space that is tucked away in the country.

Figure 35: A building forming part of the former Manor Farm and its historic grouping



6. Character Areas

- 6.1 Due to the conservation area being quite contained, it is considered that the current area possesses two main character areas:
- Character Area 1: Historic settlement core
 - Character Area 2: Mill and associated lands
- 6.2 These are depicted in the Map attached as Appendix 3 and are relatively self-explanatory when one considers the historic map regression and development of the place over time, including the changing nature of the coast and the manmade incursions.
- 6.3 Character Area 1 tends to be concentrated around the loose nucleus of residential properties, associated gardens, the main laneway that flows through the settlement including Bidbury Lane, Lower Road, Brookside Road and Mill Lane. This area is distinctly different in character and appearance to Character Area 2.
- 6.4 Character Area 2 covers an area that retains a stronger rural character and a landscape heavily shaped by the former mill complexes and waterways. To an extent the introduction of the railway has created a sense of detachment, but the historic landscape still yields evidence of the former working environment associated with agriculture, the milling industry and sea-related activities.

7. Management Plan

Introduction

- 7.1 The preceding chapters of this document have identified the special positive qualities of the Old Bedhampton Conservation Area which contribute to the character of the conservation area. The Management Plan aims to build upon the positive features and sets out the issues with recommendations for change and improvement.

Boundary Review

- 7.2 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).
- 7.3 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:
- Bidbury Mead; and
 - Old Bedhampton School and Chapel area.

These areas are shown on the map in appendix 4.

A. Bidbury Mead

- 7.4 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.

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

publications such as the Borough Design Guide Supplementary Planning Document and should generally:

- Take into account the prevailing forms of development;
- Compliment the form and character of the original building;
- Seek that all works to listed buildings preserve the building together with its setting and any features of architectural or historic interest which it may possess
- Be secondary in bulk and form to the principal building;
- Use high quality materials and detailing;
- Pay particular attention to roof lines, roof shape, eaves details, verge details and chimneys.

Buildings Including the Cumulative Impact of Minor Alterations

- 7.11 Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the “preservation and enhancement” of the area. These controls include the requirement to obtain planning permission for the demolition of any unlisted building or part of building that exceeds 115 cubic metres; fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed tree works. Article 4 Directions increase the controls further and as set out in the recommendations, lists those types of changes and alterations that can erode the special character of a designated conservation area.
- 7.12 There are a limited number of designated listed buildings within the conservation area. Some non-designated 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.
- 7.13 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.
- 7.14 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.

- 7.15 It is evident that a number of buildings have been the subject of change – some perhaps as a result of pre 1988 permitted development rights but also including modern joinery, Upvc windows, side roof extensions, outbuildings and ancillary buildings, changes to roofing materials, formation of crossovers and hardstandings, boundary treatments including fencing and gates which have had a deleterious impact on the character and appearance of the individual buildings concerned, the streetscene and therefore the conservation area.
- 7.16 With regard to alterations to unlisted buildings, Article 4 directions can increase the public protection of designated and non-designated heritage assets and their settings. They are not necessary for works to listed buildings but can control detached structures erected within their grounds. The appraisal identified that there is a potential threat to the character and appearance of the conservation area by unsympathetic alterations to the unlisted buildings in the conservation area. Therefore, it is recommended that an Article 4 Direction under the Town and Country Planning (General Permitted Rights) Order 2015 (as amended) be considered to remove permitted development rights for those aforementioned changes and alterations. Every effort should be made to build on the opportunities that arise in ways that enhance the qualities of the area.

Recommendation 2

- 7.17 An Article 4 Direction under the Town and Country Planning (General Permitted Rights) Order 2015 (as amended) be considered to remove permitted development rights for the removal of existing means of enclosure and boundary treatments, new means of enclosure and boundary treatments, crossovers and areas of hardstanding, addition of front porches, rooflights and solar arrays visible from the public domain; changing the colour of already painted surfaces, roof materials, windows and doors, eaves and bargeboards.

Recommendation 3

- 7.18 Resist proposals to remove traditional boundary walls, piers and railings and to resist applications for new boundary treatments that fail to respect the form and materials of traditional boundary treatment. Where evidence exists of former historic boundary treatments, including gateposts and decorative details, their reinstatement will be encouraged.

Public Realm

- 7.19 There are opportunities for improving street and pavement surfaces as well as the grass verges. In places where the tarmac looks tired and worn, consideration should be given to its replacement. For those pavements that exist, consideration should be given to more distinctive and traditional surface finishes that can withstand lifting and relaying when utility work is carried out. Where granite kerbs remain, they would be reused in any repaving schemes.

Recommendation 4

- 7.20 The Council will seek to ensure that all existing historic features are retained, and that new highway works, and other works of general enhancement, will bring an improvement to the conservation area.

Trees

- 7.21 There are a number of Tree Preservation Orders and Group Preservation Orders presently in place within the area. All trees within verges or along roadsides fall under the control of the Highway Authority. There are a number of trees within private gardens that contribute to the character and appearance of the area which are protected by legislation due to falling within the conservation area but may still be affected by development.
- 7.22 Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give the Council six weeks written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served.

Recommendation 5

- 7.23 The Council will consider the use of Tree Preservation Orders, in appropriate circumstances, where a tree has significant amenity value and is considered to be potentially under threat. This will include trees both within and outside the area where these contribute to the setting of the area or views identified in the appraisal. The Council will consider tree planting as part of wider public realm improvements and enhancement schemes.

Buildings of Local Architectural or Historic Interest and Significant Unlisted Buildings

- 7.24 There is only one locally listed building at present. The townscape appraisal identified a number of additional unlisted buildings which are considered make a positive contribution to the character and appearance of the conservation area. These are marked on the Townscape Appraisal map at Appendix 2.

Recommendation 6

- 7.25 The Council will seek to review the existing Local List through the inclusion of positive buildings and an assessment of those that may warrant designation as a listed building.

Traffic / Pedestrian Management

- 7.26 Narrow lanes and the highway layout, particularly where pavements are not present, creates an opportunity for conflict between different users of the highway. Conflicts also occur with other users such as pedestrians, wheelchair users and those pushing

prams, cyclists and horse riders. Consideration should be given to proactive traffic management measures including a reduction of the speed limit through Old Bedhampton to 20 mph. At the same time, an objective should be to prevent erosion of the sunken lanes, earth banks and hedgerows.

Recommendation 7

- 7.27 In coordination with Hampshire County Council to consider a 20mph speed limit within Old Bedhampton to including Kingscroft Lane, Bidbury Lane, Mill Lane, Lower Road, Brookside Road and Edward Gardens and to ensure that pedestrians, cyclists and horse-riders have priority over vehicles.

Recommendation 8

- 7.28 In coordination with Hampshire County Council consider the placing of 'welcome signs' to the entry to the area within the highway' without causing obstruction or conflict.

Recommendation 9

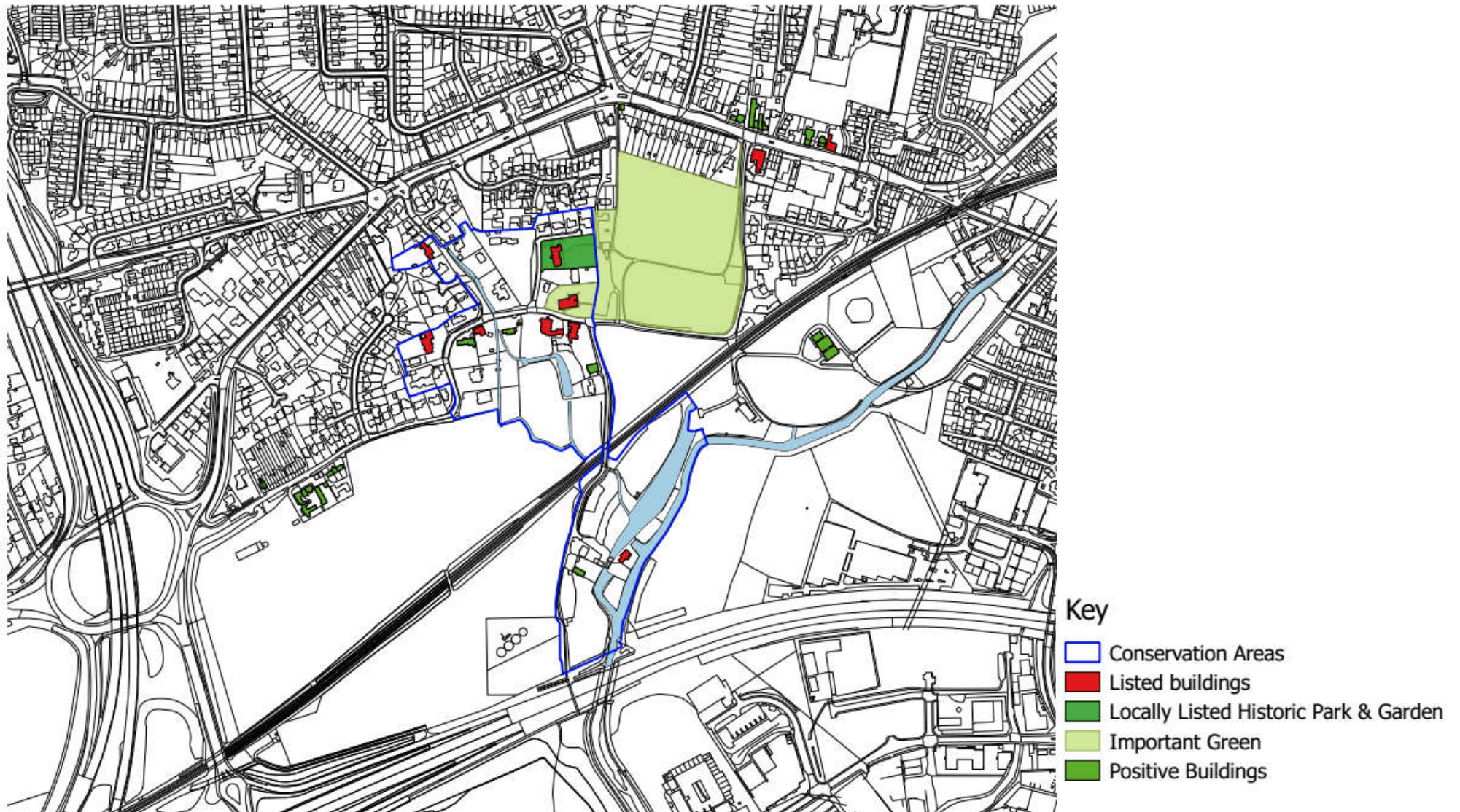
- 7.29 In coordination with Hampshire County Council and landowners, seek to prevent the loss or erosion of the verges, earth banks and hedgerows to each side of the sunken lane that runs through the settlement.

Review

- 7.30 Local authorities have a statutory duty under Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to review conservation areas 'from time to time'. Best practice suggests a review cycle of between 5-10 years. This will depend upon the degree of change and the pressure for change that the area experiences in coming years.

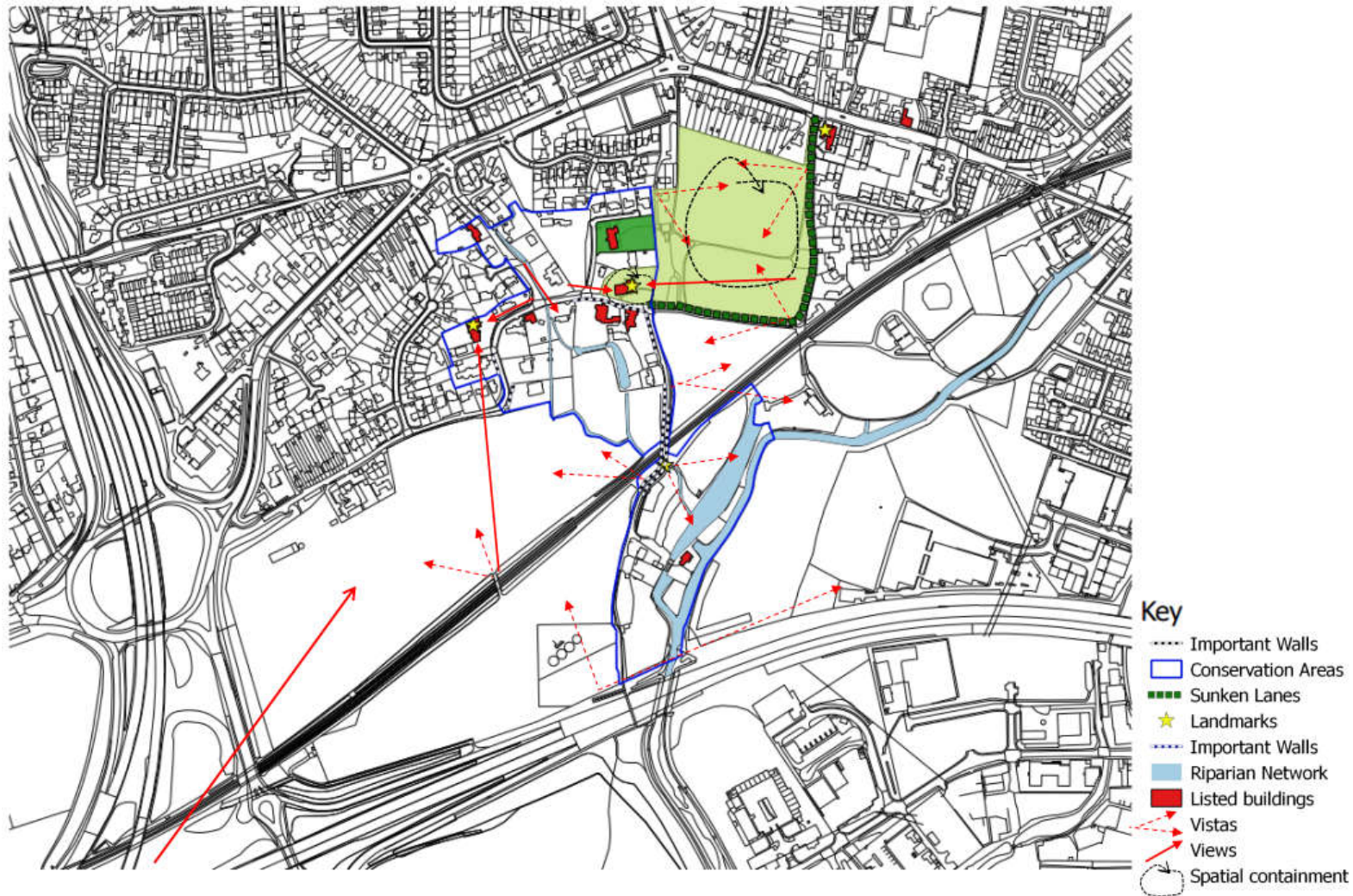
Appendices

Appendix 1: Heritage Assets Map



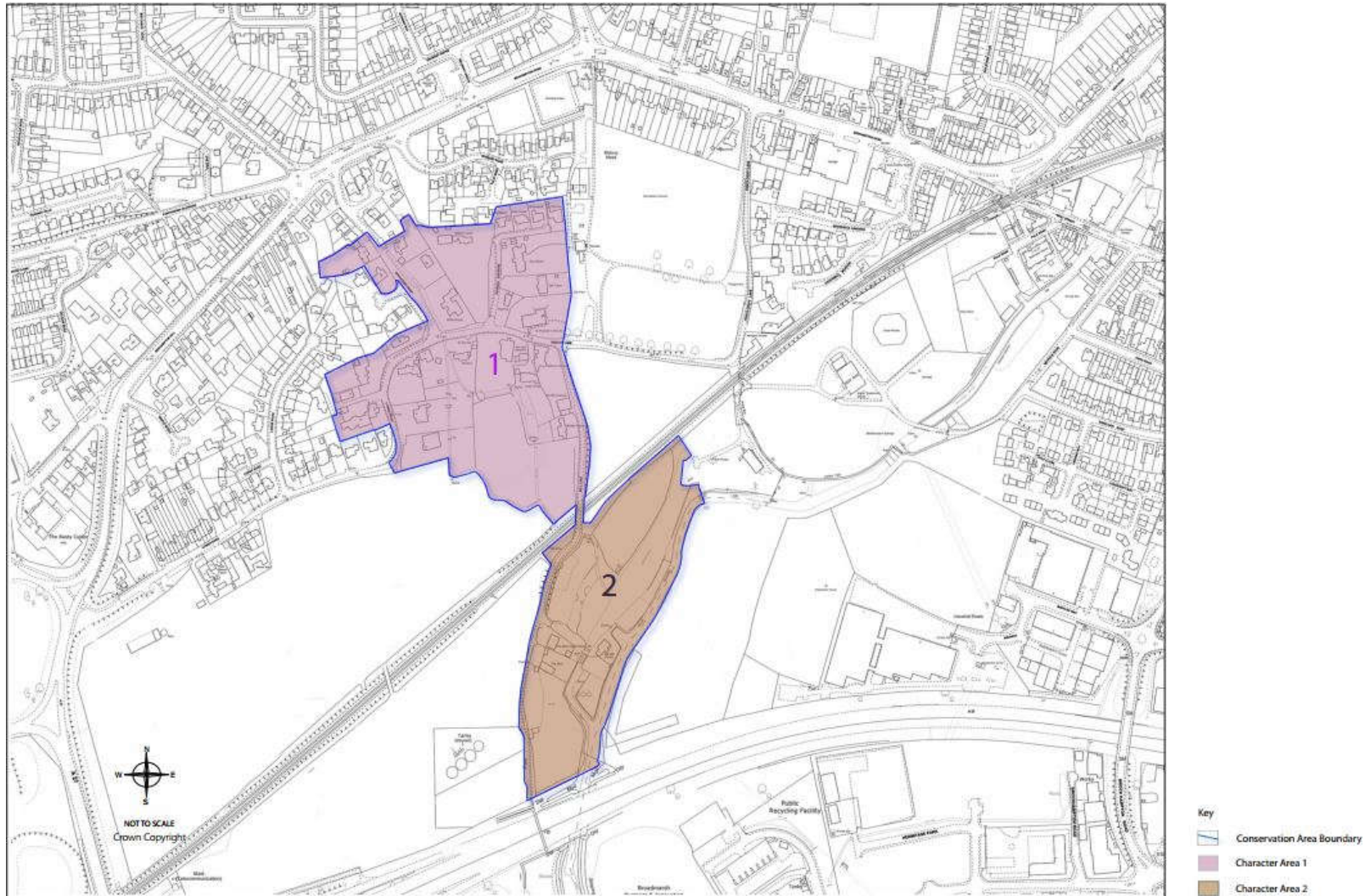
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Appendix 2: Townscape Appraisal

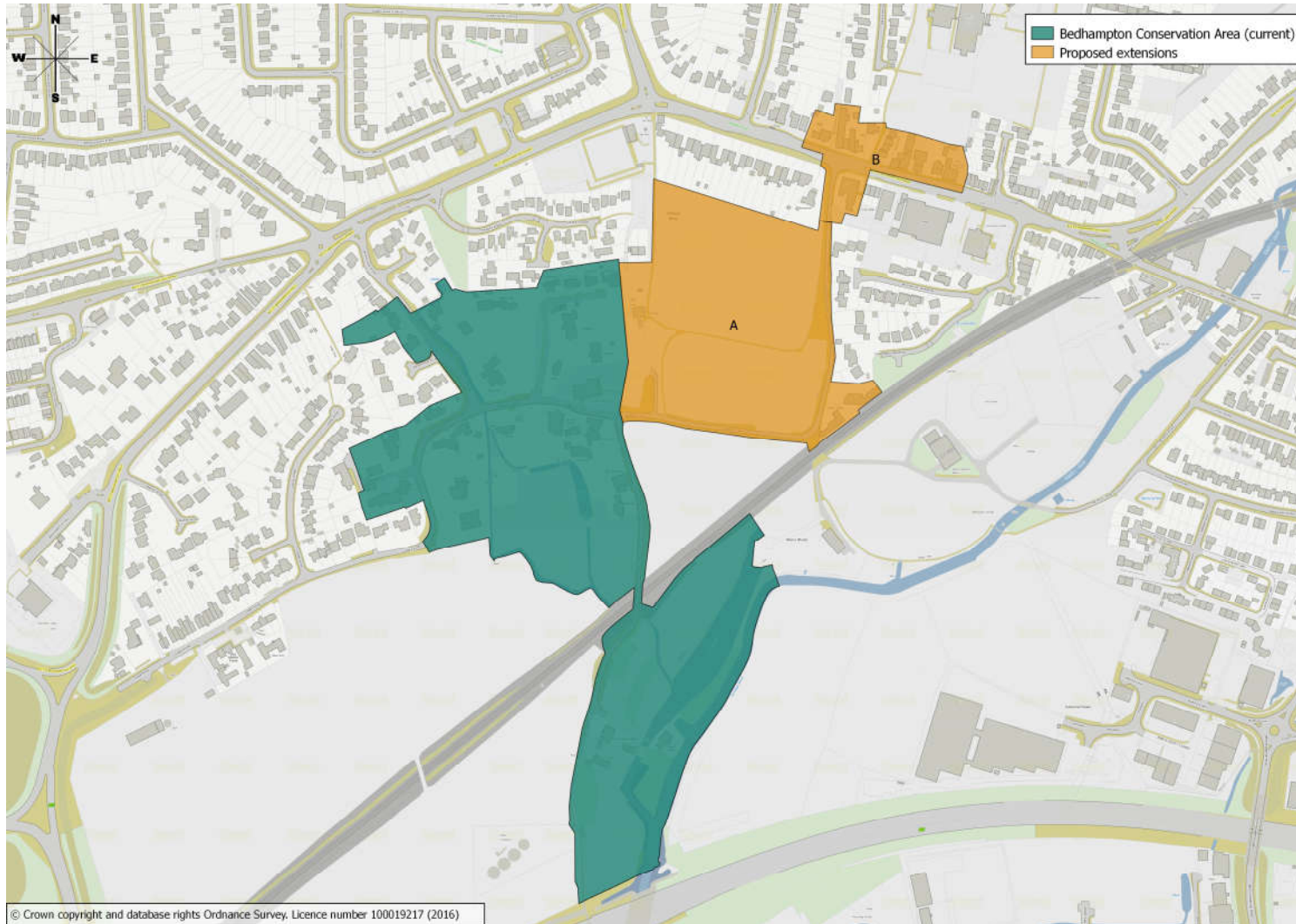


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Appendix 3: Character Areas



Appendix 4: Proposed Extensions to Conservation Area



Appendix 5: Sources of Information

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