

**St Faith's
Conservation Area
Appraisal
&
Management Plan**

July 2007

PART II

APPRAISAL

FORUM
Heritage
Services

**&
Context 4D**

5.5 *Summary of recommendations:*

- One curtilage listed building (Grade II) at risk
- Five key areas for Article 4(2) Directions recommended
- Four minor boundary revisions and one small extension
- Broad design guidance provided for three sites
- Enhancement schemes proposed to include
 - Raising profile of the Twittens
 - Resurfacing to the cross-roads
 - Reduction in street clutter
 - Reinforcing link with western section of West Street (beyond Park Road
 - Improvements to Mill pond area
- Further guidance required on shopfronts and advertisements
- General guidance on new buildings in conservation areas provided

6.0 Historical and Archaeological Background

6.1 Location and Setting

6.1.2 Havant is located in the south-eastern corner of the Hampshire, close to Langstone Harbour and the crossing point to Hayling Island. The town is approximately 13km from Portsmouth and 14km from Chichester. Havant lies at approximately 10m OD with a gentle slope to the south and south-west. To the north of the town centre the land remains relatively flat for 2km.

6.2.3 Several springs rise in and around the town, including one spring, known as Homewell, which rises close to the church. These springs drain into a stream that flows to the south into Langstone Harbour.

6.2 Historical Background

6.2.1 Evidence for prehistoric occupation of the area includes finds of flint tools in a number of locations including Mesolithic and Neolithic tools from the line of the by-pass to the south of the town centre, and on the site of the former Oak Park School to the north. This site was also a focus for Romano-British settlement in the second and third centuries.

6.2.2 West Street and East Street lie on or close to the Roman road between Chichester and Winchester whilst North Street and South Street are believed to represent the line of a Roman road between Hayling Island/Langstone Harbour and the pottery producing areas at Rowland's Castle and possibly the Alice Holt kilns further to the north. There is considerable archaeological evidence to suggest that there was a settlement, possibly a small town or market centre similar to those discovered at Neatham near Alton and East Anton near Andover, around the crossing point of these roads. Similarities in the plan of the town with that of Chichester have been suggested – including the position of the church in relation to the cross-roads and both places having an area known as the Pallant, a name that may suggest the presence of a palace (although it could also mean 'enclosure'). Excavations in the Pallant area of Chichester have failed to reveal evidence for a palace.

6.2.3 The first record of Havant dates to AD 935 when land at *Hamanfuntan* were granted to Wihtgar by King Athelstan. The place-name, derived from the OE *funta* 'a spring' and the personal name 'Hama' refers to the presence of many springs that rise in and around the town. In 980 King Æthelred granted the estate to the monks of the Old Minster, Winchester (St Swithun's). The only archaeological evidence of Anglo-Saxon occupation in Havant is some pottery recovered from an area behind the property plots on the southern side of East Street.

- 6.2.4 The monks of St Swithun's were still holding the estate of *Havehunte* when it was recorded in the Domesday Survey in 1086. There was a recorded population of 20 villagers (suggesting a population of approximately 100 people) and there were two mills and three salt-houses.
- 6.2.5 In 1200 King John granted the prior of St Swithun's a market charter for Havant. This was a period when many new towns were created in England (including several in Hampshire) and it may be that the Prior of St Swithun's was attempting to encourage urban development on his rural manor. However, there is no evidence that the town ever gained 'urban' status – it did not receive a borough charter, there are no references to burgage tenure or burgesses and no members of parliament were returned to represent Havant. Instead, the settlement appears to have functioned as an important local market.
- 6.2.6 In resolution of a dispute between the prior and the bishop of Winchester over the ownership of a number of manors, Havant was transferred to the Bishopric in 1284. The bishop obtained a grant for a second market and a two day fair in the mid-fifteenth century.
- 6.2.7 Havant was famous for the production of parchment which was regarded as being of superior quality. It is claimed that the Magna Carta was written on Havant parchment and the Treaty of Versailles, which brought World War I to an end, was written on parchment produced in the town. However, the parchment-making industry in the town can only be traced through documentary sources to the first half of the nineteenth century. In addition to parchment making, there were several tanneries in and around the town, especially to the south of West Street, and malting and brewing were also important industries utilising the spring water. Cloth working was undertaken in Havant from the sixteenth century at least and West Street may have been the focus for the cloth trade in the town.
- 6.2.8 In the mid-eighteenth century the town suffered a severe fire that destroyed almost all of the buildings in West Street and some buildings in North Street and East Street.

6.3 Plan Analysis

- 6.3.1 Havant is focused around the crossing of two Roman roads forming four streets: West Street, North Street, East Street and South Street. Although the historical evidence appears to indicate that Havant functioned as no more than a market village in the medieval period, nineteenth-century maps of the town (e.g. The Tithe map of 1842) suggest that there was a significant level of planning and organisation in the properties of the

- settlement. The form of some of the property plots, especially those on the northern side of West Street where relatively regular long, narrow, plots are discernable despite later subdivision and amalgamation and the presence of cross- and back lanes, are similar to the features found in many of the new towns and settlements that developed into towns in the late twelfth and early thirteenth centuries. Regular property plots are also evident along East Street and on the east side of South Street. The extent of planning may indicate that there was an intention to develop Havant into a market town, possibly around 1200 when the market charter was granted, but that there was insufficient growth or development to warrant the creation of a borough. Not all of the main streets were fully developed or show signs of having planned property plots – part of the North Street frontage on its eastern side was not fully built-up in the late nineteenth century whilst on the south side of West Street the plots were irregular in size and form.
- 6.3.2 Unlike other market towns in the county, Havant does not have a large open area or wide street that obviously functioned as a market place although the market may have been held in the churchyard until such activities were forbidden in the thirteenth century. South Street is known to have served as a market area and there were butcher's and fishmonger's stalls nearby in the fifteenth century. A market hall (together with several other properties) stood adjoining the east side of the churchyard until 1710 when it fell down which also suggests that the market was held in this area.
- 6.3.3 The Church of St Faith lies at the heart of the settlement, occupying the south-west corner of the cross roads. It is probable that the church was founded at the time the manor was granted to the bishop of Winchester in the late tenth century. By the twelfth century it had a large central tower and a new chancel was built in the thirteenth century. Victorian restoration resulted in the re-building of much of the church.
- 6.3.4 As a church-owned manor Havant did not have a resident lord and so there was no manor house in the town in the medieval period. Although there would have been a reeve who managed the manor, there is no record of where his house stood. It is probable that the Manor House was not built until the seventeenth or eighteenth century – the earliest documentary reference to it dates from 1764. At the end of the eighteenth century it became a school. It was demolished in 1938 and the area was immediately developed.
- 6.3.5 By the late nineteenth century there was a clear difference in character between the areas north and south of the historic core. To the north the presence of the railway station probably encouraged the development of industrial and commercial uses including a cattle market. To the south

however, the land south of Grove Road was predominantly laid out as orchards whilst on the west side of South Street Hall Place stood within a small landscaped garden.

6.4 Archaeological Potential

6.4.1 The archaeological potential of Havant was assessed as part of the Extensive Urban Survey of towns in Hampshire and the Isle of Wight carried out by Hampshire County Council. Little archaeological work has been undertaken in the town since the production of the EUS to alter or amend the areas of archaeological potential defined by that project although some minor revisions of the areas of archaeological potential have been made. The redefined areas of archaeological potential are summarised below.

6.4.2 There are no Scheduled Ancient Monuments in the town of Havant.

6.4.3 Since the production of the EUS the Homewell parchment works has been converted to residential use. Whilst the conversion appears to have been carried out sensitively in terms of the external appearance of the building, it is inevitable that the conversion will have had a detrimental effect on the structures and features within the complex. The EUS defined the Homewell parchment works as being a site of national importance as a rare example of a nineteenth century industrial site (there is only one other known parchment making works in England). This can no longer be considered to be the case. Depending on the level of ground works associated with the conversion, it is probable that the site retains no more than Limited Archaeological Potential. This area also extends to the south-west to include the surviving remnant of the mill pond.

6.4.4 The parts of the historic core of the conservation area that have not been subjected to large scale recent redevelopment are Areas of High Archaeological Importance. These areas have the potential to contain evidence for the Romano-British settlement that probably clustered around the road junction, and for the Saxon and medieval settlement that may have also utilised the cross roads as a focus for settlement. Important information regarding the development of settlement in all periods on this site, including evidence continuity of settlement and for the trades and industries carried out may be recovered. At the heart of the town is the church which may have originated in the tenth century. The church and churchyard have the potential to contain important information regarding the development of the church in Havant and for the pre-church foundation use of the site.

6.4.5 There is a small area of Moderate Archaeological Potential covering an area of property plots on the east side of North Street and may contain

archaeological deposits associated with the medieval town although nineteenth-century maps suggest that this part of the town was not heavily developed.

- 6.4.6 The site of the manor house is an Area of Limited Archaeological Potential, partly on the basis that the name The Pallant may be associated with a high status Roman property as well as being the site of the post-medieval manor house.
- 6.4.7 Depending on the nature and extent of any proposed development ground works within this area may be subject to conditions requiring archaeological recording in accordance with PPG16.

6.5 Key Historic Influences

6.5.1 The key historic characteristics of St Faith's are:

- Crossing point of two Roman roads
- A series of springs providing fresh water
- Medieval development of a small market town including regular property plots
- Proximity to Langstone Harbour
- A severe fire c1761 which destroyed many of the medieval timber framed buildings of the town
- A series of local industries most notably parchment making
- Mid-nineteenth century railway network linking Havant to Portsmouth, London and Hayling Island.
- 1960s redevelopment of northern section of the town.

8.0 Conclusion

- 8.1. St Faith's Conservation Area has maintained much of its special character since its original designation. There are a number of suggested minor amendments to the boundary which mostly result from administrative issues rather than omissions from the original designation. The most significant extension is to the northern section of North Street. It is considered that this part of the street is of no less value than the southern section of the street and that extending the conservation area would afford some protection to the Star Public House, a building of distinction and quality, and safeguard the long views into the town from the station – an important point of arrival to the town.
- 8.2 Much of the town's character is derived from the eighteenth and nineteenth century buildings which are diverse in character and materials being superimposed onto the medieval town plan. Many of the essential characteristics of that plan survive in terms of the pattern of streets and lanes and the plot divisions and spatial qualities of the plots, particularly in East Street, despite considerable pressure for development on the commercial heart of the town.
- 8.3 There is a real quality to the Victorian and Edwardian suburbs of the town. They comprise very well defined townscape with a clear hierarchy of spaces, connections and public/private space. The generous, well treed gardens of these houses are an important amenity for the town and make a significant wider contribution to local views.
- 8.4 The condition of the buildings within the conservation area is generally very good, with only one building identified as being at risk.
- 8.5 Trees make a very significant contribution to the overall character of the town and are brought right into the heart of the conservation area with the important group of yews within St Faith's churchyard.
- 8.6 Some protection is needed for alterations to windows, doors, roofs and boundary walls in order to ensure the continued protection of the special character of these areas is maintained. The commercial core is suffering from inappropriate changes to and removal of historic shopfronts. This is having a very significant detrimental effect on the overall character and appearance of the conservation area.

7.0 Analysis of the St Faith's Conservation Area

Suggested Figures:

Character Areas Map
Archaeological Potential
Townscape Map including designations, buildings which make a positive contribution and trees and boundary treatments-walls, railings

7.1 Character Areas

- 7.1.1 Conservation Areas are designated for their special character, but within an area there will be zones which are varied but contribute to the whole. It is important to define these 'sub-areas' and provide a clear understanding of the defining elements making up the character of a particular part of the conservation area. This will lead to a much more useful and comprehensive document and help contribute to the successful management of the conservation area as a whole.
- 7.1.2 The character areas expand on the broad framework outlined in the *Havant Town Centre Urban Design Framework (Supplementary Planning Document May 2006)*.
- 7.1.3 It should be noted that whilst eight sub-areas have been identified, it is also important to appreciate the cohesion to the whole conservation area, which should always be considered when addressing the character of the St Faith's Conservation Area.
- 7.1.4 Each character area makes reference to the following in bullet points
- Form (cohesiveness – why a character area)
 - Scale and building line
 - Significant groups
 - Materials
 - Views
 - Local features

7.2 Brief overview of the Conservation Area

- 7.2.1 The St Faith's Conservation Area is focused on the church of St Faith and the survival of a medieval street plan (based on a Roman cross-roads) with its associated expansion of the eighteenth, nineteenth and twentieth centuries. In addition, there is the survival of a small number of industrial buildings reflecting some of the importance of Havant as a small market

town with naturally occurring good quality water supplies in the form of a series of springs which are seen in limited places around the town today.

- 7.2.2 The juxtaposition between the commercial core of the town and the relatively tranquil setting of the church and churchyard is striking. Comparisons to Chichester are often cited, but Havant is more intimate and immediate in its relationship between church and town. Pevsner describes the enclosure of the church as 'giving the effect of a miniature close' (p278 Buildings of England; Hampshire). It is the feeling of complexity and scale which this space conveys, giving the impression of a much larger settlement than is actually the case, that lies at the heart of the St Faith's Conservation Area.
- 7.2.3 The central core and its associated suburbs are well connected with a series of lanes and alleys (locally referred to as Twittens) often lined with historic boundary walls and demarking the extent of the historic planned town's property plots.
- 7.2.4 The area is defined and contained by transport routes from the mid-nineteenth century (Hayling Island branch line and the main Portsmouth to London railway line) and the mid - to late twentieth century with the uncompromising impositions of Park Road (to the west) and the A27 (to the south).
- 7.2.5 There is a distinct quality and diversity of built form within the conservation area but some clear themes such as the consistent use of local red/orange characteristically Hampshire bricks and the handmade clay tiles which enliven many of the roofs of the town.
- 7.2.6 The town is very urban in feel. This is due to the tight historic grain and narrow street sections particularly to the commercial core yet the survival and importance of trees within this urban framework should not be underestimated.
- 7.2.7 Trees to the graveyard of St Faith's church, good street trees, large trees to private gardens and the tree belt lining the eastern edge along the former railway line make a highly significant contribution to the quality of Havant's townscape and the general high quality amenity and appearance of the town and its suburbs.

7.3 Character Areas within St Faith's Conservation Area

7.3.1 *Historic and Commercial Core (1)*

- This character area defines the oldest section of the built conservation area and comprises much of the surviving medieval plan form of the settlement. The form of historic development running along the long deep narrow plots is a particular characteristic of East Street in this sub-area. This area also includes Homewell, the small group of residential dwellings form part of some of the most important set piece elements of the conservation area (figure1). This sub-area links important spaces but consists of modest terraced cottages and a public house.
- In terms of scale, the range of buildings is considerable across the sub-area from single storey shops to 3½ storey houses and flats with shops at ground floor. The height of buildings varies from street to street and within streets. East Street in particular has an interesting mix of two and three storey building and variation in how the buildings address the street – some with parapets, some pitch roofs and some projecting gables (figure 2). It is this variation that provides interest and vibrancy to this part of the conservation area. There is a consistency throughout this character area to the building line which is hard to the back of pavement broken only by the churchyard. Even here the raised graveyard wall and trees help continue the important sense of enclosure in the central core of the town.
- There are four groups of particular distinction within the character area – the key corner buildings to the cross roads which help define the wider setting of the church and are particularly exuberant in their architectural embellishment; Homewell to the west of the church which also forms an important part of the setting of the church and is a particularly cohesive and attractive group; those forming the tight and intimate enclosure of The Pallant; and the two buildings to the eastern end of East Street – the Post Office and Museum. These buildings are of very different periods (1938 and late nineteenth century onwards respectively) but are of a different bulk and form to the remaining parts of the character area.
- The predominant material is brick – red with grey headers or buff dressings (Homewell) but there is also a mix of what could be considered high Victorian materials such as stucco, terracotta, faience and decorative plaster (figure 3) reflecting the prosperity of the town in this period. There is a rare survival of mathematical tiles (No. 8 West Street) cladding a building of earlier origin that its appearance would suggest. There is also the significant survival of sixteenth century timber framing seen in the public house The Old House at Home on South Street. Because of the scale and style of many of these buildings, roofs are often obscured. Where seen, they are mostly handmade clay tiles and some natural slate.

- Local views are characterised by the funnelling effect of the tightly enclosed townscape. St Faith's church can be glimpsed over the roofs of East Street where the strong presence of the tower provides reassurance and a sense of the intimate scale of the town. It should be noted that views into the rear of the plots, particularly to East Street, are also important. To the north of East Street the presence of a Grade II listed gazebo and private walled garden are sensitive features in this relatively open section of the conservation area. There is an excellent local view from Bulbeck Road, outside the conservation area, looking across the back of the Homewell terrace group and picking up on the exceptionally high quality roofscape to the rear of these cottages – all clay tiles in hips with brick chimneys (figure 4). There are also good short views to the church and its treed setting.
- The War Memorial on the south-western corner of the central cross roads is an important local asset and comprises a stone cross and base and curved stone commemorative wall (figure 5). A number of examples of historic paving are also valuable survivals of a local tradition using locally sourced materials.



Figure 1: Homewell - Strong townscape and almost consistent building line



Figure 2: View looking east along East Street showing the rhythm of the buildings set on historic plots and the variation in architectural style and scale.



Figure 3: Variation in materials to the commercial core of the conservation area



Figure 4: Well defined roofscape (rear of Homewell looking from Bulbeck Road)



Figure 5: War Memorial - forms important group with the church on the cross roads

7.3.2 North Street (2)

- The United Reformed church (a replacement for an earlier church in 1891 by A E Stallard) to the corner of North Street and Elm Lane is one of the largest buildings in the conservation area and prominent in the street scene (figure 6). It marks a change in the scale along North Street and the character area continues to be defined by the survival of nineteenth century Havant up to the station forecourt.
- The historic scale of the street is two storey with North Street Parade (despite its successful recladding) and the corner buildings on Market parade being out of scale with the rest of the street (figure 7). The Star Inn at a modest 2½ storeys terminates the street successfully at the station forecourt. There is a variation to the roof line with small groups of pitched roofs, some parapets and gables onto the street. This variation reflects the same characteristic seen in the central core. The building line is consistent to back of pavement with only a single prominent gap adjacent to The Perseverance public house.
- All the pre-twentieth century buildings in this character area form a cohesive group which are consistent in their scale and building line.
- The random ragstone of the church combined with the deep sweeping roof of natural Welsh slate makes a significant impression in the street scene and represents the start of a varied group of buildings in terms of materials. Brick (red, yellow and grey headers) is seen, along with the striking use of decorative faience tiles to the front of The Perseverance Public House (figure 8).
- Views north along the street into the character area and south from the station are dominated and partially closed (to the north) by the United Reformed church. Its sheer massing and large roof plane with a fleche to the ridge have had a significant effect on the street scene with the Meridian centre (incorrectly) taking its scale from this building rather than the predominant scale of this street.
- Oriel bay windows form a prominent localised feature to this part of the conservation area and appear on a number of buildings including both public houses (The Star and Perseverance) and above shopfronts in groups (see figure 8).



Figure 6: The United Reformed Church looking north along North Street



Figure 7: View looking south along North Street from the station forecourt



Figure 8: Decorative Faience tiles to Perseverance Public House

7.3.3 Manor Close (3)

- The house which stood on the bottom section of this broadly wedge-shaped piece of land with outbuildings stretching up Prince George's Street was known as The Manor House and is recorded from the mid-eighteenth century. The house later became a school and is named on the first edition Ordnance Survey Map (Historic Map 2) as Manor House Academy. It was demolished in 1937 and redeveloped to the form seen today. Given its single building phase it is perhaps the most cohesive of the character areas relating to suburban development in the conservation area. Of particular importance is the survival of sections of the boundary wall to the earlier house. These make a very important contribution to the character and appearance of this part of the conservation area (figure 9).



Figure 9: Boundary walls to rear gardens of Manor Close fronting onto Prince George's Street

- The two storey houses are paired with pitched roofs and bays facing onto a central access path. The building line is consistent in groups as the development cranks to the east through the site.
- All the houses form a very cohesive and well defined group. Within this, the pairing of houses and the gaps between pairs is an important part of the character of the conservation area. In addition, the surviving sections of wall facing Prince George's Street, The East Pallant and Fairfield Road could be said to also form a group of some importance in that they are a valuable survival of earlier development on the site and strongly define the roads and the public/private spaces for the houses.
- A combination of brick, both handmade (eastern side) and wire cut (western side), combined with machine made clay tiles roofs defines the houses within this character area. The houses to the east of the central path have a higher level of detailing with tile creasing forming bracketed verges and window surrounds (figure 10). There is some stained glass to windows. Almost all original windows have been lost and replaced with uPVC.



Figure 10: Tile crease window detail, Manor Close

- There is a localised view looking up the central path of the development with very well maintained individual garden spaces forming the immediate setting for these modest cottage style dwellings. The high quality and variation in the soft landscaping makes a very positive contribution to character and appearance of this part of the conservation area.
- A very attractive pair of gate piers mark the entrance to Manor Close (figure 11) formed, one suspects, from salvage material from the demolished Manor.



Figure 11: Attractive gate piers to the entrance to Manor Close

7.3.4 *Fairfield Road and Beechworth Road (4)*

- The Fairfield Road section of this character area is strongly defined by the sections of boundary wall which survive from the former Manor House to the rear of properties of Manor Close and by two very different and highly individual buildings of considerable architectural and historic value; the Havant Fairfield County Infants School to the north of 1895 and Fairfield Terrace to the south of 1887. They both signify key stages in the development of Havant and as such are a valid component parts of the story of the town. Beechworth Road, formerly Station Road, was laid out in c1898. It comprises houses set in pairs with front gardens and low boundary walls with railings (one set of cast iron railings still survives). The design of house is consistent to each side of the road with the east side being of a slightly more substantial scale and linked between groups.
- Fairfield Terrace is a grand 2½ storey group of ten townhouses with a varied roofline, with two central houses within the group having a crenellated parapet and flanking houses gable on to the street with decorative bargeboards (figure 12). The terrace has small front gardens onto the street bounded by walls in matching materials to that of the houses. The County Infant School is in a bold neo-Gothic style and set back off the street. The boundary treatment is equally bold and comprises

large square section brick piers with stone capping and cast iron railings between with wrought iron spears (figure 13). The enclosure to the street is maintained by three magnificent Horse Chestnut trees which dominate views north along the road (figure 14) and largely obscure the school from view unless passing by the building. Houses to Beechworth Road are two storey with some (the minority) having developed into the roof space and lit the rooms with dormer windows. The building line is consistent to each side of the road with the houses set back. This gives the impression of a middle class Victorian suburb (figure 15) with a wide road and houses set in good sized gardens.

- The two buildings in this character area are unique architectural responses and belong to a period of high quality eclectic building in the town which defines this period of its development. All the houses to Beechworth Road form a cohesive and significant group (excluding the modern developments to the northern section of Beechworth Road either side of the road).
- There is a real eclectic mix of materials in this character area comprising red brick, carved ashlar stone work and tooled rubblestone, unknapped flints and brick waste (figure 16) which has been used as a decorative material to form string courses and quoins. Roofs are clay tile. Houses to Beechworth Road are red brick with stone window surrounds and natural Welsh slate roofs. At the southern end of the terrace is an earlier cottage which has galletted flintwork and red brick window surrounds and quoins (figure 17).
- Views are restricted within the Fairfield road section of the character area due to the pronounced bend in this road effectively splitting the character area into two. Views into the conservation area from the north are strongly defined by the trees to the front of the school and looking north into Fairfield Road by Fairfield Terrace where the variation in materials within the terrace can be fully appreciated and the corner oriel bay appears to float from the corner of the terrace. The view looking north along Beechworth Road is confidently terminated by a detached house which is a later addition to the Victorian development of the road. Beyond this building the large expanse of the roof of the County Infant school can be seen (figure 18).
- A terracotta plaque inset to the northern facing oriel bay of Fairfield Terrace commemorates 50 years of Queen Victoria's reign and is an attractive piece of fired and painted terracotta (figure 19). A prominent feature on the western group of houses to Beechworth Road is the bracketed eaves detail. This attractive feature is accentuated as it is seen repeated on the pairs. This provides a sense of rhythm to the facades when seen as a group (figure 20). The galletted flintwork to No.2 is a valuable survival of an extremely specialist finish seen in pockets of Victorian development along the coastal strip of Hampshire.



Figure 12: Fairfield Terrace – note variation to roofline and materials within the terrace



Figure 13: Railings to Havant Fairfield Infant School, Fairfield Road



Figure 14: Horse Chestnut tree dominates views north along Fairfield Road



Figure 15: View looking north along Beechworth Road



Figure 16: Use of brick waste as decorative material



Figure 17: No.2 Galleted flint to cottage, Beechworth Road



Figure 18: View looking north along Beechworth Road attractively terminated by No.18



Figure 19: Plaque on northern projecting oriel bay to Fairfield Terrace



Figure 20: Detailing to paired villas repeated along Beechworth Road

7.3.5 Grove Road (5)

- The character area encapsulates the late suburbanisation of the town. Laid out between 1900-1914, Grove Road has a very generous wide road section with good sized gardens to the front and rear of properties. The overall character is spacious and very suburban.
- The houses are two storey but with generous roof profiles which brings them up to 2½ storeys. Most of the houses have a large gabled bay which addresses the street (figure 21). The building line is consistent to groups north and south of the road however Nos. 1 & 3 on the north side and no. 10 on the south step forward and back respectively on account of the sharp bend in the road at the western end. The boundary walls and soft landscaping in the form of hedges and small trees to boundaries forms a very positive part of the character of this sub-area.
- All the houses in this character area fronting Grove Road form and group of considerable quality and significance. There is another small group off Town Hall Road which tighten the townscape looking north (figure 22). The cottages which follow the line of the path are thought to have originated as farm buildings. They have a vernacular feel to them and act

as a transitional gateway between Grove Road and this part of East Street (within the Commercial core character area). This also helped by the important walls which line this section of Town Hall Road.

- Predominantly brick with stone dressings to windows and bays (figure 23). There is also pebble dash render and this is often seen with mock timber framing. Roofs are a mix of clay tiles and natural Welsh slate. Decorative terracotta finials and ridge tiles are common and form a very striking feature of the skyline, as do brick chimneys with clay pots.
- A view from South Street is partially closed by No.8 Grove Road. This house was partially demolished to provide the access to Grove Road the entrance to which was the lane leading to No.8. There is a marked level change up to Grove Road from South Street which accentuates the sense of this building closing this view. A view of local importance (see figure 19) looking east along Grove Road emphasises the green landscape buffer to the eastern edge of the conservation area and adds to the strong suburban feel of this character area.
- A series of rat trap bond walls form important boundaries to some of the houses. Boundary walls of flint also line a series of footpaths (Twittens) linking Grove Road with the rear of East Street and South Street and beyond into Juniper Square (figure 24).



Figure 21: View looking east along Grove Road



Figure 22: Narrowing of the townscape looking north along Town Hall Road



Figure 23: Detached Edwardian villa, Grove Road - Good detailing and survival of original features



Figure 24 A series of paths and alleys; 'Twittens' link Grove Road with Juniper Square and Twittens Way

7.3.6 *South Street & The Parchment (6)*

- South Street, one of the main thoroughfares of the town has been truncated by the A27 by-pass and now forms a quiet predominantly residential street. The road divides into two sections with a transition at the junction with Grove Road. This junction defines the extent of the commercial part of South Street with this character area focusing on the southern section. Leading from South Street, The Parchment (constructed in 1986) is a successful residential scheme which incorporates and achieves some of the complexity and intimacy of its immediate surroundings.
- Buildings are predominantly two storey with the notable exception of Newnham House (No. 61) which is three storey (the second storey having been added as a later building phase). It should also be noted that due to distinct level change to the east of South Street and south of Grove Street, the houses are set up off the street. This has meant that although the houses are only two storey and set back from the road they appear larger but enclose the street well. Buildings are set back from the street to varying degrees, Hall Place (west side) for example by some distance. To

the east side of the street small raised gardens are seen to the front of houses with the exception of No.61 which addresses the street directly. Enclosure to the street is maintained by the wall and trees to the west side of South Street (figure 25). Small access lanes open out to courtyards on a couple of occasions. These small courtyards make a very positive contribution to the character and appearance of this part of the conservation area (figure 26). Buildings to The Parchment are arranged in informal groups of pitched roof blocks ranging from two to four storeys (incorporating the roofspace). The building lines are staggered and some are arranged around parking courts (figure 27).

- To South Street, there are two groups of houses; those to the north of the Grove Road junction are more informal and varied in the way they address the street frontage, whilst those to the south of Grove Road are set back in gardens and in small groups Victorian semi-detached houses and twentieth century houses with uniform gaps between pairs and single houses. The buildings that comprise The Parchment are a result of a single phase of building and they form a cohesive group. The development is considerably enhanced by the retention of mature trees which have been incorporated into the design layout (figure 28) and the survival of early building fabric and a watercourse to the rear of the site (figure 29)
- This part of South Street is strongly defined by red brick though there are some notable exceptions such as Hall Place which uses a buff brick imported from Dorset. Roofs are red handmade clay tiles although a number of houses including Hall Place have Natural Welsh slate.
- There are some attractive local views to be had looking south where the extent of the former grounds to Hall Place can be appreciated (figure 30)



Figure 25: Trees and wall provide positive enclosure to South Street (looking south)



Figure 26: Courtyards off South Street – important part of character of street



Figure 27: The Parchment - parking courts shaded by mature trees



Figure 28: Established trees retained and designed into the development



Figure 29: Historic watercourse running through The Parchment



Figure 30: View looking south along South Street - shows extent of the former grounds to Hall Place

7.3.7 *Bosmere Junior School and Playing fields (7)*

- This character area comprises a notable local landmark building Bosmere Junior School and its extensive grounds. Constructed in 1983 by Hampshire County Council, the school won a commendation in the Royal Institute of British Architects (RIBA) Architecture Awards 1986. This area also includes the former millpond to the town mill (now adjacent to Park Road). Both areas provide significant tree cover on this exposed western boundary of the conservation area.
- The building's scale and organic form sits very carefully within its landscaped setting so as to have a minimal impact on significant views from the public realm within the conservation area.
- The massing of the school to the eastern side of its site has provided a good open space to the west which acts as a buffer for the conservation area against the transport infrastructure of the two major road systems. This is greatly enhanced by the backdrop of mature trees, many of which have Tree Preservation Orders placed upon them and provide a further buffer to South Street – retaining its quiet almost semi-rural quality towards the southern end.
- The school incorporates a number of modern materials – brick plinths, concrete sheet slates and patent aluminium glazing systems. The latter are distinctive due to their red colour finish. This is particularly effective

when used as a glazed ridge lantern which accentuates the curve of the plan through the site (figure 31)

- There are limited views to be had within the character area but the school is seen on the approach to Havant from Park Road and is a distinctive landmark for the town, though for much of the year it is obscured by trees.
- The remnants of the Town Mill pond is a valuable survival and is presently a heavily overgrown area with limited amenity value (figure 32)



Figure 31: Bosmere School – note the red patent glazing to the ridge emphasising the curve of the building



Figure 32: The Town Mill mill pond

7.3.8 Homewell (lower section) and the former Parchment Works (8)

- The Homewell Parchment Works is a group of converted industrial buildings which were the last parchment works in Havant. They closed in 1936. Since this date the group of buildings were used as a builders yard and subsequently converted to residential dwellings circa 2005-6. They were listed Grade II in 1997 as a remarkably complete group of component buildings depicting the various processes of parchment making. The entrance to the Parchment Works is from an informal square enclosed by modest terraced and semi detached brick houses.
- The buildings to the Parchment Works range from one to the equivalent of 2½ storeys and are set around the former drying yard with the open drying sheds now forming part of the entrance to the McCarthy and Stone retirement flats to the north-west of the site. The informality and juxtaposition of buildings of different forms and materials on the site has produced an area of robust character which has not been obliterated by residential conversion (figure 33). The houses to Homewell are two storey.
- All the buildings within the former Parchment Works form an historic group of some significance. Despite their conversion to residential dwellings, the site has retained all the buildings of significance including the open drying

sheds which have been used in an innovative and imaginative way (figure 34). The informal group that form Homewell with the open spring to the south form a very attractive group and define the gateway to the Parchment works.

- Parchment Works - There are two types of brick defining the various phases of building on the site as late eighteenth century and early to late nineteenth century. The former has a much darker and less evenly fired appearance with some darkened stretchers and headers (figure 35) and the latter a much stronger red brick (figure 36). In addition, the former treatment sheds were weatherboarded over a timber frame. Roofs were natural Welsh slate throughout. Homewell – Houses are red brick with clay tile roofs.
- There is a good view into the site from Homewell which has managed to retain part of the industrial character. This is let down by the unnecessary fussiness of the new access gates to the residential site.
- Homewell Spring - a triangular pool of water contained by low stone walls where a naturally occurring spring can be seen to bubble out of the ground. This is a locally distinctive feature of considerable significance and helps define why Havant is placed where it is and why and how it has evolved into the settlement seen today. The informal Homewell square is complemented by a bronze sculpture reflecting the importance of the production of Parchment to the history of Havant (figure 37).



Figure 33: View looking into the recently converted former parchment works site.



Figure 34: Drying sheds, former parchment works. Partially used as entrance to retirement flats



Figure 35: Carefully considered interventions and retention of historic features such as cast iron window frames.



Figure 36: Former office buildings (parchment works). Bricks provide indication of building phases



Figure 37: Informal grouping of houses around the open 'Homewell' spring

7.4 Architectural and historic qualities of buildings

- 7.4.1 It is the diversity and eclecticism of the buildings of Havant that is the most striking feature of the conservation area. Within a relatively small area, there is a wealth of architectural styles and motifs. This mix enlivens the streetscene and makes for very attractive townscape of regional significance.
- 7.4.2 Despite the devastating fire in the eighteenth century which destroyed much of the central core of Havant, the town has a high degree of architectural and historic quality and interest in its built form from the eighteenth, nineteenth and twentieth centuries. It has maintained its relatively modest and intimate scale commensurate with its historic role as a small market town.
- 7.4.3 Many of the plot widths survive from the medieval planned town and the buildings which now stand on these plots fronting the main thoroughfares having a pleasing rhythm and grain to them with their variation being a significant part of the character of the St Faith's Conservation Area.
- 7.4.4 The single recognisable survival of the fire of 1761, The Old House at Home, lies to the south of the churchyard and stands as a fine example of its type – a sixteenth century timber framed town house now a public house. Its scale and detailing provide an insight into the lost Havant. This building makes an important contribution to the setting of the church and is a valuable survival.
- 7.4.5 St Faith's church is a strong and defining building in the conservation area. Its presence looking over the commercial core is very powerful and evocative and though set back from the street line it's massing and bulk strongly define the street and provide positive enclosure (figure 38). The church is all the more appreciated for the breathing space it affords in an urban context. The red of the clay roof tiles is particularly pleasing seen against the rubble stone and flint of the walls.
- 7.4.6 The eighteenth century is well represented in Havant. The buildings have a consistency to the plan (usually symmetrical) which is derived from rebuilding rather than refronting which is so common in the historic Hampshire towns (the latter often producing asymmetrical plans and odd roof planes where the timber framed building behind has been accommodated into the Georgian plan). There is an excellent example of an eighteenth century garden gazebo, a rare survival (formerly set in the gardens of Magnolia House) now forming the centre piece of a secret walled garden to the edge of a car park (figure 39).

- 7.4.7 Of the non-secular buildings, the Dissenting Chapel (No.10 The Pallant) 1718 is a fine example and strongly addresses what is the modest street of The Pallant to dramatic effect.
- 7.4.8 The Victorian period is very well represented throughout the conservation area from cottage (figure 40) to villa (figure 41), shopfront (figure 42) to public house (White Hart 1889), department store (figure 43) and the sublime Fairfield Terrace (figure 44). The town hall (1874) is a notable building from the period by the local architect Richard W Drew. Its attention to detail is particularly pleasing and includes a decorative wrought iron finial and distinctive corbelled brick verge and eaves (figure 45). Despite its refronting, the building has maintained its Victorian elegance and makes a bold statement in the streetscene (figure 46)
- 7.4.9 The twentieth century is represented in a small number of shopfronts of some quality (figure 48), the Edwardian suburb of Grove Road (figure 47) and individual buildings such as the Post Office – 1938 with Edward VIII carved keystone to rusticated rubbed brick doorcase (figure 49).
- 7.4.10 Market Parade (1962) to the north western edge of the conservation area has some architectural merit and is a set piece of its time. The corner buildings which address North Street are particularly successful and are included in the conservation area for the positive way they address the corners without being over dominant. The addition of a mansard storey to the southern block is regrettable (figure 50).

Detailing

- 7.4.11 In very general terms, given the periods of growth and rebuilding in the town, it is not surprising that the predominant traditional form of window is the timber framed vertical sliding sash. These are seen in various configurations of glazing bars that do not necessarily relate to the original period of the building (for example, some Georgian buildings such as St Faith's Church House have lost their glazing bars and have simple Victorian sashes). Casement windows are also seen but in far smaller numbers. A notable example of cast iron diamond pattern casements can be seen at Nos. 14-16 Town Hall Road (Grade II listed) (figure 51)
- 7.4.12 There is a wide and varied survival of traditional doors. A most notable group can be found in Homewell, with a consistent survival of original doors or replacement doors to match originals. When seen as a group in this way the value of traditional features can be fully appreciated (figure 52)



Figure 38: Church significantly contributes to defining the street scene



Figure 39: Georgian gazebo to the rear of East Street (north side)



Figure 40 Victorian cottages, Homewell



Figure 41: Victorian semi-detached Villa, Beechworth Road



Figure 42: Late Victorian shopfront, North Street



Figure 43: Public house and former department store, North and East Street respectively.



Figure 44: The unusual design of Fairfield Terrace – A unique building within the conservation area



Figure 45: Locally distinctive brick verges to Havant museum plus wrought iron finial



Figure 46: Havant Museum –a handsome building in the street scene



Figure 47: Early twentieth century shopfront making a positive contribution to the conservation area. East Street.



Figure 48: Edwardian Villas, Grove Road



Figure 49: Classical Queen Anne Revival detailing to Post Office, East Street



Figure 50: Corner blocks to Market parade and how they address North Street



Figure 51: Cast iron casements (Town Hall Road)



Figure 52: Cottages, Homewell, good survival of original windows and doors

7.5 Activity: prevailing and former uses

- 7.5.1 The central commercial core of Havant is dominated by the relationship of the church to the shopping street (West Street). The juxtaposition of shopping street (highly commercial) with the church and churchyard is challenging for both. Within West Street, there is a welcome mix of national chains and individual traders. This has created a vitality and vibrancy and general busyness to the town (figure 53). The additions of tables and chairs to the forecourts of cafes has contributed to this sense of vibrancy. This forms a very positive part of the character of the commercial core of the conservation area.
- 7.5.2 East Street in contrast has far more of service based commercial businesses performing a secondary (but important role) to the primarily shopping core. There appears to be some accommodation above shops although some upper areas appear under-used.
- 7.5.3 Outside the commercial core, the suburbs are very strongly defined residential areas using the core (connected by the Twittens) for their local shopping.
- 7.5.4 The two schools at opposite ends of the conservation area, in both cases define the edge and are representative of their respective periods in terms of their architectural style, materials and detailing.
- 7.5.5 A number of public houses are located within the commercial core and along North Street. These are generally buildings of architectural and historic interest and their use is important to both the continued occupation of these buildings in their most appropriate use and the contribution they make to the overall character and ambience of the conservation area.



Figure 53: Busy West Street at the commercial heart of Havant

7.6 Contribution made by key unlisted buildings

7.6.1 There are a number of unlisted buildings which make important positive contributions to the character of the conservation area, both individually and in groups. Key groups are:

- Commercial core – many buildings are not listed particularly along West Street and North Street.
- North Street – above Elm Lane, some important groups of modest buildings. In particular, the Star Inn and its associated outbuildings to the south make a fine group.
- Manor Close - a set piece of 1930s town planning with the open garden spaces making a very positive contribution to the quality of this development
- Fairfield Terrace – This is an exceptional group of Victorian terraced houses of 1887 incorporating some innovative and unusual methods the use of local materials, primarily brick waste and huge unknapped flints.
- Beechworth Road (originally Station Road) - Built in two phases in the 1890s, this group of small late Victorian villas is of a very high quality and is only slightly marred by the intrusion of mid- to late twentieth century development.
- Grove Road – A very attractive Edwardian suburb (c.1900-1914)

7.6.2 In addition, a number of boundary walls and outbuildings make significant contributions to the character of the conservation area. Boundary walls and outbuildings are identified on the Townscape Map and a list of individual properties of local interest making a positive contribution towards the character and appearance of the conservation area can be found in Appendix A.

7.7 Prevalent local and traditional materials

Stone

7.7.1 Stone is seen on only two buildings in the conservation area, the two churches: St Faith's church and the United Reformed church. For this reason they both make very bold statements in the townscape, the latter perhaps more so given its scale and massing onto the street.

7.7.2 In both cases the stonework is predominantly a Victorian construct and comprises rubble stone (ragstone in the case of the United Reformed Church) and a mix of Quarr stone and other regional stones (possibly Purbeck) in the case of St Faith's.

Brick

- 7.7.3 Brick, derived from the many local brickworks in the local area, is by far the dominant material in the town. There are subtle variations in colour, particularly between the eighteenth and nineteenth century bricks, but generally they range from the strong red/orange of what could be broadly termed the Hampshire red through to a much deeper brown with impurities seen, for example, on the early buildings of the former Parchment Works and the long wall to South Street to the south of Hall Place.
- 7.7.4 The red brick is often used with blue/ grey headers in the case of the eighteenth century buildings (figure 54) and buff dressings to windows and doors in the nineteenth century (figure 55).
- 7.7.5 Notably brickwork before the 1900s is mostly Flemish bond. In addition a common feature of the brick houses is the dentil eaves detail.
- 7.7.6 There is some painted brickwork within the conservation area but this is not the tradition given the quality of brickwork from both the eighteenth and nineteenth centuries.
- 7.7.7 The conservation area has a good number of rat trap bond boundary walls. This is a very locally distinctive use of the bond and makes for very attractive and striking boundary wall treatments (figure 56).

Clay tiles

- 7.7.8 The handmade clay roof tiles of Havant town are perhaps the defining material in terms of the overall character of the buildings. Due to their handmade characteristics they have a textural, almost sculptural, quality given their propensity to camber in both directions. This produces roofs of considerable character and quality. Traditionally these roofs when seen as hips and half hips did not have bonnet tiles they were simply butted together with lead soakers beneath. This produces a very neat and precise roof profile - see figure 37.
- 7.7.9 Their colour to individual roofs varies from the strong orange/red through to the brown. This variation in colour across the roof adds to their special character. Some buildings have very early (possibly medieval) hogs back comb ridge tiles. Where these survive they form a very important part of the historic and architectural character of the roofs of Havant.
- 7.7.10 One of the best examples of the material is on the roofs of the Church of St Faith's where the striking red/orange colour of the slopes contrasts dramatically with the greys and dark greys of the stone and flint walls (figure 57 [0831]).



Figure 54: Example of the high quality brickwork in the conservation area (27 East Street).



Figure 55: Red brick combined with buff brick dressings in the nineteenth century



Figure 56: Rat trap bond to boundary walls (Grove Road)



Figure 57: Orange/ red clay tile roofs of St Faith contrasting with the stone and flint of the walls

Slate

7.7.11 Natural Welsh slate is seen on the late Victorian suburban buildings of conservation area (Beechworth Road and Grove Road) and occasionally in the central core. Most notably it is used to great effect on the deeply sweeping roofs of the United Reformed Church and is also seen on the Star Inn at the far north of the conservation area.

Stucco/Render

7.7.12 Stucco and render are used mainly on the buildings to the commercial core and provide the opportunity for, in some cases, extremely elaborate detailing to windows, doors, architraves, bracketed eaves and string courses (Nos. 2-6 East Street). In others, the detailing is more restrained to simple pilasters (No. 6 West Street - Currys) or projecting rusticated quoins (No.3 East Street).

Timber framing

7.7.13 The timber frame tradition in Havant was largely obliterated by the eighteenth century fire in the town. A single recognisable building, The Old House at Home Public House survives and forms part of the centrepiece of the conservation area. The views of church and timber framed range are a quintessentially English scene but give a deceptive view of the overall character of the conservation area. There are no other buildings with externally visible timber framing other than that of the mock timbers of the villas to Grove Road.

Weatherboarding

7.7.14 This material is seen in the Homewell and Parchment Works character areas only and is part of the industrial character of the former treatment sheds of the works. This material has been successfully incorporated into a new building on the edge of Homewell (figure 58)



Figure 58:
Weatherboarding used effectively in new building in the conservation area (Homewell)

Flint

7.7.15 There is surprisingly little flint given its availability from the nearby Portsdown and the South Downs. Where it is used it as a high quality material rather than, as is more commonly seen, in the more humble cottages of the surrounding villages. The notable use of this material is in Fairfield Terrace where huge unknapped lumps of flint are used as the main walling material and to the cottages in Beechworth Road where knapped flints are galleted with flint flakes. This is a very attractive and highly skilled finish and not always fully appreciated. Galleted flintwork is also seen in Havant Museum and the gatepiers to Hall Place (figure 59).

7.7.16 Flintwork is also seen in boundary walls (unknapped) combined with brick piers (figure 60).

Other materials

7.7.17 Two public houses stand out for their use of decorative tiles. The White Hart incorporates very elaborately carved terracotta panels into the façade design to excellent effect (figure 61) and the Perseverance Public House, North Street has perhaps the best frontage in Havant with its extensive use of decorative faience tiles – see figure 6



Figure 59:
Gate Pier to Hall Place with
galleted flintwork.



Figure 60:
Flint and brick boundary wall west end of Grove Road linking to Twitten Way.



Figure 61: Terracotta Panel – White Hart, East Street

7.8 Local features

The Twittens

- 7.8.1 A key part of pedestrian linkage throughout the town is the network of narrow alleys and lanes which run between buildings and are often enclosed by high stone/flint or brick walls (figure 62[120 – commercial core]). These are locally known as the 'Twittens' and often demark historic routes and boundaries within the town. They are a distinctive feature of the town.



Figure 62:
One of the Twittens running from Town Hall Road to Twitten Way

Boundary walls

- 7.8.2 Predominantly brick boundary walls in locally distinctive rat trap bond are seen throughout the conservation area and are often used to define private gardens. Front boundary walls are particularly characteristic of the suburban gardens (Grove Road, Beechworth Road and parts of South Street character areas) and can often contain fragmentary survivals of former cast iron railings.

Watercourses

- 7.8.3 The present exposed watercourses of Havant are only a fraction of the naturally occurring springs which run roughly in a line south of West Street across the town. The Homewell spring which fed the former parchment works is the only exposed spring in the conservation area. The watercourses played a vital role in the evolution of Havant and its associated industries; parchment making, brewing and tanning.

WWII associations

- 7.8.4 Physical evidence of the important strategic role Havant played in the D-Day deployments of the Second World War can be seen in the gouges to the brickwork of the brick walls to East Pallant (figure 63 [1330]) and the marks in the kerb stones to East Street.

Historic paving

- 7.8.5 There are remnants of historic paving within the conservation area including kerbstones, flagstones and brick paviours. Wherever these survive, they make a positive contribution towards the character and appearance of the conservation area.



Figure 63: Gouge marks left from tanks taking part in the D-Day landings

7.9 Contribution made by green spaces, trees and hedges (see Townscape Map)

7.9.1 Trees make a significant contribution towards the character of the entire conservation area. They are often seen on a very grand scale and in large groups. The following areas are particularly good examples of tree groups which complement the surroundings and the buildings they frame and form the backdrop to:

Churchyard (St Faith's)	Series of yew trees forming a good group in the churchyard
Hayling Billy Line	Mature tree belt of various species (check) forming a backdrop to the conservation area in views east and often seen on the skyline in extended views
Beechworth Road	Mature trees to the eastern boundaries add to the ambient, tranquil character of the road.
Fairfield Road	Magnificent trees to the northern section of the road in the grounds of the school (figure 64 [0538])
Grove Road	Street trees and trees to front and rear gardens significantly contribute to the high quality suburban feel of this road.
Eastern section of Bosmere School Gds	A fine collection of mature trees, many of which have Tree Preservation Orders on them. These trees also help enclose South Street.

7.9.2 A good percentage of the conservation area is private green space. This space not only contributes to the private enjoyment and amenity of householders and schools but has a wider role of providing opportunities for trees and hedges and shrubs which often soften parts or all of the front boundaries to houses. Gardens in particular ensure that the generous houses of the suburban extensions are seen in the context of proportional settings. The open character of some of these garden spaces is an important part of the setting of many of the larger houses which make a positive contribution towards the character and appearance of the conservation area.

7.9.3 The only genuine public green space within the conservation area is the churchyard of St Faith's. This important space acts as both a green lung to the centre of the town and an important setting to this Grade II* listed church.



Figure 64: Trees defining townscape - Fairfield Road

7.10 Key views, vistas and panoramas (see Townscape Map)

7.10.1 The nature of the townscape of Havant and its urban density means that there are surprisingly few long views or vistas to the Church of St Faith. In this respect the United Reformed Church is more successful in having an effect on longer views but this building is also set to the side of the road rather than being the focal point of a formal view corridor.

7.10.2 There are no planned vistas within the conservation area and views are often glimpsed or incidental. The best example of this is the glimpsed view of the tower of St Faith's protruding over the top of the meandering townscape to East Street.

7.10.3 In most cases within the commercial core the townscape strongly defines the character of the views by funnelling the eye along street. This is often supported by the almost architectural role of some trees in the conservation area which continue boundaries and strongly define streets – the southern section of South Street is a good example of this.

7.10.4 Local views are often terminated or partially terminated by buildings often as a result of historic decisions relating to the layout of the town and subsequent suburbs – a good example of this is the way No. 8 Grove Road partially terminates the view into Grove Road from South Street (figure 65).



Figure 65: No. 8 Grove Road partially terminates the view from South Street

7.11 Degree of loss of architectural and/or historic elements

- 7.11.1 The most significant and noticeable loss is the traditional shopfronts of the town. Most shopfronts are modern and a number are very poorly detailed with inappropriate materials and completely out of scale with the host building.
- 7.11.2 Many of the unlisted buildings have had their original windows replaced with Upvc units (figure 66). In some cases the window openings have been reconfigured and the glazing pattern changed. This has had a very significant negative impact on the character of these buildings and the subsequent character and appearance of the conservation area.
- 7.11.3 Remnants of historic paving survive within the conservation area. These include flagstones, brick pavements and slate kerbs. These survivals are invariably in a poor condition and susceptible to removal or damage.
- 7.11.4 There has been some loss of brick boundary walls through development most commonly where domestic gardens have become parking areas resulting in the need to remove part or all of the front wall. There has also been some loss of boundary walls through other unsympathetic development.



Figure 66: Loss of original windows can be very detrimental to the character and appearance of traditional buildings

7.12 Negative elements

- Shopfronts to Nos. 6, 28 & 30 West Street
- CCTV camera at the end western end of West Street at junction with Park Road – completely spoils any view from the Black Dog Conservation Area (a continuation of West Street) into the St Faith's Conservation Area
- Hoarding to the east of the station which closes the view looking north from North Street
- Late twentieth century buildings to the north side of East Street towards the junction with Beechworth Road.
- Vacant shops to the north side of East Street
- West side of Prince George's Street and the entrance to Waitrose
- Present setting of the Grade II listed Gazebo (formerly belonging to the garden of Magnolia House)
- Garages to the east side of South Street opposite the Parchment development
- The frontage and signage treatment to No. 28a North Street Pam Purred Pets
- The Mill pond
- Street furniture and highways clutter