

ST FAITH'S CONSERVATION AREA
APPRAISAL AND MANAGEMENT PLAN
MARCH 2024 (CONSULTATION DRAFT)



ST FAITH'S CONSERVATION AREA: APPRAISAL AND MANAGEMENT PLAN

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EXECUTIVE SUMMARY

Purpose of this Guidance

This consultation draft of the St Faith's Conservation Area Appraisal and Management Plan seeks to:

- Record and analyse the special interest of the St Faith's Conservation Area;
- Recognise the designated and non-designated heritage assets which comprise the Conservation Area;
- Identify issues relating to condition and detracting features, as well as opportunities for enhancement; and
- Set out an action plan with guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area.

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'. Approximately 2.2% of England is covered by conservation areas. It is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities 'formulate and publish proposals for the preservation and enhancement' of conservation areas within their jurisdiction, and that these documents are periodically reviewed.

Summary of Special Interest

The special interest of the St Faith's Conservation Area is derived from the following key factors:

Historical Interest

The town centre continues to evidence a long history of occupation centred around the watercourse from which the town's Anglo-Saxon name, 'Hamanfunta', meaning 'Hama's Spring', derives.

Configuration

The Conservation Area retains its medieval town plan, centred around the crossing point of two Roman roads with a nucleus at the 12th-century St Faith's Church. The tight urban grain of the medieval town is well-preserved in the historic and commercial core.

Architecture

The architectural eclecticism around the historic core creates rich streetscapes and evidences changing architectural fashions. The Conservation Area preserves a rare example of a 19th-century parchment works.

Public Realm

Traditional streetscape features such as post boxes, telephone boxes, signage and street lanterns are important contributors to the historic character of the area.

Summary of Heritage Assets

There are a number of listed buildings within the Conservation Area; these are recognised and statutorily protected for their architectural or historic interest. Additionally, this Conservation Area Appraisal and Management Plan identifies the buildings, structures and features within the Conservation Area which make a positive contribution to its character. These are recognised as non-designated heritage assets and include the United Reformed Church on North Street, the cohesive late-Victorian developments at Fairfield Road, Beechworth Road and Grove Road, and the late-19th century Town Hall on East Street.

Summary of Condition, Detracting Features and Opportunities for Enhancement

Common problems regarding condition include:

- Misguided repairs with non-breathable materials such as cement-based render and mortar, causing brick and stonework deterioration.
- Poor maintenance including blocked gutters and downpipes which encourage staining and vegetation growth throughout the Conservation Area.

Detracting features include:

- uPVC windows and rainwater goods.
- Insensitively designed modern shopfronts.
- Flat-roof extensions/infill.
- Television aerials, satellite dishes and external wires.

Opportunities include:

- Upgrading lower-quality modern infill.
- Addressing minor detracting features.
- Improving the contribution of modern shopfronts by introducing traditional detailing.

EXECUTIVE SUMMARY

Management Plan and Recommendations

Overall, any change proposed within the St Faith's Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be of the highest quality.

Repair and Replacement: The repair of a historic feature should always be explored before replacement. Where a feature is damaged beyond repair, replacement should be carried out on a like-for-like basis (in its truest form, i.e. the same materials and method of construction/installation, as well as appearance and style).

Maintenance: Planned maintenance such as clearing gutters and managing plant growth reduces the need for repair in the longer term. Maintenance requirements are individual to each building.

Trees: Eligible trees are protected under Tree Preservation Orders and the necessary permission should be sought from **Havant Borough Council** before carrying out works.

Public Realm: The Conservation Area has some distinctive public realm features which should be retained. Any new features should be high quality and sensitive to the established character in the historic core of Havant.

Shopfronts and Signage: Traditional shopfronts should be retained and, where possible, reinstated. Fascia signage has a significant impact on the important streetscapes within the Conservation Area and should be designed in a traditional manner that is bespoke to the proportions and style of the shopfront. Where commercial signage is to be fixed to a non-shopfront elevation, it should be subtle and not detract from the architectural quality of the building.

New Development: The guidance in this Conservation Area Appraisal and Management Plan should be consulted at the earliest feasibility stage where substantial development is proposed so that development fully incorporates and respects the special interest of the Conservation Area. The addition of new features on existing buildings should not detract from their individual positive contribution or the overall character of the Conservation Area.

SECTION 1.0: INTRODUCTION

1.1 St Faith's Conservation Area

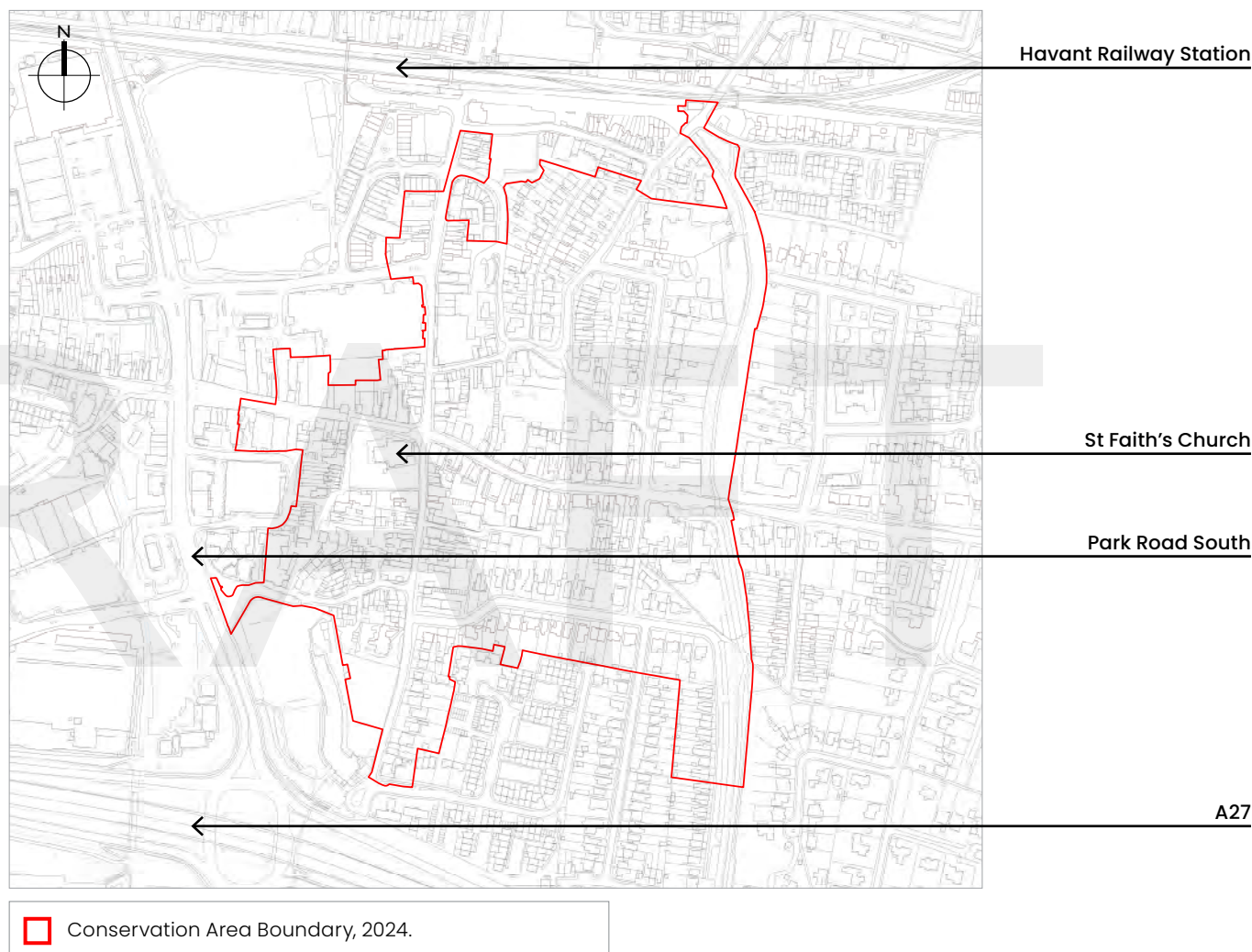
The St Faith's Conservation Area was originally designated in 1994 and reviewed in 2007. The designation covers the historic core of Havant, which is based around the intersection of North, East, South and West Streets, and encompasses some areas of 19th and 20th-century suburban development and a former parchment works adjacent to Homewell Spring.

1.2 Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which it is desirable to preserve or enhance.'⁰¹

Conservation areas recognise the unique qualities of an area as a whole. This includes the contribution of individual buildings and monuments but also of other features, including topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. All these features contribute to the character and appearance of an area, resulting in a distinctive sense of place.

The extent to which a building, or group of buildings, positively shape the character of a conservation area derives not just from their street-facing elevations but also from the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important.



⁰¹ Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*.

SECTION 1.0: INTRODUCTION

1.3 Purpose and Scope of the Conservation Area Appraisal and Management Plan

It is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for all local planning authorities to 'formulate and publish proposals for the preservation and enhancement' of conservation areas within their jurisdiction and for these documents to be periodically reviewed.⁰²

The St Faith's Conservation Area was last reviewed in 2007. It is important for local planning authorities to maintain an up-to-date strategy for the positive management of conservation areas so that they can be carefully adapted and continue to thrive. These public documents define and record the special interest of a conservation area and set out a plan of action for its on-going protection and enhancement.

Over time, conservation areas evolve and the integrity of characteristics which underpin their special interest may depreciate due to gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper tools to manage change are in place.

Reviews often find that conservation area boundaries were previously drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet the requirements for conservation area designation.

This Conservation Area Appraisal and Management Plan seeks to:

- Record and analyse the special interest of the St Faith's Conservation Area;
- Recognise the designated and non-designated heritage assets within the Conservation Area;
- Identify issues relating to condition and pressures for change; and
- Set out an action plan with guidance and recommendations for the positive management, preservation, and enhancement of the Conservation Area.

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that said element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in Section 5 (the Management Plan) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

⁰² Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*.

SECTION 1.0: INTRODUCTION

1.4 Planning Policy

1.4.1 National Planning Policy

Conservation areas were introduced in the United Kingdom under the Civic Amenities Act 1967. They are now governed under the Planning (Listed Buildings and Conservation Areas) Act 1990. The National Planning Policy Framework (revised December 2023) sets over the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 197).⁰³

1.4.2 Local Planning Policy

Havant Borough Council adopted the Core Strategy in 2011 and the Allocations Plan in 2014. These documents detail the local planning policies that will shape and guide development in Havant to 2026. Specifically, policy CS11 concerns Havant's Historic Environment. The paragraphs pertaining to heritage have been reproduced below:

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.

4. Protects and where appropriate enhances the borough's statutory and nonstatutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

A new Local Plan is currently under preparation and will ultimately supersede the 2011 Core Strategy and 2014 Allocations Plan.

1.4.3 Guidance

This Conservation Area Appraisal and Management Plan has been prepared in line with guidance published by Historic England, the government-appointed body for the management of the historic environment in England, particularly Conservation Area Appraisal, Designation and Management, (updated February 2019). Their guidance and publications are subject to periodic review and users are advised to check for the most up-to-date guidance.

1.5 Consultation

To follow

⁰³ 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.

SECTION 2.0: CHARACTER

2.1 Summary History

Prehistoric tools located at Havant show the area has long been occupied, later developing as a Roman settlement with a nucleus at the central crossroads adjacent to St Faith's Church.

The town was recorded in 935 CE as 'Hamanfunta' – meaning 'Hama's Spring' – a name which illustrates the importance of Havant's natural springs to early settlers.⁰⁴ St Faith's Church was first built around 1150, possibly on the site of an earlier Anglo-Saxon church. During the medieval period Havant was supported by a small market, cottage industries and agricultural production from the surrounding landscape.

By the 18th century Havant was a prosperous market town, still very much focussed on the central crossroads. The coming of the railways in the mid-19th century improved trading routes and drove continued investment in industry, as well as modest population growth. The town rapidly expanded during the mid- to late 20th century, as the government sought to house those displaced following heavy bombardment during the Second World War.

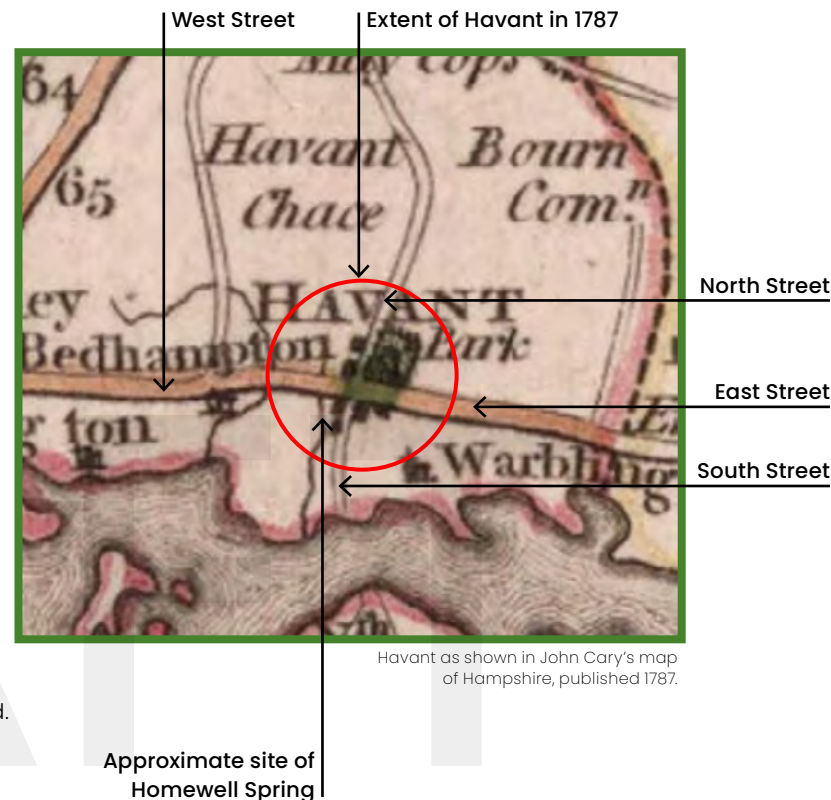
2.2 Illustrated Historical Development

Havant is situated at the crossing point of two Roman roads. The road running east to west connected the Roman settlement at Chichester with Southampton and Winchester. The north-south road follows the line of an ancient salt way, utilised by the Romans but likely laid out in pre-historic times.⁰⁵ Havant's proximity to the harbour and to the spring at Homewell, just south of St Faith's churchyard, saw a Roman settlement here, which continued into the Anglo-Saxon and medieval periods.⁰⁶

Water-based industries such as milling, salt-making, tanning, malting, brewing, cloth-working and parchment-making supported Havant's pre-industrial economy.

John Cary's map of 1787 shows Havant as a small settlement centred around the crossing point of the two Roman roads, bounded to the north by the Havant Chace, which formed the southern edge of the forest of Bere into the early 20th century.⁰⁷ To the south-east and west lay the rural settlements of Warblington and Bedhampton, with the harbour and Hayling Island to the south. At the time of Cary's map, Havant was functioning as a small market town, supported by arable farming in the surrounding landscape and operating from a market house on South Street.⁰⁸

Cary's map captured the historic core as it was after the disastrous fire of 1761, during which almost all the buildings in West Street and many buildings in North and East Street were destroyed.



⁰⁴ Victoria County History, 'The parish and liberty of Havant', in *A History of the County of Hampshire: Volume 3*, ed. William Page (London, 1908), pp. 122-127. British History Online

⁰⁵ Ralph Cousins, *The Making of Havant*, Vol 1, 2014.

⁰⁶ Ralph Cousins, *A Brief History of Havant*, 2016.

⁰⁷ 'The parish and liberty of Havant', in *A History of the County of Hampshire: Volume 3*, ed. William Page (London, 1908), pp. 122-127. British History Online

⁰⁸ Friends of Havant Cemeteries, *History of Havant and the St Faith's Conservation Area*; Ralph Cousins, *A Brief History of Havant*, 2016.

SECTION 2.0: CHARACTER

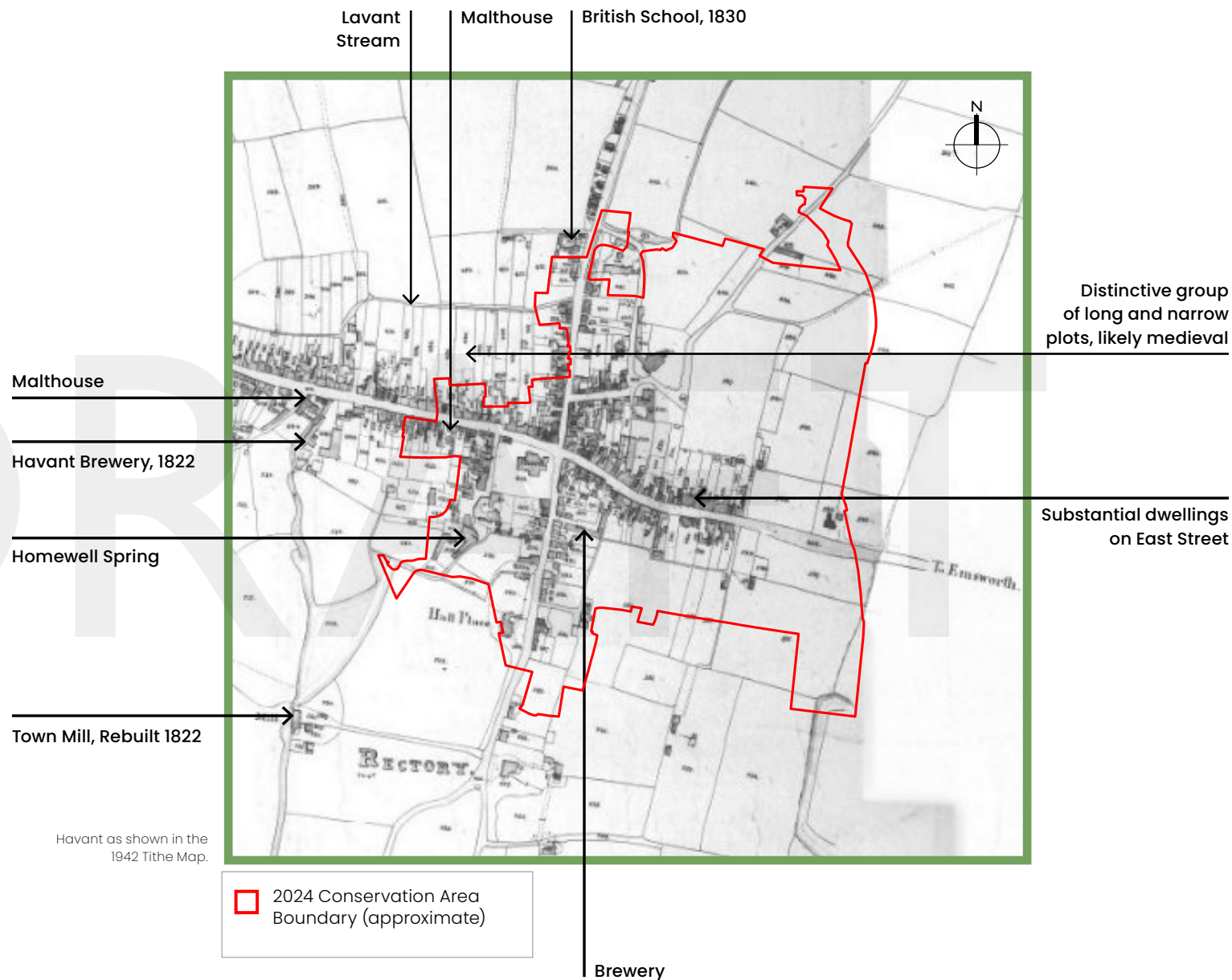
The tithe map shows that Havant was growing, with a mixture of residential, civic, and industrial infrastructure expanding the town to the north and west. In the 1820s, a new brewery and town mill were built west and south-west of the historic core. A new school was constructed to the north in 1830 (since demolished).

Small farms continued to operate in the surrounding meadows and pastures.

By 1842 the town had 2000 inhabitants. The 1851 census records that West Street was occupied by many tradespeople, including a hatter, printer, dressmaker, harness maker, grocer, tailor, shoemaker, butcher, glove maker and blacksmith. There were six malthouses and five breweries.⁰⁹

Whilst West Street had a commercial character, East Street was home to several substantial dwellings.

The tithe map clearly illustrates many long, narrow plots on West Street, typical of medieval development. They stretch back to the bank of the Lavant Stream, which ran south to the Mill Pond and was culverted in the mid-20th century.¹⁰



⁰⁹ Ian Watson, 'Havant in 1842', in Ralph Cousins, *The Making of Havant*, Vol 1, 2014.

¹⁰ Robert West, Paul Marsham and Andy Lee, *The Lavant Stream at Havant, Rowlands Castle and Finchdean*, 2017.

SECTION 2.0: CHARACTER

The 1870 Ordnance Survey shows that the extent of Havant was broadly similar to that shown in 1842. To the east, a new town hall had been built. The industrial complex to the south-west, recorded as a 'Yard and Store' on the earlier tithe map, was shown in 1870 as a 'Parchment Manufactory'.

The most significant change in Havant since 1842 was the coming of the railway. In 1847, the London, Brighton & South Coast Railway line opened from Chichester to Havant, with a station just north of the town. The advent of the railway improved connections with Chichester and Portsmouth, which had previously been made by stage-waggon. In 1865 a line opened from Havant to Langston Quay, which facilitated the flow of goods traffic to and from Hayling Island, including coal, gravel and timber.¹¹ This line was known locally as the 'Hayling Billy Line'.

London,
Brighton and
South Coast
Railway Line

Parchment
Works

- 2024 Conservation Area Boundary (approximate)
- Railway



Havant Town Hall,
c.1870

Havant as shown in the 1870 Ordnance Survey.

The 'Hayling Billy Line',
from Havant to Langston
Quay and Hayling Island

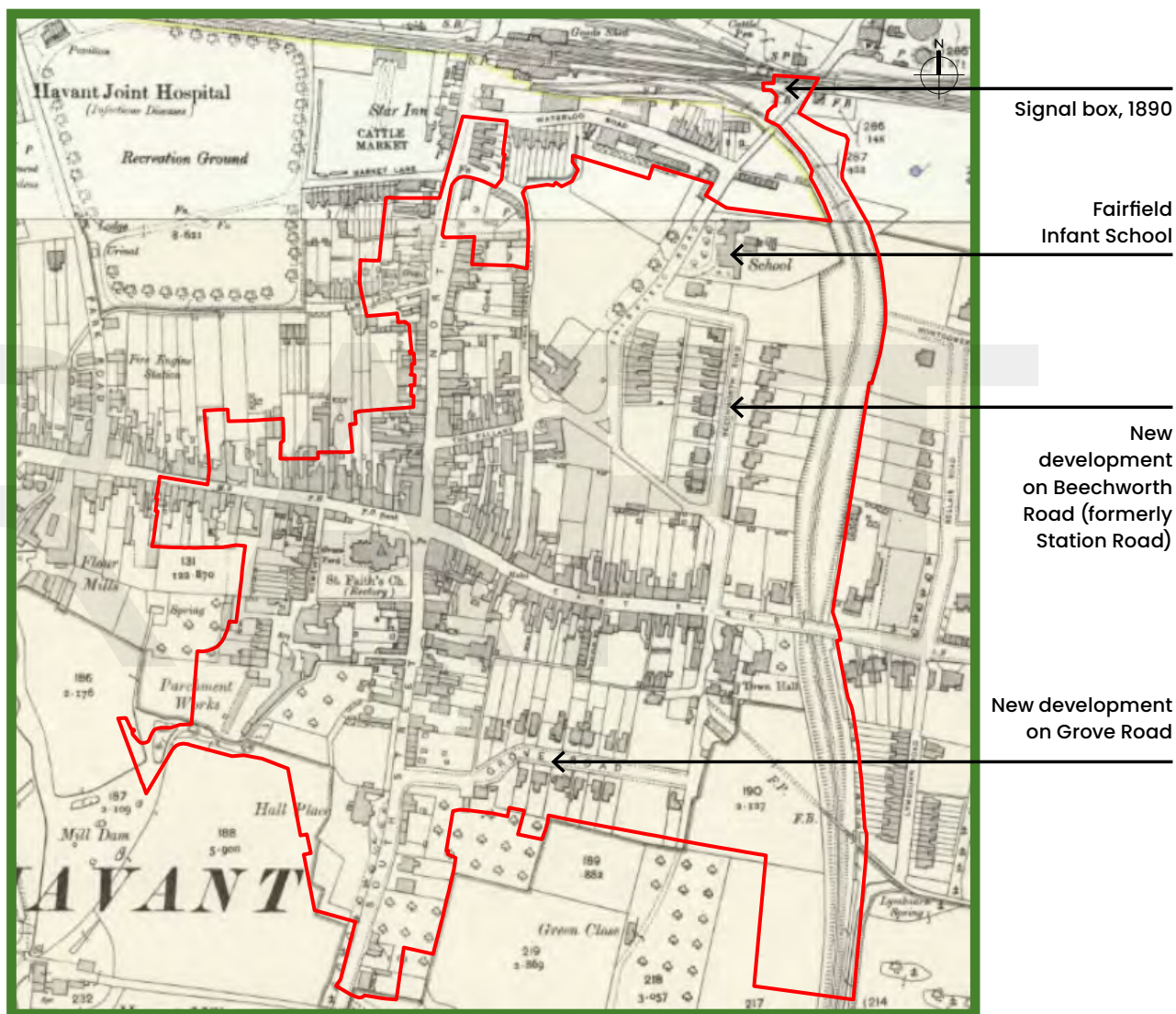
¹¹ Dr Margaret Rogers, *The Arrival of the Railway in Emsworth*, 2017.

SECTION 2.0: CHARACTER

The 1897 Ordnance Survey illustrates a clear difference in character to the north and south of the historic core. To the north, industrial and commercial usage predominated around the railway, including a new cattle market. South of the historic core, the surrounding landscape was characterised by orchards, gardens, and fields.

The open space to the east of the late 17th or early 18th-century residence known as the Manor House had been developed with the addition of a new terrace (on what is today known as Fairfield Road), a new school (now Fairfield Infants School) and an entirely new street (Beechworth Road) containing a mixture of detached villas and semi-detached houses. Additional residential development south of East Street, on the newly laid-out Grove Road, further demonstrated the prosperity of late 19th-century Havant.

In 1888-89 a new recreation ground was laid out for the growing population of Havant.¹² Small pockets of residential development had grown up around the town centre in all directions and the historic sense of Havant and Bedhampton as discrete settlements was disappearing. The Grade II listed signal box to the far north of the Conservation Area was built c.1890. Much of the land north of the railway had been retained as an open rural landscape, though some areas had been converted to serve as allotment gardens.



Havant as shown in the 1897 Ordnance Survey.

□ 2024 Conservation Area Boundary (approximate)

¹² Hampshire Gardens Trust, *Havant Park*. <http://research.hgt.org.uk/item/havantpark/#:-:text=Historic%20development,cattle%20market%20and%20private%20houses>.

SECTION 2.0: CHARACTER

Havant in the early 20th century was similarly characterised by further residential development, as the Denvilles estate continued to grow and additional residences were built to the north, south, east and west of the historic core. The interwar period saw two new residential streets – Orchard Road and Lower Grove Road, laid out in the former open space to the south-east of the historic core, within the boundary of the Conservation Area. Grove Road had been extended further east with the addition of more residential properties.

At the very end of the 1930s, the Manor House, which had been converted into a school in 1797, was demolished to make way for a new residential development (today's Manor Close). The 1920s and 1930s saw the closure of Havant's last brewery, the parchment works and the town mill.



School in the old
Manor House, the
later site of Manor
Close

Inter-war
development at
Lower Grove Road,
Orchard Road and
the eastern end of
Grove Road

Havant as shown in the 1932 Ordnance Survey.

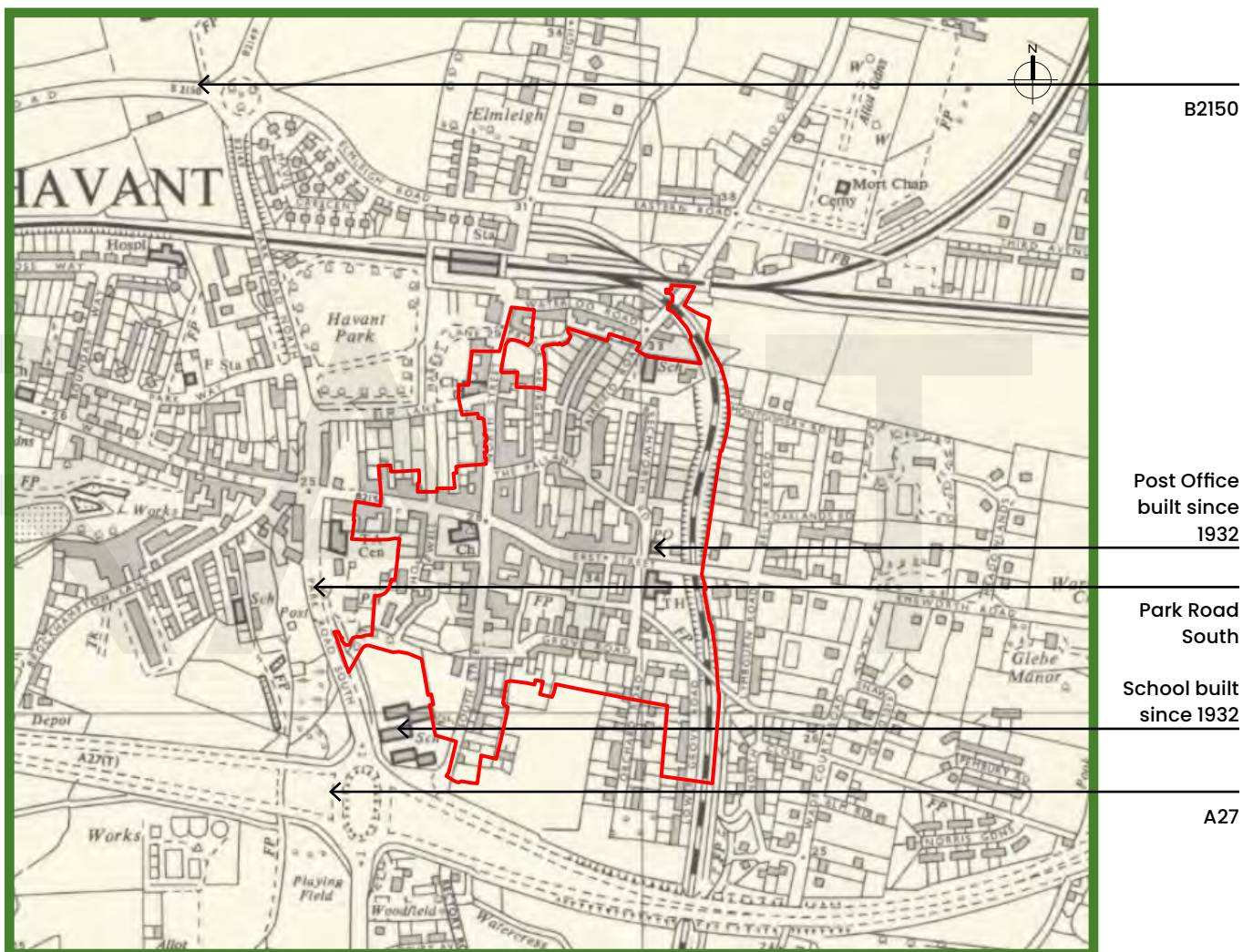
□ 2024 Conservation Area Boundary (approximate)

SECTION 2.0: CHARACTER

A building boom beginning in the early 1950s saw Havant become one of the fastest growing urban districts in the country. At the end of the Second World War, Portsmouth City Council acquired Leigh Park to the north, which was rapidly redeveloped to house thousands of families seeking respite from the heavily bombed and overcrowded city of Portsmouth. The need for new housing was such that local authorities considered the creation of an entire new town, however it was finally decided that Havant could accommodate the needs of post-war displacement.¹³ By 1966, a mere three decades later, Havant had been transformed by a swath of residential development to the north.

The creation of new thoroughfares, in particular the B2150 to the north, Park Road North/South to the West and the A27 to the south, altered the prominence of the historic crossroads at St Faith's Church which formed the nucleus of the original town. Park Road South cut across the former site of the mill pond, the northern tip of which is still visible behind The Parchment off South Street.

Additional development since the 1932 Ordnance Survey included the post office on the corner of East Street and Beechworth Road and a new school in the former grounds of the Hall Place estate off South Street.



Havant as shown in the 1966 Ordnance Survey.

□ 2024 Conservation Area Boundary (approximate)

¹³ Ralph Cousins, *A Brief History of Havant*, 2016.

SECTION 2.0: CHARACTER

2.3 Archaeology

Numerous archaeological finds are recorded within the Conservation Area, the boundaries of which substantially overlap with the historic settlement as recorded in the Hampshire HER. Finds predominantly include:

- Roman coins and pottery sherds – which are associated with the town's position on the confluence of two Roman roads (possibly also the location of a Roman settlement, although there is no definitive evidence of this).
- Medieval features including pottery, wells, pits and post holes – all of which are indicative of an intensive chapter in the town's historic development.

Some Neolithic and Mesolithic finds are documented; however, there is little to indicate substantial activity before the Roman period.

Further details regarding the known and potential archaeology in Havant are available via Hampshire County Council.

2.4 Geology and Topography

The topography of Havant is generally flat, with a slight increase in the height above sea level towards the east and north sides of the town. The bedrock geology comprises a mixture of clay and chalk, with superficial deposits of predominantly clay and gravel.

SECTION 2.0: CHARACTER

2.5 Views

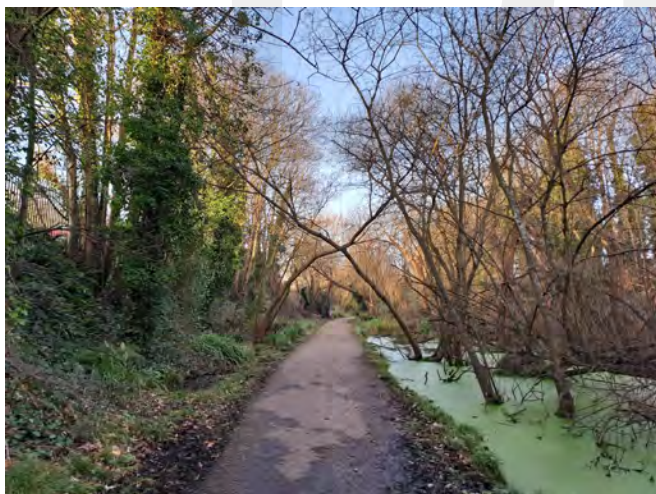
The dense urban grain of Havant town centre, the relative lack of open space and the flat topography means there are no prominent vantage points or vistas within the Conservation Area. However, there are several important glimpsed views of St Faith's Church and the fleche of the United Reformed Church on North Street from various points within the town. Views up and down the four main streets from the central cross-roads facilitate an appreciation of the architectural eclecticism which makes the historic core of Havant special. Conversely, many of the streetscapes in the residential roads beyond the core are stylistically coherent, illustrating the pockets of single-phase construction which accompanied the expansion of Havant in the 19th and 20th centuries. Views up and down the public footpath on the site of the 19th-century 'Hayling Billy Line', on the eastern edge of the Conservation Area, afford a secluded rural character which contrasts with the density of the town centre.



Looking north-west from the Pallant. The fleche of the United Reformed Church is visible in the background



View of St Faith's Church from Homewell, looking across the churchyard



Looking north on the public footpath on the site of the old Hayling Billy line on the eastern edge of the Conservation Area



Several groups of coherent semi-detached houses on the eastern side of Beechworth Road, laid out between 1870 and 1897



Looking down East Street from the central cross-roads. In the foreground is the stylistically eclectic late 19th-century public house, opposite which is the grand, classical façade of No. 2 East Street.

SECTION 2.0: CHARACTER

2.6 Configuration and Direction of Movement

The historic core of Havant is centred around the crossing point of two Roman roads, known as North, East, South and West Streets. North, East and South Streets are busy highways, experiencing a constant flow of vehicular traffic. The majority of West Street, between the cross-roads and the junction with Park Road South, is pedestrianised. There are also several other historic roads including The Pallant and the 'Homewell' which connects West Street with the ancient Homewell Spring. Several narrow alleys, known locally as 'twittens' and likely affiliated with the laying-out of medieval plot boundaries, connect the historic core with the later suburban developments. Other secondary routes within the Conservation Area were mostly laid out during the 19th and 20th centuries to facilitate suburban expansion.

2.7 Architecture

2.7.1 Architectural Styles

The architectural eclecticism of the St Faith's Conservation Area is one of the things which makes it special. The 16th-century timber framed building on South Street known as 'The Old House at Home', is one of few buildings to survive the devastating fire of 1761. Both polite and vernacular buildings from the 18th and 19th centuries are well represented, and comprise a wide range of scale, style, and materiality. Roofscapes are varied, as are relationships between buildings, boundaries, and highways. Most of the buildings on the four main streets front directly onto the pavement, whereas those in the later affluent suburbs are often set back from the road in gardens.

Vernacular Buildings: These are buildings constructed using local materials with no (or limited) regard for architectural fashions. Vernacular buildings are often characterised by their modest size and simple finish, and often show signs of having been altered in line with occupant needs over the centuries, perhaps with ad-hoc extensions or infilling of old openings. There are many vernacular buildings in the Conservation Area, concentrated predominantly on the main four streets, where they jostle alongside grand 19th-century commercial buildings and modern development.



Vernacular buildings on West Street, originally built as houses and later adapted with ground-floor shop fronts. The buildings utilise local materials such as brick and clay tiles. The windows are of varying proportions and dormers indicate the habitable space within the buildings was increased at some point in time. Architectural decoration is limited.



The Old House at Home on South Street – an early 16th-century vernacular structure built of brick and timber with a clay-tile roof.

SECTION 2.0: CHARACTER

Classical Architecture: Neo-Classicism was the dominant architectural style during the 18th century and, along with Gothic, was also highly popular during the 19th century. Neo-Classical buildings are deliberately designed to be symmetrical with regular windows and features such as columns, pilasters, pediments and keystones. In the Conservation Area, Neo-Classical influence can be seen in humble domestic dwellings as well as the grand façades of 19th-century commercial buildings.



Classical detailing to former residential properties on South Street. Both buildings have highly symmetrical façades, characteristic of the Classical style. The property on the left-hand side has prominent quoins and a Classically-inspired parapet roof, whilst the building to the right has a dentilled cornice.



No. 2 East Street, a late 19th-century commercial premises on the corner of South and East Street. The façades are highly regular, with much Classical detailing including a modillion cornice, pilasters and segmental pediments over scrolled corbels.

SECTION 2.0: CHARACTER

Gothic Architecture: Gothic architecture, characterised by the use of pointed arches, tracery and stained glass, was the mainstay of religious and royal architecture in England until the 17th century. The medieval Gothic style is illustrated in St Faith's Church itself, at the centre of the Conservation Area. Gothic experienced a substantial revival in the 19th century when it was used for civic and domestic buildings as well as religious and monarchical ones. There are several buildings and structures in the Conservation Area which are self-consciously Gothic, including the United Reformed Church of 1891, the old Town Hall of 1870 and the War Memorial of 1922.



The United Reformed Church, North Street.



The Town Hall of 1868-70, East Street. Gothic influences include the tracery to the balustrade, the tall lancet-shaped windows and the depressed archway over the door, which recalls 16th-century architectural fashion.

SECTION 2.0: CHARACTER

Arts and Crafts: The Arts and Crafts style was popular in the mid-late 19th century, and is distinguished by its use of local, high-quality material (including richly coloured brick and tile), asymmetrical roofs, stained glass, over-sized chimneys and large street-fronting dormers. The influence of the Arts and Crafts style is readily apparent in Havant and illustrates how much development was happening during the late 19th and early 20th centuries. The style influenced a wide range of buildings in the town centre. These include the Fairfield Infant School and The White Hart public house alongside the suburban developments on Grove Road, Beechworth Road and Manor Close.



No. 1 East Street, also known as The White Hart, was built in 1889 and was heavily inspired by the Arts and Crafts movement. It features large street-fronting gables, a rich colour palette, large chimneys and vernacular materials including hung tiles with scalloped detail to the upper storey. The adjacent half-timber-framed building to the left follows a similar template.



Two dwellings in the 1930s Manor Close development. These houses exhibit an Arts and Crafts influence in their use of dark, richly coloured brick, flared tile detail to the projecting bays and decorative latticed/stained glazing.

SECTION 2.0: CHARACTER

Industrial Architecture: Industrial buildings often have a very distinctive architectural style with unfinished structural materials (such as exposed brick or steel), wide openings to permit the movement of vehicles and/or goods, functional design, high ceilings and larger windows to admit light. Havant was once home to many types of industry including brewing, tanning and parchment making. Although most of the purpose-built structures which once housed these industries have been lost, there are a few survivors including a historic malthouse on West Street, some structures affiliated with the former brewery on South Street, and the old parchment works at the bottom of Homewell.



A former malthouse on the western boundary of the Conservation Area, West Street. The small set of double doors and functional weatherboarding to the upper storey identifies this building as a historically industrial building, rather than domestic.



Industrial infrastructure affiliated with the old parchment works at the bottom of Homewell, repurposed to serve as residential accommodation. Note the multitude of wide openings, the door to the upper storey and the large bracket to assist in the movement of heavy goods, which has been left in situ.

SECTION 2.0: CHARACTER

Other 19th and 20th-Century Revival Styles: Although the Neo-Classical and Gothic styles dominated polite architecture during the 19th century, many other styles were explored and patronised. Some of these can be seen in the St Faith's Conservation Area, for instance the frontages of Nos. 4 and 6 West Street recall the 16th-century Baroque style, which, in England, made heavy use of curved 'Flemish gables'. The central buildings in the late Victorian terrace on Fairfield Road have a Baronial Gothic character, the crenelated parapet making a striking contribution to the streetscape.



Nos. 4 (right) and 6 (left) West Street.



The distinctive pair of houses in the centre of Fairfield Terrace. The use of crenellation is architecturally eclectic in this domestic context, and the use of geometrically arranged burnt brick as decoration is particularly striking.

SECTION 2.0: CHARACTER

2.7.2 Materials and Features

The materiality used in the structures, finishes and boundary treatments throughout the Conservation Area is similarly varied and affords a high degree of visual interest. Common local materials include:

- **Clay tiles:** used both as roofing material and to decorate dormers and façades, and to demarcate historic shop entrances and private pathways.
- **Brick:** a range of colours including red, yellow, brown, and blue, laid in varying bonds. Flemish bond brickwork, where the bricks are laid stretcher-header-stretcher (long side-short side-long side) is common and typical of the late 18th and 19th centuries.
- **Flint:** found both in boundary walls and on the principal façades of key buildings, such as St Faith's Church.
- **Timber:** the vernacular tradition of timber-framing is seen at the Old House at Home and is variously referenced in later buildings such as the White Hart and the gabled villas on Grove Road.

Whilst much of the brick is exposed, paint and render are widespread throughout the Conservation Area. As render often obscures the construction material beneath, there is potential for further timber-framed buildings to survive beneath modern finishes.

Windows across the Conservation Area are typically traditional timber sash units, proportioned according to the style and type of building. Some properties have pastiche uPVC replacements which are conspicuous by their disproportionately thick frames and false glazing bars. There are also instances where uPVC casement units have been installed.

Doors are predominantly timber and are mostly panelled and glazed, with some incorporating or sitting under a fanlight. Many replacement doors are traditionally styled, although there are some detracting plate-glass doors to commercial units (particularly visible on North and West Street) and uPVC replacements (examples on East Street).

Common decorative features include:

- Dentils or modillions below the eaves of both modest domestic buildings and substantial commercial structures
- Brick dressings to window and door surrounds
- Sculptural relief to grand 19th-century façades
- Moulded window surrounds
- Ceramic tiles to commercial premises
- Small pediments and splayback arches articulating the façades of domestic dwellings
- Ornate clay ridge tiles

Historic shopfronts are prevalent throughout the Conservation Area, particularly on North and East Street. Historic shopfronts tend to incorporate a stallriser (a platform below the shop window), glazing articulated by mullions and transoms (horizontal and vertical glazing bars) and a fascia which advertises the name of the business. The fascia may be flanked by corbels at either end and may sit under a projecting moulded cornice. Traditional shopfronts follow the proportions established by the host building; fascias in terraced buildings generally respect party wall divisions and are situated well below first-floor window cills so upper windows are not obscured.



Render applied over brickwork to the upper storey of this premises on West Street, creating a contrasting visual impact within the same façade.



A row of terraced houses on Homewell. The primary elevations are formed of red brick in stretcher bond, articulated with yellow brick dressings and a string course of blue brick. Dentils beneath the cornice provide additional decoration.

SECTION 2.0: CHARACTER



The Old House at Home constitutes a timber-framed building with a later extension in brown brick with red brick dressings. The contrast between the two historic buildings illustrates the development of Havant before and after the fire of 1761 and adds visual interest to the streetscape.



Historic domestic properties on South Street, with small porticos articulating the street-facing façade. The house to the right appears to be a vernacular building updated with Neo-Classical detailing at some point in time.



Scalloped hung tiles to the roof of the mid-19th-century former public house, 'Speed the Plough', on South Street. The brickwork is laid in a stretcher bond, where only the long side of the bricks are visible.



Scalloped hung tiles decorate the late 19th or early 20th-century Arts and Crafts inspired houses on East Street.



A pair of 19th-century houses on Beechworth Road demonstrate the characteristic treatment of the first-floor windows on this side of the street, which sit under a depressed arch decorated with a distinctive chevron pattern.



Applied close-studding to the gable end and decorative ridge tiles are characteristic of the detached late Victorian villas on Grove Road.

SECTION 2.0: CHARACTER



Glazed faience tiles to a pair of cottages converted into a public house during the mid-19th century, North Street.



An example of a wall which has recreated the historic Flemish bond used on the original building.



Surviving tiles in the front garden of a late 19th century property on Fairfield Road.



Flint and brick to a boundary wall on Fairfield Road.



A historic shopfront on West Street. The shopfront incorporates a stallriser, glazing articulated by mullions and transoms and a proportionate fascia under a projecting cornice.

SECTION 2.0: CHARACTER

2.8 Public Realm

The public realm encompasses all the spaces and features which are accessible to the public and help bring together a sense of place as a whole. The public realm in the historic core of Havant is modest. Street lighting is a mixture of traditionally styled lanterns (to South Street, The Pallant, The Parchment, Manor Close and the eastern end of West Street) and utilitarian modern streetlamps elsewhere.

Street furniture is mostly concentrated around West Street, where there are several modern timber benches, cast-iron bollards and refuse bins, a traditionally styled post-box, and a Grade II listed telephone box. Sculpture enhances the public realm in two key areas – the quiet enclave around the spring at the bottom of Homewell, and the forecourt of the Spring Arts & Heritage Centre off East Street.

Most historic surface finishes throughout the town centre have been replaced with tarmac or standard modern paving. Surface treatments are varied however, particularly around the central crossroads, which adds a degree of visual interest. The small areas of historic street surfacing which survive are not generally accessible to the public, being restricted to alleyways enclosed for resident-only access or pathways through private front gardens. There are a few instances of historic finishes to shopfront entrances, mostly on East Street, though many of these have also been lost or replaced.

Street nameplates are generally historic or traditional in style and in keeping with the character of the Conservation Area. Small blue plaques attached to buildings and boundaries throughout the historic core provide visually coherent interpretation of the town's heritage.

Most of the buildings on the four main streets front directly onto the public highway, which reduces the need for substantial boundary treatments in these areas. There are however many examples of historic brick and flint boundary walls elsewhere in the Conservation Area, notably around St Faith's Church, the Pallant, and to the properties in the Victorian suburbs set back from the street.

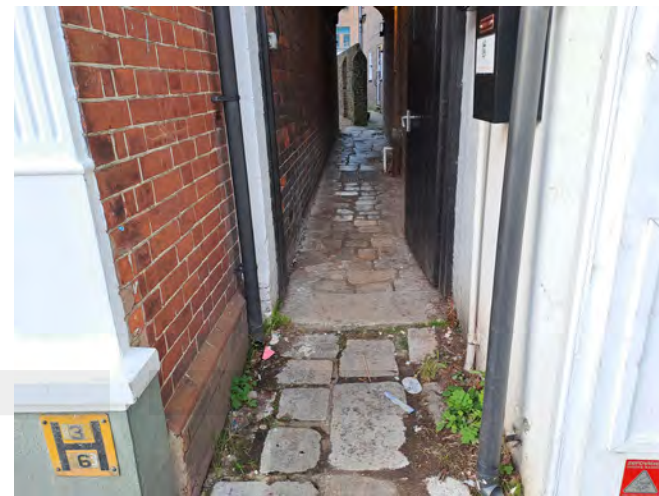
There are also several examples where traditional cast-iron railings are used to demarcate boundaries. Surviving historic boundary treatments add visual interest, create coherence with the surrounding buildings and generally enhance the character of the Conservation Area. The same can be said for modern boundary treatments executed with a traditional style and materiality, for example the railings around the central crossroads.



Looking west up West Street, showing the modern red and blue brick herringbone paving, flanked by modern paving slabs. Street trees frame the central walkway and break up the visual impact of the extensive hardstanding. Modern street lighting lines the walkway to the left-hand side.



A historic tiled entrance to a shopfront on East Street.



One of the few areas of historic surface treatment in the historic core, only visible from the public highway on West Street when the door to the alleyway is open. This materiality gives a flavour of how the alleys or 'twittens', as they are known locally, would have been paved in the past.



A traditionally styled post box and a Grade II listed telephone box, designed by Sir George Gilbert Scott, enhance the historic character of this area of West Street. The cement render to the boundary wall detracts.

SECTION 2.0: CHARACTER



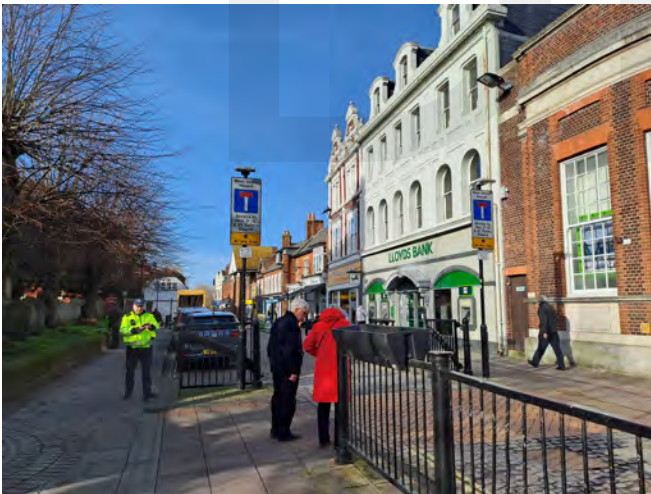
Public sculpture near the spring at the bottom of Homewell references the industrial heritage of the adjacent Parchment Works.



An example of a blue plaque affixed to a boundary wall on South Street.



Traditional street signage enhances the historic character of the Conservation Area.



Looking up West Street from the central cross-roads. There are at least five different surface finishes visible in this small area, which adds visual interest. Boundary treatments between the road and the pavement are traditionally styled.



Dwarf walls in knapped flint adjacent to St Faith's Church on West Street.



Historic brick wall on the old railway bridge, East Street.

SECTION 2.0: CHARACTER

2.9 Open Spaces and Trees

Into the 20th century, the landscape around the historic core of Havant was decidedly rural, and the boundaries of the present-day Conservation Area encompassed several areas of green open space. The dramatic expansion of the town after the Second World War saw the adjacent fields rapidly developed, and most of the remaining open space in the Conservation Area was infilled. There are however a few areas of open space within the Conservation Area boundary, and where these exist, they draw a stark contrast with the dense urban grain of the town.

St Faith's churchyard, south-west of the central crossroads, is maintained as publicly accessible open space and makes a high contribution to the public realm in the town centre. The survival of the churchyard, along with many historic gravestones, preserves the setting of the church which has formed the nucleus of the town for centuries. The churchyard is also planted with many mature trees which soften the visual impact of the tall, dense structures which cluster around it.

The area around the spring at Homewell is also an important open space, although being surrounded by private residences and lacking public seating, it is not configured to encourage public congregation. At some distance from the traffic around the crossroads, Homewell has a very tranquil character, enhanced by the gentle bubbling of the spring. Dwarf walls bounding the spring allow visitors to rest and appreciate this crucial feature of Havant's history, whilst views of the historic parchment works facilitate an understanding of the relationship between the town's industry and the watercourse.

There are also two large public car parks, separated by a historic boundary wall, just south of the Pallant. Having been carved out of former gardens, these spaces are not in themselves of heritage interest. However, the open space they afford facilitates striking views of the varied roofscape to the north-west of the town, as well as surrounding historic structures and boundary treatments.

The Gazebo Garden behind East Street, accessed via one of these central car parks, provides another important open space which is open to the public between certain hours. A small, landscaped garden surrounding the historic garden structure once affiliated with an 18th-century town house on East Street, the space is a reminder of the way the site was historically utilised and provides a tranquil enclave in an otherwise busy area of the town.

The public footpath tracing the eastern boundary of the Conservation Area provides open space for walking and running, whilst preserving its relationship to the railway bridge affiliated with the historic Hayling Billy Line. Other open space can be found in the form of private front gardens, particularly on Grove Road, Beechworth Road and Manor Close.

Mature tree planting throughout the Conservation Area adds visual interest; framing thoroughfares (as on West Street), forming dramatic focal points (as in the churchyard) and defining areas with a more rural character (as at Manor Close).



A Grade II listed, 18th-century gazebo in the carpark to the south-east of St Faith's Hall, behind the Pallant.



The publicly accessible garden of the 18th-century gazebo.

SECTION 2.0: CHARACTER



The spring at Homewell.



A yew tree in the churchyard of St Faiths, estimated to be over 600 years old.



The railway bridge from the public footpath on the old Hayling Billy Line.



Mature trees in the gardens of Manor Close reinforce the verdant, green character of this coherent enclave.

SECTION 2.0: CHARACTER

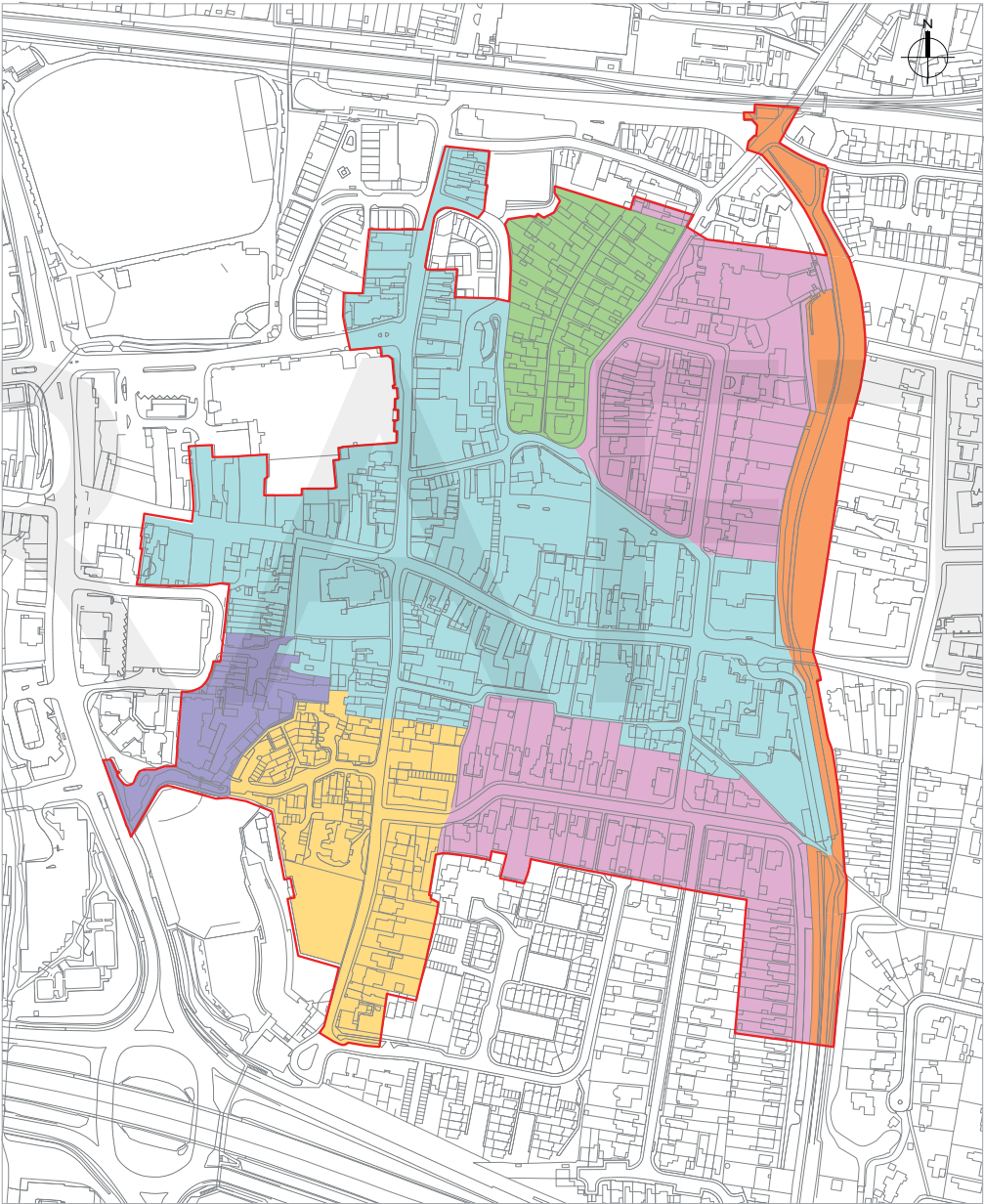
2.10 Character Areas

There are several spaces/groups of buildings throughout the Conservation Area which share common features and sub-characters. These are not adjacent in every case. This section identifies each character area's defining features.

CHARACTER AREAS PLAN

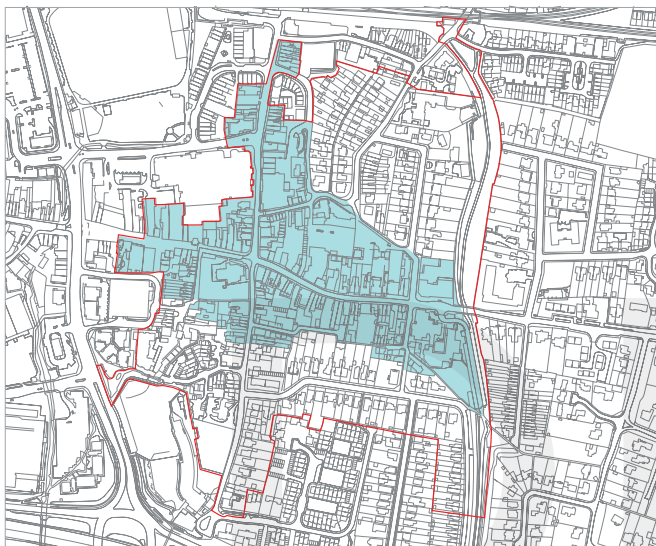
- Historic and Commercial Core
- South Street
- Homewell Spring and the Former Parchment Works
- Manor Close
- Late 19th and 20th-Century Suburbs
- Hayling Billy Line Footpath

This plan is not to scale



SECTION 2.0: CHARACTER

Historic and Commercial Core



- Comprised of the four main streets; North, East, West and the northern half of South Street, the Pallant and the terraces on Homewell, opposite the churchyard.
- The character is generally commercial – particularly on North and West Street, though this is changing. Although East Street still has many shopfronts, there is a trend towards conversion of commercial premises to residential dwellings. New-build residential units on East Street re-enforce this shift. South Street is mainly residential in character, but has large commercial premises near the cross-roads and a substantial public house.
- Throughout the character area, large three or four-storey commercial buildings nestle against two-storey shops and dwellings.

- Buildings generally front directly onto the public highway, meaning green space, walls and fencing which might otherwise demarcate property boundaries are largely absent.

- The historic and commercial core is characterized by architectural eclecticism in style, scale and materiality and has a noticeably varied roofscape.



Looking towards St Faith's Church from West Street.



Looking down Homewell from West Street.



Looking east on East Street.



North Street, west side.

SECTION 2.0: CHARACTER

South Street



- Constitutes the southern half of South Street, which has a resolutely residential character. This part of the street was historically more sparsely populated than the northern section. In the early 19th century, it was an acceptable distance from the commotion of traffic, commerce, and industry around the town centre to accommodate the grand dwellings Hall Place and Newnham House (both Grade II listed).
- The grain in this area is much looser than in the commercial core, with both historic villas and later 20th-century residences set apart from each other and back from the road.



Hall Place, South Street.

- Much of the west side of the road south of Hall Place is heavily lined with mature trees – a natural boundary treatment utilised to screen the grounds of this substantial estate from the highway.
- The area also includes a single-phase late 20th-century housing estate known as The Parchment, which incorporates traditional detailing seen elsewhere in the borough. The estate retains much mature planting and a close relationship with the watercourse.



Residential buildings within the late 20th-century estate at The Parchment, off South Street.



The boundary between the late 20th-century estate at The Parchment and the back of the former parchment works. The Lavant Stream, which prior to culverting was visible throughout the historic core of Havant, is still visible here.

SECTION 2.0: CHARACTER

Homewell Spring and the Former Parchment Works



- Comprises the former parchment work buildings at the bottom of Homewell, sensitively converted to residential use in the early 21st century.
- The historic terraces, all of two storeys with attic space, are orientated inwards, facing onto the open space around the spring. This creates an intimate and enclosed character, which contrasts with the busy townscape of West Street a short distance north.
- The character area forms an attractive visual reminder of Havant's industrial heritage and its continued reliance on the watercourse.
- The area also encompasses the former millpond to the town mill, which survives as a reminder of Havant's industrial past and close relationship to the water.



Looking across the open space at the bottom of Homewell towards the spring. In the background are the industrial buildings associated with the former parchment works.



Homewell Spring, which flows under a small brick archway from Homewell into the former parchment works.



Sensitively converted industrial buildings which were once part of the Parchment Works complex.



Looking north towards the town centre from Homewell.

SECTION 2.0: CHARACTER

Manor Close



- A single-phase development of paired, Arts and Crafts inspired houses built circa 1938 on the site of the late 17th or early 18th-century building known as the Manor House and its wedge-shaped grounds.
- The houses form a cohesive group; organised in pairs, mostly double storey (with some later dormer windows indicating subsequent attic conversions), facing onto a gently curving access path within generous front gardens.
- The orientation of the properties lends a sense of enclosure. The extensive presence of mature trees and greenery contrasts with the urban character of the surrounding development.
- The development is constrained within the boundaries of the historic Manor House estate, retaining some areas of the old boundary wall on Prince George's Street. As such, Manor Close retains a relationship with the former land use in this area.



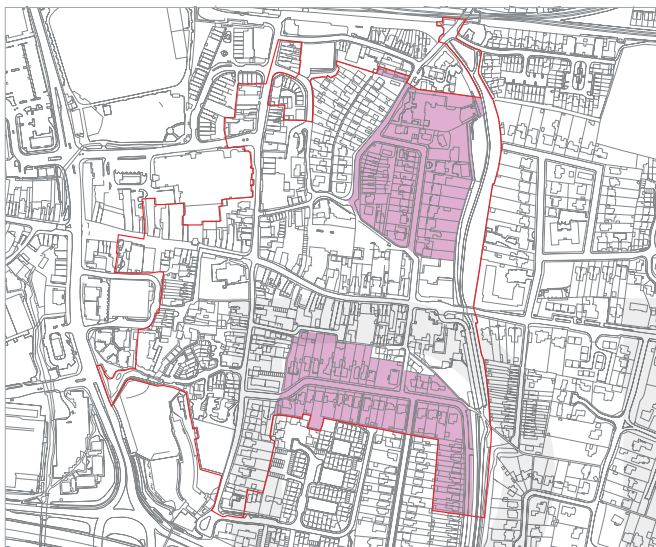
Looking into Manor Close from the Pallant. The traditional piers help to reinforce the sense of the character area as a separate enclave, set apart from the adjacent town centre.



Manor Close, looking north.

SECTION 2.0: CHARACTER

Late 19th and 20th-Century Suburbs: Fairfield Road/Beechworth Road/Grove Road/Lower Grove Road



- Fairfield Road, Beechworth Road and Grove Road all constitute areas of planned late Victorian suburbs. The character area is mostly occupied by two storey terraces/pairs of houses and large detached villas, all set back from the street.
- Many of the former front gardens to these houses have been paved to form driveways, but where greenery has been retained this heightens the contrast with the dense urban core.
- Together, these attractive and visually cohesive developments illustrate the prosperity of the 19th-century town. They also demonstrate Havant's expansion through the addition of planned suburbs at this time, in contrast to the organic ad-hoc development which characterised earlier development.

- This character area also includes Fairfield Infant School, a substantial, handsome building which illustrates the wealth of 19th-century Havant and the need to invest in civic infrastructure for a growing population.



The late 19th-century terrace on Fairfield Road forms a distinctive group with a rich materiality.



Uniform pairs of houses on Beechworth Road, east side.



The pairs of houses on the west side of Beechworth Road are slightly more modest in size and architectural detailing.



Villas on Grove Road.

SECTION 2.0: CHARACTER

The Hayling Billy Line Footpath



- A public footpath along the eastern border of the Conservation Area, which follows the line of the old Hayling Billy Line (closed in 1960).
- The footpath preserves the northern-most section of the railway line which connected Havant with Hayling Island for almost 100 years. The relationship between the path and the railway is enhanced by the survival of the brick railway bridge to the south.
- The pathway has a semi-rural character and is an important open space providing a green link between the northern and southern boundaries of the Conservation Area.



Looking onto the footpath from the railway bridge.



Footpath, looking north.



Timber gates at the northerly entrance to the footpath on Fairfield Road.

SECTION 3.0: APPRAISAL

3.1 Statement of Special Interest

The St Faith's Conservation Area is of special interest for the following key reasons:

- The retention of a medieval town plan, centred around the crossing point of two Roman roads with a nucleus at the 12th-century St Faith's Church. The survival of several narrow alleys or 'twittens' are also likely to be affiliated with the medieval plan and the long, narrow building plots which can be seen in 19th-century maps.
- The survival of the historic watercourse at Homewell Spring, the remains of the mill pond, and the Lavant Stream which can still be seen at The Parchment. These areas bring a high degree of aesthetic interest to the town and serve as a reminder of the importance of water both to the early settlement and the subsequent development of the town.
- The 19th-century parchment works, organised around the historic drying yard at the bottom of Homewell, are a rare example of this industrial typology – and are remarkably intact.¹⁴ Although the buildings have been converted into residential units, their original usage is still appreciable, and they confer a high degree of visual and historic interest.
- The architectural eclecticism around the historic core creates rich streetscapes with buildings of diverse age, status, style, scale, and materiality. This distinctive combination of structures affords much aesthetic interest and demonstrates how Havant evolved through the centuries in line with changing architectural fashions.

- In contrast to the organic, eclectic mixture of buildings in the historic core, there are several areas of single-phase development which have a distinctive architectural coherence. The streetscapes in these areas, such as Manor Close and Beechworth Road, are pleasingly uniform and illustrate the manner in which Havant expanded over the course of the 19th and 20th centuries.

3.2 Audit of Heritage Assets

The St Faith's Conservation Area is a heritage asset in its own right and contains numerous individual heritage assets. These include both listed and unlisted buildings and structures. This section of the document outlines the heritage assets within the St Faith's Conservation Area, identifying both individual assets and groups of structures and articulating why they are important. A full list of heritage assets is included in Appendix A.

The audit has been carried out by means of visual examination from public thoroughfares. The intention is to identify these heritage assets, rather than to provide a fully comprehensive and detailed assessment of each individually. It should not be assumed that the omission of any information is intended as an indication that a building or feature is not important. A detailed assessment of heritage significance, specific to a building or site within the Conservation Area, should always be carried out prior to proposing any change.

3.2.1 Listed Buildings

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest. All listed buildings in England are designated at the recommendation of Historic England and details are recorded on the National Heritage List for England. Listings are ranked from Grade I (the highest level), Grade II* (in the middle) and Grade II (the lowest and most common level).

Statutory listing does not equate to a preservation order intended to prevent change. However, alterations to listed buildings will require listed building consent, which allows the local authority to make decisions that have been informed by an understanding of the building or site's heritage significance. Importantly, national and local planning policies also recognise that changes to un-listed buildings or sites in the setting of a designated heritage asset can affect its special interest.

3.2.2 Positive Contributors

A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is likely to be true of most buildings within a conservation area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation. For example, roofscapes and side/rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution here they have been sensitively designed to suit their setting.

Positive contributors are frequently unlisted but can be afforded protection against harmful development by recognition as a non-designated heritage asset by the local planning authority, who may choose to formally recognise their special interest through the adoption of a local list. The identification of positive contributors and/or the adoption of a local list provides no additional planning controls; however, the protection of their status as heritage assets is a requirement of the National Planning Policy Framework and will therefore be a material consideration for local planning authorities in determining planning applications.

¹⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1362081?section=official-list-entry>

SECTION 3.0: APPRAISAL

Historic England provide the following check list to identify positive contributors. A positive response to one or more of the following criteria may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded.

Checklist – Positive Contributors

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

From: Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (Second Edition): 2019.

3.2.3 Potential for Enhancement

A small proportion of buildings in the Conservation Area meet some of the criteria for positive contributors but have an overriding characteristic feature or element which reduces its contribution to the character of the Conservation Area. This is often a misguided modern intervention or relates to the outward condition of the building. There is potential to enhance these buildings through considered proposals and change their status to that of positive contributor. This will often only need to be a small alteration as and when the opportunity arises, such as replacing windows with more traditional units or replacing external render.

SECTION 3.0: APPRAISAL

HERITAGE ASSETS AND OPPORTUNITIES FOR ENHANCEMENT

- Listed Buildings
- Positive Contributor
- Opportunity for Enhancement

This plan is not to scale



SECTION 3.0: APPRAISAL

3.3 Issues

3.3.1 Condition

Overall, the Conservation Area is generally in good condition: the buildings, roads/pavements and open spaces have all been well maintained. Common problems are generally minor and can be easily addressed through regular maintenance or the appropriate repair. For example, external staining from blocked gutters and downpipes can be prevented through regular clearance or improvements to accommodate increased water run off.

There are several instances throughout the Conservation Area where boundary walls are suffering from a lack of maintenance which manifests in spalling or crumbling brick, staining and vegetation growth; although this could be remedied through the replacement of sections of brick and lime mortar repairs.

The use of inappropriate materials to repair historic buildings can often stimulate or hasten the deterioration of built fabric. This is because traditional buildings (generally those to be built before 1919) utilised 'breathable' materials which facilitate the free passage of moisture through a structure. Though older buildings absorb more moisture than modern structures, this moisture should be able to evaporate in dry conditions. Modern cement-based renders and mortars are not breathable and prevent the evaporation of moisture from a traditional building, thereby causing issues with damp and deterioration. Non-breathable paint applied over walls which were originally tended to be exposed can have a similar impact.

Where buildings within the Conservation Area are vacant, problems with condition tend to be exacerbated.



The primary façade of this building been repaired using ribbon pointing, where mortar is applied in thick, raised bands. This affects the ability of the brickwork to expel moisture and causes issues with staining and algal growth. It can ultimately lead to the brick crumbling away.



Vegetation growth and missing pointing to a section of the boundary wall with the churchyard on Homewell. A plant will typically root in mortar joints and force itself deeper as it grows, which can push the built fabric out of position and weaken the integrity of the wall.



This terrace of shops on East Street is suffering from failing render and exposed/rotting woodwork.



Heavy algal growth to a section of brick wall on The Pallant indicates water run off is not being managed effectively.

SECTION 3.0: APPRAISAL

3.3.2 Detracting Features

The replacement of traditional timber-framed windows with uPVC alternatives is common across the Conservation Area; there are numerous instances where this has taken place on buildings of all types. The materials, style and position within the window reveal (i.e. flush with the elevation, rather than set back) of the uPVC replacements are detrimental to the character of the historic elevations and collectively detract from the special interest of the Conservation Area. Although they are often perceived to offer environmental benefits, the lifespan of uPVC windows is also considerably shorter than that of well-maintained timber windows and the units cannot be easily recycled. Similarly, the replacement of traditional timber doors with modern designs in uPVC result in features which are discordant with the character of the Conservation Area.

Many of the historic shopfronts retain much of their traditional character. However, some have been altered with inappropriate additions such as box fascias and expansive plate-glass frontages which are overly-prominent and do not respect the proportions of the host building.

Other minor detracting features include:

- Roof or chimney-mounted television aerials, satellite dishes attached to front elevations and trailing wires
- Flat roofed extensions or infill are also at odds with the varied pitched rooflines throughout the Conservation Area
- uPVC rainwater goods
- Unsympathetic street-lighting in some areas



Example of an unsuccessful conversion of an historic shopfront to residential use, with former openings boarded up and unsympathetic uPVC units installed.



The replacement of the original timber windows with uPVC units on the first floor depreciates the contribution of this historic building to the streetscape.



Large box fascias are out of proportion with the host building. uPVC doors and window stickers also detract from the character of both the host structure and the wider street.



Trailing wires distract from the historic and aesthetic interest of this side elevation on South Street, which evidences multiple phases of brickwork and two ghost signs.

SECTION 3.0: APPRAISAL

3.3.3 Inappropriate Modern Development

Whilst there are several examples of 20th and 21st-century development within the Conservation Area which have been sympathetically executed, there are many which depreciate the special interest of the area through inappropriate massing and detailing. When successfully delivered, development within a conservation area responds to the proportions of historic buildings plots and frontages, existing architectural detailing, and materiality. This also applies to developments within the setting of a conservation area.



The flat roof over the unit in the middle of this image is inconsistent with the varied roofscape which characterises the Conservation Area. Its expansive width obscures the historic plot boundaries which would once have been visible from the street.



Modern development just outside the northern boundary of the Conservation Area. The condition and materiality of the building detract from the setting of the Conservation Area.

SECTION 3.0: APPRAISAL

3.4 Opportunities

There is scope to enhance the Conservation Area through addressing the minor but altogether detracting elements such as external accretions, management of rainwater goods and the appropriate repair of failing elements. Incrementally addressing these issues will have a positive impact and enhance the Conservation Area.

Although many of the uPVC windows and doors which have already been installed are unlikely to require replacement in the near future, there is scope for any further replacement windows and doors to be carried out using styles, materials and methods that are better suited to enhancing the special interest of the Conservation Area. It would be especially beneficial for first-generation uPVC double-glazing, which is generally coming to the end of its life cycle, to be replaced with more suitable alternatives, rather than the more visually intrusive standard option.

Some of the low-quality 20th-century architecture within the Conservation Area could be beneficially re-developed should the opportunity arise. Likewise, the replacement or alteration of unsympathetic shopfronts would greatly enhance the special interest of the Conservation Area. Considered place-making, such as curtilage landscaping, also has the potential to improve the relationship of new design with the Conservation Area.

There are several examples within or on the boundary of the Conservation Area which provide examples of high-quality development sensitive to its setting, including the new residential units at 5-9 East Street and the housing estate at Field Place. There are also examples of successful conversion (the former parchment works) and conservation (19 East Street).

Locations for future development within the immediate setting of the Conservation Area – particularly the former multi-storey carpark on Bulbeck Road – also provide an opportunity to enhance the character of the Conservation Area.



Modern new-build development at Field Place, just outside the boundary of the Conservation Area. In style and materiality, the development sensitively responds to the character of its historic setting.



19 East Street in 1999. *Historic England Archive.*



19 East Street after conservation in 2024.

SECTION 4.0: BOUNDARY REVIEW

4.1 Reasons for Reviewing the Boundary

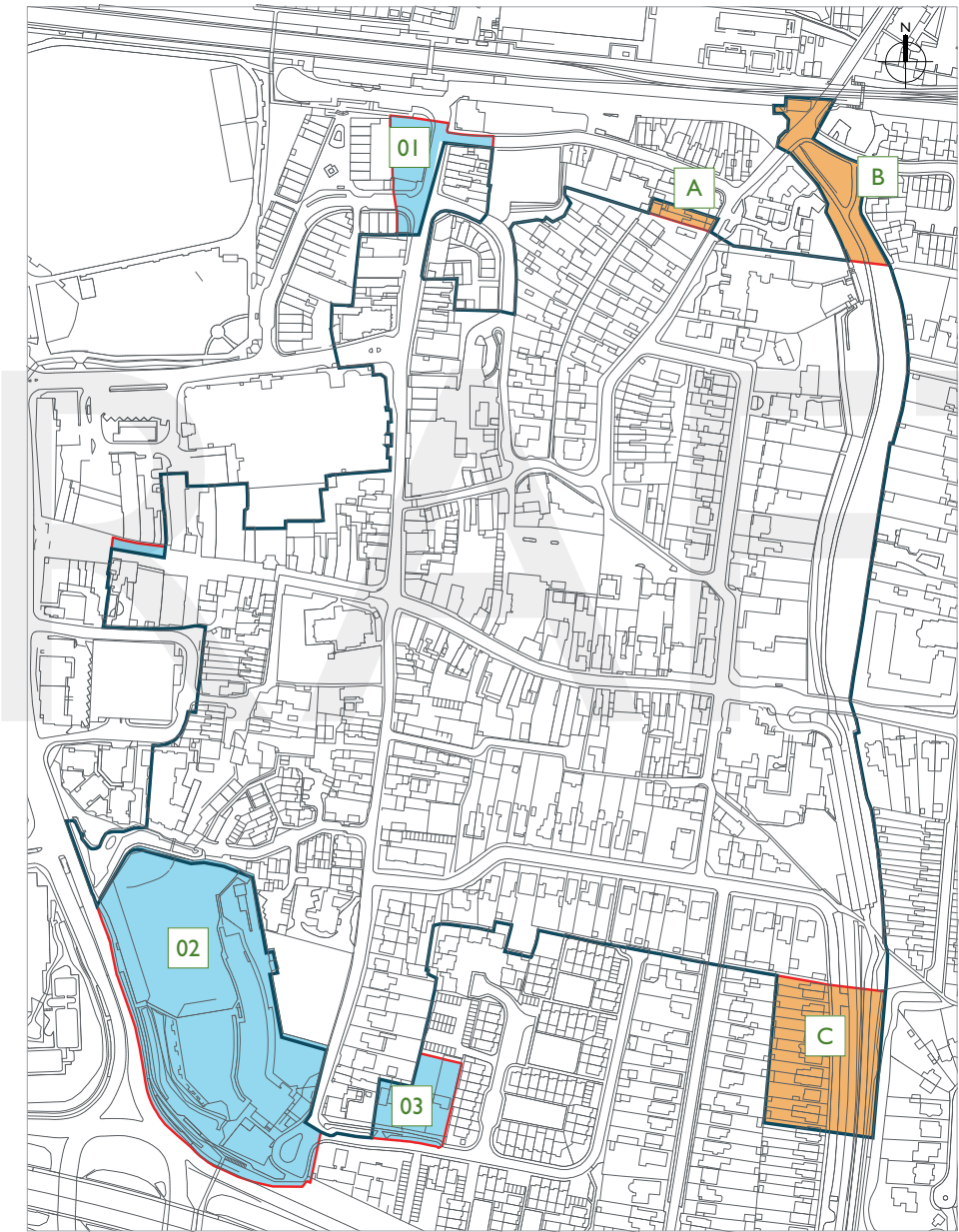
In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have been evident to a previous assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary of the St Faith's Conservation Area was last reviewed in 2007, at which time it was slightly enlarged.

4.2 2024 Boundary Changes

A number of minor amendments to the boundary are recommended within this Conservation Area Appraisal and Management Plan. These are identified on the adjacent plan.



BOUNDARY REVIEW

- Conservation Area Boundary, 2007 Appraisal
- Conservation Area Boundary, 2024 Appraisal
- Areas to be included
 - A** Reason: These are historic dwellings which make a positive contribution to the character of the Conservation Area.
 - B** Reason: This continues to follow the route of the Hayling Billy line, terminating to the north with at the Grade II listed signal box.
 - C** Reason: The properties in this area (including the last 4 villas to the east of grove road) were built between 1910 and 1931. In style and materiality they recall the Edwardian suburbs on Grove Road/Beechworth Road.
- Areas to be excluded
 - 01** Reason: Special interest has been lost since the demolition of the Star Inn post-2007.
 - 02** Reason: This site as it stands today has no obvious relationship with the rest of the Conservation Area.
 - 03** Reason: This is modern development with no special historic or architectural interest

This plan is not to scale

SECTION 5.0: MANAGEMENT PLAN

5.1 Control Measures Brought About by Conservation Area Designation

In order to protect and enhance the Conservation Area, any changes that take place must conserve its character and special interest. Statutory control measures are intended to prevent development that may have a negative or cumulative effect.

Control measures within a conservation area are as follows:

- Planning permission will usually be required to completely or substantially demolish buildings or structures (including walls, gate piers and chimneys). Work of this type will require a Heritage Statement (sometimes called a Heritage Impact Assessment) as part of the application.
- The extent to which permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted. For example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which revoke specific permitted development rights.
- Trees with a diameter of 75mm or greater and measuring 1.5m above the soil level are protected. Any work proposed to protected trees requires permission from the local authority by means of a planning application. This allows the authority to determine whether a tree preservation order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.

5.2 Conservation Aims and Best-Practice

There is no generally accepted detailed definition of 'best practice' in conservation: it is a term used to describe the management of change (including repair) so that the integrity and character of a historic site is not eroded or compromised. It is not the intention of conservation best practice to prevent change from happening; alterations can still be carried out but should be subject to additional scrutiny to ensure that the special interest of the Conservation Area is protected.

It is the purpose of this Conservation Area Appraisal and Management Plan to provide guidance that will help achieve these aims. Overall, any change in the St Faith's Conservation Area should seek to:

- Preserve its historical features;
- Enhance, where possible, its special interest;
- Positively contribute to its established character; and
- Be high quality.

Where further direction is needed, advice should be sought from Havant Borough Council.

5.3 Repairs and Replacement

5.3.1 'Like-for-Like'

A term that is frequently used in conservation is 'like-for-like' replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair). For example, modern uPVC windows in imitation of Victorian-style sash windows but with false glazing bars and a top-hung casement opening mechanism do not constitute a like-for-like replacement for traditional timber-framed Victorian sliding sash windows, although they may appear stylistically similar.

SECTION 5.0: MANAGEMENT PLAN

5.3.2 Repairs and Replacement

Repairs and replacement are inevitable with any building or site, regardless of age; however, within a conservation area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the character of the wider area.

Key points to remember when looking to carry out repair work or install replacement features are:

- A method of repair that was suitable for one building may not be suitable for another. Repair and replacement should always be considered on a case-by-case basis.
- Repairs using appropriate materials and techniques are always preferable over wholesale replacement.
- Where a historic feature has degraded beyond repair, replacement should be carried out on a like-for-like basis (see above for the definition of 'like-for-like').
- Where seeking to improve failing modern features, a traditionally-designed alternative using appropriate materials is preferable. For example, failing uPVC gutters and downpipes should be replaced with lead, cast iron or coated aluminium alternatives that better reflect the traditional character of the Conservation Area.
- Cement-based mortars are harmful to historic brickwork and masonry. Repairs to any pointing should be carried out in a lime mortar after any cementitious mortar has been raked out. This will ensure the longevity of the historic built fabric.

- Due consideration should be given to the sustainability of the repair or replacement, i.e. what is its lifespan? What on-going maintenance will be required?
- Reversibility is an important consideration as a better alternative may become available in the future.
- Historic external detailing should be retained or, where damaged beyond repair, replaced on a like-for-like basis. This includes (but is not limited to): the texture and colour of render; size and colour of bricks used, and the bond in which they are laid; hung tiles; and chimneystacks.
- The reinstatement of historic features that have been lost is favourable. For example, re-exposing brickwork that has been rendered or painted over or re-instating ridge tiles on a terrace where many have been lost.

Repair and Replacement of Windows

The repair and replacement of windows can have a notable effect on the character and special interest of the Conservation Area, both positively and negatively. The aim should always be to retain historic windows wherever they survive, carrying out refurbishment work where needed to make sure they remain usable. Timber frames are preferable over uPVC for a number of reasons, mainly their comparative slimness and breathable quality which has a positive knock-on effect on the overall condition of the historic building. Guidance regarding the replacement of windows in listed buildings and/or conservation areas is provided in Historic England's publication, 'Traditional Windows: Their Care, Repair and Upgrading', 2017.

5.4 Maintenance

Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce instances where remedial or unforeseen work is needed, i.e. repairs. The higher the levels of maintenance, the less need to carry out repairs. Regular maintenance activity should include annual gutter clearing, seasonal vegetation control (to prevent plants rooting into built structures) and re-painting external timberwork with an oil-based paint. This is not an exhaustive list and each historic building will have its own specific needs. Larger historic buildings and those which are listed may benefit from occasional condition surveys (usually around every five years) to highlight their individual maintenance and repair needs.

The maintenance requirements of a building will depend on its age, materials and susceptibility to wear (e.g. a building with heavy footfall will likely require greater maintenance than one in occasional use). Historic England, The Society for the Protection of Ancient Buildings and other guidance bodies publish specialist guidance on the suitable maintenance and repair methods for different historic buildings.

5.5 Trees

Trees are afforded extra protection within a conservation area. Any tree surgery work should be carried out only once the relevant permission has been sought. The management of the planted elements within the Conservation Area is beneficial to its overall appearance and potentially also to the condition of the buildings where root damage may pose a threat. Information regarding tree protection orders is available from Havant Borough Council.

SECTION 5.0: MANAGEMENT PLAN

5.6 Public Realm

A subtle but cohesive public realm scheme can significantly enhance the character of an area. The St Faith's Conservation Area benefits from traditionally-styled features such as bollards, refuse bins, boundary treatments, street signage and lighting – particularly on West Street, South Street and the Pallant. However, there is scope for improvement, for instance through the replacement of unsympathetic modern streetlighting with traditionally styled street lanterns. Any existing features which require replacement should be removed to avoid a build-up of street clutter and assist in creating a unified scheme.

There are several blue plaques installed throughout the Conservation Area which provide helpful interpretation on the heritage of the town, although some are no longer legible and could benefit from restoration or replacement.

Most of the surface treatment in the Conservation Area is modern hardstanding. The loss of historic surface finishes detracts from the historic character of the town and can appear visually monotonous in some areas. Additional urban greening and the introduction of traditionally styled surfaces where and where appropriate could mitigate the detrimental impact of extensive modern hardstanding.

Street clutter, such as large A-boards, can often detract from the streetscape in commercial town centres. This is not a problem currently affecting the St Faith's Conservation Area, although it should continue to be monitored. Likewise, road signage is generally not a threat to the character of the Conservation Area, however there is potential for this to change in the future with changes in legislation and movement of traffic. So far as is permitted under highways and other relevant regulations, road signage (including surface painting) should be as minimal as possible to minimise its impact on the streetscapes.

The remains of the mill pond, in the south-western corner of the Conservation Area, is currently obscured by vegetation and would benefit from regeneration and consistent management into the future.



A public information board on West Street. The traditional style of the sign is in keeping with the character of the street, although it has attracted detracting graffiti.



A traditionally styled street lantern in the public carpark off The Pallant.



One of several 'Havant Heritage Trail' plaques which is no longer legible. It is also installed too high on the host building to be easily deciphered from street level.



The surface finish around the Homewell Spring, although modern, recalls the historic cobbles which may once have surfaced this area and breaks up the visual impact of hardstanding in the area.

SECTION 5.0: MANAGEMENT PLAN

5.7 Shopfronts and Signage

Commercial pressures frequently instigate changes to shopfronts and business addresses: new tenants, limited time offers, rebranding, etc. Unmanaged, this results in the gradual dilution of the historic commercial streetscape and overall shift towards a non-descript, modern high street. It is therefore important that any change proposed to a commercial building respects the parameters of the affected historic building and, where they exist, shopfront.

The following principles should inform any change involving shopfronts and signage:

- Fascias should be proportioned to fit the existing features of a shopfront (e.g. the width between and depth of the end corbels).
- Traditional design features such as fonts, muted colour palette and hand-painted or raised lettering should be explored.
- All historic features should be retained or, where discovered beneath modern additions, reinstated.
- Traditional materials such as painted timber will best enhance the historic character of the commercial streetscapes.
- Floor to ceiling glazing with sheet glass is a modern feature and does not reflect the character of historic buildings. Smaller windows with stallrisers (i.e. a plinth under the window), transoms and mullions are typical traditional features.
- Lighting should be modest, including that used in the window display. Illuminated signage should not intrude upon the streetscape or be overly dominant.
- Where used, window stickers and banners should be a temporary addition in place for a limited period.
- Consider traditional swing-signs as an alternative to A-boards or other separate signage.
- Where there is no fascia or shopfront, individual letters fixed directly onto the elevation in a suitable location is the least obtrusive means of displaying a company name. This will be dictated on a case-by-case basis and individual to each building.

SECTION 5.0: MANAGEMENT PLAN

5.8 New Development

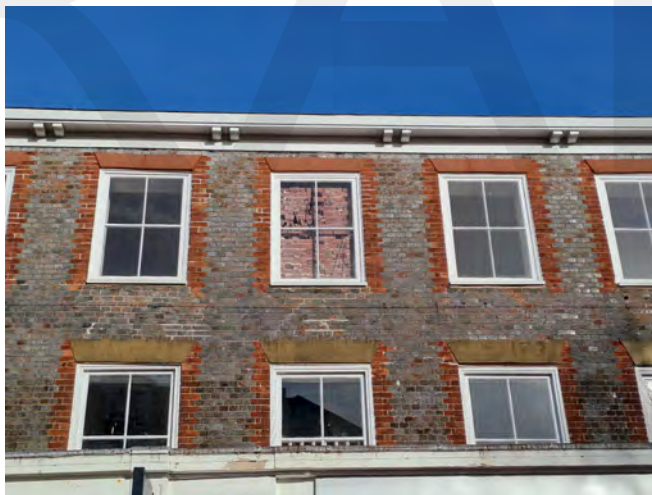
It is not the intention of conservation area designation to prevent new development. Instead, it puts in place a process whereby any proposals are thoroughly interrogated to ensure that the special interest of the conservation area is protected and opportunities to improve its character are identified. New development can range from entirely new buildings to the introduction of new features, however small, on existing buildings.

New development within the setting of the St Faith's Conservation Area should also be carefully managed as it has the potential to detract from its character and special interest. The potential for substantial new development inside the Conservation Area boundary is generally limited to the replacement of those buildings, generally from the mid-late 20th century, which do not positively contribute to its character. Any proposals will need to be considered on a case-by-case basis and take account of:

- The significance of any existing building to be removed;
- The impact on the setting of neighbouring listed buildings and/or positive contributors;
- How local features and materials can be incorporated into the design;
- Whether or not any historical plot boundaries survive or could be recoverable;
- The impact of the overall scale, massing and design on the wider streetscape;
- The loss of any important rear/side elevations or views of these;
- Characteristic boundary treatments and planting;
- Important views;
- The potential for below-ground or built archaeology; and
- Any other heritage or conservation restraints identified.

The addition of new features on existing buildings can be detrimental to the individual buildings as well as the overall character of their wider setting if unmanaged. Specifically:

- Television aerials and satellite dishes should not be fixed to principal elevations or chimneystacks.
- Features such as external lighting and security cameras should be as discreet as possible.
- Solar panels should be restricted to rear or secondary elevations, especially where a building forms one of a group.
- Internal alterations can have an external impact; for example, staircases cutting across windows or the removal of chimney breasts necessitating the removal of the associated chimneystack.



An example of an internal intervention which has a detrimental impact on the aesthetic interest of the building as seen from the street.



Nos.5-7 and 9 East Street, examples of a new residential development which responds sensitively to the adjacent buildings and wider streetscape. Note the symmetrical arrangement of the façade, the neo-classical detailing and timber sash windows.



An example of building on East Street successfully converted to residential use, having previously served as a shop. The decorative fascia with its corbel ends has been retained and the new ground floor windows and a new front door have been introduced sensitively.

SECTION 5.0: MANAGEMENT PLAN

5.9 Sustainability

Maintenance and continued use of historic buildings is inherently sustainable. However, there are growing pressures to improve the energy efficiency of the country's historic building stock in order to reduce carbon emissions, particularly from heating which uses fossil fuel sources. Pressures to increase sustainability performance can be accommodated within the Conservation Area but will require a bespoke approach to ensure that the measures needed can be viably implemented without harm to its special interest.

Straight-forward measures to improve building performance include:

- Refurbishing historic windows and doors to prevent drafts.
- Re-pointing external walls to prevent damp and air leaks.
- Maintaining rainwater goods.
- Improving and/or expanding green spaces.
- Inserting breathable insulation in loft spaces and suspended floor voids.
- Installing thick curtains or internal shutters.

Double-glazing is now available in slimline, timber frame units which are considerably more sympathetic within historic contexts than earlier versions. It will be necessary to obtain the relevant permissions to install double-glazing. Best practice will always be to retain historic windows wherever possible, with the installation of secondary units being an alternative to full replacement.

More substantial infrastructure such as solar panels, electric vehicle charging points and air source heat pumps may be possible on a case by case basis. However, their physical and aesthetic impact will need to be carefully considered and mitigated.

Historic England, the Society for the Protection of Ancient Buildings, the Royal Institute of British Architects and other bodies publish extensive guidance on the sensitive adaptation of buildings in response to climate change and sustainability challenges.

SECTION 5.0: MANAGEMENT PLAN

5.10 Recommendations and Next Steps

The long-term aspiration for the Conservation Area is to phase out misguided modern additions and encourage their replacement with high-quality alternatives that respond to the character of their setting. This will reveal the Conservation Area's special interest more clearly and protect it for the future.

Homeowners, landowners, developers and any other parties should approach Havant Borough Council for further advice regarding changes they wish to make within the Conservation Area where this is not clarified in the Conservation Area Appraisal and Management Plan.

The following recommendations are additional to the guidance set out in sections 9.1–9.8, and respond to the identified issues within the St Faith's Conservation Area and opportunities where its character can be enhanced. These recommendations, together with the assessments and guidance set out in this Conservation Area Appraisal and Management Plan, will augment adopted policy when considering any proposals put forward that may affect the special interest and character of the Conservation Area.

Recommendation 1: Any proposal for change needs to comply with all relevant local and national planning policies.

Recommendation 2: This guidance should be consulted from the earliest feasibility stages of any new development to ensure that the design evolves with the special interest of the Conservation Area in mind and does not need to be retrospectively altered.

Recommendation 3: Any new design, intervention or repair should be high quality, regardless of scale.

Recommendation 4: Buildings, features and spaces identified as making a positive contribution to the Conservation Area should be afforded protection against harmful change.

Recommendation 5: Appendix A should be consulted with a view to adding appropriate positive contributors to the local list.

Recommendation 6: Traditional shopfronts would be encouraged where change is proposed to retail units.

Recommendation 7: Due consideration should be given to archaeological potential wherever below-ground intervention is proposed.

Recommendation 8: Development within the setting of the Conservation Area which harms its character should be resisted. Development which enhances to the setting of the Conservation Area should be encouraged.

Recommendation 9: The distinctive and historic configuration of roads in the historic core of Havant should be protected and, where possible, enhanced through the reinstatement of plot boundaries and cut-through routes.

Recommendation 10: A public realm audit should be conducted to ascertain the potential for renewal and improvement.

Recommendation 11: Proposals which address potential for enhancement as identified in section 3.2.3 should be supported.

Recommendation 12: Any vehicle and pedestrian management improvements proposed by Hampshire County Council should seek to respect and enhance the character of the Conservation Area.

Recommendation 13: The revised boundary should be reviewed again in approximately 10 years, or as instigated by major change that has affected the character of the Conservation Area and/or changes to legislation.

Recommendation 14: Existing design guidance should be reviewed and updated where necessary. Consideration should be given to producing or commissioning targeted design guidance for the Conservation Area, including a shopfront design guide.

Recommendation 15: Works related to sustainability upgrades should give due consideration to the special interest of the Conservation Area.

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APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA

Address/Building Name	Character Area	Status	List Entry	Photo
Beechworth Road				
2 Beechworth Road	Late 19th and 20th Century Suburbs	Positive Contributor		
4-14 Beechworth Road (evens)	Late 19th and 20th Century Suburbs	Positive Contributor		
1-19 Beechworth Road (odds)	Late 19th and 20th Century Suburbs	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
20 Beechworth Road	Late 19th and 20th Century Suburbs	Positive Contributor		
East Street				
1 East Street/The White Hart Public House	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1421943	
2 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1340213	



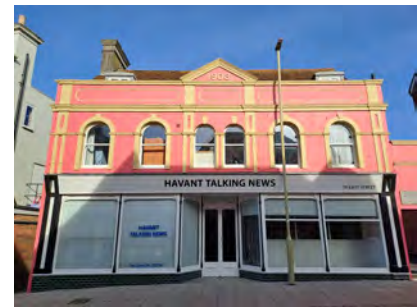
APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
3 East Street	Historic and Commercial Core	Positive Contributor		
4 & 6 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1154554	
8 & 10 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1091622	




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Address/Building Name	Character Area	Status	List Entry	Photo
29-31 East Street	Historic and Commercial Core	Positive Contributor		
13 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1091618	
15 East Street/The Bear Hotel	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1340211	




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
15 East Street/The Bear Hotel (rear ancillary buildings)	Historic and Commercial Core	Positive Contributor		
17 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1091619	
19 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1091620	




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
20A East Street	Historic and Commercial Core	Positive Contributor		
21 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1340212	
23 and 25 East Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
Gazebo at Rear of Nos. 23 and 25 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1091621	
24-22 East Street	Historic and Commercial Core	Positive Contributor		
28-28 East Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
Magnolia House, 27 East Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1154546	
37 East Street	Historic and Commercial Core	Positive Contributor		
39 East Street/ Sorting Office	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
40 East Street/The Limes	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1091623	
42 East Street	Historic and Commercial Core	Positive Contributor		
44 East Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
50 East Street	Historic and Commercial Core	Positive Contributor		
52 East Street/2 Town Hall Road	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1339956	
54-56 East Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
The Spring Arts and Heritage Centre, East Street	Historic and Commercial Core	Positive Contributor		
Railway Bridge	The Hayling Billy Line Footpath	Positive Contributor		
Fairfield Terrace				
1 & 2 Fairfield Terrace	Late 19th and 20th Century Suburbs	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
3 & 4 Fairfield Terrace	Late 19th and 20th Century Suburbs	Positive Contributor		
5 & 6 Fairfield Terrace	Late 19th and 20th Century Suburbs	Positive Contributor		
7 & 8 Fairfield Terrace	Late 19th and 20th Century Suburbs	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
9 & 10 Fairfield Terrace	Late 19th and 20th Century Suburbs	Positive Contributor		
11 Fairfield Terrace	Late 19th and 20th Century Suburbs	Positive Contributor		
Fairfield Road				
1 & 2 Fairfield Road	Late 19th and 20th Century Suburbs	Positive Contributor		




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Address/Building Name	Character Area	Status	List Entry	Photo
Signal Box at Havant Station	Late 19th and 20th Century Suburbs	Grade II Listed Building,	https://historicengland.org.uk/listing/the-list/list-entry/1271846	
Grove Road				
2 & 4 Grove Road	Late 19th and 20th Century Suburbs	Positive Contributor		
8 Grove Road/ Orchard House and Outbuilding	Late 19th and 20th Century Suburbs	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1154616	




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
10-40 Grove Road (excluding no. 30, even numbers)	Late 19th and 20th Century Suburbs	Positive Contributors		
1-21 Grove Road (odd numbers)	Late 19th and 20th Century Suburbs	Positive Contributors		
Homewell				
1-5 Homewell	Historic and Commercial Core	Positive Contributor		



APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
6 Homewell/The Robin Hood P.H.	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1340201	
7-12 Homewell	Historic and Commercial Core	Positive Contributor		
12a Homewell	Historic and Commercial Core	Positive Contributor		



APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
13-15 Homewell	Historic and Commercial Core	Positive Contributor		
16-17 Homewell	Historic and Commercial Core	Positive Contributor		
20-21 Homewell	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
22 Homewell/ Homwell House	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1091599	
Homewell Parchment Works	Former Parchment Works	Grade II Listed Building(s)	https://historicengland.org.uk/listing/the-list/list-entry/1362081	
Lower Grove Road				
1-13 Lower Grove Road	Late 19th and 20th Century Suburbs	Positive Contributors		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
Manor Close				
2-33 Manor Close	Manor Close	Positive Contributors		
<p>*The architectural interest and integrity of this development is generally better retained to the eastern houses, however the houses on the western side also contribute to the overall sense of coherence and character in Manor Close.</p>				
North Street				
1 North Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
2 & 4 North Street	Historic and Commercial Core	Positive Contributor		
5 & 7 North Street	Historic and Commercial Core	Positive Contributor		
8 & 10 North Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
24 & 26 North Street	Historic and Commercial Core	Positive Contributor		
35 North Street/ United Reformed Church	Historic and Commercial Core	Positive Contributor		
51 North Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
Prince George's Street				
1 Prince George's Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1092135	
2 Prince George's Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1339923	
4 Prince George's Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1155220	




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
2 Northlea & Flats 1-6 Northlea, Prince George's Street	Historic and Commercial Core	Positive Contributor		
South Street				
2 South Street/The Old House at Home	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1303303	
3-5 South Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
4, 6, 8 & 10 South Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1339953	
11 South Street	Historic and Commercial Core	Positive Contributor		
12 South Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
13 South Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1092113	
14 & 16 South Street	South Street	Positive Contributor		
17 South Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
18 & 18a South Street	South Street	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1155534	
19-21 South Street	Historic and Commercial Core	Positive Contributor		
20 South Street/Hall Place	South Street	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1092115	




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
23 South Street	South Street	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1303339	
51 South Street	South Street	Positive Contributor		
53 South Street	South Street	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
55 South Street	South Street	Positive Contributor		
57 & 59 South Street	South Street	Positive Contributor		
61 South Street	South Street	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1092114	




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
The Pallant				
10 The Pallant/ Dissenting Chapel	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1092127	
11 The Pallant	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1091612	
12 The Pallant	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
13 The Pallant/The Pelham	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1092126	
St Faith's Church House, The Pallant	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1092128	
Town Hall Road				
Fernglen, Town Hall Road	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
14 & 16 Town Hall Road/Gothic Cottage	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1155596	
West Street				
19 West Street	Historic and Commercial Core	Positive Contributor		
15-17 West Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
26 West Street	Historic and Commercial Core	Positive Contributor		
5 West Street	Historic and Commercial Core	Positive Contributor		
3 and 3a West Street	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
1 West Street	Historic and Commercial Core	Positive Contributor		
14 West Street	Historic and Commercial Core	Positive Contributor		
12 West Street/ Davies Pharmacy	Historic and Commercial Core	Positive Contributor		




APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.

Address/Building Name	Character Area	Status	List Entry	Photo
10 West Street	Historic and Commercial Core	Positive Contributor		
6 West Street	Historic and Commercial Core	Positive Contributor		
4 West Street/Lloyds Bank	Historic and Commercial Core	Positive Contributor		

APPENDIX A: GAZETTEER OF LISTED BUILDINGS AND POSITIVE CONTRIBUTORS WITHIN THE ST FAITH'S CONSERVATION AREA.




Address/Building Name	Character Area	Status	List Entry	Photo
K6 Telephone Kiosk Near St Faith's Church, West Street Precinct	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1339946	
Church of St Faith, West Street	Historic and Commercial Core	Grade II* Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1092120	
Havant War Memorial, West Street	Historic and Commercial Core	Grade II Listed Building	https://historicengland.org.uk/listing/the-list/list-entry/1416419	

APPENDIX B: TABLE OF OPPORTUNITIES FOR ENHANCEMENT

Address/Building Name	Character Area	Photo
28a-30 West Street	Historic and Commercial Core	
8 West Street	Historic and Commercial Core	
6 North Street	Historic and Commercial Core	


Address/Building Name	Character Area	Photo
1 North Street (Lloyds Bank, North St Façade)	Historic and Commercial Core	
11 North Street	Historic and Commercial Core	
13 North Street	Historic and Commercial Core	

APPENDIX B: TABLE OF OPPORTUNITIES FOR ENHANCEMENT

Address/Building Name	Character Area	Photo
28-38 North Street	Historic and Commercial Core	
40-50 North Street	Historic and Commercial Core	
7-9 South Street	Historic and Commercial Core	

Address/Building Name	Character Area	Photo
?16-18 South Street	Historic and Commercial Core	
35 East Street	Historic and Commercial Core	
39 East Street (Extension)	Historic and Commercial Core	

APPENDIX B: TABLE OF OPPORTUNITIES FOR ENHANCEMENT

Address/Building Name	Character Area	Photo
46-48 South Street	Historic and Commercial Core	

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