

Gosport Borough Council

Peel Road Conservation Area Appraisal

March 2007



Places

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Plan of the Conservation Area



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- C.1840-50
- C.1898
- C.1910
- C.1930
- Modern development
- Section of original railings
- Railings installed during 1990's scheme
- Key views into CA

Peel Road Conservation Area Appraisal

Background

The Peel Road Conservation Area was originally designated in 1975 to ensure that all future developments would 'preserve or enhance' the historic and architectural character of the area. The Conservation Area boundary was extended northwards in 1989. An Article 4(2) Direction was applied to numbers 1-17 and numbers 4 and 8-22 in 2001.

Scope and structure of appraisal

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

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

Character Statement: The Area's Historic Development

The area around Stoke Road was developed during the early part of the 19th century to house a growing population, which could no longer be accommodated within the limited confines of the Town's fortified area. The area had previously been made up of fields and a small track which was the predecessor of Stoke Road. An 1832 map of the area shows that 'Bingham Town', at the east end of

Stoke Road, was being developed during the early 19th century. A substantial part of the land to the north of Stoke Road was occupied by The Grove Estate and it was on part of this land that Peel Road, formerly Peel Terrace, was developed (see figure 1).

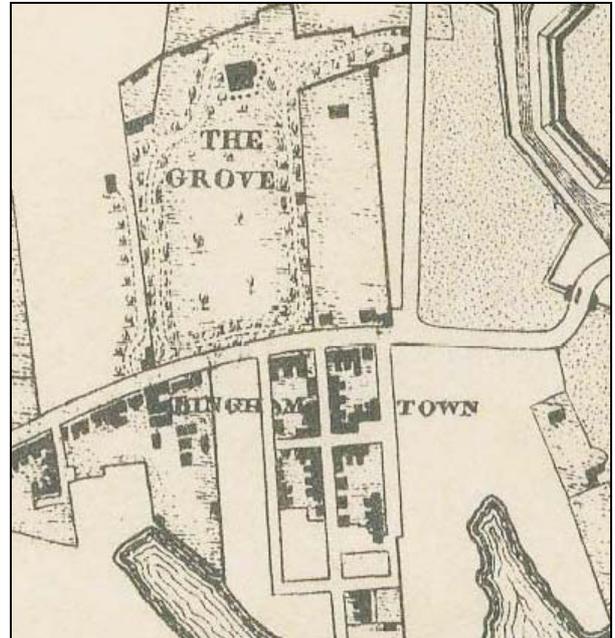


Figure 1: 1832 map, note the proximity of the Town's ramparts.

The development of Peel Terrace took place in the 1850s and it appears in the 1851 Census. The tithe map and apportionment of 1840/1 shows that the land was owned by Edmund Philip Samuel of The Grove, who sold a section of the grounds for the construction of Peel Terrace.



Figure 2: Terraced houses to the east side of Peel Road.

Peel Terrace originally consisted solely of the late Georgian style stuccoed houses. The northern end of the terrace adjoined the southern boundary wall of the Grove Estate. The road was gated at the entrance from Stoke Road. These gates were locked every night, with each resident holding their own key. The gates are marked on historic Ordnance Survey maps up until the 1897-98 edition. There was a small formal garden where the Methodist Church now stands. 'Peel Lodge' stood in the south west corner of the road, but this was demolished during the 20th century and the site is now occupied by Cray House (see figure 3).

The road was called Peel Terrace until the 1930s when a further section of the grounds of The Grove was redeveloped and the Terrace was renamed Peel Road. A number of houses from this period are contained within the 1989 extension of the Conservation Area. The remainder of the grounds at The Grove were used firstly as allotment gardens, but were subsequently sold for development and more houses were built including those along 'Grove Road'.

Appraisal of the Area's Built Form

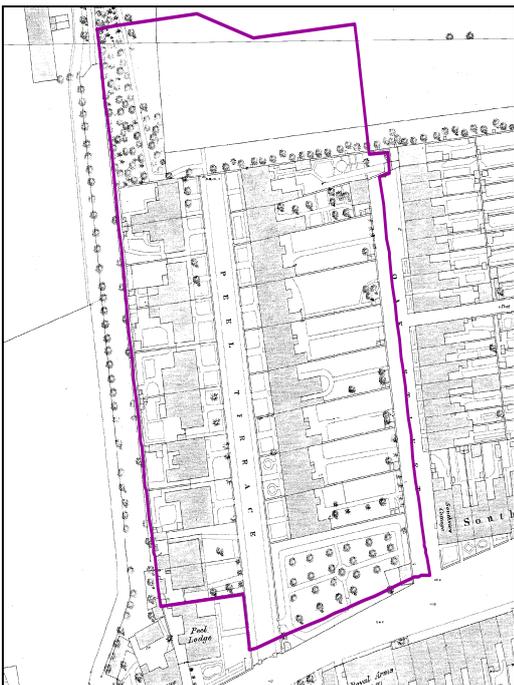


Figure 3: Extract from the 1891 OS map showing the extent of Peel Terrace. The Conservation Area is outlined.

The houses that originally formed Peel Terrace date to the 1840s-50s although the style of the buildings is not typical of this era. Instead they relate more to the architectural style of the late Georgian period and, despite its Victorian date, the area displays the formality of a typical late Georgian street. There is a mixture of terraced, detached and semi-detached properties, but all share the same design details and similar proportions. A late Victorian house and 20th century house occupy the site of two former Peel Terrace residences (now 4-6 Peel Road).



Figure 4: Stoke Road Methodist Church.

Stoke Road Methodist Church was built in the early nineteenth century. It is constructed of red brick and, as the only church in Gosport with a spire, the building forms an important landmark at the entrance to the Conservation Area. It largely retains its Edwardian character and replaces a formal garden area, relating to Peel Terrace, which once occupied the plot. The western range of the church (the church hall) is of a similar height as the Peel Road properties and does not detract from the continuity of their design. The presence of railings along the entire boundary of the church and the stuccoed terrace provides a sense of continuity in this area. It is possible that the railings along the

western boundary of the church form part of the 1850s Peel Terrace scheme.

The houses are separated from the public highway by small front gardens with low boundary walls topped with railings. Each house in the terraced properties is separated from its neighbour by a brick wall with a curved profile. These were repaired and re-pointed as part of a programme of enhancements undertaken in the 1990s. The path to most front doors is distinguished by its pattern of terracotta and black tiles. Some have been replaced with concrete, crazy paving and slate.

Historically, the front boundary of the houses was characterised by low brick boundary walls topped with railings. Most of the railings were removed during the Second World War, but reinstated along with the dwarf walls and copings during the 1990s enhancements. As part of this scheme, the pavements were re-laid in riven York Stone slabs with granite curbs, cast iron ornamental channel grating from rainwater outlets, and streetlamps to match originals were installed. The reinstatement of a scheme closely resembling the historic appearance of the area has greatly enhanced its formal character. It has also re-established an important boundary between the front gardens and the public highway.



Figure 6: Details of 1990s enhancement scheme

All but one of the original Peel Terrace properties have retained their rendered/stuccoed facades. The exception is number 11, where the original building was replaced following World War II bomb damage. Typical architectural detailing consists of hood moulds above ground floor windows and front doors. All of the front doors are timber, although of various dates, and all have fanlights above them. A continuous stringcourse separates the ground and first floors of the terraced houses and this is mirrored in the semi-detached and detached houses opposite. Cast iron rainwater goods compliment the historic character of the Conservation Area. Many of the chimneys appear to have been replaced or remodelled over the years. The original form of the chimneys can be seen in figure 5 and this is retained in a number of properties in the Conservation Area.

The detailing of the original Peel Terrace houses is relatively uniform and this helps to reinforce the formality of the street scene. All of the street elevations are painted white, off-white or in pale, muted shades. However, the use of an off-white



Figure 5: Photograph of 5 Peel Road c.1900-1910.

tone should be encouraged for any future re-painting schemes. Slate predominates as a roofing material, but has been replaced by concrete tiles in some instances. All of the original Peel Terrace buildings retain timber windows of various ages. The most common are six and twelve pane sashes; the latter is likely to have been the original form.



Figure 7: Numbers 24-30 Peel Road

Numbers 24-30 Peel Road (to the north western section of the Conservation) are characterised by the use of pebble dash and clay tiles. Fishscale tiles have been used on numbers 28-30. Although they contrast with the formality of the stuccoed houses, these properties compliment the setting of the former Peel Terrace by framing views both into and out of this section of the Conservation Area. They follow the historic building line being set back from the road with small front gardens and are in keeping with the scale of the Victorian properties.

The houses in the north eastern section of the Conservation Area are set back from the historic building line and the road curves away from the original Peel Terrace. In this way, they do not detract from the long run of terraced houses when viewed looking northwards through the Conservation Area. Three of the houses retain their bay windows and all retain dentilled detail at eaves level. In keeping with the character of the Conservation Area, they are separated from the highway by front gardens. The

front boundaries could be enhanced by the use of brick boundary walls where these have been replaced with timber panels or concrete blocks.

The rear elevations of the properties on the eastern side of the Conservation Area are visible from both Oak Street and Strathmore Road. Oak Street is contemporary with Peel Terrace, but the terraced houses to its east side have since been replaced (see Appendix for historic maps). A number of modest sized extensions have been built, many of which look to be contemporary with the original scheme. There are also a number of outbuildings facing Oak Street. In some instances, these could be repaired and improved. Any proposals for alterations to the rear of the terrace or to its outbuildings should relate to the overall character of the Conservation Area.



Figure 8: View into the Conservation Area from Oak Street

Archaeology

Development affecting buildings of historic interest in the area will need to have regard to the archaeological implications of their proposals. In appropriate cases further research may be required to assist in our understanding of the historic development of buildings in the area and may need to be submitted as part of the Design and Access Statement.

Grants

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

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

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

Planning Policy and Development Control

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

Additionally, applications within a Conservation Area will require a supporting Design and Access Statement. This short report would need to explain how the layout, scale and appearance of a proposal preserves or enhances the character of the Conservation Area. Internal and external access to a proposed development would

need to have special regard to highway concerns, access for the emergency services and the requirement of the Disability Discrimination Act. An access statement addressing these, and related issues, would therefore be required. Further information relating to Design and Access Statements can be found on the Gosport Borough Council website: www.gosport.gov.uk

Conservation Area Consent will be required where it is proposed to demolish a building. For an application to be determined, detailed proposals of the replacement building will be required before demolition takes place, and this information will be considered alongside other planning issues.

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

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

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

The Borough Council has also produced guidance on the implications of owning a Listed Building, living in a Conservation

Area, and designing or repairing shop fronts. Further advice is available from English Heritage and through Government policy guidance on heritage related issues; in particular, Planning Policy Guidance notes 15: *Planning and the Historic Environment*, and PPG 16: *Archaeology and Planning*.

Enhancement Opportunities

There is scope to enhance the Conservation Area in the following ways:

- The replacement of concrete roof tiles with slates to original Peel Terrace properties.
- Reinstatement of brick boundary walls within the 1989 extension to the Conservation Area.
- Repair of outbuildings fronting Oak Street.
- Re-modelling of replacement chimney pots/stacks in keeping with original examples where appropriate.

Article 4(2) Directions



Figure 9: Properties covered by the Article 4 (2) Direction outlined in black.

The Borough Council made a Direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 to ensure closer controls over selected buildings within the Conservation Area to help retain their special character. This order was made in 2001 and the buildings affected are Nos 1-17 (odd), No 4, and Nos 8-22 (even).

Normal permitted development has therefore been modified and the following works require planning permission:

- A change to the style of windows
- A change to the style or material of the doors, except where they follow the designs detailed below.
- The erection of a new building, or enlargement and alteration of the existing dwelling.
- Alterations to the roof: including changes to the pitch or roof tiles.
- The erection of a porch of any size.
- The construction or alteration of buildings within the grounds of the main house.
- The laying of a new driveway (i.e. resurfacing the front garden areas).
- The erection, alteration or replacement of a satellite antenna.
- The erection, alteration or demolition/removal of gates, fences and walls.
- The erection, alteration or removal of a chimney.
- The painting of the exterior facades of the dwelling, or buildings or walls within the grounds of the dwelling, where this would differ from the present colour scheme.

All enquires as to whether works are covered by the Article 4(2) Direction should be directed to the Conservation Officers. There is no fee required for an application under the Article 4 (2) Direction.

Further Information or Advice

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

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

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

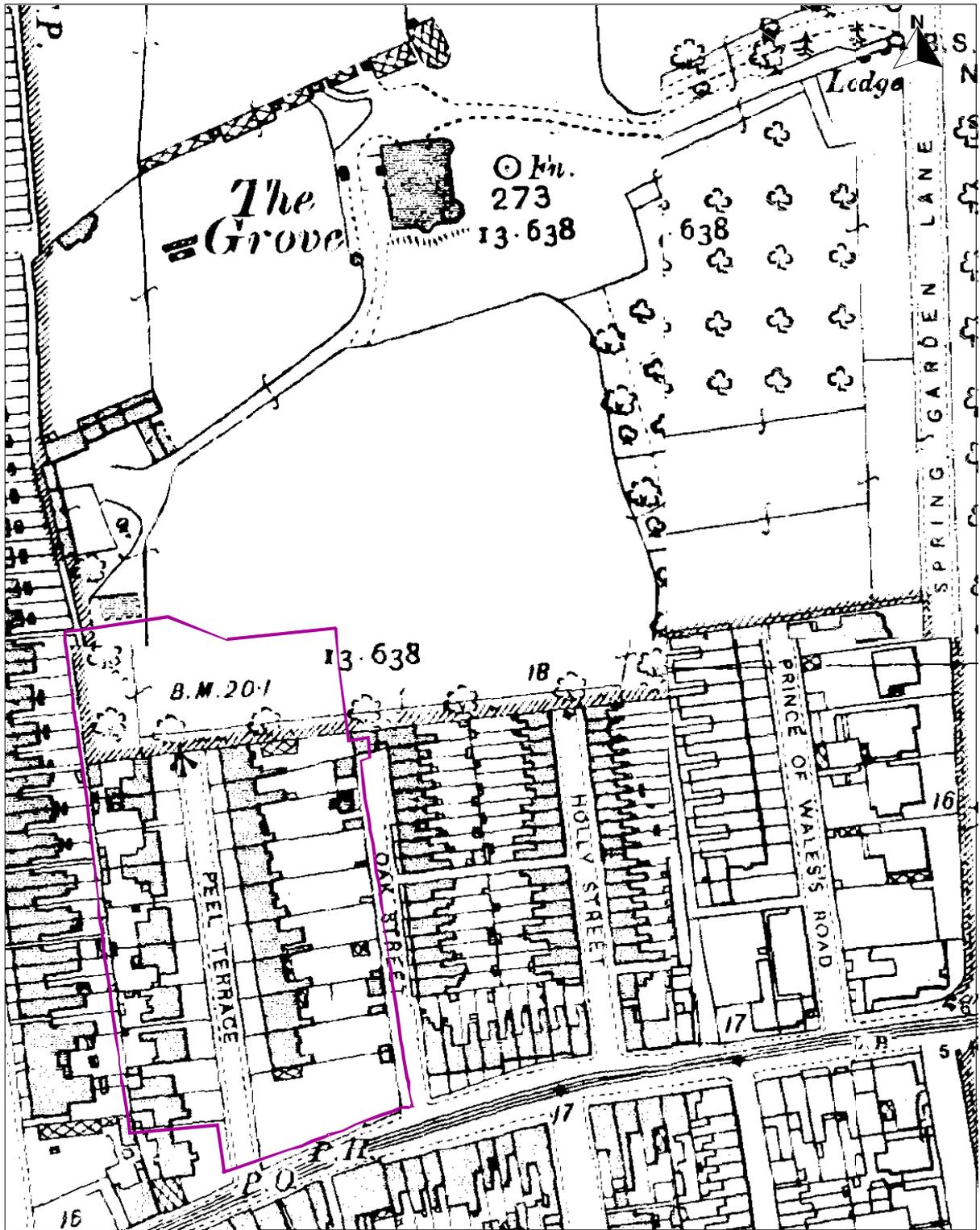
Applicants are encouraged to discuss any proposals at an early stage, prior to the submission of an application.

OS Plan c.1891
(The extent of the Conservation Area is outlined)



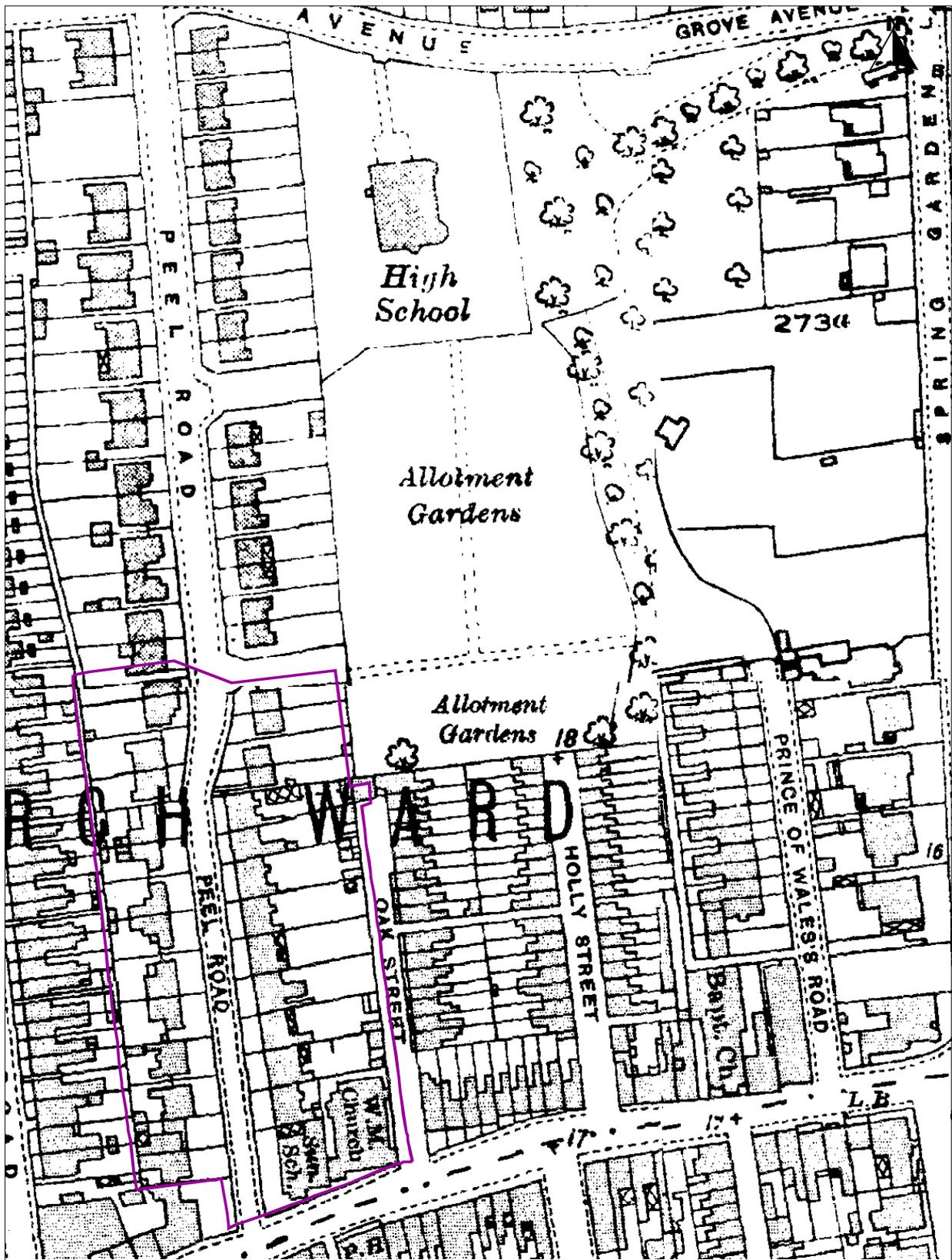
Reproduced from the 1891 Ordnance Survey Map

OS Plan of 1909



Reproduced from the 1909 Ordnance Survey Map

OS Plan of 1932-33



Reproduced from the 1930s Ordnance Survey Map