

High Street Conservation Area Appraisal



Historic England



Conservation Area Appraisal no. 5: High Street



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1. Introduction



This section serves as an introduction to Gosport's High Street Conservation Area, and presents an overview of the broader purpose of Conservation Areas, the methods used to assess them and how the results are presented within this document.

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1.1 What is a Conservation Area?

Following their introduction in 1967, Conservation Areas are defined as an “*area of special architectural or historic interest, the character of which is desirable to preserve or enhance*”.

This definition was revised under the Planning (Listed Buildings and Conservation Areas) Act 1990, which placed a further duty on local authorities to designate and monitor Conservation Areas and to formulate and publish proposals for their continued preservation and enhancement. Conservation Area status also provides local authorities with greater control with regard to demolition and minor developments.

Areas may be designated due to a number of factors, including historic architecture or infrastructure, or use of characteristic building materials and techniques. Most importantly, Conservation Areas should present a coherent combination of buildings and spaces that together form a unique environment deemed to be of special interest and irreplaceable.

The High Street Conservation Area is one of eighteen Conservation Areas around Gosport, and is principally focused on the historic civic and commercial centre set within the town’s original fortifications.

Reference key

1. **Anglesey and Alverstoke**
2. **Trinity Green and Walpole Park**
3. **Bury Road**
4. **Peel Road**
5. **High Street**
6. **Forton Road**
7. **Hardway**
8. **Rowner Village**
9. **Priddy's Hard**
10. **St George Barracks North**
11. **Royal Clarence Yard**
12. **St George Barracks South**
13. **Haslar Peninsula**
14. **Lee-on-the-Solent (not pictured)**
15. **Stoke Road**
16. **Daedalus (not pictured)**
17. **Haslar Barracks**
18. **Stokes Bay**



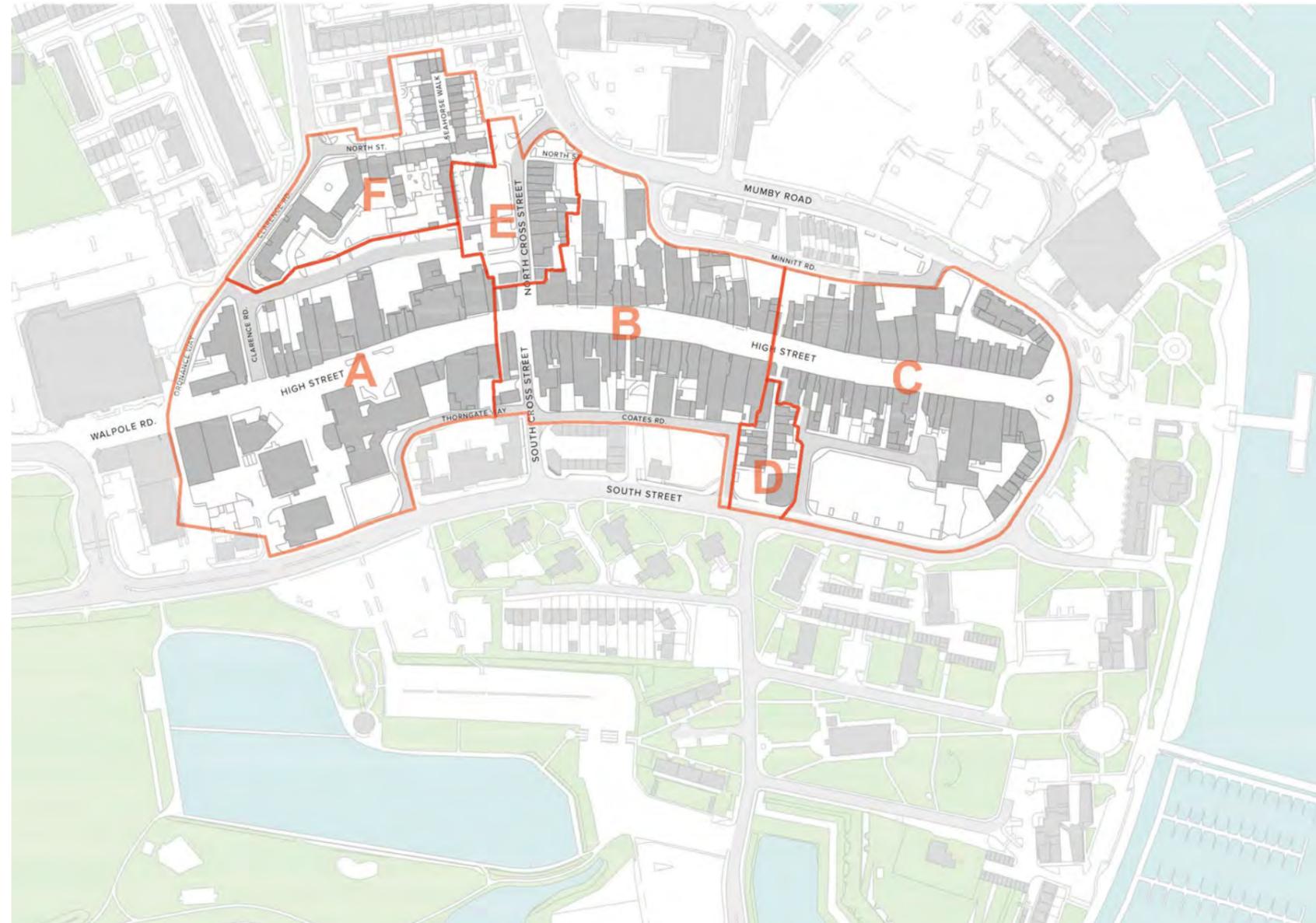
High Street (highlighted) shown alongside other Conservation Areas within the eastern part of Gosport

1.2 The High Street Conservation Area

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

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

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



The extent of the High Street Conservation Area within Gosport town centre, with Character Area subdivisions (A-F) shown

1.3 The purpose of this document

When considering the designation of Conservation Areas, National Planning Policy Framework (para 191) requires local authorities to present a suitable evidence base for special architectural or historic interest. This generally takes the form of a character appraisal and management plan, which, as a Supplementary Planning Document, is a material consideration in the planning process. The purpose of this appraisal is therefore:

- To identify the significance of Gosport's High Street Conservation Area and provide a definition of its historic character.
- To provide a useful resource for all community stakeholders, including residents, property owners, developers and Council members.
- To increase public understanding of the Conservation Area and engagement with the methods of its preservation and enhancement.
- To highlight development opportunities and vulnerabilities to the special character of the Conservation Area and present solutions to address these issues.
- To act as a resource for the determination of planning applications within the Conservation Area and inform proposals for its enhancement and preservation.

In addition to these aims, the preparation of this document has also been informed by the following initiatives that specifically relate to the regeneration of Gosport's historic High Street.

High Streets Heritage Action Zones

Along with Stoke Road, the High Street has been selected as a beneficiary of this scheme, which will provide Government funding to more than sixty historic commercial centres throughout England over a four year period.

Gosport Borough Council will be working alongside Historic England to deliver schemes that will transform and restore disused and dilapidated buildings, restoring local historic character and improving public realm in order to fuel the long-term economic, social and cultural recovery of the High Street.

'Alleyways of Gosport' appraisal

An additional appraisal scheme has also been undertaken to document the many alleyways that contribute to the unique historic character of the Conservation Area. Presenting an overview of the history, as well as the current appearance, usage and spatial characteristics of each of these passages, this report also recommends ways in which they can be enhanced to complement the functionality, visual amenity and heritage value of the High Street. The full report of this appraisal is included as an appendix to this document.

This document was commissioned to review and expand the findings of the previous appraisal published by Gosport Borough Council in October 2006. In addition to the guidance provided in the Historic England Advice Note 1, *Conservation Area Appraisal, Designation and Management* (2019) this appraisal incorporates the following aims:

- Review the existing Conservation Area boundary in accordance with section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- Undertake a comprehensive appraisal of post-war architecture and development within the Conservation Area.
- Utilise the results of the public consultation to increase visibility of the Conservation Area and help shape the future preservation and enhancement of its heritage assets.
- Present a practical and informative guide to potential enhancement opportunities to aid property owners and future developers.
- Assist the economic, social and cultural recovery of Gosport High Street in line with its designation as a *High Streets Heritage Action Zone*.
- Improve overall public accessibility to the appraisal and optimise the results for online viewing.

2. Statement of Special Interest

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High Street

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The High Street is both the commercial and historic focus of the town and retains many buildings of special interest including some which, as Listed Buildings, are considered to be of national importance.

From its Medieval origin as a fishing village, the plan of Gosport town was fixed by the late 17th Century and for the following three hundred years due to the defensive fortifications of Sir Bernard De Gomme known as 'The Gosport Lines'. Although reconstructed in the 1750's and modified during the Napoleonic Wars and the Victorian period, the street pattern of the town remained unchanged. In the 18th and early 19th Century, plots were gradually redeveloped resulting in a bustling, harbour side market town with a mixture of high quality housing and a maze of back streets and alleys.

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

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

Retaining a vibrant mix of historic buildings and varied architectural styles, the High Street is characterised by a broad sweep east - west with a strong sense of enclosure provided by the area's historic plan form and historic buildings, many of which are statutorily listed or noted as non-designated heritage assets. The 'Special Interest' of the High Street Conservation Area is analysed in this document to identify its historic significance and to ensure future change is managed in order to preserve or enhance the character of the area.

3. Historical Overview



This section comprises a broad overview of the social, cultural and physical history of Gosport's urban centre from its establishment to the present day, paying particular attention to the growth of the settlement and the subsequent changes which have occurred in its spatial characteristics.

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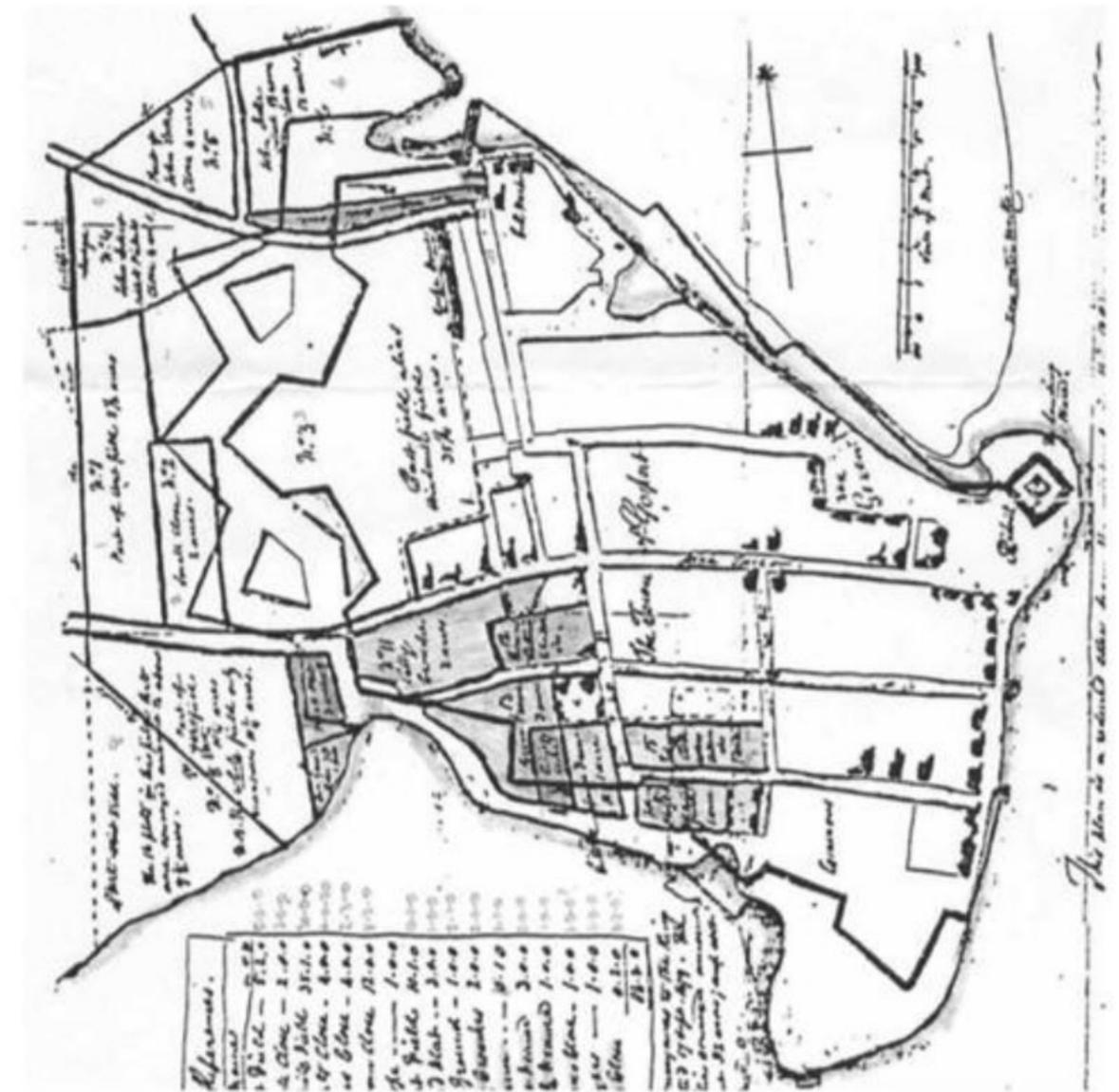
3. Historical Overview

3.1 Pre-18th Century

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

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

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



1677-8 sketch plan showing the already established street layout of North St, Middle St (now High St) and South St (Friends of Stokes Bay)

3. Historical Overview

3.2 18th - early 19th Century

De Gomme's defensive lines were largely reconstructed in the 1750's, with further modifications during the Napoleonic Wars and the Victorian period. However, the street pattern of the town remained unchanged, and in the 18th and early 19th Century, plots were gradually redeveloped resulting in a typical, bustling, harbour side market town with a mixture of high quality housing and a maze of back streets and alleys. At the beginning of the 19th Century the area within the Gosport Lines was home to over seven thousand people, half of whom lived within the area bounded by North and South Streets and surrounding the High Street.

By this time the waterfront was busy with industry and tradesmen ferrying passengers around the harbour and in 1782 notable boat builders Camper and Nicholson established their boatyard just north of the High Street at Quay Lane. Along with growing interest from the Royal Navy, this activity was already establishing Gosport as an integral element of British maritime culture.

Accommodating around seventy pubs, inns and drinking houses at the turn of the 19th Century, Gosport was clearly reliant on its military connections for employment. Haslar Hospital, and the Weevil Lane Brewery and Cooperage (remodelled in the 1820's as Royal Clarence Victualling Yard), would have been key employers, with the brewery providing the Navy with beer for over 250 years and producing up to sixty tons a day at its peak.

Many older structures were cleared away and the town gradually became packed with densely developed streets and alleys, and with limited space available, pubs became essential meeting places for local tradesmen and military personnel; many original pub names would reflect the trades guilds who met there.



1757 Desmaretz plan depicting improvements to the town fortifications (British Library)

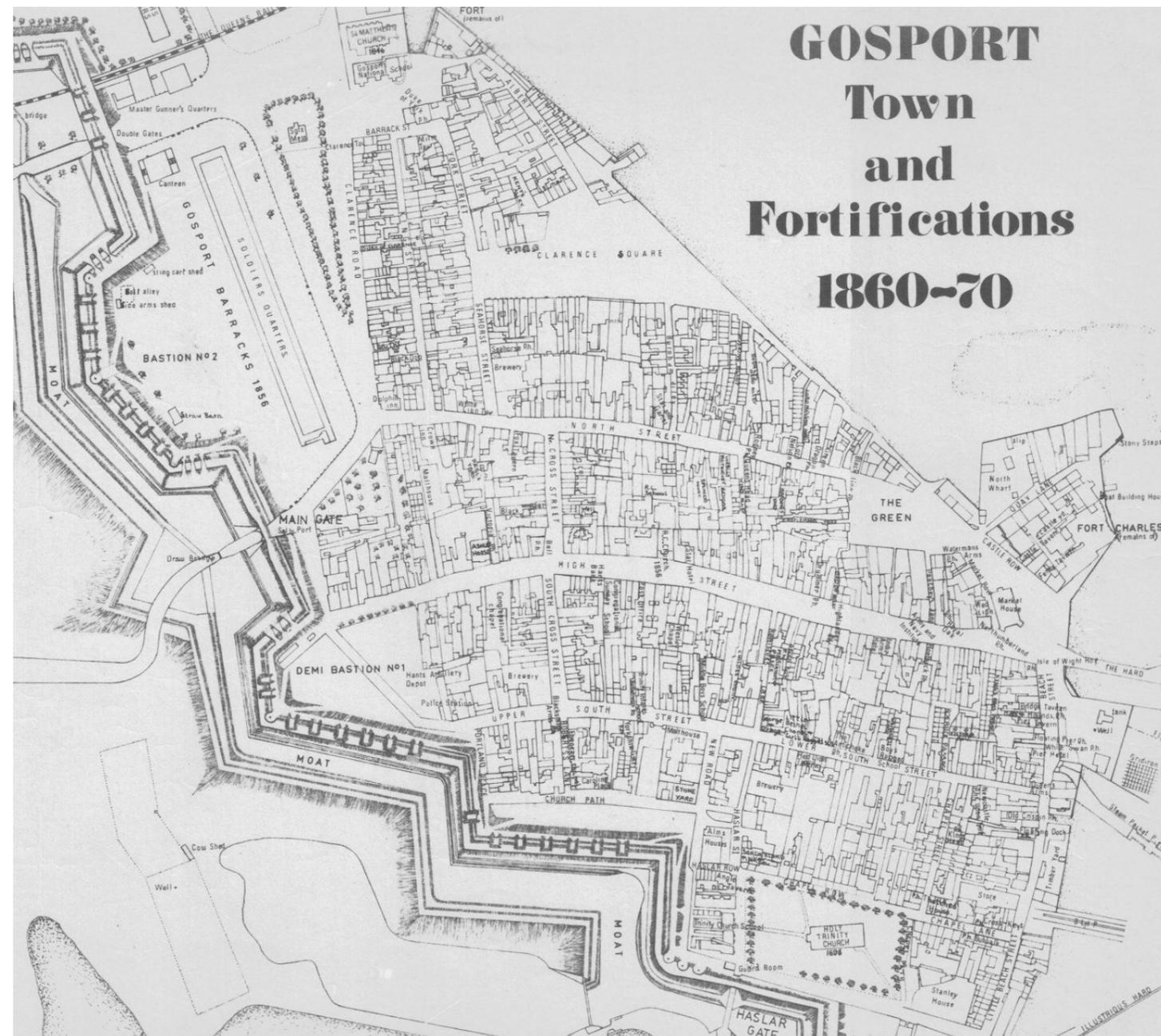
3. Historical Overview

3.3 Mid - late 19th Century

During the Victorian period brewing was still a large industry and boat building was also a thriving trade in the town. By this time, vital additional housing and commercial premises were regularly appearing on previously open back-land sites to the rear of principal street frontages on North Street, Middle (High) Street and South Street. Providing effective access to these developments from closely developed street frontages encouraged the creation of a number of small lanes and alleys, many of which were not continuous or provided direct access between major streets.

Plans suggest that a number of these were entered at ground level from the High Street or South Street, with the first-floor levels of adjoining buildings above. Many of Gosport's alleyways are authentic survivals of the medieval and post-medieval street plan whilst others date to more recent periods, and collectively represent the intensive eighteenth and nineteenth-century development of former burgage plots or gardens behind major street frontages.

St George's Barracks were constructed inside the town perimeter between 1857-9, remaining a dominant form within the urban landscape and serving as an important reference point for locating the town's former defensive line. The impressive Thorngate Hall was constructed at the western end of the High Street in 1884; named after local merchant William Thorngate it served as the seat of the town's council until its destruction by firebomb in 1941, and established the civic character that surrounds the present-day Lawrence Square area.



Plan by Brian Patterson, showing the final configuration of the town fortifications prior to their

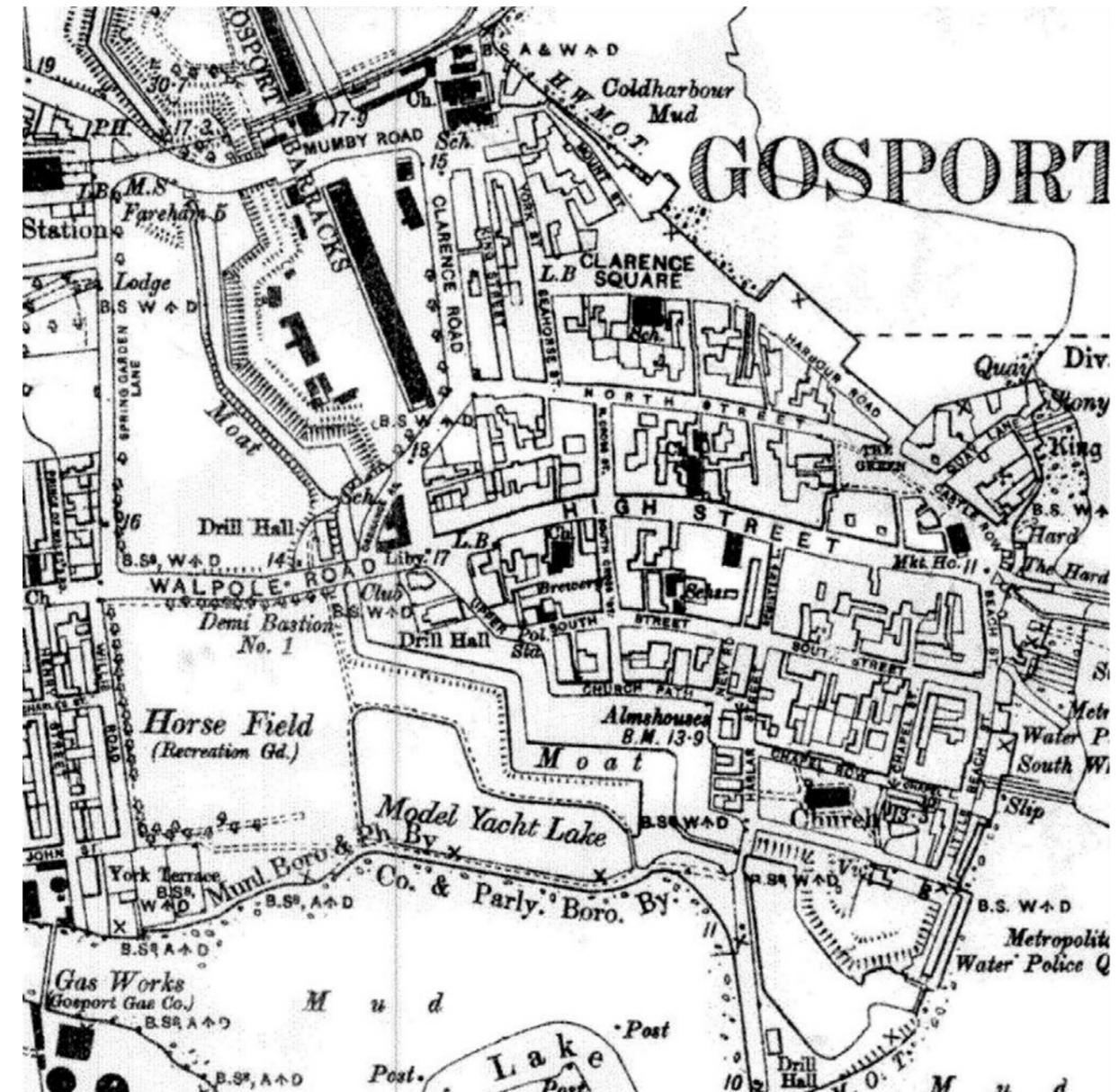
3. Historical Overview

3.4 Early 20th Century

Considered a useful second line of defence up to the end of the 19th Century demolition of the Gosport Lines didn't begin until the 1890s; the first major work involved the removal of the town's main gate and connection of the High Street with Stoke Road. At the turn of the 20th Century an adjacent section of fortification was demolished and what is now the Gosport Museum built on the site, followed by a number of key municipal buildings and improvements to infrastructure. Plans for clearance of the medieval and early post-medieval buildings, at that time considered slums were not carried out, but much of the town now enjoyed piped water provided by nearby waterworks. The horse-drawn tram service, which commenced in 1870, were eventually electrified around 1903-06.

By the 1900s Camper and Nicholson's was already a well-established Gosport institution, but it was during the first half of the century in which it became world-renown through its design and construction of Sir Thomas Lipton's Shamrock IV. A contender for the America's Cup, it was soon followed by a series of prestigious racing yachts; along with local sail makers Ratsey and Laphorn, Camper and Nicholson have become synonymous with Gosport's maritime heritage. They would later establish the Gosport Aircraft Company, producing flying boats during the First World War.

The inter-war period saw attempts to establish leisure facilities near to the town centre, with Falkland Gardens and the adjoining Esplanade, and Walpole Park laid out at the eastern and western ends of the High Street respectively.



1931 plan following the partial removal of the fortifications and creation of Walpole Road

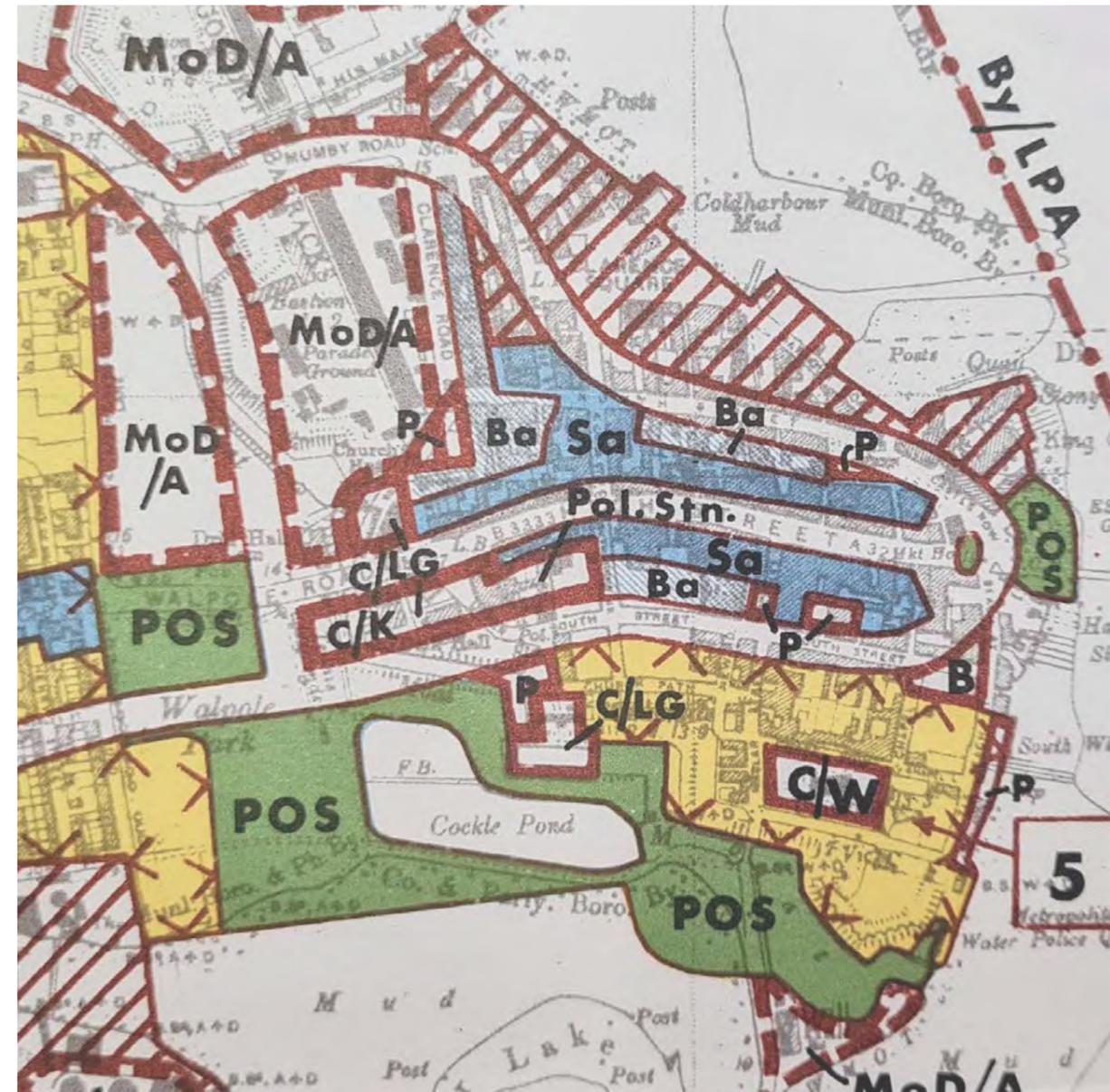
3. Historical Overview

3.5 Post-war 20th Century

Much like Portsmouth, Gosport sustained significant damage from war time bombing, one of the largest raids, in March 1941, resulted in widespread damage to the area around the High Street, including to the town hall, congregational church, police station, magistrates' court and Thorngate Hall. A comprehensive survey of wartime bomb damage concluded that up to a quarter of all properties in this area were deemed beyond repair; as a result, residents abandoned their homes and many buildings became derelict. At the same time, Gosport's town centre continued to operate as a busy transport hub throughout the war, with thousands of passengers arriving daily by bus to take the ferry across the harbour to Portsmouth.

In 1955 an ambitious development plan was agreed that would address, amongst other issues, both bomb damage and the limitations of the current road network. North Street was largely supplanted by Mumby Road, which was extended to connect to South Street, with a new bus station constructed adjacent to the ferry terminal. Municipal offices were to be reconstructed in the vicinity of their former location and joined by a new police station, post office and courthouse. The south side of South Street was designated for housing, and industry (including the relocated Camper and Nicholson) moved to the shore to the north of North Street, with the High Street reinforced as the town's commercial and retail hub.

Many aspects of these works were criticised in subsequent years for their heavy handed approach to the area's built heritage; in 1963 a Royal Commission identified Gosport as one of four towns that had lost the highest proportion of its historic buildings. Gosport would go on to designate its first four conservation areas in 1975, with the High Street becoming its fifth in 1978.



Extract from the 1955 development plan (revised 1968) depicting a reorganised road network, designated residential, commercial and industrial zones and areas of public open space.

4. Current Assessment

Along with its collection of buildings of historic interest, there are a range of factors which contribute to the present day character and eclectic historical identity of the High Street. This section serves as an assessment of the key elements of the Conservation Area as it appears today.

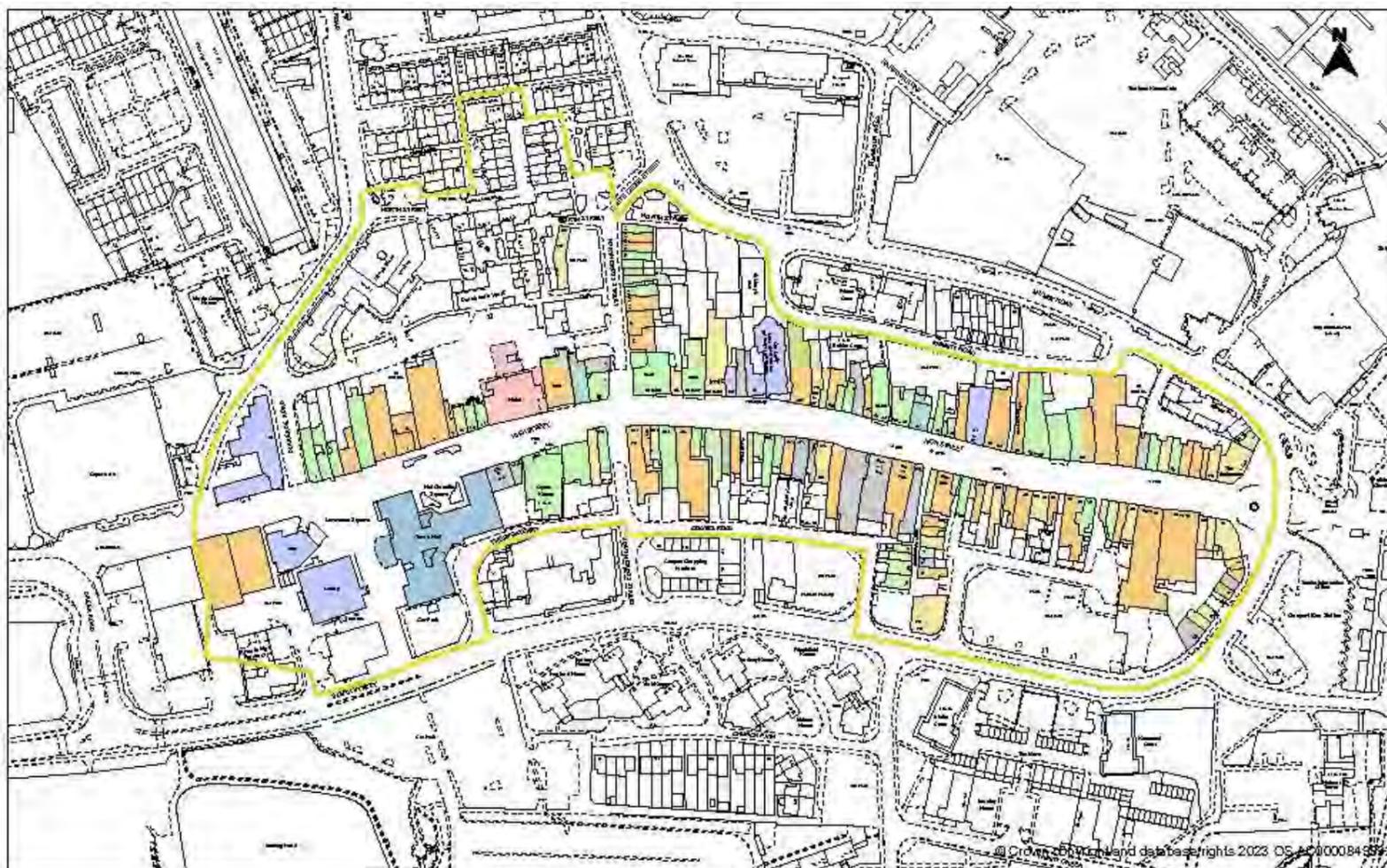
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4. Current Assessment

4.1 Building usage

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Reference key

	Hotel accommodation (1)
	Retail / sale of goods (48)
	Food and drink (25)
	Financial or professional services (49)
	Entertainment (2)
	Municipal (Town Hall)
	Community / educational services (7)
	Vacant (13)
	Conservation Area boundary

Overview of non-residential building usage
within the Conservation Area boundary as of
June 2022

The High Street Conservation Area has generally succeeded in retaining a traditional commercial character along its length, with over two thirds of existing units accommodating either retail, financial institutions or professional services that encourage footfall to the area and facilitate casual and direct interaction. This combination is supplemented by food and drink trades, although these are mostly directed towards daytime business, with evening customers focused around the four pubs which remain in the area.

Whilst the eastern end of the High Street is dominated by these types of use, the western end has developed a much more diverse offering focused around Lawrence Square, with the Town Hall joined by community institutions such as the Discovery Centre and Gosport Museum. This usage is also reflected in the spacious character and social functions centred around the Lawrence and Nat Gonella Squares.

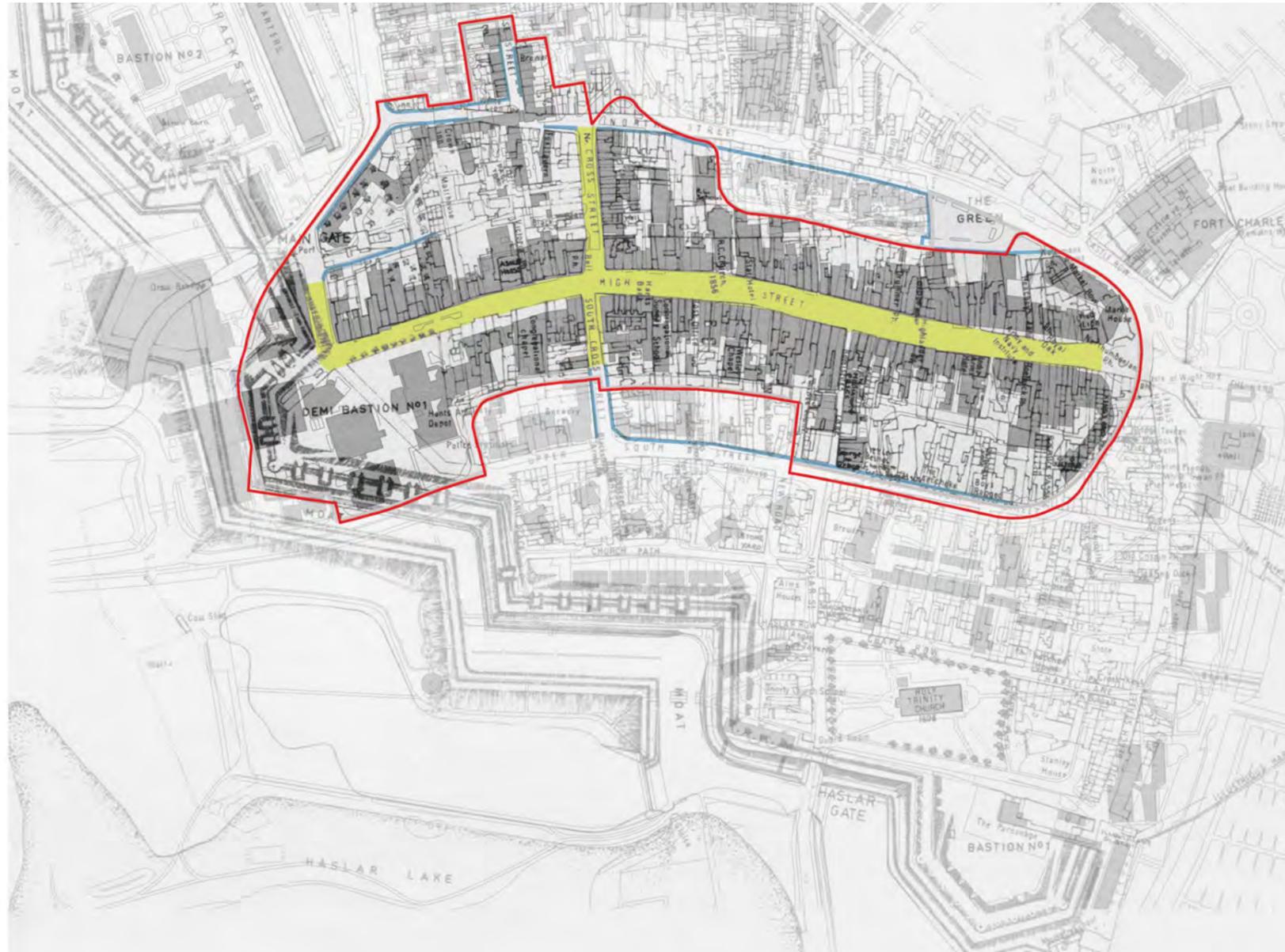
Ground levels within the Conservation Area are generally flat, ranging from approximately 4m above sea level in the east to 5m in the west, allowing level threshold entry to most publicly accessible buildings and ease of movement throughout adjoining public spaces and streets.

4. Current Assessment

4.2 Spatial analysis

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Reference key

- Current building mass
- Principal visual and historic links
- Subsidiary links of historic interest

1860s town plan overlaid with current building mass demonstrating the principal historic building pattern and subsidiary areas of retained historic street layout

The area is characterised by the broad sweep of High Street and the sense of enclosure provided by the area's historic buildings, which are built hard up against the pavement. These are concentrated in the centre of High Street, are mainly of three storeys

and display the use of a wide variety of materials and styles. The buildings date principally from the 18th and 19th centuries although there is evidence for a small number of buildings of an earlier date.

Some post-war development has partially eroded the character of the area and opportunities for its enhancement are addressed later in this document. This is particularly evident in the east and westernmost sections of the Conservation Area, but there are nonetheless some buildings of merit which date from this most recent period of development.

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

4. Current Assessment

4.3 Open and green spaces

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Location of key open spaces, soft landscaping and trees within the Conservation Area

1. Lawrence Square

Named after the Lawrence family in recognition of their significant photographic services to the town, this is Gosport's principal public square and events space. With long sightlines to the east, south and west, it accommodates an eclectic range of architectural styles and periods. It occupies an historically open space with longstanding municipal connections with both the present day Town Hall and its predecessor, the Thorngate Memorial Hall.

2. Nat Gonella Square

Named after Gosport resident and Jazz musician Nat Gonella, this square, although less functional and somewhat subservient to Lawrence Square, retains an important formal appearance in its placement fronting the main Town Hall entrance, and has in the past hosted notable ceremonial events.

3. Bemisters Square

This area comprises a small enclosed and paved square with mature trees, providing a modest but pleasant resting spot between the High Street and the nearby residential area.

4. Ferry Gate

This area continues to be a highly trafficked public space that links the High Street with the Portsmouth Harbour waterfront and public transport hubs. It enjoys long sightlines up the High Street and an important visual connection with Portsmouth's historic dockyard and waterfront.

5. Falkland Gardens and the Esplanade

Whilst outside the boundary of the Conservation Area, Falkland Gardens occupies an important and historic position on the Portsmouth Harbour waterfront. Its spectacular views and well-tended planting make it a modest yet popular public park which, along with the Esplanade, should be considered alongside any works proposed for the eastern end of the High Street Conservation Area.

4. Current Assessment

4.4 Streets and alleyways

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Principal thoroughfares, passages and alleyways within the Conservation Area

Reference key

- | | |
|--|--|
| 1. Dissolution (34 High Street) | 6. India Arms (93 High Street) |
| 2. Wises Alley (44 High Street) | 7. <i>(as yet unidentified)</i> (98 High Street) |
| 3. Vigars Yard (48 High Street) | 8. Green Row (104 High Street) |
| 4. Hobbs Passage (55 High Street) | 9. Bemisters Lane |
| 5. Carters Yard | 10. Ashby Place |

The Conservation Area is focused on Gosport's High Street, the main commercial and historic focus of the town. Overall, the built form of the Conservation Area is well established. Minor roads and alleyways subdivide the relatively rigid blocks of buildings, almost invariably running at right angles from the principal crossroads, forming a grid pattern well established by the late 17th Century.

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

The High Street's many adjoining alleyways are a result of the town's early development of dense tenement housing within deep narrow plots. Despite their ongoing reputation for harbouring Press Gangs, no compelling evidence has yet been found to connect the numerous passages with this activity. The reality is that in a small town extremely busy with maritime traffic and thriving coaching inns, residents, military personnel and local businesses would have depended on these spaces on a daily basis.

For the results of a more comprehensive analysis of the Alleyways of Gosport, refer to [Appendix III](#).

4. Current Assessment

4.4 Streets and alleyways

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1. Dissolution

Located adjacent to St Mary's Church and with a gated entrance onto the High Street, this is a clear, open alley allows direct public access to the church hall and Mumby Road. It provides additional views of the church's historic structure



2. Wises Alley

This is a narrow, partially covered alleyway providing access to the predominantly residential area of Minnitt Road. It accommodates private access to adjacent premises but its northern access remains somewhat undefined.



3. Vigars Yard

This is a short, well-used passage providing direct access and visual links to Minnitt Road car park. Set within a modern structure, it has received improvements to lighting and decoration and features displays of historic photos.



4. Hobbs Passage

A long, covered alleyway, it has been subject to the same improvement scheme applied to Vigars Yard. Well-established on maps of the area, its northern access suffers from the same issues with business use and visual definition as Wises Alley.



5. Carters Yard

One of two alleys flanking the listed India Arms building, this provides direct access to South Street car park and the housing beyond. Despite its short length and open nature, it presents significant heritage value in the visible historic wall construction



6. India Arms

This covered alley remains strongly associated with the adjacent India Arms building and was the departure point for a daily express coach to London. Formerly servicing the pub's yard, it now provides access to the South Street car park and contains many visible historic architectural details including a Grade II listed gun barrel repurposed as a bollard.



7. (as yet unidentified)

Providing access to South Street car park, this narrow alley, well hidden from the south and integrated with the adjacent shop front, is easily overlooked. However it retains significant heritage value in its visible historic structural detailing and materials.



8. Green Row

Originally providing access to the rear of properties on Bemisters Lane, the southern portion of this alley has been partially retained in the current street pattern. Its covered High Street access has been retained between two modern structures

9. Bemisters Lane

Refer to section 5, Character Area D



10. Ashby Place

This passage gives essential access to the rear of adjacent properties but does not provide any through access for the public, resulting in an under-used and unattractive dead end that suffers from poor security, visual amenity and waste management

4. Current Assessment

4.5 Architectural analysis

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Locations of notable buildings highlighted to show period of construction

Reference key

Light Red	Pre-18th Century
Orange	18th & early 19th Century
Yellow	Mid-late 19th Century
Light Green	Early 20th Century
Light Blue	Post-war 20th Century
Orange Line	Conservation Area

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

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

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

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

4. Current Assessment

4.5 Architectural analysis

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Example of architectural character of the High Street's north side as of June 2022, nos. 20-50

The first half of the 19th Century is dominated by the austere and refined classicism of the Regency era. Gosport has some good examples of relatively plain, rendered buildings incorporating simple details from the Roman and Greek Classical orders. Imitation ashlar is commonly mimicked by 'lining out' the stucco. Roof pitches become shallower and the use of Welsh slate gradually predominates. Many older buildings were refaced in this period.

The Victorian and Edwardian period witnessed the introduction of many building materials due to improved communications and industrial techniques. There are examples of sandstone imported into the area, marble, machine made bricks and tiles, glazed tiles, yellow stock bricks, reconstituted stone and the

introduction of plate glass resulting in much larger panes. Building styles vary greatly; initially Italianate and Romanesque styles are common, later replaced by a series of revivals (notably various Gothic styles). By 1900, the overriding influence was the Arts and Crafts movement.

The early decades of the 20th Century are defined by styles including Art Deco and the Queen Anne Revival, and following the approval of a major post-war reconstruction programme, the High Street began to see the introduction of distinctly modernist architectural forms and detailing. Individual shop units from this period can be identified by their flat roofs, curtain walls, use of concrete and wider shop

fronts with a horizontal emphasis - the latter often resulting in a visual conflict with the verticality of the historic surroundings. Larger modern structures, some with civic functions, occupy the area around Lawrence Square, contributing to its idiosyncratic character and street scene.

Although of varying architectural quality, post-war design has nonetheless firmly established a presence on the High Street alongside the architecture of previous periods. This combination provides the Conservation Area with its unique and eclectic appearance, and should be acknowledged as being worthy of preservation alongside more traditionally historic period structures.



Example of architectural character of the High Street's south side as of June 2022, nos. 88-116

4. Current Assessment

4.6 Heritage assets

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Listed buildings and Non-designated Heritage Assets within the Conservation Area boundary

Reference key

-  Non-designated Heritage Asset
-  Listed buildings
-  Conservation Area boundary

The High Street Conservation Area contains numerous Designated Heritage Assets, in the form of Grade II Listed Buildings, recognised as being of national historic interest. In addition, there are also a number of Non-designated Heritage Assets. Non-designated heritage assets are locally-identified 'buildings, monuments, sites, places, areas or landscapes identified by planmaking bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets' (PPG). Additionally, Footnote 63 of the NPPF requires non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, to be considered subject to the policies for designated heritage assets.

The High Street Conservation Area area lacks a market square or dominant single building set independently from the relatively rigid building lines and grid pattern; therefore some Non-designated Heritage Assets serve as landmarks and act as important focal points. All Listed Buildings and buildings of historic interest that are considered Non-designated Heritage Assets are clearly marked on the area plans contained in section 5, *Appraisal of Character Areas* and many are additionally described in the Building Gazetteer.

4. Current Assessment

4.7 Key views

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Location of key historic views within the Conservation Area

1. Eastwards from Gosport Museum towards Walpole Park
2. Towards Lawrence Square from Gosport Museum
3. Along Clarence Road towards St George's Barracks
4. Northwards towards Lawrence Square from Haslar Gate
5. Across Lawrence Square towards Walpole Road
6. North/South Cross Street junction towards waterfront
7. Towards the High Street junction from South Cross Street
8. Towards North Cross Street from Mumby Road
9. Westwards towards the waterfront from St Mary's Church
10. Southwards along Bemisters Lane from High Street
11. Rear views of High Street buildings seen from South Street
12. Westwards along High Street from the Esplanade

The views highlighted on the above plan and presented on the following pages have been identified as having historical, aesthetic or functional importance, and as such are considered to positively contribute to the overall character of the Conservation Area.

It is therefore recommended that any changes proposed within the Conservation Area be considered in terms of the potential impact they may have upon the setting of these views.



1. Eastwards from Gosport Museum towards Walpole Park

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2. Towards Lawrence Square from Gosport



3. Along Clarence Road towards St George's



4. Northwards towards Lawrence Square from Haslar



5. Across Lawrence Square towards Walpole's



6. North/South Cross Street junction towards waterfront



7. Towards the High Street junction from South Cross

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8. Towards North Cross Street from Mumby Road



9. Westwards towards the waterfront from St Mary's Church



10. Southwards along Bemisters Lane from High Street



11. Rear views of High Street buildings seen from South Street



12. Westwards along High Street from the Waterfront



13. Eastwards from High Street towards the Waterfront

4. Current Assessment

4.8 Archaeology

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Areas of archaeological importance identified within the High Street Conservation Area

Reference key

-  Areas of high importance
-  Areas of limited importance
-  Conservation Area boundary

This map is derived from *An Extensive Survey of Hampshire and the Isle of Wight's Historic Towns; Historic Gosport Archaeological Assessment*, and shows areas of archaeological importance that have been identified in and around the Conservation Area.

Areas of high importance

Three zones within the Conservation Area escaped major bomb damage and redevelopment and therefore retain a high degree of archaeological importance. Historic documents suggest that the street pattern has its origins in the medieval period and archaeological investigation in these areas has the potential both to reveal vital information as to the foundation and planning of the town and to clarify the date of the street pattern. Evidence of the trades and industries practised could also shed light on the fluctuating fortunes of Gosport and its inhabitants and the extent to which its economy was dependent on naval trade.

Areas of limited importance

These areas have been identified the North and South of the High Street and in the vicinity of Seahorse Walk. These areas likely fell within the medieval core of Gosport and may yield information about the seventeenth century development of the High Street. Evidence of small-scale industries and rubbish disposal are likely to be encountered. Their designation as areas of limited importance is due only to the fact that redevelopment may have compromised the archaeological resource, but may increase in archaeological importance following further investigation; significant survival of archaeological remains may reveal vital information about the history of Gosport.

5. Appraisal of Character Areas



This section comprises a detailed analysis of the six character areas which make up the Conservation Area. Although similar in built form, they have been separately identified to draw attention to specific buildings and characteristics and highlight their significance to the area as a whole.

Understanding each of these character areas will enable a positive approach to planning future change whilst maintaining and reinforcing their historic character.

Opportunities for enhancement are based upon both the appraisals and responses received from consultation exercises.

These observations are non-prescriptive and for general guidance purposes only.

A	<u>Walpole Road / High Street (west)</u>	28
B	<u>High Street (central)</u>	29
C	<u>High Street (east)</u>	31
D	<u>Bemisters Lane</u>	37
E	<u>North Cross Street</u>	38
F	<u>North Street and Seahorse Walk</u>	39

5.1 Appraisal of Character Areas

A: *Walpole Road and High Street (west)*

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

Historically, the north side of High Street in this area was characterised mainly by properties of similar scale and design as those in the rest of the Conservation Area. Since the late eighteenth and early nineteenth centuries, the western end of the Conservation Area has been characterised by larger properties built on a more irregular scale. A small number of Non-designated Heritage Assets and Listed buildings of significance to Gosport remain here, including numbers 1-4 High Street, the attractive Queen Anne style Conservative Club and the Art Nouveau style Gosport Museum.

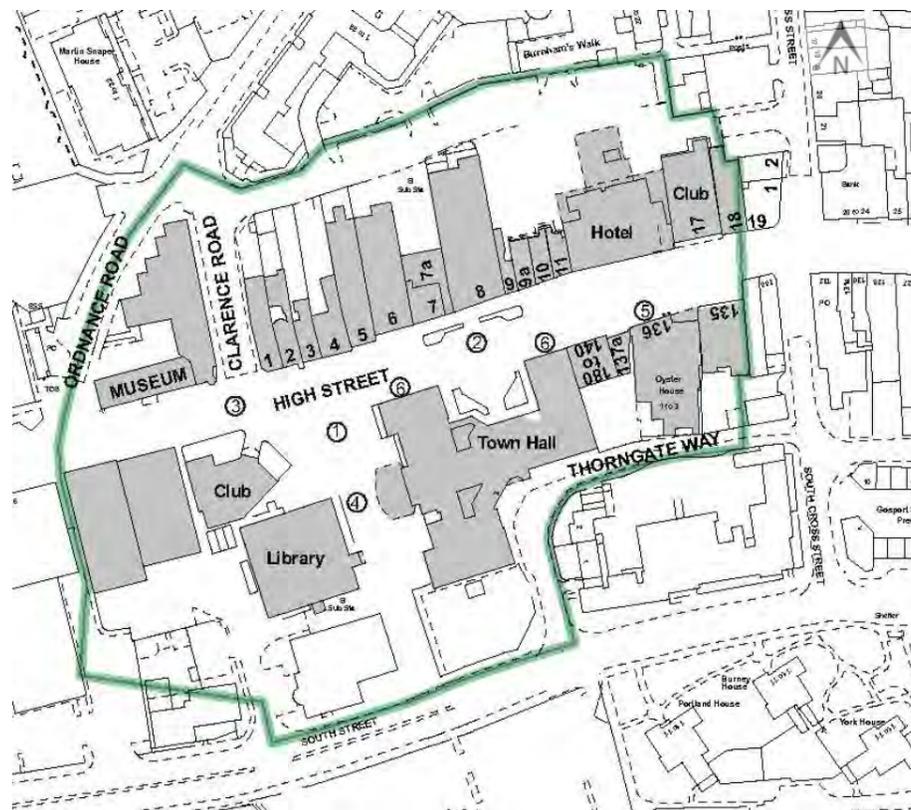
Character Area A

-  Non-designated Heritage Asset
-  Listed buildings
-  Character Area boundary

The Conservative Club, which presents a key visual and functional relationship with the adjacent Lawrence Square



A: Walpole Road and High Street (west)



Identified opportunities:

Cultural, social or historical interpretation:

1. Lawrence Square
2. Nat Gonella Square
3. Clarence Gate
4. Area north of Haslar Gate
Creating an attractive townscape and public realm
5. South side of High Street
6. Town Hall frontage

Vulnerabilities

Many buildings in this area were lost to World War II bombing or post-war redevelopment and their replacements have struggled to enhance the character of the Conservation Area, with some being simply poorly designed in relation to their historic surroundings. The modernist design principles that informed this period often intentionally challenged traditional approaches to scale, mass, form and materials, resulting in the need for an innovative approach to reconciling contradicting elements.

Identified opportunities

These observations have been presented with reference to the **Gosport Waterfront and Town Centre SPD (March 2018)**. For more information refer to sections *High Street and associated areas* (p74) and *South Street* (p77).

Cultural, social or historical interpretation:

Gosport Waterfront and Town Centre SPD (March 2018) 4C: Enhancing the shopping and leisure experience

The mix of municipal, educational and social developments around Lawrence Square (1) and Nat Gonella Square (2) create opportunities to strengthen their communal, rather than commercial, character.

This can primarily be driven by functional and visual improvements to public space which cultivate more casual and social activities.

The role of Lawrence Square as the main point of entry from the west should be enhanced, with Clarence Gate (3) offering opportunities to provide an enhanced sense of arrival to the Conservation Area. This could take the form of public art, street furniture or surfacing to complement the existing gateway. Proposals may be informed by the historic street plan or former location of the town fortifications now defined by the museum's 'tower'.

The civic character of the area north of Haslar Gate between the Town Hall and the Discovery Centre (4) would suit a vibrant community space for holding regular creative or cultural events that could potentially utilise the space below the portico of the Town Hall, or expand into Lawrence Square for temporary functions. The nearby clusters of trees and long sightlines across the Square also lend to the attractiveness of this under-used space.

Creating an attractive townscape and public realm:

Gosport Waterfront and Town Centre SPD (March 2018) 4A: Creating an attractive townscape and public realm

Due to the set-back placement of buildings from the historic building line, properties on the south side of the High Street may benefit from the use of an extended outdoor space (5). There is an opportunity to make meaningful use of this space through activity and functions, perhaps related to the adjacent businesses.

A: *Walpole Road and High Street (west)*

This space could also serve to restore the historic street plan or building line through placement of street furniture or planting, and could extend across the Town Hall frontage on Nat Gonella Square (6) to create a softer and more pleasant public space.

General façade improvements:

Shopfronts and Advertising SPD

The loss of much of the original street plan and historic architectural identity in this area presents opportunities to improve modern building façades and shopfronts, and by enhancing their more attractive elements, celebrate the eclectic architectural progression of the town centre.

Strategic improvement of post-war architecture would particularly benefit commercial premises in the vicinity of Nat Gonella Square. Whilst generally well-maintained, many frontages have lost signage, materials and detailing considered characteristic of this period, resulting in an overall loss of visual amenity. Strategic restoration or referencing of these elements may therefore assist in redefining the post-war identity of this part of the High Street.

Potential for increased building height:

Gosport Waterfront and Town Centre SPD (March 2018 4D: Providing new homes

Key opportunities exist to restore the continuity of High Street's built form by increasing the height of some buildings in a proportionate and sympathetic manner.

Post-war buildings in this area are characterised by wide, low-rise shop fronts with minimal detailing and which somewhat conflict with the taller, narrow proportions of more traditional commercial buildings. An increase in height may serve to enhance the visual continuity of the roof line with respect to adjacent structures.

The prominent group of listed buildings at 1-4 High Street define the traditional character of the Lawrence Square area



5.2 Appraisal of Character Areas

B: High Street (central)

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

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

Character Area B

-  Non-designated Heritage Asset
-  Listed buildings
-  Character Area boundary



Lloyd's Bank (nos. 20-24) presents a dominant architectural form at the historic High Street / Cross Street junction

B: High Street (central)



Identified opportunities:

Cultural, social or historical interpretation:

1. **Thorngate Way / South Cross Street junction**
New development or street frontage:
2. **Historic section of North Street frontage**
3. **Back-land plots of Minnitt Road**
4. **Back-land plots of Coates Road**

Vulnerabilities

Many areas to the rear of the High Street buildings, consisting of small outbuildings, underdeveloped yards and parking bays, are in poor condition and detract from the appearance of the host properties. Coates Road in particular suffers from a lack of identity or sense of place.

Identified opportunities

These observations have been presented with reference to the **Gosport Waterfront and Town Centre SPD (March 2018)**. For more information refer to sections *High Street and associated areas* (p74) and *South Street* (p77).

Cultural, social or historical interpretation:

Gosport Waterfront and Town Centre SPD (March 2018) 4C: Enhancing the shopping and leisure experience

Marking the principal south access to the High Street from the south, the junction of South Cross Street and Thorngate Way (1) has the potential as another 'gateway' feature establishing the southern edge of the Conservation Area as defined through signage, street furniture, planting or change in surfacing.

A prominent corner site forming part of a key view encompassing the historic High Street and Cross Street junction, sympathetic development could greatly enhance the overall impression of this part of the Conservation Area. Such works could also strengthen the connection between Thorngate Way and Coates Road and provide an attractive element to their wider residential character.



37-38 High Street could maximise the use of the site by encouraging public accessibility via its attractive central covered passageway

5.2 Appraisal of Character Areas

B: High Street (central)

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New development or street frontage:

Gosport Waterfront and Town Centre SPD (March 2018) 4B: Creating new employment opportunities (p26); 4D: Providing new homes

Opportunities within this area broadly focus on the visual enhancement and development potential of adjacent roads such as Thorngate Way, Coates Road and Minnitt Road. These streets present opportunities to provide new housing within the town centre, boosting their attractiveness and character and establishing an improved sense of habitation. This can in turn promote social cohesion, improving overall security and encouraging a more diverse commercial landscape accommodating an evening economy.

Potential development opportunities may exist in the vicinity of the remaining stretch of the historic North Street adjacent to Mumby Road (2), as properties here would have originally presented a continuous frontage similar to those on North Cross Street. Sympathetic, high-quality development in this area may re-establish a building line that could assist in creating a prominent northern 'gateway' element to the Conservation Area when approaching from Mumby Road.

This area could also accommodate a wider initiative to introduce new housing provision to the town centre and establish a much-needed *sense of place* along Minnitt Road (3) and Coates Road (4) by infilling vacant or underdeveloped back-land plots. This would improve the overall visual amenity and contribute to the residential character already developed on adjacent plots.

Subdivision of larger commercial properties:

Gosport Waterfront and Town Centre SPD (March 2018) 4D: Providing new homes

A number of plots along the High Street are occupied by larger commercial units which originally provided more substantial storage, office or plant equipment than modern business tenants require. In some cases there may be the opportunity for possible subdivision of more substantial existing structures to provide housing or work spaces for local residents.

Low architectural quality and back-land location may allow for more innovative or creative solutions to redevelopment, in the process acting as a local exemplar of sustainability goals and adaptive re-use of under-utilised spaces. New attractive frontages would also assist adjacent back land developments in improving the urban character of areas such as Coates Road and Minnitt Road.



The historic façade of 125-127 High Street, with potential for a new back land development fronting Coates Road

5.3 Appraisal of Character Areas

C: High Street (east)

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Character Area C

-  Non-designated Heritage Asset
-  Listed buildings
-  Character Area boundary

95-98 High Street provide a good example of the eclectic visual character of the Conservation Area

A similar pattern of development continues through to the eastern end of the Conservation Area. Most of the postwar properties on the north side are two storeys in height and there is scope to reconstruct many on the same line, with a slight increase in height to a more balanced three storeys. In contrast, the historic buildings, which typically date from the Georgian and Victorian periods, tend to be of three storeys and are built hard against the pavement.

Stucco façades and hand made bricks are common and bow windows at first floor level are an attractive addition. Most properties have pitched or hipped clay tile roofs behind parapet walls. However,

one fine exception to this consistency is the three storey Victorian property at numbers 94-96 with its distinctive 'Gothic' style detailing and prominent multi-gabled roof.



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

The area also retains some of its historic alleyways, which would once have linked to densely developed courtyards and streets off the High Street. As well as being of historic interest they provide valuable pedestrian access to the north and south.

C: High Street (east)



Identified opportunities:

- New development or street frontage:*
 1. **Back-land plots of modern High Street buildings**
 2. **Back-land plots of historic High Street buildings**
 - Potential for increased building height:*
 3. **East-facing elements of Mumby Road**
 4. **East-facing elements of South Street**
 - Cultural, social or historical interpretation:*
 5. **Public space around Ferry Gate**
- Creating an attractive townscape and public realm*

Vulnerabilities

In many ways similar to Character Area A, this area has been subject to significant post-war development and changes to the street plan, much of it unsympathetic in style and scale. Many of the east-facing buildings along South Street, although highly visible, are of poor architectural and aesthetic quality, particularly with respect their high visibility from the waterfront. The current road layout also acts as a visual and physical barrier that obstructs interaction between this attractive open public space and activity within the High Street. However, its relationship to the historic waterfront, remaining key views and transport links suggest that interventions in this area would be highly beneficial to the Conservation Area as a whole.

Opportunities

These observations have been presented with reference to the **Gosport Waterfront and Town Centre SPD (March 2018)**. For more information refer to section *High Street and associated areas*.

New development or street frontage:

Gosport Waterfront and Town Centre SPD (March 2018 4B: Creating new employment opportunities; 4D: Providing new homes

As with Character Area B, there are a number of large post-war commercial properties with potentially underused ancillary spaces; similarly, their high visibility and minimal historical context

may be suitable for an innovative or radical modern intervention to their appearance, and would be an ideal subject for sustainable re-use strategies.

Many under-used plots around Minnitt Road (1) and South Street car park (2) may be suitable for back land development to provide new street frontages. These areas should also be considered within broader efforts to enhance the general visual amenity of the rear of both modern (1) and historic (2) High Street buildings. In the case of the latter, appropriately scaled developments should allow new structures to define the locations of the historic alleyways, and along with cosmetic improvements allow greater appreciation of the attractive roof line of the High Street buildings.

Potential for increased building height:

Gosport Waterfront and Town Centre SPD (March 2018) 4D: Providing new homes

A number of structures along this part of the High Street would benefit from additional height to better integrate with surrounding structures, and in many cases would be ideal for residential development. This would provide out-of-hours 'presence' to the High Street and benefitting from the nearby tree cover and south-facing aspect. There may also be opportunities to increase the height of east-facing buildings along Mumby Road (3) / South Street (4), but should be carefully considered within the context of existing key views and in conjunction with nearby developments.

C: High Street (east)

Cultural, social or historical interpretation:

Gosport Waterfront and Town Centre SPD (March 2018) 4C: Enhancing the shopping and leisure experience

As the principal public space connecting the High Street with the waterfront, Ferry Gate (5) is highly trafficked and enjoys a strong functional relationship with adjacent businesses. Despite the loss of historic buildings and infrastructure, it remains an important element within a number of key views, including those across the harbour towards Portsmouth.

Here there are opportunities to exploit the openness of the space and its community value to create a significant gateway feature that establishes the historic town centre. This could include a focus on the town's rich maritime heritage and improving accessibility and visual connection to the waterfront.

General façade improvements:

Shopfronts and Advertising SPD

The prominent post-war structures framing the public space around Ferry Gate (5) are critically important in presenting the character of Gosport High Street when viewed from the Esplanade and Falkland Gardens. Refurbishment of façades is strongly encouraged, and whilst they should not necessarily seek to reproduce a historical aesthetic, they should nonetheless be of a high-quality style that contributes to and enhances the character of the Conservation Area.

Both individual and groups of post-war shopfronts are also present, and which may be improved by strategic enhancement of ground floor frontages in line with their period architectural detailing.

Creating an attractive townscape and public realm:

Gosport Waterfront and Town Centre SPD (March 2018) 4A: Creating an attractive townscape and public realm

The planting and mature trees in the vicinity of the South Street car park (6) provides a basis for the creation of a modest 'corridor' of soft landscaping anchored at Bemisters Lane and designed to shield the open nature of the car park. This may also present opportunities for improving pedestrian permeability between the High Street and the existing residential area to the southeast.

91-94 High Street presents an opportunity to introduce shop fronts that are more sympathetic to the historic setting



D: Bemister's Lane



Character Area D

- Non-designated Heritage Asset
- Listed buildings
- Character Area boundary

This is an interesting and attractive old lane, which retains the atmosphere of a Georgian alley, having an important range of two and three storey rendered properties. Some of these buildings, most notably number 7, clearly predate the 18th Century in style and form and are therefore particularly significant historic buildings for Gosport; there being few of this early date. The buildings vary in scale and height but almost always have visible pitched roofs, rather than the raised parapets common elsewhere, and a number retain relatively well proportioned shop fronts.

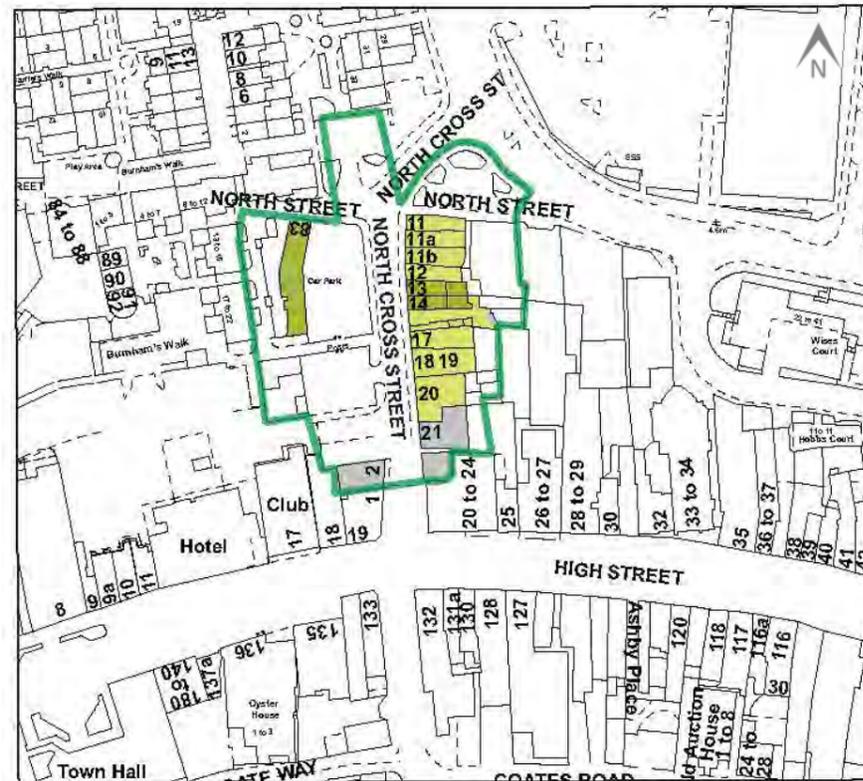
Vulnerabilities

Bemisters Lane has cultivated a unique identity and sense of place that is distinct from that of the High Street, and future proposals should focus on the development of this identity as an attraction, including improved way-finding from the waterfront and within the High Street itself. The lack of Listed buildings should not impede the recognition of this character, and the small scale of the area make it particularly vulnerable to loss of heritage value if even modest proposals are not sufficiently assessed.

Opportunities

Much of the attraction of Bemisters Lane lies in its intimate scale and old-fashioned atmosphere, aspects which might be exploited or enhanced by the nature and presentation of the businesses it attracts. This could be encouraged through the smaller size of its commercial units, open spaces at the southern end (1, 2) and the smaller alleyways that allow improved east-west permeability (3, 4, 5).

E: North Cross Street



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Character Area E

- Non-designated Heritage Asset
- Listed buildings
- Character Area boundary

Identified opportunities:

New development or street frontage:

1. **Western side of North Cross Street**
2. **Former junction of North Street / North Cross Street**

Cultural, social or historical interpretation:

3. **Junction of North Street / Mumby Road**

Only the east side of this historic street survives, but it includes some of the finest Georgian properties in the Town Centre and retains a consistent Georgian character, however at least one property (no.20) comprises a 17th Century structure behind its refaced frontage. The buildings are predominantly of three storeys, flush with the street and with façades which are either rendered or predominantly red brick. Once again, raised parapets predominate and some important shop fronts remain. There is also a relatively consistent use of red clay tiles on the steeply pitched roofs.

Vulnerabilities

Whilst the east side of North Cross Street presents significant heritage value, the west side remains undeveloped and under-utilised. The result is an erosion of the historic building line, an issue which continues along the remaining part of North Street, resulting in a lack of definition between the attractive façades of no. 11 North Street and The Fox pub.

Opportunities

These observations have been presented with reference to the **Gosport Waterfront and Town Centre SPD (March 2018)**. For more information refer to section North of the High Street (p.70).

New development or street frontage:

Gosport Waterfront and Town Centre SPD (March 2018) 4B: *Creating new employment opportunities; 4D: Providing new homes*

Currently used for car parking, the vacant nature of the western side of North Cross Street (1) unbalances the street scene to the detriment of the buildings opposite. Development of this space to a similar scale and sympathetic style would be beneficial in restoring the traditional building pattern and appearance.

A sympathetic high-quality development at the former junction of North Street and North Cross Street (2) would restore an important visual 'anchor' to the remaining sections of North Street and present an attractive 'landmark' entry point to the Conservation Area.

Cultural, social or historical interpretation:

Gosport Waterfront and Town Centre SPD (March 2018) 4C: *Enhancing the shopping and leisure experience*

The junction of North Cross Street and Mumby Road (3) has been identified as a critical element in visually establishing the historic centre of the town when approaching from the north. This modest open space could be enhanced through a gateway feature that takes advantage of the modest parking areas either side of the entrance to install new green space, street furniture or public artwork.

F: North Street and Seahorse Walk



Character Area F

- Non-designated Heritage Asset
- Listed buildings
- Character Area boundary

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

Seahorse Walk partially maintains the street layout of the historic Seahorse Street, which was the site of the Biden and Co. *Seahorse Brewery*. Built around 1800, it was demolished along with the adjoining *Seahorse pub*; however, the home of its proprietor James Biden has been preserved as a Grade II listed structure at nos. 9-13.

Vulnerabilities

The residential development of this area during the late 20th Century resulted in a building footprint which does not adequately respect the historic street plan. Whilst Seahorse Street has been largely retained as Seahorse Walk, North Street, and its associated sightlines have been significantly interrupted, and future proposals for this area should focus on visual and interpretive enhancement the remaining historic fabric.

Opportunities

These observations have been presented with reference to the **Gosport Waterfront and Town Centre SPD (March 2018)**. For more information refer to section *North of the High Street* (p70).

Opportunities in this area largely cover the potential to restore historical character which has been lost through modern residential developments and significant changes to the building and street pattern. This would necessarily require a more creative and interpretation of lost historical elements, and could be integrated with cultural initiatives that take in the heritage landscape of the Gosport town centre.

Along with Character Area E, this area would be key to the establishment of a northern 'heritage gateway'. The western entry to North Street now lies in a predominantly residential area, but there are nonetheless opportunities for historical or cultural interpretation that can encourage pedestrian flow through the wider area. This would improve visual amenity and could form part of a defined north-south axis that directs users between Priddy's Hard and Clarence Yard to the north and the Haslar Peninsula to the south.

6. Policy and Guidance

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The High Street Conservation Area Management Plan 2024 has been produced for the ongoing management of the Conservation Area and should be read in conjunction with this Appraisal. It is available separately on the Council's website and in hard copy at the Town Hall.

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6.1 Statutory definitions

Article 4 Directions

An article 4 direction can be made by the local planning authority to restrict the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area.

If the Secretary of State or the appropriate local planning authority is satisfied that it is expedient that development described in [the Town and Country Planning (General Permitted Development) (England) Order 2015] should not be carried out unless permission is granted for it on an application, he or they may give a direction under this paragraph...

The Town and Country Planning (General Permitted Development) (England) Order 2015.

Heritage at risk:

Heritage at Risk sites can come in many forms; from grand to simple buildings and structures, to large visible earthworks and less visible buried remains. Many issues threaten these sites, from environmental to human impact. More information can be found at <https://historicengland.org.uk/advice/heritage-at-risk/types/>

Designated Heritage Asset:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

(Annex 2: Glossary, National Planning Policy Framework, Ministry of Housing, Communities & Local Government, June 2019)

Non-designated Heritage Asset:

Non-designated Heritage Assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Significance:

The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting'. (NPPF Glossary, 'Significance')

Setting:

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. Its extent is not fixed and may change as the asset and its surroundings evolve.

The policy objectives in the NPPF and the PPG establish the twin roles of 'setting' as a contributor to the significance of a heritage asset; and, a way that significance can be appreciated. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage asset's conservation, including sustaining significance (NPPF, paragraph 132).

6.2 Further guidance

Gosport Borough Council adopted a Local Plan to cover the period from 2011-2029 on 14 October 2015. The Local Plan provides clear policy guidance on the issues which need to be considered when submitting an application in a conservation area.

We would also strongly recommend that applicants and developers seek pre-application advice from the Council's planning and conservation officers prior to submitting applications for new development.

This appraisal stresses the importance of relating new proposals to their setting and any impact that they may have: drawing from the guidance in the [Gosport Borough Local Plan \(GBLP\)](#) and any supplementary guidance.

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

The Borough has also produced guidance on the following topics:

- **Conservation Guide – The Conservation of Listed Buildings and Other Older Buildings**
- **Shopfronts and Advertising in Conservation Areas**
- **Design Guidance**
- **Parking Supplementary Planning Document**

The **Gosport Waterfront and Town Centre Supplementary Planning Document** prepared in March 2018 also provides guidance in relation to development and opportunities for enhancement within the High Street Conservation Area.

Further advice in relation to listed buildings is available from Historic England and Government guidance and advice on planning and heritage matters is provided in the **National Planning Policy Framework** and the **National Planning Practice Guidance**.

6.3 Planning policy

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.

The statutory development plan for the site comprises the Gosport Borough Local Plan (GBLP) adopted 14 October 2015.

Other materially relevant policy documents for the consideration of these applications are the **National Planning Policy Framework 2021 (NPPF)** and the **National Planning Practice Guidance (NPPG)**.

The following supplementary planning guidance documents are also relevant:

- **Gosport Waterfront and Town Centre Supplementary Planning Document**
- **Listed Buildings Guide**
- **Conservation Guide – The Conservation of Listed Buildings and Other Older Buildings**
- **Design Guidance Supplementary Planning Document**
- **Shopfronts and Advertising in Conservation Areas**
- **Parking Supplementary Planning Document**

1. National Planning Policy Framework

The NPPF, published in 2021 sets out the Government's policies and guidance in respect of the preparation of plans and for the determination of planning applications and appeals.

The purpose of the planning system is to contribute to the achievement of sustainable development which means that the planning system has three overarching objectives; an economic objective, a social objective and an environment objective (Paras 7 and 8).

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which (inter alia) are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion. The NPPF refers to the need to achieve healthy, inclusive and safe places (Para 91) and to provide developments that will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. (Para 92).

The creation of high quality, beautiful places is fundamental to what planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities. (Para 124).

The decision maker is required by section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a conservation area when exercising planning functions.

The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 195 and 196 of that document.

Paragraphs 195 and 196 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.

Paragraphs 193 and 194 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

6.3 Planning policy

2. Gosport Borough Local Plan

The Gosport Borough Local Plan, 2015 (GBLP) sets out the planning and heritage policies which will need to be taken into account when considering applications for new development. We summarise the policies that are particularly relevant to development within the High Street Conservation Area below.

The Vision: New development will provide a mix of employment, homes, shops, leisure and community facilities. The delivery of high quality sites will maintain and enhance the Borough's sense of place. Development will respect and where possible enhance the environment and will fully consider the need to adapt to the impact of climate change as necessary.

Policy LP1: Sustainable Development: Development should improve the economic, social and environmental conditions in the Borough and should accord with the policies of the Local Plan unless material considerations indicate otherwise.

Policy LP3: Spatial Strategy: Brownfield land within the urban area of the Borough will be the priority for new development. New development will be focused on four regeneration areas which include the Gosport Waterfront and Town Centre. Development which affects heritage assets will need to conserve, and where possible enhance them in a manner appropriate to their significance.

Policy LP4: Gosport Waterfront and Town Centre:

The Gosport Waterfront and Town Centre is a prime location for regeneration aiming to provide 33,000sq.m (gross) of employment floorspace, 6,500sq.m (gross) of retail and additional floorspace for other town centre uses, a range of community and leisure uses, 700-900 dwellings, a new transport interchange; and enhanced public realm.

Policy LP10: Design: New development should be well-designed to respect the character of the Borough's distinctive built and natural environment including its heritage assets and their setting. It also sets out a number of criteria relating to the design of new development.

Policy LP11: Designated Heritage Assets: This policy seeks to ensure that new development conserves or enhances heritage assets. It also refers to the need to consider the likely impact a proposal would have on the asset's historic, architectural and archaeology interest.

Policy LP12: Designated Heritage Assets: Conservation Areas: This policy refers to the Borough Council's aim to conserve and enhance the character and appearance of existing Conservation Areas and to produce and update Conservation Area Appraisals. It also refers to new development in Conservation Areas and the need for consent to demolish a building in a Conservation Area.

Policy LP18: Tourism: Proposals that develop the tourist sector will be supported as they can assist in diversifying the local economy, creating additional jobs and providing a wider range of recreational activities. Planning permission will not be granted for proposals which will result in the loss of existing tourism accommodation with 6 or more bedrooms unless the use is no longer viable and there have been reasonable attempts to let/sell the property for tourism accommodation.

Policy LP23: Layout of Sites and Parking: Development proposals will be permitted, provided that the layout of the site is designed so (inter alia):

- There are safe and convenient routes for pedestrians and cyclists which link with the existing network.
- Existing public rights of way are safeguarded.
- Adequate provision is made for an appropriate range of vehicles to access the site, manoeuvre within it, park, load, unload and turn around in a safe and convenient manner.
- Provision is made for parking cars, motorcycles, bicycles and where appropriate goods vehicles and electric cars.
- Access and parking for people with disabilities is provided in accordance with relevant current standards.

6.3 Planning policy

Policy LP24: Housing: Proposals for new housing should include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. On development sites proposing 10 dwellings or more the Council will seek to secure 40% of the dwellings to be provided as affordable housing.

Planning permission for new housing development will be granted provided that it is built at a density that makes efficient use of land and relates well to the context of the area. Locations with very good access to facilities, particularly Gosport Waterfront and Town Centre, are more suited to higher density development.

Planning permission will be granted for accommodation to meet the needs of the ageing population including the development of sheltered housing and extra care housing.

Policy LP28: Uses within Centres: Within the frontages of the Principal centres planning permission will be granted for A1 and A2 uses.

Within the Primary frontage of the Principal centres planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these do not either individually or cumulatively exceed 33% of the frontage.

All uses identified above within these frontages will be required to maintain a shop window display that is appropriate to the building.

Proposals for residential development will be granted planning permission in appropriate locations provided that:

- a) they are not within the ground floor frontage;
- b) they do not affect the function of commercial and community units nor prevent the servicing of these units;
- c) they do not have a detrimental effect on adjoining uses;
- d) a separate independent and appropriate access can be achieved to serve the residential accommodation.

A plan showing the boundary of the Gosport Town Centre and the centre's primary frontage is provided at Page 237 of the Local Plan.

Policy LP32: Community, Cultural and Built Leisure Facilities: The Borough Council will support the development of new community, cultural and built leisure facilities provided that:

- a) they have good pedestrian and cycle access;
- b) there is good access to public transport services, particularly for facilities serving the whole Borough;
- c) they are well-designed; and
- d) they have the potential to be used as a multi-use facility.

Planning permission will not be granted for development involving the loss of existing community, cultural, sports, recreation and built leisure facilities unless certain criteria listed in the policy can be demonstrated.

Policy LP38: Energy Sources: New development will be required to meet at least the relevant national standards for energy use and CO2 reduction.

Policy LP39: Water Resources: New residential development should include measures that will reduce the consumption of water equivalent to 110 litre per person per day. Development proposals will be permitted provided that they facilitate the efficient use of new and existing sewerage infrastructure and incorporate, where practical, the use of sustainable drainage systems.

Policy LP40: Waste and Material Resources: New development should use recycled materials and local secondary aggregate in construction where possible. The layout and design of new development should provide adequate space to facilitate the storage, re-use and recycling of materials as well as composting facilities where appropriate.

Policy LP41: Green Infrastructure: Development proposals should maintain and enhance the Boroughs green infrastructure network including on-site green infrastructure and secure a net gain of on-site biodiversity.

6.3 Planning policy

Policy LP44: Protecting Species and Other Features of Nature Conservation Importance: Planning permission will not be granted on a site that would have an adverse impact on a protected species or its habitat and should ensure that habitats and species on the UK List of Priority Habitats and Species are protected.

Policy LP45: Flood Risk: The Borough Council will expect development proposals in areas at risk of flooding to demonstrate that they are necessary and can be made safe without the risk of flooding elsewhere in the Borough.

There is a small area at the eastern end of the High Street which falls within Flood Zone 3 and a slightly larger area is within Flood Zone 2.

Policy LP46: Pollution Control: Planning permission will not be granted for development where it is likely to cause significant adverse environmental impacts through air, noise and light pollution.

3. Gosport Waterfront and Town Centre Supplementary Planning Document

The Gosport Waterfront and Town Centre Supplementary Planning Document (SPD) aims to bring together a more detailed consideration of the development opportunities and potential public realm enhancements for this wider area.

The area objectives for the High Street include:

- Encourage reuse of empty units above shops.
- Develop underutilised back land plots.
- Increase building heights where appropriate to create space above shops.
- Create a Cultural Square to help facilitate an improved cultural offer and help to stimulate the evening economy.
- Identify a package of public realm improvements.

The SPD also sets out a number of opportunities for development within the town centre. These are shown on Plan 10: Key Opportunity Sites, Plan 14: North of the High Street, Plan 15 North Cross Street, Plan 16: High Street and associated areas and Plan 17: South Street. The proposals shown on these plans are similar to those set out in this High Street Conservation Area Appraisal.

Plan 9: Current and Predicted Floodzones within the SPD area also shows the Flood Zone levels which were known at the time of preparing the SPD.

4. Design Guidance: Supplementary Planning Document

This SPD provides guidance on Gosport Borough Council's expectations and aspirations for the design of new development (both residential and non-residential) in the Borough. It expands on the design

related policies set out in the Local Plan and includes advice in relation to site accessibility; site context and analysis; external space; residential amenity; access, parking and servicing; architectural detail and design including shopfronts and advertisements; and internal space.

5. Shopfronts and Advertising in Conservation Areas

This SPD provides further advice regarding shopfronts and advertising in conservation areas.

6. Parking Supplementary Planning Document

This SPD provides guidance in relation to parking including parking standards for cars and bicycles. It does refer to reduced parking standards in Gosport Town Centre as follows:

The availability of car parking influences where people choose to live. People without a car are most likely to select a home without a parking place and will prefer a location well served by public transport, local shops and service. Lower parking provision in these locations is therefore a reflection of lower demand. In contrast households with cars are more likely to choose suburban locations with more parking opportunities, particularly if they have more than one car.

Gosport town centre offers significantly better access to public transport, shops and services than

6.3 Planning policy

other area of the Borough, and is therefore the most attractive location for households willing to live with low car ownership. Accordingly, development with reduced car parking provision may be acceptable in the town centre. Developers will be required to provide evidence to demonstrate that parking proposals below the Parking Standards will meet the needs of the proposed development consistent with the core objectives of the SPD. An assessment of the parking demand of existing uses of a similar nature and location may be required to demonstrate that households will likely own fewer cars.

(Paras 3.18 and 3.19).

Public car parks are provided to support the viability and vitality of the retail centres and convenient access to leisure facilities and services. They are not generally intended for use as residential car parks and should not be relied upon for long stay parking or to remain available in the long term, though some may be suitable for visitor parking.

The parking provision for customers and staff for the proposed new town centre shops, services and businesses should have regard to the additional parking demands generated by the development and the spare capacity, location and duration of parking available in the existing public car parks.

The provision of good quality secure cycle parking as an integral part of new development is essential to enable cycle ownership and encourage cycling.

6.4 Local Authority contacts

The Council offices are open on Mondays & Tuesdays from 9am to 5pm. Wednesday, Thursday & Friday from 10am to 2pm for essential pre-booked appointments and payments at the cashiers' desk.

Please note the cashiers' desk will close at 4:45pm on Mondays & Tuesdays. Appointments can be booked by telephone.

Development management:

Telephone: (023) 9254 5461

Email: planning@gosport.gov.uk

General enquiries:

Telephone: (023) 9258 4242

Email: enquiries@gosport.gov.uk

Postal address:

Customer Services
Gosport Borough Council
Town Hall
High Street
Gosport
PO12 1EB

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All images used are the authors' own unless otherwise stated.

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Appendix I Gazetteer of selected heritage assets



1 Bemisters Lane

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



2, 4 & 6 Bemisters Lane (inc. 108 High Street)

Character Area D Refer to 108 High Street.



3 & 5 Bemister's Lane

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



7 & 7a Bemisters Lane

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



8 & 10 Bemisters Lane

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



12 Bemisters Lane

Character Area D An intriguing building which is difficult to date with any certainty. The roof line appears to have been lowered at some point and the proportions of the ground floor suggests this could be a much altered 18th Century (or even 17th Century) core, remodelled in the 19th and 20th Century. It has a slate roof, rendered façade (imitating an ashlar finish), low ceilings, and early 19th Century windows on the first floor. It is important for group value.



14 Bemisters Lane

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



6-7 High Street

Character Area A A supermarket and smaller shop approved in January 1961, the wide, low-rise proportions are somewhat at odds with the prevailing character of the High Street; however, these proportions, along with the repeating windows set within precast concrete façade panels are demonstrative of prevailing commercial architecture of the post-war period.



1, 2 & 3 High Street

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



4 High Street

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



17 High Street

Character Area A A modest two-storey post-war building that presents a distinctive symmetrical appearance and modernist detailing including apparently original shop fronts and projecting concrete canopies.



20-24 High Street (Lloyds Bank)

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



25 High Street

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



26 & 27 High Street

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



28 & 29 High Street

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



30 High Street

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



31 High Street

Character Area B
Listed Grade II

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



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

Character Area B
Non-designated Heritage Asset

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



35 & 36 High Street (Star Chambers)

Character Area B

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



37 & 38 High Street (former Star Inn)

Character Area B
Non-designated Heritage Asset

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



39 High Street

Character Area B

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



41 High Street

Character Area B

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



43-44 High Street (Barclays Bank)

Character Area B

Original Barclay's Bank premises rebuilt in 1967, and a good example of a corporate architectural identity from the period. The original signage and company crest have been removed in favour of the present fascia but the original timber double-doors survive.



45, 46 & 47 High Street

Character Area B

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



48 High Street

Character Area C

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



49 High Street

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



65-73 High Street

Character Area C A coordinated development from 1961 by Town Hall architects William Saunders & Son and a Mr Tomlinson. Comprising a uniform row of six (plus one) small shop fronts set as pairs within three repeating bays, the upper storey features a central brick panel with a simple geometric pattern in relief and clerestory windows above.



87 High Street

Character Area C Notable for its modest curtain wall-style glazing typical of commercial post-war developments, this building façade responds well to the proportions of its neighbouring properties making it an important element of the eclectic architectural character of the area.



88 High Street

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



89-90 High Street

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



Alleyway between 90-91 High Street

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



91-93 High Street (Former India Arms Coaching Inn)

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



Gun bollard between 93-94 High Street

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



94-96 High Street

Character Area C
Non-designated Heritage Asset An imposing, 3 storey, late Victorian building built in dark red smooth industrial brick. It retains original casement windows on the upper floors; those on the second floor with simple gothic tracery which reflect the architectural style of the building. Other notable features include the cast iron hopper heads; areas of patterned coloured bricks; a band of inset tiles; steep triple gabled façade and imposing chimney. This is a fine landmark building within the High Street.



97 High Street

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



98 High Street

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



99-99a High Street

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



100 High Street

Character Area C Poor shop front to a good example of a late Georgian, 3 storey, plain rendered property. The sashes are original with a parapet concealing the roof.



101-102 High Street

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



104 High Street

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



107 High Street

Character Area C. The 1st floor sash windows on the side are certainly of early-mid 18th Century style and the form of the building may suggest an even earlier origin.



108 High Street (inc. 2, 4 & 6 Bemisters Lane)

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



109 High Street

Character Area B An imposing 3 storey, plain rendered building of c1830-40 with a heavily detailed dentilled cornice.
Listed Grade II



110 High Street

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



111-113 High Street

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



114 High Street

Character Area B c. 1880 Former Post Offices. 2 storeys painted brick with moulded detail of Queen Ann Style with raised parapets and a slate roof. The original ground floor being spoiled by a later brick frontage.



115 High Street

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



116 High Street

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



116a High Street

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



117 High Street

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



118 High Street

Character Area B This building is of little merit in itself, but it marks the entrance to the former cinema (and old auction rooms) situated on Coates road.



119 High Street

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



120 High Street

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



123 High Street

Character Area B

Notable shop front

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



125 & 126 High Street

Character Area B

Listed Grade II

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



128 & 129 High Street

Character Area B

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



130 High Street

Character Area B

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



131 High Street

Character Area B

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



133 High Street

Character Area B

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



136 High Street

Character Area A

Built in 1961 specifically for the Post Office, any association with its corporate identity has since been removed, however its original post-war glazing system and exposed decorative beams at first floor remain intact.



138-139 High Street

Character Area A

Notable for its blue tiles with geometric design and its chamfered concrete soffit, this building was rebuilt in 1962 as the premises of Barnes & Co, a wallpaper and paint merchant.



Discovery Centre, High Street

Character Area A
Non - designated
Constructed between 1955-57 as a Police Station and Magistrates Court to replace wartime losses, its distinctive façade and vertical proportions make an important contribution within the group of historic and modern civic structures that surround Lawrence Square



The Fox (public house), North Street

Character Area E
Listed Grade II
Notable frontage
The Fox Public House [Listed Grade II] Formerly the Old Fox Tavern. This is a 2 storey 18th Century building with an important Victorian pub façade. The first floor is of painted render with a banded parapet; fluted pilasters frame two windows.



84-92 North Street

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



11, 11a & 11b North Cross Street

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



12 North Cross Street

Character Area E
Re-fronted building which may conceal the remains of a building contemporary with nos. 13 and 14.



13 & 14 North Cross Street

Character Area E
Listed Grade II
Notable shop front
Pair of c.1800 3 storey houses and originally part of a terrace with no. 12. These buildings retain their clay tile roofs and incorporate vitrified brick headers on the attractive brick façades. They retain good Victorian shop fronts and no. 13 has its original sash windows.



15 North Cross Street

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



16 North Cross Street

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



17 North Cross Street

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



18 & 19 North Cross Street

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



20 North Cross Street

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



9, 11, & 13 Seahorse Walk

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



6, 8, 10 & 12 Seahorse Walk

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



Gosport Museum, Walpole Road

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



1 Walpole Road (Conservative Club)

Character Area A Dated 1914 this is a good example of an Arts and Crafts building which incorporates many details reminiscent of the Queen Anne style of architecture; notably the steeply hipped roof, heavy cornice detail, and key stones over the early 18th Century style windows. This is a prominent corner plot, which has been carefully designed to create a building of significant interest and landmark value to the Conservation Area.



Fountain, Ferry Gate

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

Appendix II Glossary of architectural terms

Architrave	In this instance the moulded frame surrounding the windows.	Italianate Style	A popular style of Victorian Architecture influenced by ancient styles adopted during the Italian Renaissance.
Ashlar	Cut stone worked to even faces.	Mathematical Tile	Also known as a brick tile. Essentially a thin tile nailed onto a timber or brick substructure and partially overlapping tiles below to give the impression of a brick faced wall.
Arts & Crafts Movement	A late Victorian and Edwardian architectural movement which copied traditional historic British styles to a high standard.	Mullion and Transom	A mullion is a vertical structural timber or division of a window and the transom is the horizontal.
Art-Deco	An innovative and influential modernist style of architecture.	Oriel Window	A large upper floor bay window which projects from the wall.
Art Nouveau	Style of architecture and the decorative arts that flourished in Europe and the USA between c.1888 and c.1914.	Pediment	In this instance the triangular low pitched gable used as the crowning feature on the parapet line.
Bargeboard	A wide board fitted on edge immediately below the tiles forming an overhanging verge to the gable of a roof.	Pilaster	A flat faced column which slightly projects from a wall. Commonly used to mark either end of a shop front.
Casement Window	A side opening window.	Queen Anne Style	A style originating around 1700 and revived early in the 20th Century. Characteristics include steeply pitched roofs, dormer windows, heavily moulded cornices, and mullion and transom windows or heavily moulded sashes.
Corinthian Order	A flamboyant Classical Order of Greek architecture noted for its use of Acanthus leaves on the capitals of the columns.	Quoins	Bricks or dressed stones forming the angle of a building and often brought forward or otherwise emphasised.
Cornice	The moulded projection often running along the top edge of a building.	Regency Period	The architectural period of the second and third decade of the 19th Century characterised by the simple, plain, yet high quality adoption of the Classical Orders of architecture.
Dentils	A continuous row of small rectangular blocks forming part of a cornice.	Romanesque Style	Architecture influenced by the Romanesque style most notably used during the Byzantine Empire and in Britain by the Normans.
Egyptian Style	A popular style of revival architecture from the early 19th Century inspired by ancient Egyptian Architecture.	Rubbed Brick	Soft, low fired, bricks which have been 'rubbed' down to form a variety of shapes and most notably used to form 'gauged' work over windows or doors.
Finials	An ornament placed upon the apex of a roof or architectural feature.	Sash Window	A frame of one or more glass panes which can normally slide vertically (or more rarely horizontally) in an outer frame or architrave.
Flemish Bond	A group of brick bonds characterised by the alternate use of bricks laid on end (headers) and bricks laid on edge (stretchers) and particularly common in the 18th Century.	Stucco	Broadly speaking this refers to external plasterwork.
Georgian Period	English architecture of the reigns of the first four Georges during the period 1714-1830.	Tripartite Sash	A row of three sash windows subdivided by mullions (in these examples the central window being the largest, flanked by two smaller windows).
Gothic Style	The generic term used to describe architecture influenced by forms common to the period c.1200 to c.1500 (The Middle Ages).	Victorian Period	Architecture of the period 1837-1901 during which Queen Victoria reigned.
Header Bond	A form of brick bond noted for the use of continuous rows of bricks laid on end (i.e. with only the small end face of the brick visible).	Vitrified Brick	Bricks which have a dark blue and slightly glazed appearance caused by being fired at high temperatures in a kiln.
Ionic Column	A form of Classical Greek Architecture noted for the use of a spiral scroll (volute) on the capital of the column	Welsh Slate	A grey/blue slate from quarries in North Wales.
Imitation Ashlar	A term used to describe stucco which has been marked out with regular lines to imitate an ashlar stone wall. Also known as pargetting.		

Conservation Area Appraisal: High Street

for **Gosport Borough Council**

by **Deniz Beck Partners and ermc Ltd**

Audit record

Ref.	Purpose	Orig.	Chkd.	Date
version 1	Draft client issue	SB	DB	Jan 2022
version 2	Draft client issue	SB	DB	Apr 2022
version 3	Draft client issue	SB	DB	Jun 2022
version 4	Draft client issue	SB	DB	Oct 2022
version 5	Draft client revisions issue	SB	DB	May 2023

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Appendix III **Alleyways of Gosport**

THE ALLEYWAYS OF GOSPORT



The Alleyways of Gosport

This document is intended to provide a comprehensive snapshot of the existing historical alleyways of Gosport High Street as of June 2022.

It presents a descriptive overview of their current situation, detailing notable features, positive attributes, vulnerabilities and, where possible, historical information (courtesy of *Kelly's Directory of Hampshire & Isle of Wight c.1930s*), and is illustrated using photographs and photogrammetric scans.

It also provides a summary of potential intervention opportunities within the alleyways based on this survey in order to contribute to wider enhancement strategies of the High Street Conservation Area and the aims of its status as part of Gosport's *Heritage Action Zone*.

Document Title	APPRAISAL OF THE ALLEYWAYS OF GOSPORT
Client	GOSPORT BOROUGH COUNCIL

Issue / Revision Reference	Purpose and Description	Originated By	Checked By	Audited By	Date
2564-AP01	Client Issue	SB	DB	DB	23,06,2022

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5. Carters Yard	10
6. India Arms	12
7. <i>unidentified</i>	14
8. Green Row	16
9. Bemisters Lane	18
10. Ashby Place	20
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Intervention opportunities	23
Appendix (scan drawing sheets)	24

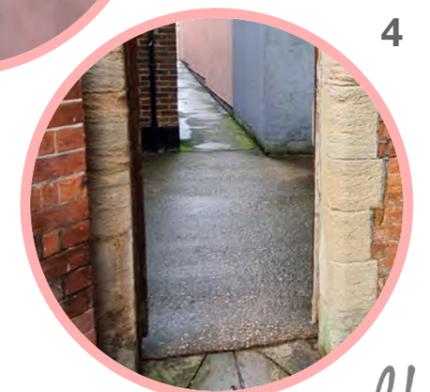
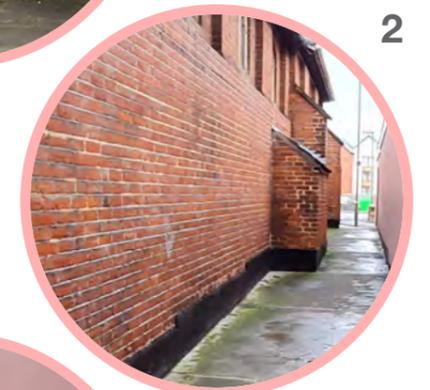
DISSOLUTION

ALLEYWAYS OF GOSPORT: No. 1: Dissolution

Name origin	May refer to the <i>dissolution of the monasteries</i> (unverified)
Location	34 High Street
Approx length	37m
Access to	Minnitt Road, and St Mary's Hall
Adjacent building details	32-34 High Street: Mid-late C19th, Victorian gothic revival 35 High Street (<i>Star Chambers</i>): Mid-late C19th, eclectic style
Current tenant(s)	32-34 High Street: <i>Maryhouse and St Mary's R.C. Church</i> 35 High Street: <i>Zodiac Discount Store</i>
Historical tenant(s) <i>(incomplete)</i>	35 High Street: <i>National Provincial Bank Ltd.</i> <i>Churcher & Churcher, Solicitors (later Churcher, Solicitors)</i>
Features	Uncovered; gated access at each end; prominent historic facade of church; extensive modern rendered and painted wall to no. 35
Recent works	No notable works but generally well-maintained
Characteristics	clean, level, clear from obstruction
Vulnerabilities	within church property; indirect access to High St. via church forecourt; visually undefined at north access; narrow 'pinch-point' at southern end
Opportunities	Wider section ideal for focal feature / installation; improved association with church activities; potential for innovative visual installation or artwork to no. 35 boundary wall; private nature and gated access provides potential for more ambitious or creative interventions

KEY FEATURES *(refer to scans)*

1. Gated access (north end)
2. Historic church facade
3. Modern facade of no.35
4. Wider section at south end



db



34

35

DISSOLUTION

PHOTOGRAMMETRIC SCANS



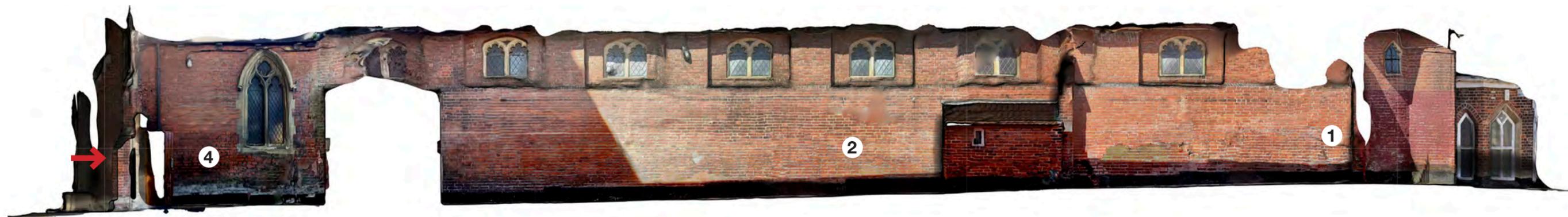
KEY FEATURES:

1. Gated access (north end)
2. Historic church facade
3. Modern facade of no.35
4. Wider section at south end

PLAN VIEW



EAST ELEVATION (35 High Street)

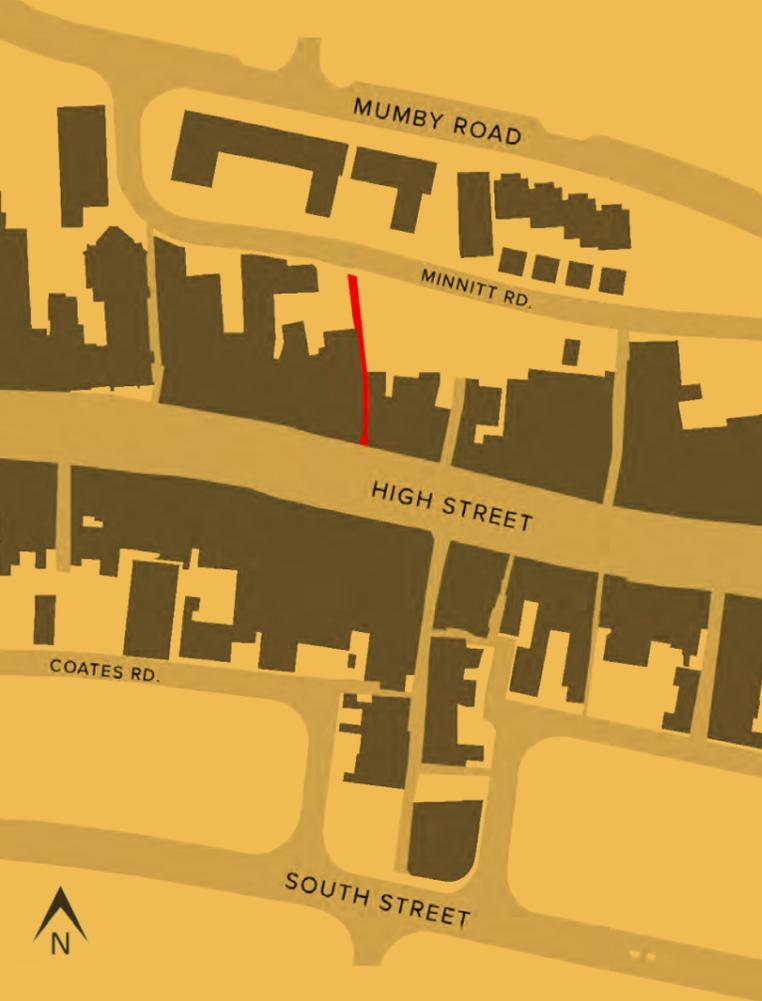


WEST ELEVATION (34 High Street)

WISES ALLEY

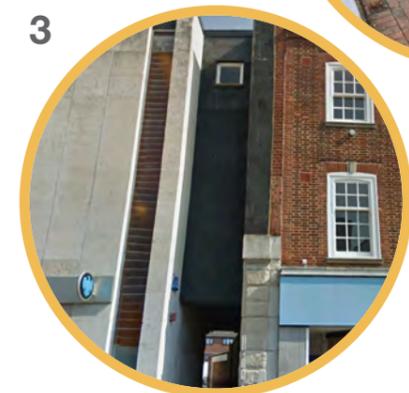
ALLEYWAYS OF GOSPORT: No. 2: Wises Alley

Name origin	Possibly named after an individual or related trade use (unverified)
Location	44 High Street
Approx length	43m
Access to	Minnitt Road, adjacent to south car park
Adjacent building details	43-44 High Street: Post-war C20th, Modernist style 45-46 High Street: Early C20th, Georgian style; historical location of <i>Chapman's Alley</i> and <i>Brewhouse Yard</i>
Current tenant(s)	43-44 High Street: <i>Barclay's Bank</i> 45-46 High Street: <i>Leader's Estate Agents</i>
Historical tenant(s) <i>(incomplete)</i>	45 High Street: <i>Home & Colonial Stores Ltd.</i>
Features	Partially covered; modern surfacing to walls and ground
Recent works	No notable works but generally well-maintained
Characteristics	Recessed, vertical blank facade above High Street end; physically unenclosed at north access
Vulnerabilities	Narrowness limits intervention options; partial residential character at north access; existing mounted services and direct access required to no. 44 from alley
Opportunities	Potential for cosmetic improvements to visually reinforce north access; improved connection to public car park; potential for innovative visual installation to vertical facade above south access; attractive visual 'shielding' to adjacent private car park; creative lighting installation within covered section of alley at High Street end



KEY FEATURES *(refer to scans)*

1. Covered section of alleyway
2. Existing service equipment and access to no. 44
3. Vertical blank facade above High Street end

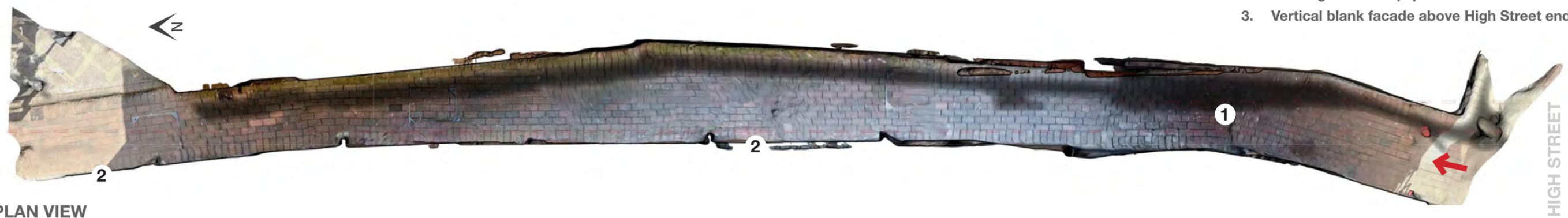


WISES ALLEY

PHOTOGRAMMETRIC SCANS

KEY FEATURES:

- 1. Covered section of alleyway
- 2. Existing service equipment and access to no. 44
- 3. Vertical blank facade above High Street end



PLAN VIEW



WEST ELEVATION (44 High Street)



EAST ELEVATION (45 High Street)

VIGARS

YARD

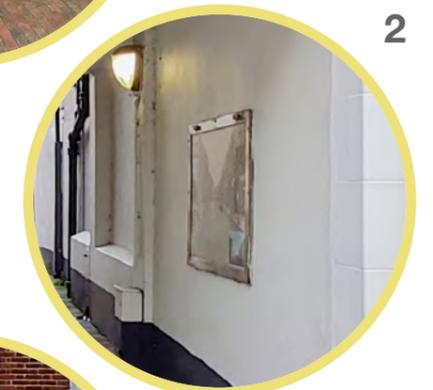
ALLEYWAYS OF GOSPORT: No. 3: Vigars Yard

Name origin	Possibly named after an individual or related trade use (unverified); provided access to, or alternately named, <i>Castlemen's Yard</i>
Location	47 High Street
Approx length	21m
Access to	Minnitt Road, south car park
Adjacent building details	47 High Street: Early C20th, Georgian style; historical location of <i>Chapman's Alley</i> and <i>Brewhouse Yard</i> 48 High Street: C20th, Georgian style
Current tenant(s)	47 High Street: <i>Golden Touch</i> 48 High Street: <i>Eden Mobility</i>
Historical tenant(s) (incomplete)	47 High Street: <i>W.B. Smith & Son, chemist</i> <i>Ernest Smith, dentist</i> 48 High Street: <i>Charles Mumby & Co. Ltd. mineral water merchants</i> <i>Ernest Thomas, architect</i>
Features	Partially covered; high ceiling; direct visual link between High St - car park; modern lighting
Recent works	Historical photo art; 'navigation' lights set within modern brick sett paving; decorated rendered walls
Characteristics	High footfall; well-lit; spacious (height and width); well-maintained; wider section to north end
Vulnerabilities	Direct access on to car park may limit intervention options; private access doors to both nos. 47 and 48;
Opportunities	Potential for cosmetic improvements to visually define north access; improved connection to public car park; potential for creative use of signage to fascia above south end; spacious interior provides potential for 'landmark' lighting or art installations



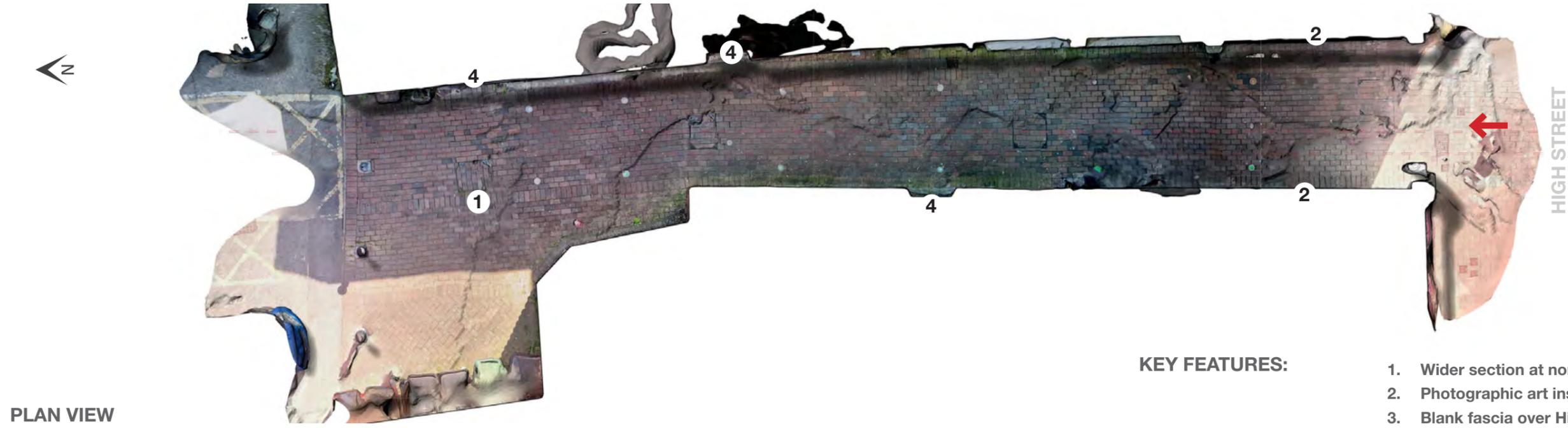
KEY FEATURES (refer to scans)

1. Wider section at north end of alleyway
2. Photographic art installations
3. Blank fascia over High Street access



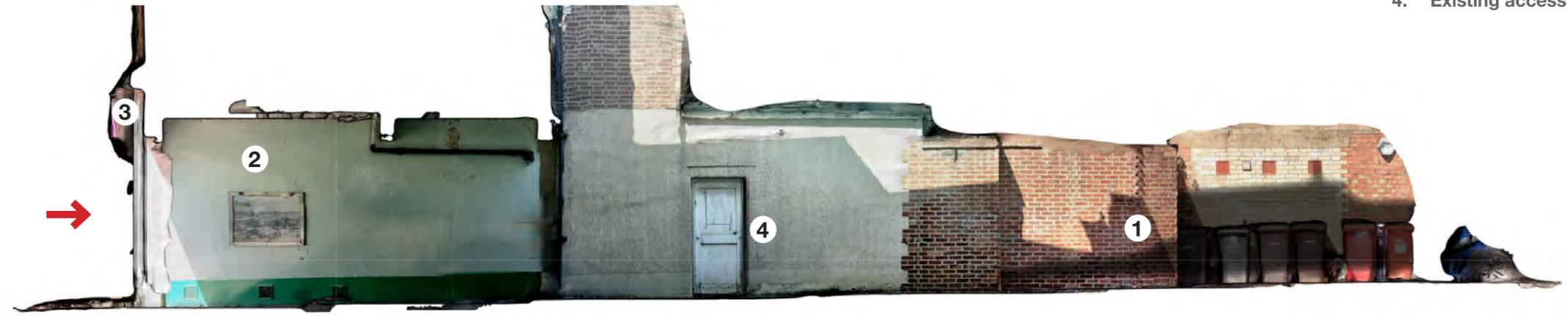
VIGARS YARD

PHOTOGRAMMETRIC SCANS



KEY FEATURES:

- 1. Wider section at north end of alleyway
- 2. Photographic art installations
- 3. Blank fascia over High Street access
- 4. Existing access to adjacent properties



HOBBS PASSAGE

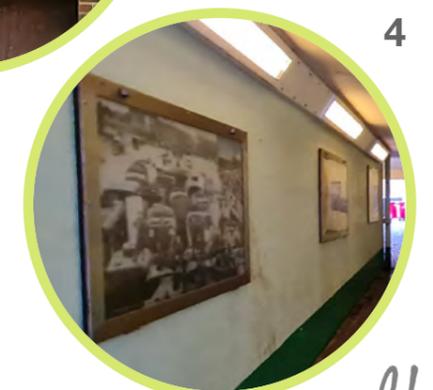
ALLEYWAYS OF GOSPORT: No. 4: Hobbs Passage

Name origin	Possibly named after an individual or related trade use (unverified)
Location	55 High Street
Approx length	42m
Access to	Minnitt Road, opposite north car park
Adjacent building details	53-54 High Street: Post-war C20th, modernist detailing 55 High Street: Post-war C20th, modernist detailing
Current tenant(s)	53-54 High Street: <i>Superdrug</i> 55 High Street: <i>Card Factory</i>
Historical tenant(s) <i>(incomplete)</i>	54 High Street: <i>Charles Charlesworth, house furnisher</i> 55 High Street: <i>Thomas Collisson, music director</i>
Features	Partially covered; high ceiling; slight change of direction; modern lighting; surface water downpipes and gulleys
Recent works	Historical photo art; 'navigation' lights set within modern brick sett paving; decorated rendered walls
Characteristics	High footfall; well-lit; spacious (height and width); well-maintained; larger/longer counterpart to <i>Vigars Yard</i>
Vulnerabilities	Partial residential character at north access; visually unappealing and intrusive refuse store access for no. 55 from alley; visually undefined at north access
Opportunities	Potential for cosmetic improvements to visually define north access; improved connection to public car park; potential for creative use of signage to fascia above both ends; spacious interior provides potential for significant intervention; innovative or attractive lighting; potential for visual installation or artwork to blank walls



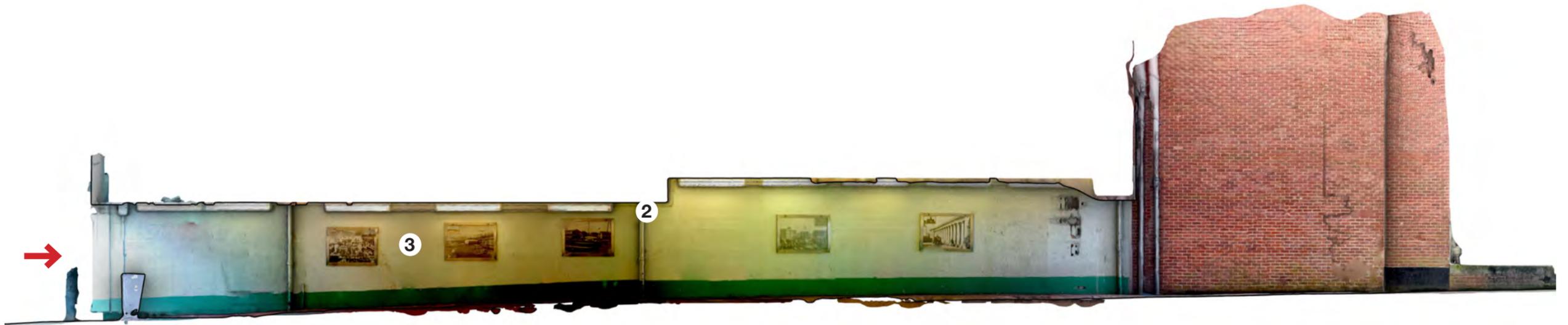
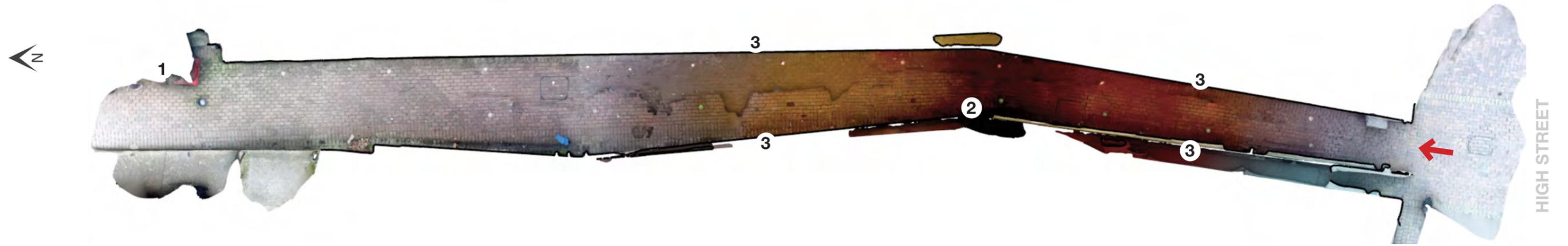
KEY FEATURES *(refer to scans)*

1. Business usage at north end of alleyway
2. Integrated lighting and surface water drainage
3. Blank fascia over north access
4. Historic photograph installation



HOBBS PASSAGE

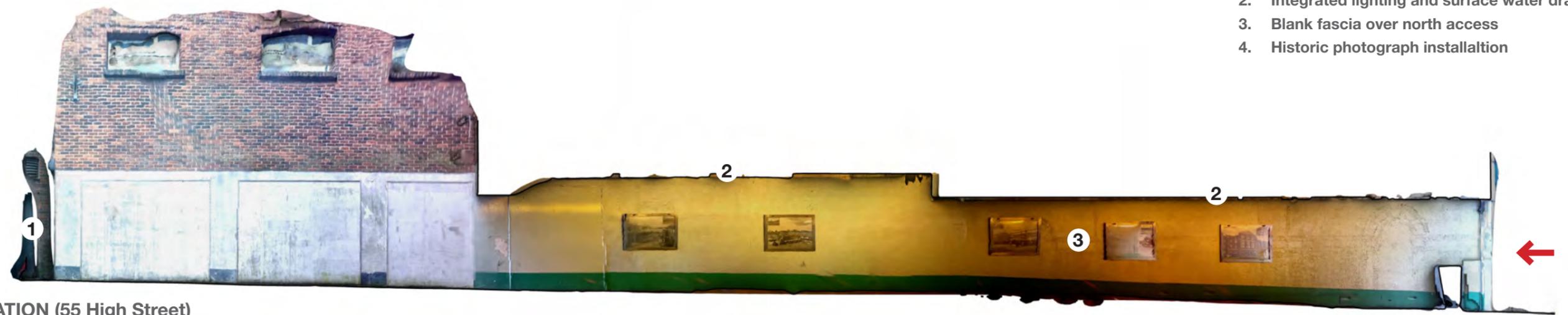
PHOTOGRAMMETRIC SCANS



WEST ELEVATION (54 High Street)

KEY FEATURES:

1. Business usage at north end of alleyway
2. Integrated lighting and surface water drainage
3. Blank fascia over north access
4. Historic photograph installation



EAST ELEVATION (55 High Street)

CARTERS

YARD

ALLEYWAYS OF GOSPORT: No. 5: Carters Yard



Name origin	Likely occupational - cart driver / transporter of goods (unverified)
Location	90-91 High Street
Approx length	37m
Access to	South Street car park
Adjacent building details	89-90 High Street: 1930s 91-93 High Street (Grade II listed): Early C18th (structure), early C19th (façade)
Current tenant(s)	90 High Street: <i>Sweet Unique</i> 91 High Street: <i>Bawan Hairstyle</i>
Historical tenant(s) (incomplete)	91-93 High Street: <i>International Tea Cos. Stores Ltd, grocers</i> <i>India Arms Hotel, public house</i>
Features	Uncovered; historic adjacent buildings; layered historic wall construction of brick and Portland stone; historical brick sett paving
Recent works	'navigation' lights set within brick sett paving
Characteristics	well-used access to South Street car park; open, well-lit and relatively wide; strong visual link between High Street / South Street; historic connections
Vulnerabilities	limited usable wall space; predominantly residential character at south access; undeveloped open space and poorly defined at south access; existing access doors and parking for adjacent properties
Opportunities	Potential for cosmetic improvements through further creative lighting or surfacing to highlight south access; improved link to car park; potential for innovative visual installation or artwork as historic interpretation, open space between alley and car park can be utilised for temporary events; potential for 'greening'

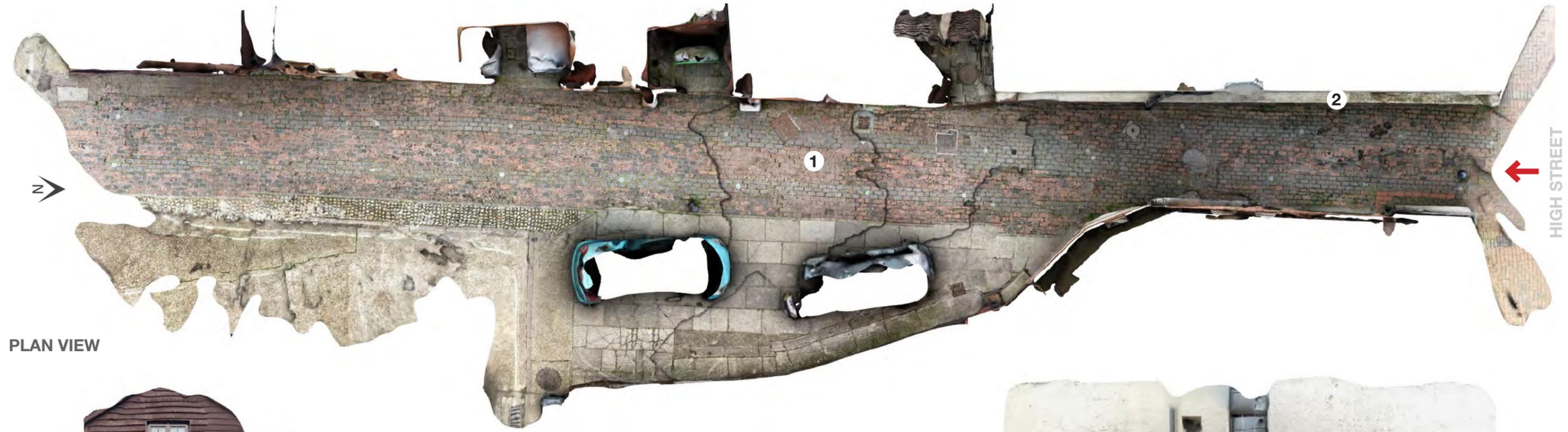
KEY FEATURES (refer to scans)

1. Visible layers of historic wall construction
2. Historical brick sett paving



CARTERS YARD

PHOTOGRAMMETRIC SCANS



PLAN VIEW



WEST ELEVATION (91 High Street)



EAST ELEVATION (90 High Street)

KEY FEATURES:

- 1. Visible layers of historic wall construction
- 2. Historical brick sett paving

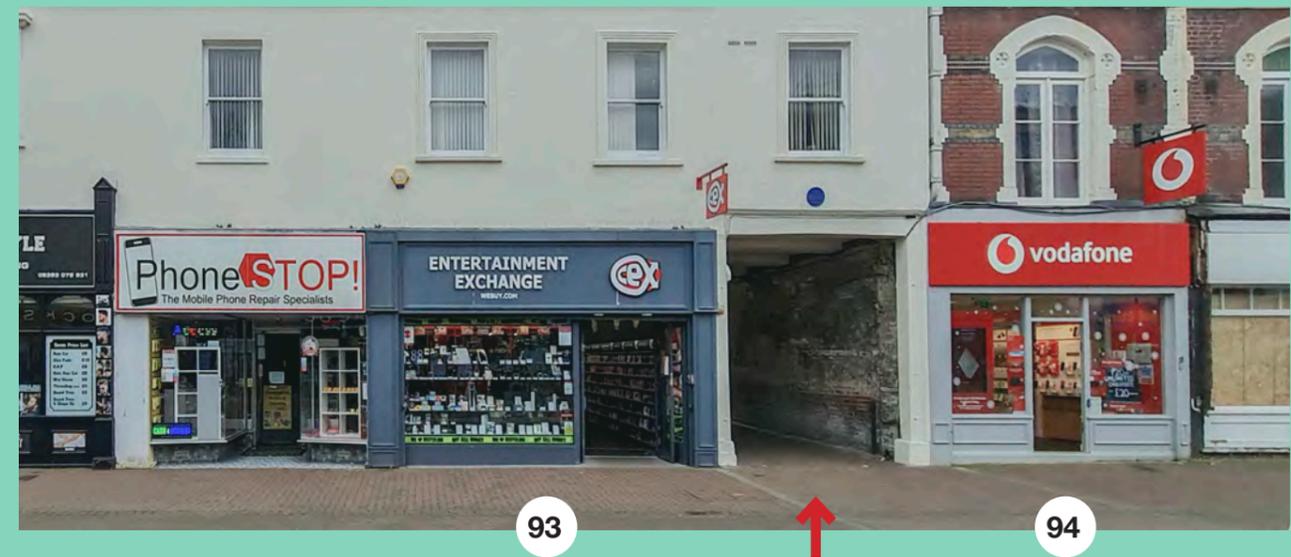


ALLEYWAYS OF GOSPORT: No. 6: India Arms

Name origin	Associated with the adjacent former India Arms Hotel
Location	94 High Street
Approx length	36m (82m inc. car park surfacing)
Access to	South Street car park
Adjacent building details	91-93 High Street: (Grade II listed): Early C18th (structure), early C19th (façade) 94-96 High Street: Late C19th, Victorian gothic detailing
Current tenant(s)	93 High Street: <i>CeX Ltd.</i> 94 High Street: <i>Vodafone</i>
Historical tenant(s) (incomplete)	91-93 High Street: <i>India Arms Hotel, public house</i> 94-96 High Street: <i>H.S. Masterman & Sons, tailors</i>
Features	Partially covered; historic adjacent structures; visible historic wall construction; Grade II listed cast-iron bollard formed from gun barrel; alley continuation demarcated within South Street car park surfacing
Recent works	'navigation' lights set within brick sett paving
Characteristics	well-used access to car park; electric lighting; relatively wide; strong historic associations; attractive residential character at south end
Vulnerabilities	limited interventions possible to historic fabric and residential properties at south access
Opportunities	Potential for cosmetic improvements through further creative lighting or surfacing to enhance historical features; improved link to car park; visual installation or artwork as historic interpretation

KEY FEATURES (refer to scans)

1. Grade II listed gun barrel bollard
2. Blue plaque fixed to High Street facade
3. Exposed brickwork and evidence of historical decorative finish



PHOTOGRAMMETRIC SCANS



KEY FEATURES:

1. Grade II listed gun barrel bollard
2. Blue plaque fixed to High Street facade
3. Exposed brickwork and evidence of historical decorative finish

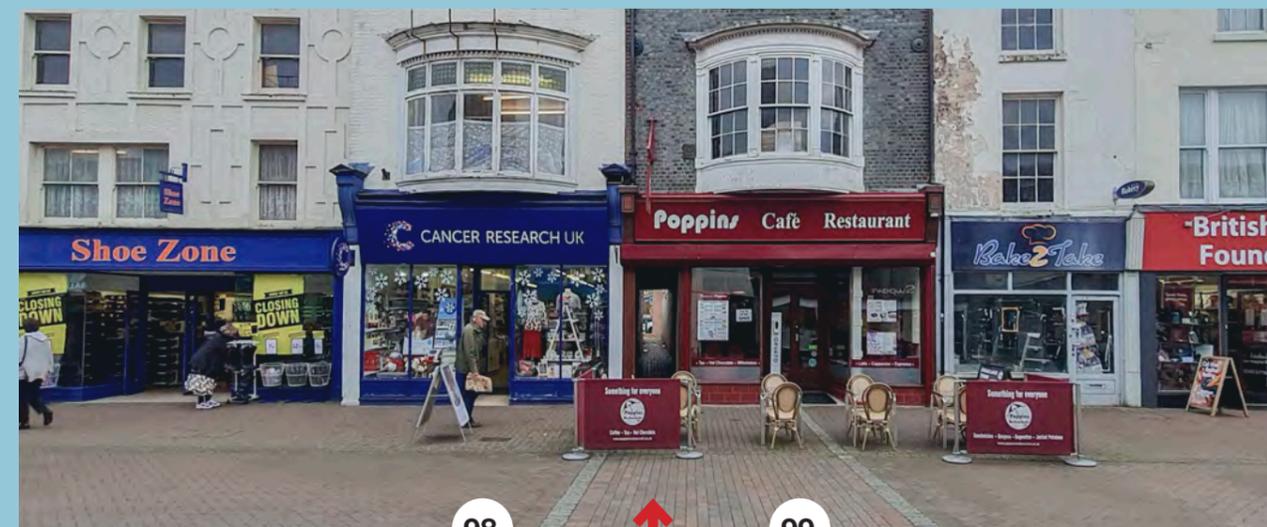


ALLEYWAYS OF GOSPORT: No. 7: *unidentified*

Name origin	<i>as yet unidentified</i>
Location	99 High Street
Approx length	35m
Access to	South Street car park
Adjacent building details	98 High Street: Late C19th 99 High Street: Late C18th (Grade II listed)
Current tenant(s)	98 High Street: <i>Cancer Research UK</i> 99 High Street: <i>Poppins Cafe</i>
Historical tenant(s)	98 High Street: <i>J. Croad, builder</i> 99 High Street: <i>Webbs Stores, fancy leather goods</i> <i>Johnsons Brothers (Dyers) Ltd</i>
Features	Partially covered; very narrow at northern end; historic visible building fabric and structure to walls and ceiling
Recent works	Modern brick sett paving; facade integrated within adjacent shopfront
Characteristics	less-used access to South Street car park; significant and attractive historic character to interior; southern section wider and demarcated through surfacing and bollards
Vulnerabilities	Poorly defined public access from both the High Street and car park; interior historic structure vulnerable to deterioration
Opportunities	Creative lighting surfacing or artwork to reinforce south access; historic interpretation or enhancement of interior space through innovative lighting; potential for 'greening' of southern portion; sympathetic highlighting of public accessibility from High Street

KEY FEATURES (refer to scans)

1. Historic interior structure and fabric
2. South end showing bollards and surfacing



98



99

PHOTOGRAMMETRIC SCANS



PLAN VIEW

KEY FEATURES:

- 1. Historic interior structure and fabric
- 2. South end showing bollards and surfacing



EAST ELEVATION (98 High Street)



WEST ELEVATION (99 High Street)

ALLEYWAYS OF GOSPORT: No. 8: Green Row

Name origin	Unknown
Location	103 High Street
Approx length	56m
Access to	South Street car park
Adjacent building details	103 High Street: Post-war C20th 104 High Street: C18th 1-7 Bemisters Lane (rear): Early C17th - Early C19th
Current tenant(s)	103 High Street: <i>Scrivens</i> 104 High Street: <i>Lux Barbers</i>
Historical tenant(s)	103 High Street: <i>Stead & Simpson Ltd, boot and shoe makers</i> 104 High Street: <i>Emery's Fruit and Floral Depot</i>
Features	Partially covered; facade integrated within adjacent shopfront; historical plan form identifiable around car park; planting and mature tree at south end
Recent works	No notable works but generally well-maintained
Characteristics	Allows additional access to/from Bemisters Lane via alleyways
Vulnerabilities	Narrowness limits intervention options; poorly defined public access from both the High Street and car park; partial residential character at south end; refuse storage and access for adjacent properties
Opportunities	Potential for cosmetic improvements to visually reinforce south access; improved connection to public car park; potential for innovative visual installation to vertical facade above south access; attractive visual 'shielding' to adjacent private car park; creative lighting installation within covered section of alley at High Street end; improvements to rear of Bemisters Lane properties; enhance visual connection and permeability with Bemisters Lane



KEY FEATURES (refer to scans)

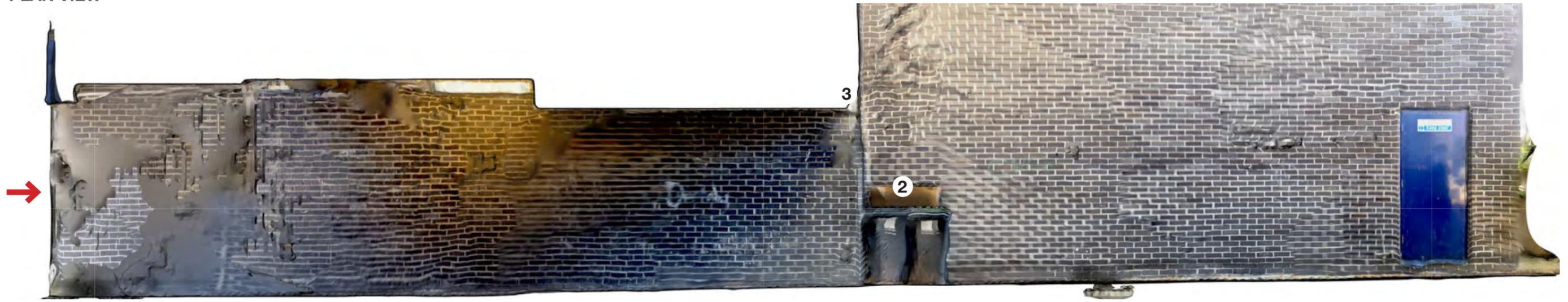
1. South end of alleyway to rear of Bemisters Lane
2. Refuse storage and existing property access
3. Structure around south end of covered section



PHOTOGRAMMETRIC SCANS



PLAN VIEW



EAST ELEVATION (103 High Street)

KEY FEATURES:

- 1. South end of alleyway to rear of Bemisters Lane
- 2. Refuse storage and existing property access
- 3. Structure around south end of covered section



WEST ELEVATION (104 High Street)

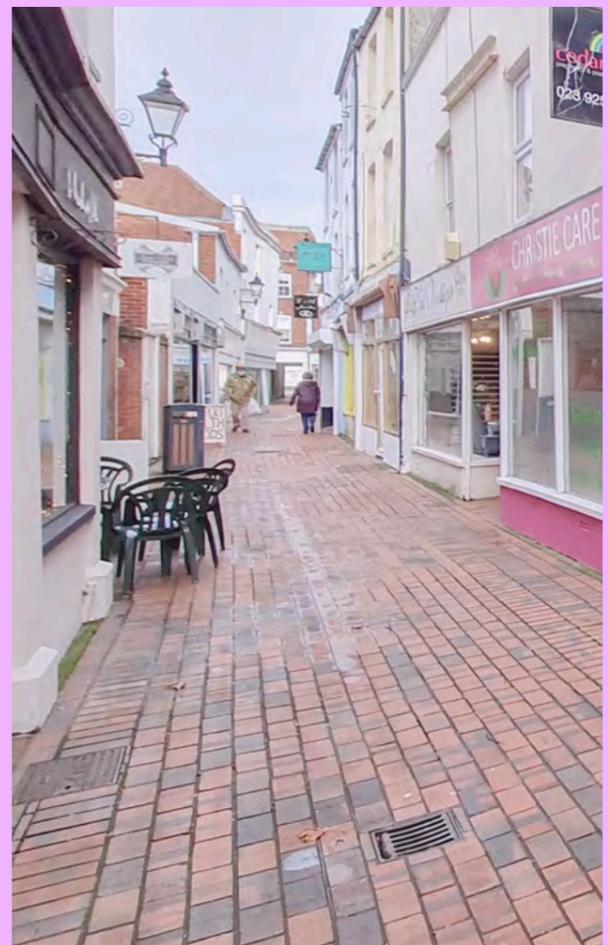
BEMISTERS

LANE



ALLEYWAYS OF GOSPORT: No. 9: Bemisters Lane

Name origin	Possibly named after an individual or related trade use (unverified)
Location	107-108 High Street
Approx length	87m
Access to	South Street
Adjacent building details	107 High Street: early-mid C18th detailing; possibly earlier origin 108 High Street mid-Georgian, circa 1800
Current tenant(s)	107 High Street: <i>Vision Express</i> 108 High Street: vacant
Historical tenant(s) (incomplete)	107 High Street: <i>G.C. Bateman, Optician</i>
Features	Uncovered; historic buildings; existing shopfronts with street presence; public square / open space at south end; convenient access to residential area to the south; subsidiary alleyways to the east and west
Recent works	Unknown
Characteristics	Established commercial presence; distinctive and appealing historic character; good permeability with access to both Coates Road and South Street car parks; attractive public square and adjacent pub
Vulnerabilities	Reduced access to shopfronts; limited space for business street presence; sensitive historic character
Opportunities	Potential element of a redefined north-south heritage trail; developing its own identity/branding; improved connectivity with adjacent spaces via subsidiary alleyways; utilising public spaces for temporary events / functions / business use



KEY FEATURES (refer to scans)

1. Passage connecting to Green Row
2. Passage connecting to Coates Road
3. Open space / passage to South St car park
4. Public square with adjacent pub



db

BEMISTERS LANE

PHOTOGRAMMETRIC SCANS



PLAN VIEW



WEST ELEVATION (108 High Street; Bemisters Lane (even nos.))

KEY FEATURES:

- 1. Passage connecting to Green Row
- 2. Passage connecting to Coates Road
- 3. Open space / passage to South St car park
- 4. Public square with adjacent pub

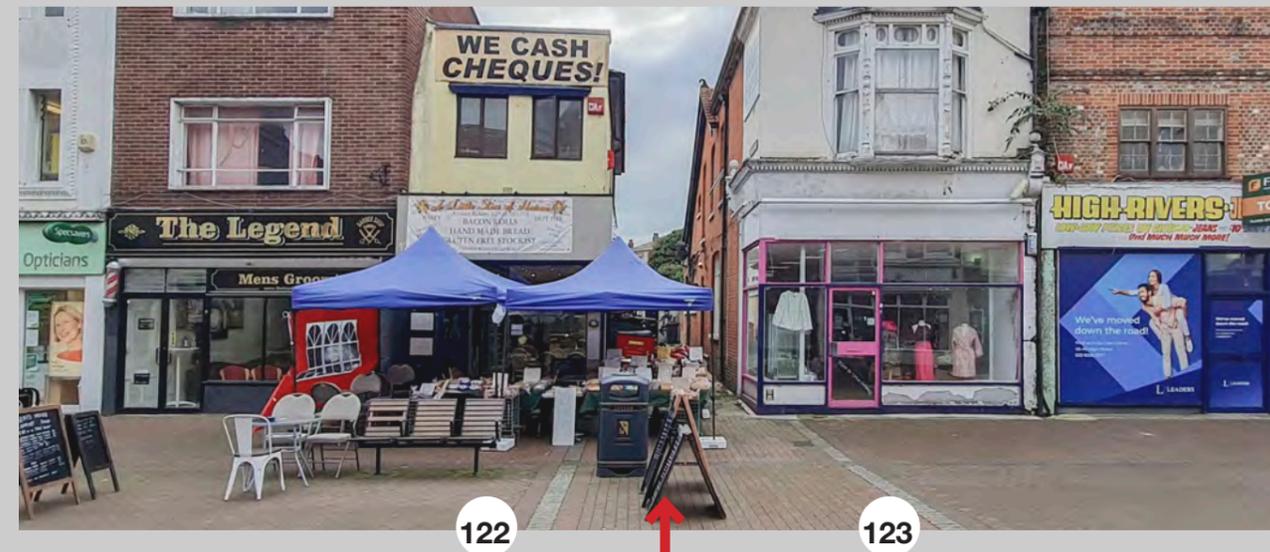
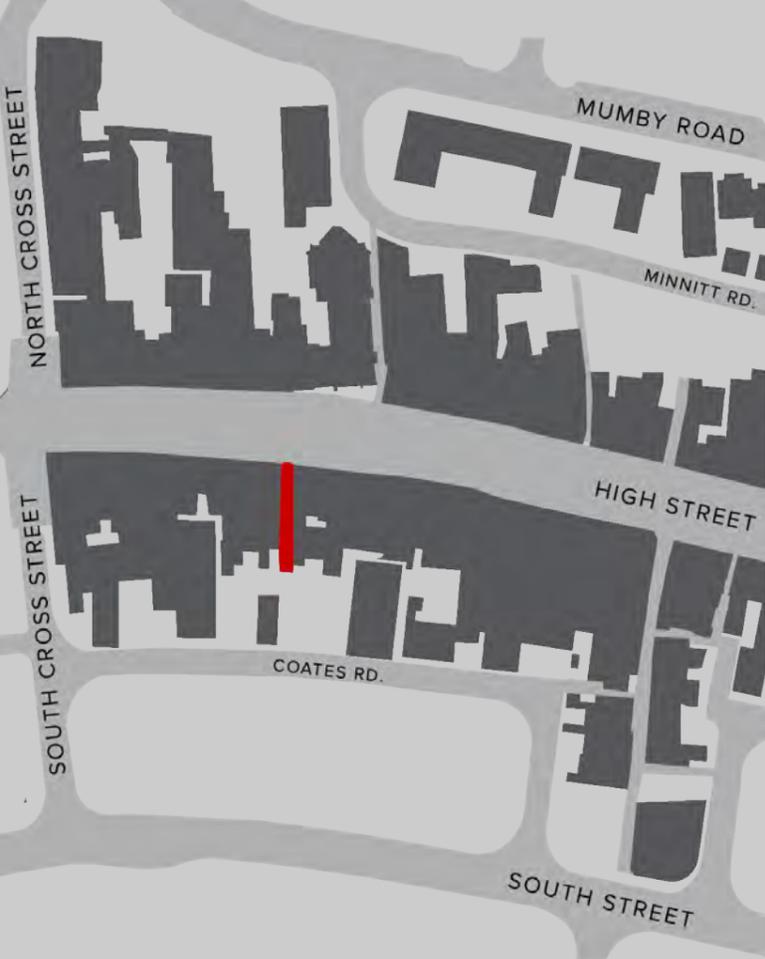


EAST ELEVATION (107 High Street; Bemisters Lane (odd nos.))

ASHBY PLACE

ALLEYWAYS OF GOSPORT: No. 10: Ashby Place

Name origin	Possibly named after an individual (formerly <i>New Crown Court</i>)
Location	122-123 High Street
Approx length	24m
Access to	Rear of 121-123 High Street (no through access)
Adjacent building details	122 High Street: <i>unknown</i> 123 High Street: Late C19th - early C20th
Current tenant(s)	122 High Street: <i>Little Slice of Heaven</i> 123 High Street: <i>vacant</i>
Historical tenant(s)	Unknown
Features	Uncovered; residential character; alternative paving scheme and drainage; no through access
Recent works	Unknown
Characteristics	Relatively wide; convenient access to adjoining properties; partial shop frontage
Vulnerabilities	Seldom-used; limited accessibility; attracts anti-social behaviour; security implications; refuse storage; very poor visual amenity
Opportunities	Potential to create convenient through access to Coates Road car park with overall improvement to permeability and discouragement of antisocial activity; potential gated access creates new opportunities for associated business or creative interventions that require out-of-hours security



KEY FEATURES (refer to scans)

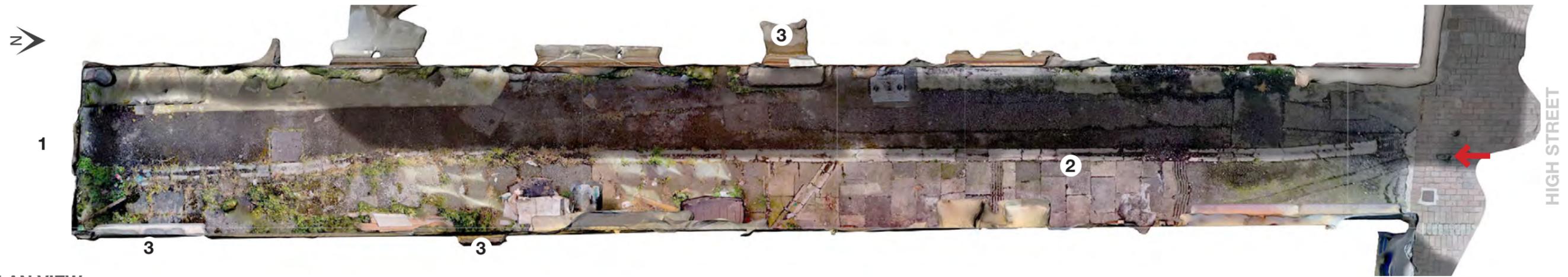
1. Lack of through access
2. Alternative paving scheme
3. Direct access to adjoining properties
4. Very poor visual amenity



db

ASHBY PLACE

PHOTOGRAMMETRIC SCANS



PLAN VIEW



WEST ELEVATION (123 High Street)

KEY FEATURES:

1. Lack of through access
2. Alternative paving scheme
3. Direct access to adjoining properties



EAST ELEVATION (122 High Street)

OTHER ALLEYWAYS



Lost alleyways

Locations of former passages and alleyways within the east High Street study area (taken from Ordnance Survey plan (1861; revised 1875):

1. Chapman's Yard
2. Castleman's Yard
3. Peachey's Lane
4. Market Row
5. King's Arms Passage / Brown's Yard
6. Roebuck Passage / Victoria Row
7. Whitehall Yard
8. Artichoke Yard
9. Childe's Court
10. Wallingford's Place
11. Ditcher's Yard
12. Norwood's Yard
13. Scotcharm's Yard
14. Sprent's Yard

Private alleyways

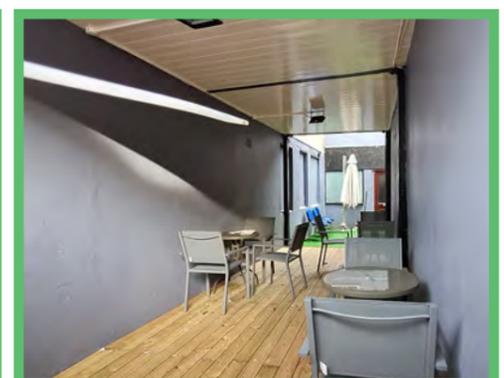
These existing passages are located on private property but retain direct and historical links between the High Street and adjacent areas:

1. 37-38 High Street (*Nelson's Bar*)
2. 48a High Street (*The Cookie Guys*)

1



2



Other alleyways

Collected below are the names of other lost passages, alleys and yards located in the surrounding area (c.1930s, taken from *Kelly's Directory of Hampshire & Isle of Wight*):

- Black Bear Yard** (6 North Cross Street)
- Hyslop Place** (14 The Green)
- Sweet's Row** (36 Haslar Street)
- Gilbert's Yard** (49 North Street)
- Black Lion Yard** (47 North Street)
- Rodney's Yard** (37 North Street)
- Neal's Court** (30 North Street)
- Burnham's Place** (27 North Street)
- Sarah's Place** (6 North Street)
- Washhouse Yard** (41 South Street)

DIMENSIONS TO BE CHECKED ON SITE
SCALING ONLY FOR LOCAL AUTHORITY PURPOSES

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High Street

PROJECT:
HIGH STREET ALLEYWAYS APPRAISAL
for
GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
Dissolution Alley
Plan

REVISION:	DESCRIPTION:	DATE:		
DRAWING NO:	SCALE:	DRAWN BY:	CHKD:	DATE:
01.01	1:100	BEN ROE	DB	13.04.22



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Scale in Metres
 0 1 5 10m for 1:100



A East Elevation



B (Mirrored) West Elevation

High Street

PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

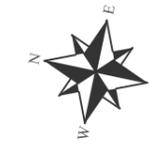
DRAWING TITLE:
 Dissolution Alley
 Elevations

REVISION:	DESCRIPTION:	DATE:		
DRAWING NO:	SCALE:	DRAWN BY:	CHKD:	DATE:
01.02	1:100	BEN ROE	DB	13.04.22



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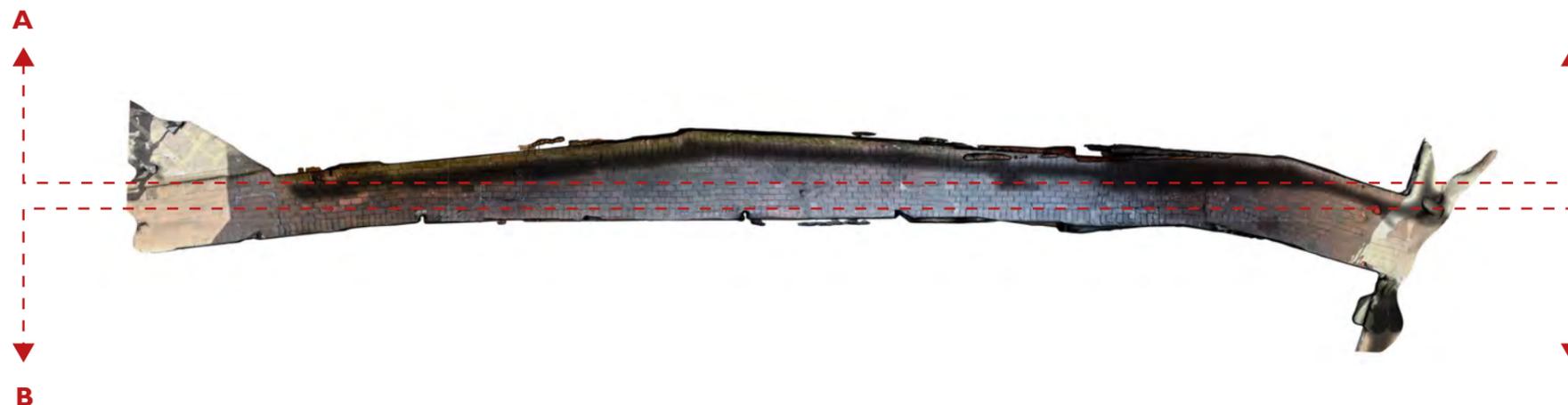


A East Elevation



B (Mirrored) West Elevation

High Street



PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 Wises Alley
 Plans & Elevations

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 02.01	SCALE: 1:100	DRAWN BY: BEN ROE
	CHKD: DB	DATE: 13.04.22



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PROJECT:
HIGH STREET ALLEYWAYS APPRAISAL
for
GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
Vigars Yard
Plan

REVISION:	DESCRIPTION:	DATE:		
DRAWING NO: 03.01	SCALE: 1:100	DRAWN BY: BEN ROE	CHKD: DB	DATE: 13.04.22



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Scale in Metres
 0 1 5 10m for 1:100



A East Elevation



B (Mirrored) West Elevation

High Street

PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 Vigars Yard
 Elevations

REVISION:	DESCRIPTION:	DATE:		
DRAWING NO:	SCALE:	DRAWN BY:	CHKD:	DATE:
03.02	1:100	BEN ROE	DB	13.04.22



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Scale in Metres
 0 1 5 10m for 1:100



PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 Hobbs Passage
 <plans / elevations etc>

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 04.01	SCALE: 1:100	DRAWN BY: BEN ROE
CHKD: DB	DATE: 13.04.22	



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B (Mirrored) West Elevation



A East Elevation

High Street

PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

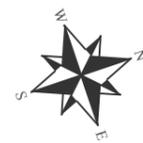
DRAWING TITLE:
 Hobbs Passage
 Elevations

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 04.02	SCALE: 1:100	DRAWN BY: BEN ROE
	CHKD: DB	DATE: 13.04.22



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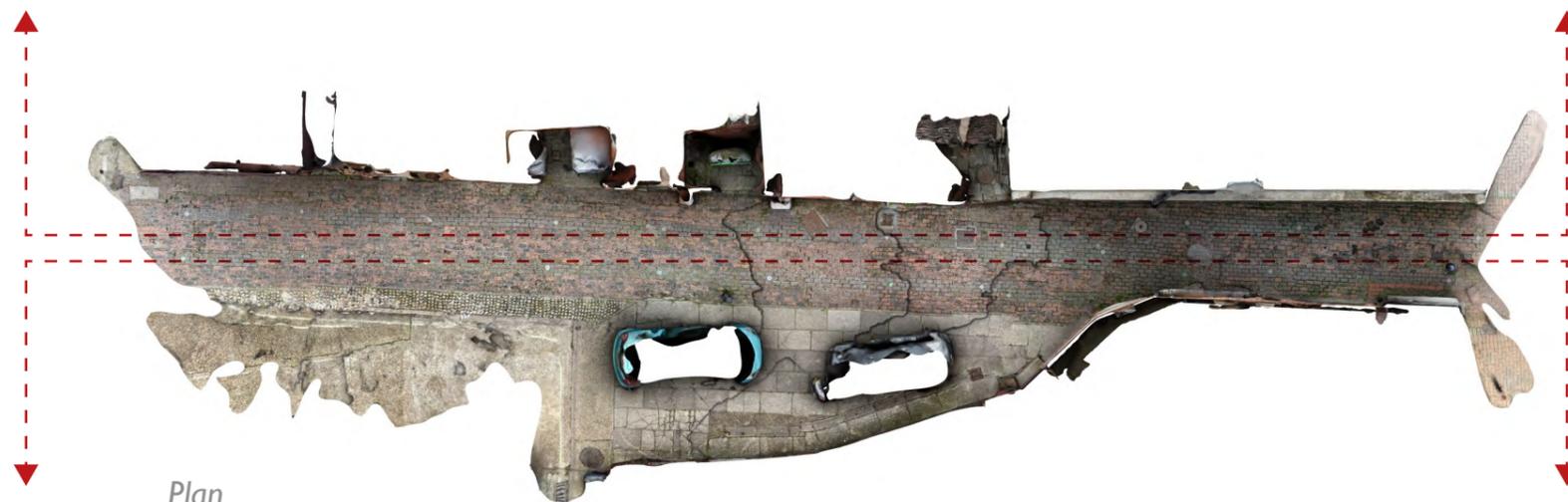
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West Elevation



Isometric View



Plan

High Street



East Elevation (Mirrored)

PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 CARTERSYARD
 Plans, Elevations & Isometric View

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 05.01	SCALE: 1:200	DRAWN BY: BEN ROE
CHKD: DB	DATE: 13.04.22	



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West Elevation



Isometric View



Plan

High Street



East Elevation (Mirrored)

PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 India Arms
 Plans, Elevations & Isometric View

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 06.01	SCALE: 1:200	DRAWN BY: BEN ROE
CHKD: DB	DATE: 13.04.22	



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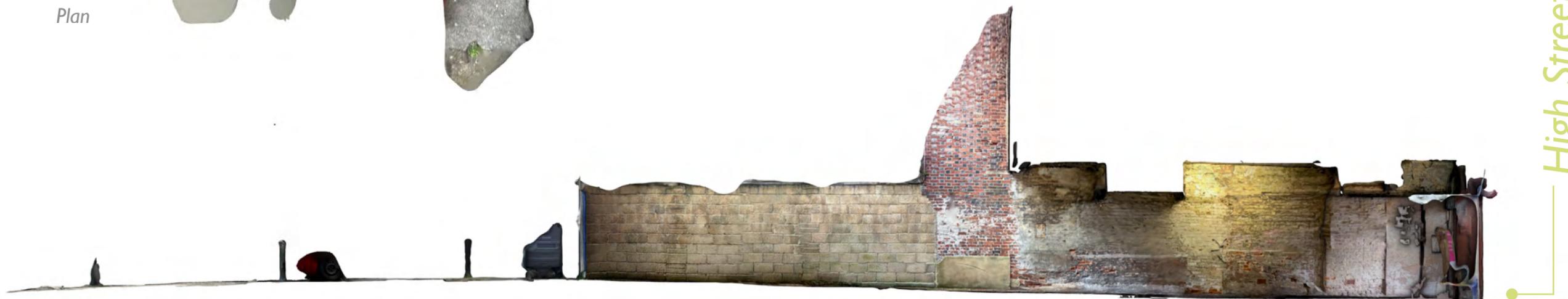
Scale in Metres
0 1 5 10m for 1:100



East Elevation



Plan



West Elevation (Mirrored)

High Street

PROJECT:
HIGH STREET ALLEYWAYS APPRAISAL
for
GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
Unnamed.1
Plans & elevations

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 07.01	SCALE: 1:100	DRAWN BY: BEN ROE
	CHKD: DB	DATE: 13.04.22



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Scale in Metres
 0 1 5 10m for 1:100



B (Mirrored) East Elevation



A West Elevation

High Street



PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 Green Row
 Plans & Elevations

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 08.01	SCALE: 1:100	DRAWN BY: BEN ROE
CHKD: DB	DATE: 13.04.22	



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PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

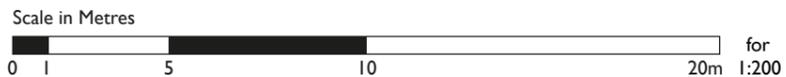
DRAWING TITLE:
 Bemister's Lane
 Plan

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 09.01	SCALE: 1:200	DRAWN BY: BEN ROE
CHKD: DB	DATE: 13.04.22	



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A West Elevation



B (Mirrored) East Elevation

High Street

PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 Bemister's Lane
 Elevations

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 09.02	SCALE: 1:200	DRAWN BY: BEN ROE
CHKD: DB	DATE: 13.04.22	



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Scale in Metres
 0 1 5 10m for 1:100



To Bemister's Lane



Isometric



Plan

PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 Bemister's Lane
 Plan & Isometric View

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 09.03	SCALE: 1:100	DRAWN BY: BEN ROE
	CHKD: DB	DATE: 13.04.22



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Scale in Metres
 0 1 5 10m for 1:100



PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 Ashby Place (New Crown Court)
 Plan

REVISION:	DESCRIPTION:	DATE:
DRAWING NO: 10.01	SCALE: 1:100	DRAWN BY: BEN ROE
CHKD: DB	DATE: 13.04.22	



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Scale in Metres
 0 1 5 10m for 1:100



B (Mirrored) East Elevation



A West Elevation

High Street

PROJECT:
 HIGH STREET ALLEYWAYS APPRAISAL
 for
 GOSPORT BOROUGH COUNCIL

DRAWING TITLE:
 Ashby Place (New Crown Court)
 Elevations

REVISION:	DESCRIPTION:	DATE:		
DRAWING NO:	SCALE:	DRAWN BY:	CHKD:	DATE:
10.02	1:100	BEN ROE	DB	13.04.22

