

Gosport Borough Council

# Bury Road Conservation Area Appraisal

November 2018



Delivering for Gosport



**GOSPORT**  
Borough Council

## Contents

Introduction, Scope and Structure of the appraisal and Summary of Special Interest.	1
Conservation Area Boundary	2
Buildings which positively contribute to the character of the area	3
Character Statement	4
Archaeology	5-6
Appraisal of the Area's Built Form	7
Detailed Area Appraisals	7-23
Management Proposals	24
Planning Policy and Development Management	25
Further Information or Advice	26
Appendix : The History of Bury House	27

## **Bury Road Conservation Area Appraisal**

### **1. Introduction**

The Bury Road Conservation Area was originally designated in 1985 to ensure that all future developments would 'preserve or enhance' the historic and architectural character of the area. The area retains many buildings of interest including some which, as Listed Buildings, are considered to be of national importance. The Conservation Area has now been revised with a new boundary confirmed on 29<sup>th</sup> August 2018.

Designation of a Conservation Area sets certain parameters that influence future development. With the special historic and architectural character of the area set out in this document, the key priority will be to ensure that planning proposals 'preserve or enhance' this special interest. This will mean that proposals to add new development, or to demolish buildings, will need have particular regard to the scale and form of development and its impact upon the character and setting of the conservation area.

### **2. Scope and structure of the appraisal**

This appraisal highlights the historic and architectural interest of the area and its overall character; indicates enhancement opportunities, and highlights planning and design issues that would need to be considered. Historic plans and images are included to highlight why the area is considered important, and photographs and plans stress the key buildings and characteristics that would need to be preserved or enhanced as part of future proposals.

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 Bury Road Conservation Area are therefore highlighted in this document.



Bury House

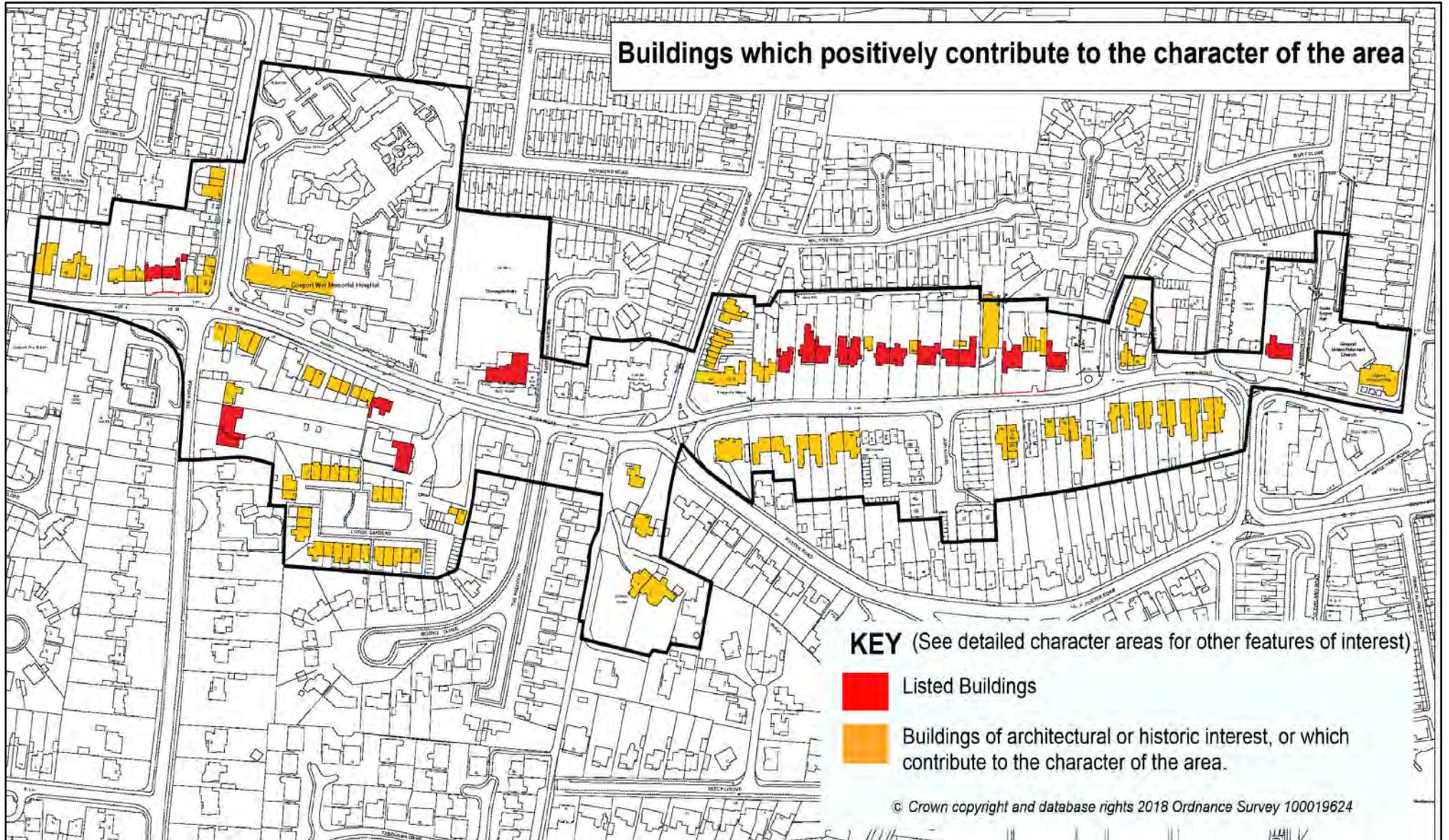
### **3. Summary of the Special Interest**

The area embraces the old settlement of Bury Cross, large Georgian houses that appeared to its east, and villa style housing that developed along the north side of Bury Road east of the Napoleonic settlement of Newtown. 19<sup>th</sup> and early 20<sup>th</sup> Century suburban properties completed the development along Privett and Bury Road. In the 20<sup>th</sup> Century two notable additions include the Gosport War Memorial Hospital built in honour of men of Gosport and Alverstoke killed in the Great War, and the attractive 1960s development in Lodge Gardens. Trees, hedges and boundary walls are particularly notable features of the area.

#### 4. Conservation Area Boundary



# Buildings which positively contribute to the character of the area



## **5. Character Statement:**

### **The Broader context of the area**

Bury Cross is an ancient crossroads on a north-south road from Anns Hill to Alverstoke, and east west from settlements at Privett and Gosport. The east - west route along Privett Road and Bury Road was a main link to agricultural settlements and the harbour.

The road and field patterns in the area form an unusual grid pattern which certainly dates from the medieval period, and could even be of pre-Roman original. By the 16<sup>th</sup> Century the area of the modern Borough of Gosport was still lightly developed and largely focused on small groups of buildings dotted across the area. Alverstoke was little more than a hamlet, and even Gosport was still being described as a 'small fishing village'. According to Philip Eley, Bury Cross was referred to as 'Newtown' in the 1630s so there may have been plans to develop a village which probably never materialised due to the subsequent Civil War.

This character began to change with the rapid escalation in naval and military interest which began to impact on Bury Road when naval officers or staff began to set down roots or lease property: including several within the Conservation Area.

The broader character of the area is characterised by modest older settlements with suburban ribbon development eventually connecting each isolated community.

### **The Area's Historic Development**

The Bury Road Conservation Area is situated to the west of Gosport Town Centre and north of Alverstoke. Originally known as Bury, the hamlet is first mentioned in a charter granted for the Parish of Alverstoke in 1282. The western part of the Conservation Area is often referred to as Bury Cross, although it is not known whether the cross referred to was a standing cross, or the crossing of the two roads running north to south and east to west. By the 18<sup>th</sup> Century the settlement was still very small. Historically, the settlement was divided by the major route from Alverstoke to the Fareham Road, via The Avenue and Ann's Hill Road, and the access to Gosport Town via Bury Road. This pattern has been retained and the area's main roads follow this historic layout.

Some notable eighteenth century buildings remain: Bury Hall, Bury Lodge and Bury Grange.

According to the local historian Philip Eley, development of Bury Road began before the end of the Napoleonic Wars with houses such as Abingdon House and Providence Place being pre-1820s. Providence Place was the servant's quarters to a large house, since demolished, to their east. During the early nineteenth century Robert Cruickshank, the local entrepreneur responsible for the 'Anglesey Ville' scheme to the south, began a ribbon development of Georgian villas stretching westward from Stoke Road. These villas date from the 1820s-1840s and linked Bury with Newtown (the settlement that developed in the first decade of the nineteenth century now largely within the Stoke Road Conservation Area). Cruickshank's ribbon development to the west of this - as far as Gordon Road - dates from the 1840s and 1850s, after the relative failure of Anglesey Ville in the 1830s. Gordon Road was formerly known as Love Lane when these mid-19 Century houses were built.

Philip Eley, has also indicated that the houses along the north side of Bury Road have the characteristic style of Thomas Ellis Owen, citing a letter from Owen dated February 1857 which claims "During the 33 years I have been practising in these parts I have had more or less to do with nearly every large villa in the parish of Alverstoke, more than 30 of which were built under superintendence". This must include a number of houses in Bury Road.

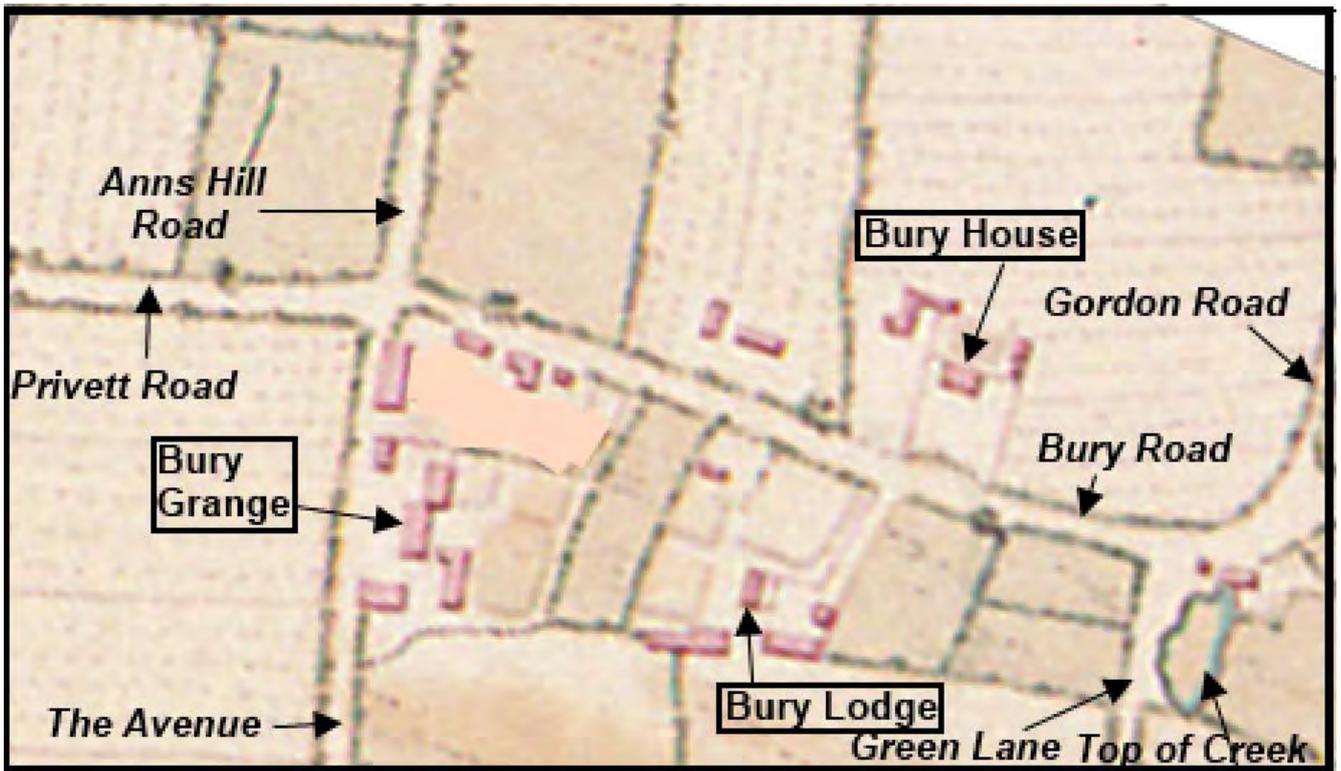
The south eastern section of the Conservation Area was not developed until the late 19<sup>th</sup> Century when three storey, brick townhouses were built on previously undeveloped land.

Built in 1921-23 as the Town's Memorial to the Great War of 1914-18, the War Memorial Hospital occupies a prominent position within the Conservation Area, paid for by public subscription and a reminder that Gosport and Alverstoke suffered heavily in the war. Field Marshall Earl Haig laid the foundation stone.

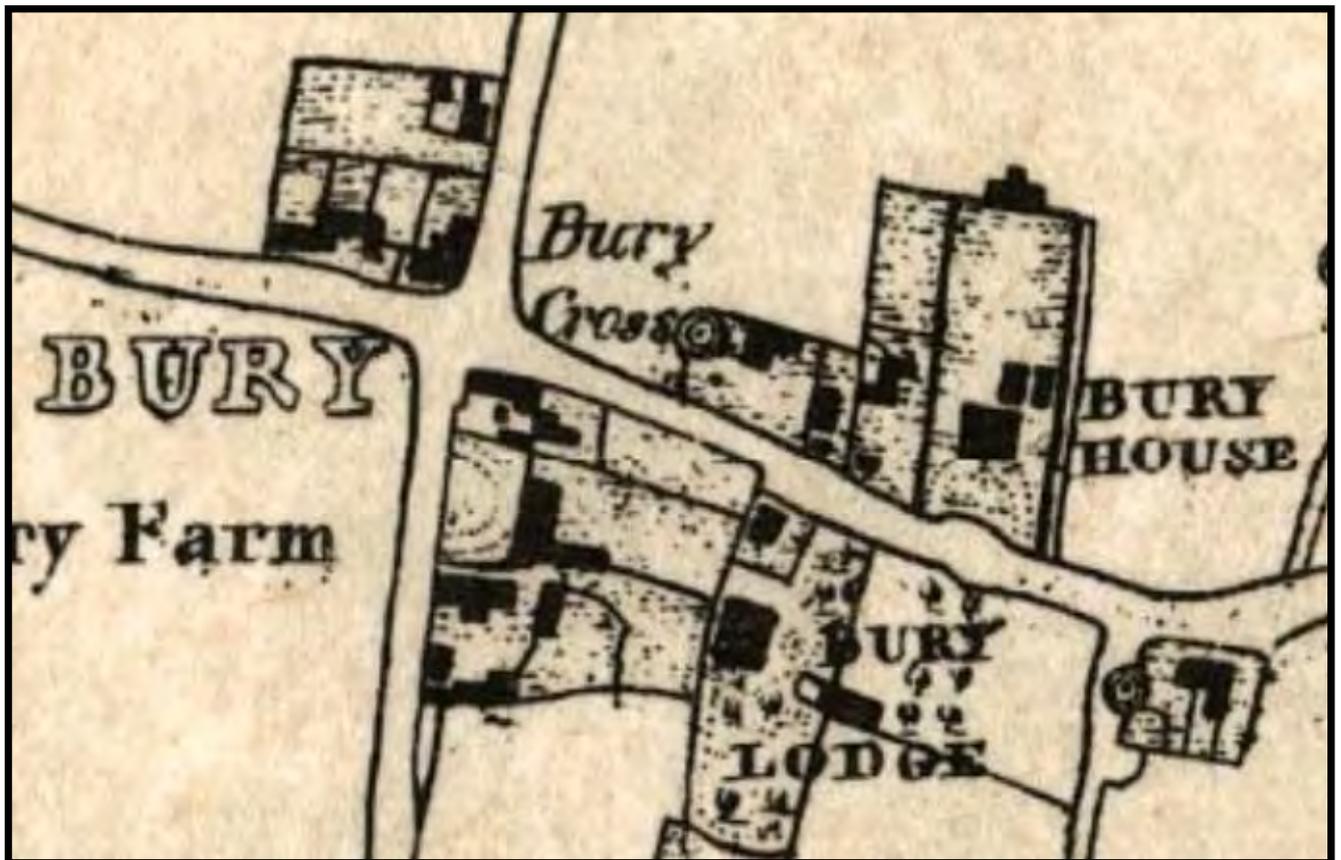
Throughout the twentieth century, the area covered by the Conservation Area gradually continued to develop as more properties exploited this principal routes into Gosport. It now forms a busy focus for community facilities in the Borough. Changes in social and economic trends have also seen some of the older, large properties of Bury Road converted to residential homes and guesthouses. However, most of the historic buildings have largely retained their original character despite various changes of use. A notable addition was the development of part of Bury Lodge's garden into an attractive 1966 estate called Lodge Gardens. The architect took full advantage of the landscape to develop short terraces grouped around a former pond, now a sunken garden, within an attractive green space at the centre of this development.

## **6. Archaeology**

As an early settlement both the standing and below-ground archaeology in the Bury Cross area is likely to reveal important clues about the early development of this settlement. Within the area covered by the early settlement at Bury Cross (see historic plans below) an archaeological watching brief, or more detailed work, may be required through the planning process. The name Bury derives from the old English word 'burh', meaning fortified place, and although there is no visible evidence for such there are reports of what were thought to be burial mounds just to the south of the settlement.



Bury Cross in 1774 (Archer and Pitts Map)



Bury Cross in 1832 (Lewis Map)

## 7. Appraisal of the Area's Built Form

The presence of numerous Listed and historic buildings, many screened by trees, walls or hedges, is perhaps the best illustration of the distinctive character of most of the Conservation Area.

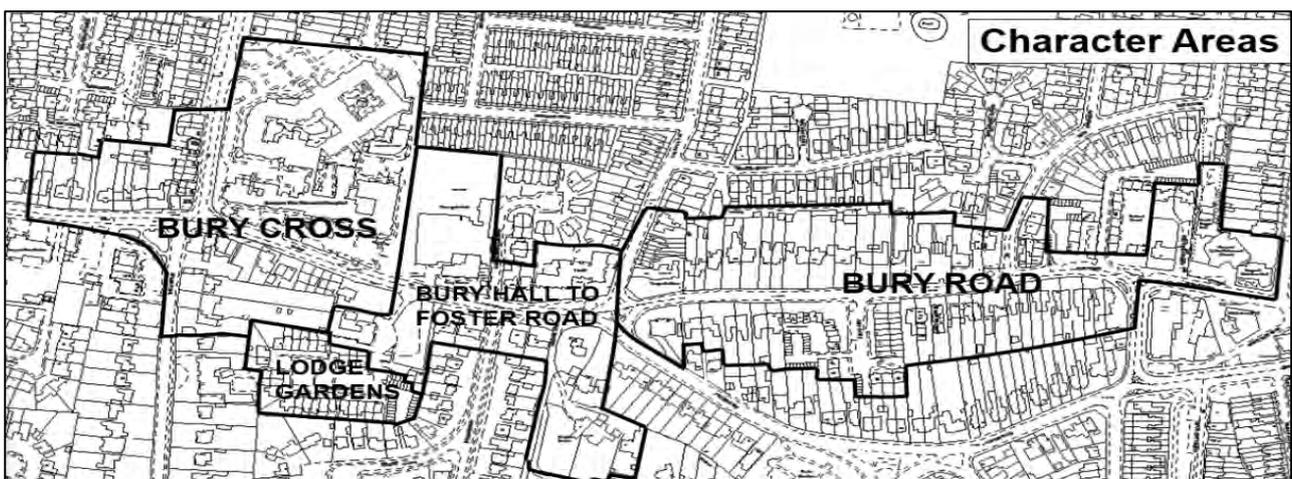
The buildings situated on the historic pattern of roads give a clear picture of the main phases of Bury's development. The older buildings are grouped more to east and west, with the intervening space linked by some more recent infill which is generally of a domestic scale and does not intrude on the setting of historic buildings which remain the dominant feature in the Conservation Area.

The predominant building material within the Conservation Area is red brick, with many of the Georgian villas displaying stuccoed facades. Most properties are set back from the road with many separated from the highway by brick walls of varying heights. Some of the historic walls have been rebuilt using inappropriate modern materials and should be reinstated wherever possible. Historic roofs are invariably constructed in hand made red-clay tiles, or, where the pitches are shallower, natural slate. The one notable exception is the landmark Gosport War Memorial Hospital built to an Art Nouveau design in pebble dash, with sash windows, and a steep clay tiled roof.

The Conservation Area benefits from the presence of many mature trees. In addition, many have been planted in recent decades and now significantly enhance the appearance of the Conservation Area. In some cases they enhance the setting of historic buildings and in others they mask more modern buildings of less architectural interest. There are a number of Tree Preservation Orders in place, but it is the overall presence of many trees within the Conservation Area that adds to its particular character.

## 8. Detailed Area Appraisals

For a more detailed assessment the Conservation Area is split into four character areas, each of which is described on the following pages. An appropriately informed understanding of each of these four areas will provide the basis for a positive approach to planning future change to preserve and enhance the character of the Conservation Area.



# Area 1 Bury Cross



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## KEY

Buildings by age:	
Blue square	Before 1800
Red square	c1800-1850
Orange square	c1850-c1880
Light blue square	c1880-1909
Yellow square	1910-1945
Grey square	Post 1945 (Post war buildings which contribute to the area's character are outlined in black).
LB	Listed Building
Star	Landmark Building
Green area	Open space/gardens which contribute to the area's character.
Green circle	Trees/hedges
Dotted line	Clearly defined building alignments.
Solid line	Important boundaries to retain/enhance or reestablish.
Orange line	Historic Roads
Pink area	Areas in need of enhancement.



Bury Grange, (3-5 The Avenue)

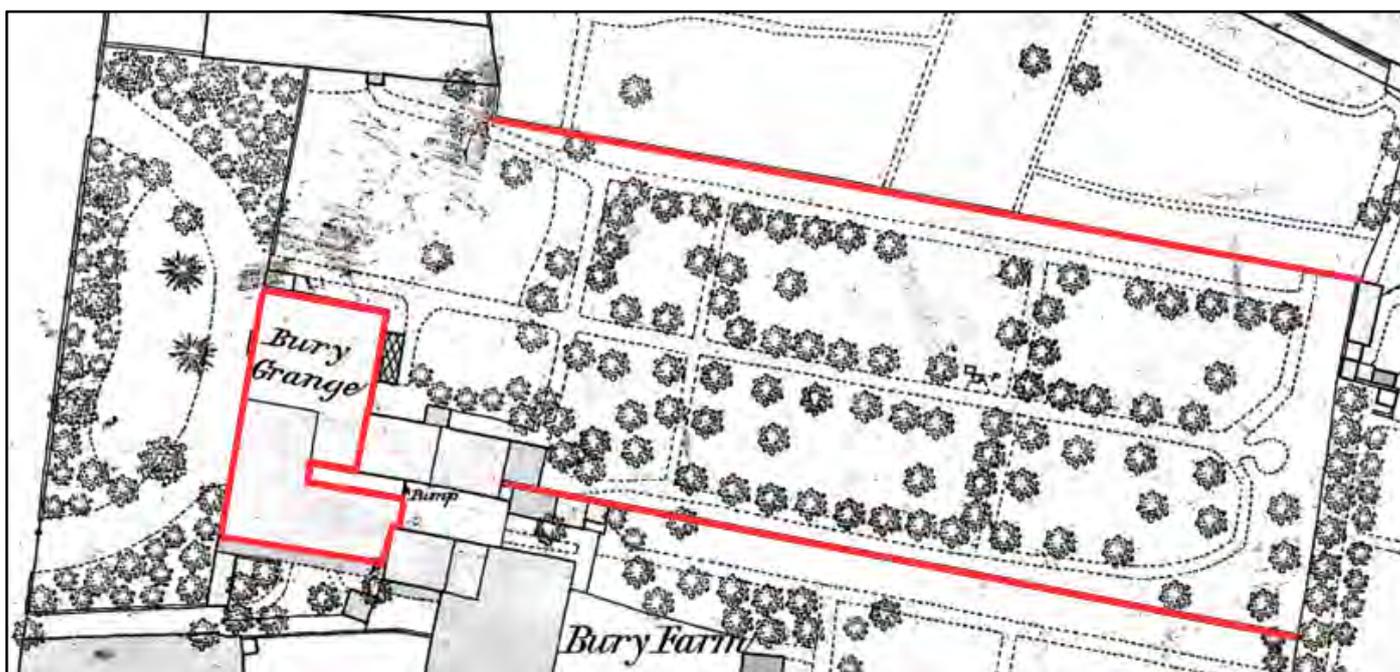
Centred on the road junction and the Gosport War Memorial Hospital this area contains a variety of land uses, building forms, scales and architectural details.

The conservation area takes in the north east section of The Avenue and includes the former Bury Grange (now known as No.3 Bury Grange and No.5 Bury Farm and Listed Grade II) which is the oldest building in the area. Part of its southern range dates from the 16<sup>th</sup> Century, later extended in the 17<sup>th</sup> Century, and refaced with a stuccoes façade in the 18<sup>th</sup> Century. It was subsequently split into two ownerships. The building retains many important features and extensive internal panelling.



The older south range, to Bury Grange (now part of No.5)

Numbers 1, 3 and 5 The Avenue are set well back from the road to a consistent building line. No.1 the Avenue is of early 20<sup>th</sup> Century date and is sympathetically designed to mirror the character of Bury Grange. The mature grounds of the Grange and the historic red brick boundary walls are a notable part of the character of this area.



Bury Grange. 1880 Ordnance Survey. Surviving buildings outlined in red.



The Wiltshire Lamb & No.6 Privett Road

The buildings within the Conservation Area on Privett Road date from the late 18<sup>th</sup> to mid-19<sup>th</sup> Century. Numbers 6 and 8 Privett Road are Grade II Listed and built as a pair sometime around 1800. No.6 retains its original sash windows and a stable or coach house to its east. The façade to these listed buildings is enhanced by the use of vitrified blue bricks and the site retains its original boundary wall and red clay tiles. No.8 would be enhanced by reinstating timber windows to match its neighbour.



No 258-262 (even) Anns Hill Road

To the south of the Wiltshire Lamb was the original tram stop for the service running east-west to Gosport.

To the west is an unusual pair of cottages with notable clay tiled gambrel roofs (Nos 10, 12 and 14 Privett Road). They are of similar age to the neighbouring listed buildings.

The Wiltshire Lamb, former public house, makes an important contribution to the Conservation Area at the junction with Anns Hill Road. It is visible from the south and east for a considerable distance and the original entrance is on the chamfered corner to the junction. It is constructed in an attractive mix of red and buff brick. It retains many timber sash windows and a slate roof.

Attached to its north is a two storey range of similar date and although now converted to flats the building retains its historic character.

No 258 to 262 (even) is a particularly interesting building of late 19<sup>th</sup> Century date, built in a modest Queen Anne style, with an especially attractive façade incorporating a mix of red bricks and stone dressings. The original function of the building, built as the Harvest Home public house, is distinguished by the surviving fascia extending along both the two storey and single storey range.

The premises 97-103 (odd) Bury Road lie in a particularly prominent location and numbers 101 and 103 retain important elements of an original shopfront of some merit. The context of these building (particularly to their immediate east and south) has suffered numerous modifications to the older properties and varying quality alterations. Future proposals should work carefully to ensure that original details are enhanced, where possible, and that the proportioning of the windows, doors and facing materials on the buildings of interest reflect the historic and architectural character of each building. New build will need to carefully respect the surrounding character and mass in its built form. Opportunities to enhance the landscaping to the rear of the shops, and alongside the road to their north, will be encouraged. Safety railing, for example, could be sensitively designed, and the parking area enhanced by appropriate aggregate materials, subtle marking of bays, and enhanced soft landscaping.

The row of semi-detached housing (Numbers 81-91 (odd)) was developed in the 1920s and 1930s to a domestic scale in red brick. They are set back behind gardens and with boundary walls to the footpath. All contribute positively to the character of the Conservation Area, and follow a consistent form and building line, which ends with the detached Listed Building at 79 Bury Road (Bury Cottage). Opportunities to enhance forecourts with more soft-landscaping will be welcomed.

Bury Cottage is a modest two store property with a hipped clay tile roof, and a mixture of vitrified blue brick headers and red brick detailing to its façade. This façade retains its timber sash windows. The building, one of the older properties in the area, is largely concealed by its boundary hedge.

### **The Gosport War Memorial Hospital**



The Gosport War Memorial Hospital. The dotted line marks the eastern extent of the original 1920s building.

The Gosport War Memorial Hospital is the dominant building within the western half of the Conservation Area by virtue of its scale and position. A plaque on the hospital notes ‘This Hospital was erected to the undying honour of the men of Gosport & Alverstoke who fell in the Great War’.

The plan to build the hospital was agreed within two weeks of the end of World War One and the community rallied behind the idea and raised over half of the necessary funds: most of the rest being donated by the Joint War Committee and Central Demobilisation Board (the British Red Cross and Order of St John). Above all it was aimed as a memorial to the men of the Portsmouth Division of the Royal Marine Light Infantry killed in the War and who have strong historic links with Gosport. It is believed that the Royal Marines were asked to give a day's pay towards the building of the hospital.

In a moving ceremony on 3<sup>rd</sup> July 1921, attended by many ex-servicemen, Field Marshall Sir Douglas Haig laid the foundation stone. In his speech Earl Haig said the War Memorial Hospital was the best tribute to those who had lost their lives in the War. The Hospital was officially opened by Major General Sir John Davidson MP, on 23<sup>rd</sup> April 1923.

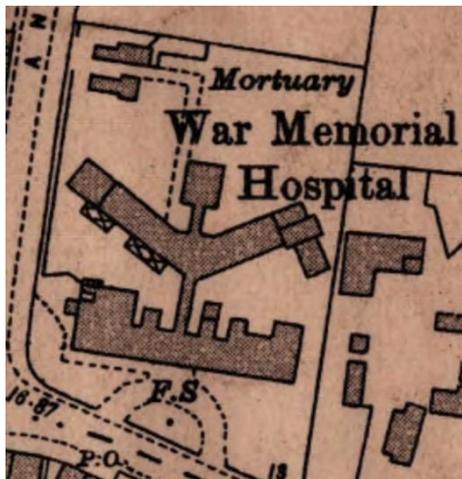
With the main façade being south facing, wards and operation facilities were to the rear and nursing accomodation was on the first floor.

As money continued to be raised, a matching eastern extension was added in 1932 and used mostly for outpatients. A further minor addition included the small gable with the Memorial Clock to the Reverend Guy Landon, President and Chaplain to the hospital from 1923 until 1947 who had dedicated the hospital at the opening ceremony. The single storey rear range was demolished in the late 20<sup>th</sup> Century to make room for the current facilities. The front range, however, remains remarkably intact. It is built in a restrained Art-Nouveau style with a steep, hipped, red clay tile roof and gables and a pale buff pebble-dashed façade common to that era. The building retains its timber sash windows on the façade, and has an

ornate Tuscan recessed-portico marking the original entrance. On the fascia to this portico are encribed the words GOSPORT WAR MEMORIAL HOSPITAL.

South west of the hospital, close to the road junction, is a small Royal British Legion Field of Remembrance: the main focus for Gosport’s remembrance ceremonies.

The adjoining Health Centre and associated late twentieth century hospital buildings are subservient to the 1930s hospital block and any future development within the hospital grounds must be mindful of retaining the dominance of the original hospital and a strong sense of separation from this historic core.

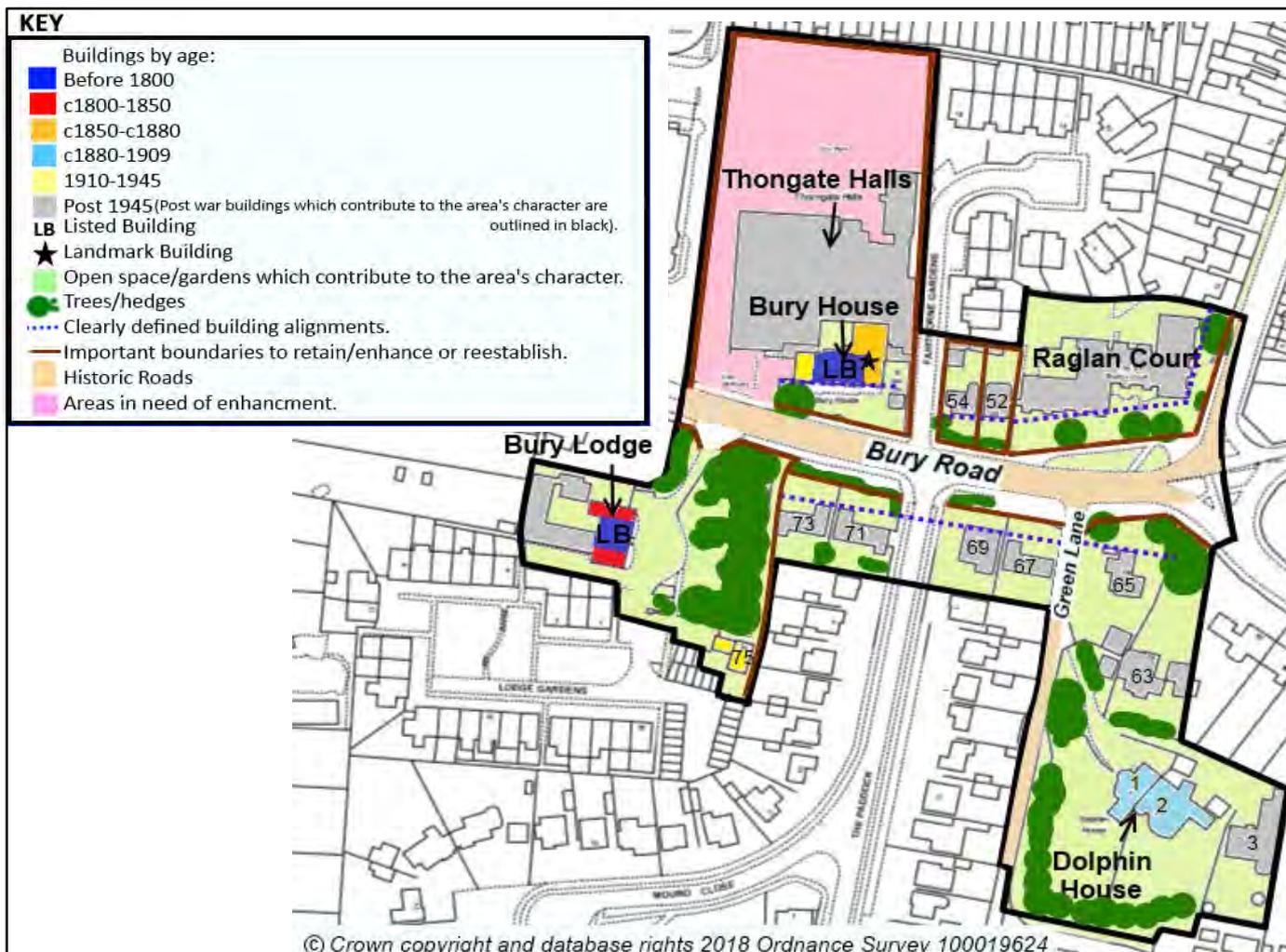


The car park to the south separates the building from the road and this setting is reinforced further by a low planting screen of shrubs and small trees to the perimeter of the site. This soft landscaping seems particularly appropriate in this location as it masks views into the car park without obscuring the building itself. Future efforts to further enhance the soft landscaping to the frontage will be welcomed.

At the entrance to The Avenue, a selection of mature trees and shrubs mask views out of the Conservation Area towards numbers 2-22 The Avenue and the petrol station. The planting screen in this area should be retained.

1933 Ordnance Survey showing the original rear wing and mortuary.

### Area 2 - Bury House to Foster Road



Architecturally and historically, the two most notable buildings within this section of the Conservation Area are Bury Lodge (77 Bury Road) and Bury House.

### **Bury House**

Bury House dates to the 1720s and stylistically retains many internal and external details typical of this key phase in the development of English Architecture: notably panelled rooms with robust detailing more reminiscent of the Queen Anne era. Externally the facade includes elongated sash windows, with brick aprons beneath the window cills and a parapet concealing a multi-hipped red clay-tile roof.

What appears to be an original staircase runs up through the building. The rooms are arranged in pairs either side of back-to-back fire places on each floor: archetypal of the era. The detailing and quality of the internal panelling diminishes as you rise up through the building reflecting the historic function of each space. The house retains substantial cellars, albeit only shallow in depth.

The original detached 'Mansion' was extended to the rear in the late 19<sup>th</sup> Century, and two side extensions were added by the mid-20<sup>th</sup> Century. Subsequently Thorngate Hall was developed over a large part of the original gardens to the house. Thorngate Hall consists of low buildings set well behind the Bury House building line and allows for uninterrupted views eastward towards Bury House.

The house has a fascinating history and many key owners are detailed in Appendix 1. Most intriguingly there is an access door to the roof which enabled the original owner to view south to the Isle of Wight and undoubtedly assisted with his well recorded smuggling operations.

The original house is a very fine building of its type and particular sensitivity is required to ensure that the internal fixtures and fittings are not harmed but rather enhanced as proposals come forward.

The extensive grounds are now largely developed by Thorngate Hall and the car park, although important sections of the original boundary wall survive. These extensive grounds could be significantly enhanced by rationalising the area occupied by Thorngate Hall, whilst ensuring that the scale and form of future development accentuates the dominance and landmark value of Bury House. Further opportunities to improve boundary treatment and encourage softer landscaping would enhance the setting of Bury House.



Two early images of Bury House. Left: the façade from a painting in the ownership of Hampshire County Council. Right: a rear view of the house and gardens from the early 18<sup>th</sup> Century.

Note the brewhouse and stables to either side.



Bury House based on a survey of the 1860s.

The 1720s façade to Bury House.

### Bury Lodge

Bury Lodge is set back from the road with its main façade facing east and within large mature grounds. It is screened from the main road by many large trees and the high brick boundary wall. The trees in this area are particularly important, enhancing both the setting of Bury Lodge and the wider Conservation Area.

The local historian, Philip Eley, indicates that it seems likely that Bury Lodge was built for Francis Lys, who was the most successful brewer in Gosport in the third quarter 18<sup>th</sup> Century. He adds that Bury Lodge was later occupied by Admiral Sir Edward Thornbrough GCB (1754 –1834), who, when not at sea, occupied Bury Lodge during the 1790s until 1801. Thornbrough saw action in the American Revolutionary War, the French Revolutionary Wars and the Napoleonic Wars, being wounded several times. He won praise for taking his frigate into the thick of the Battle at the Glorious First of June (1794) to rescue and tow the shattered HMS *Bellerophon* to safety.



Bury Lodge

The central three bays of the existing building, with its hipped clay tile roof, appears to be the original 18<sup>th</sup> Century property: extended with two parapetted ranges in the early 19<sup>th</sup> Century: all in buff brick. The central three bays comprise a slightly stepped forward central bay with a pediment, balanced by two pairs of tripartite sash windows. the dormers are not original. The main entrance is marked by a classical portico. To the rear is a later extension.

No 75 Bury Road is located in the site of an original outbuilding to Bury Lodge and may retain some elements of an earlier structure. It has pedestrian access from Bury Road through an attractive brick archway and along a path immediately east of Bury Hall grounds.



Bury Lodge. 1880 Ordnance Survey

The two large properties of Bury House and Bury Lodge were at the top end of the Creek when first built. The area along Bury Road to their east is characterised by mature landscaping, hedges, trees and late 20<sup>th</sup> Century buildings. However, these buildings are to a domestic scale and follow the general pattern of the historic layout more evident to their east.

The 1980s flats, known as Raglan Court, are carefully designed to reduce their impact by breaking up the facade and keeping a strong eaves line at two storeys. It articulates well at the junction and its impact is further reduced by the use of a soft red brick. It is also set back on the historic building line screened by trees and enclosed by a low boundary wall.

The historic Green Lane survives as a wide footpath west of Dolphin House: a particularly large multi-gabled and asymmetrically designed late Victorian red-brick house, set back from the road in mature grounds. Without the many trees, hedgerows and boundary walls the Conservation Area setting in this section would be distinctly harmed.



The Grounds to Bury Lodge



Green Lane



Raglan Court and properties to its west.

In the area between Green Lane and Foster Road lie more buildings of domestic scale, which contribute to the variety of architectural styles within this part of the Conservation Area. Future proposals will need to carefully reflect the positive landscape characteristics of the area, ensure sufficient boundary treatment, and be designed to a rhythm, scale and form that complement the older buildings and layout of the area. A multi-red brick is likely to work well, with natural clay or slate roofing material.

### Area 3: Lodge Gardens



Lodge Gardens

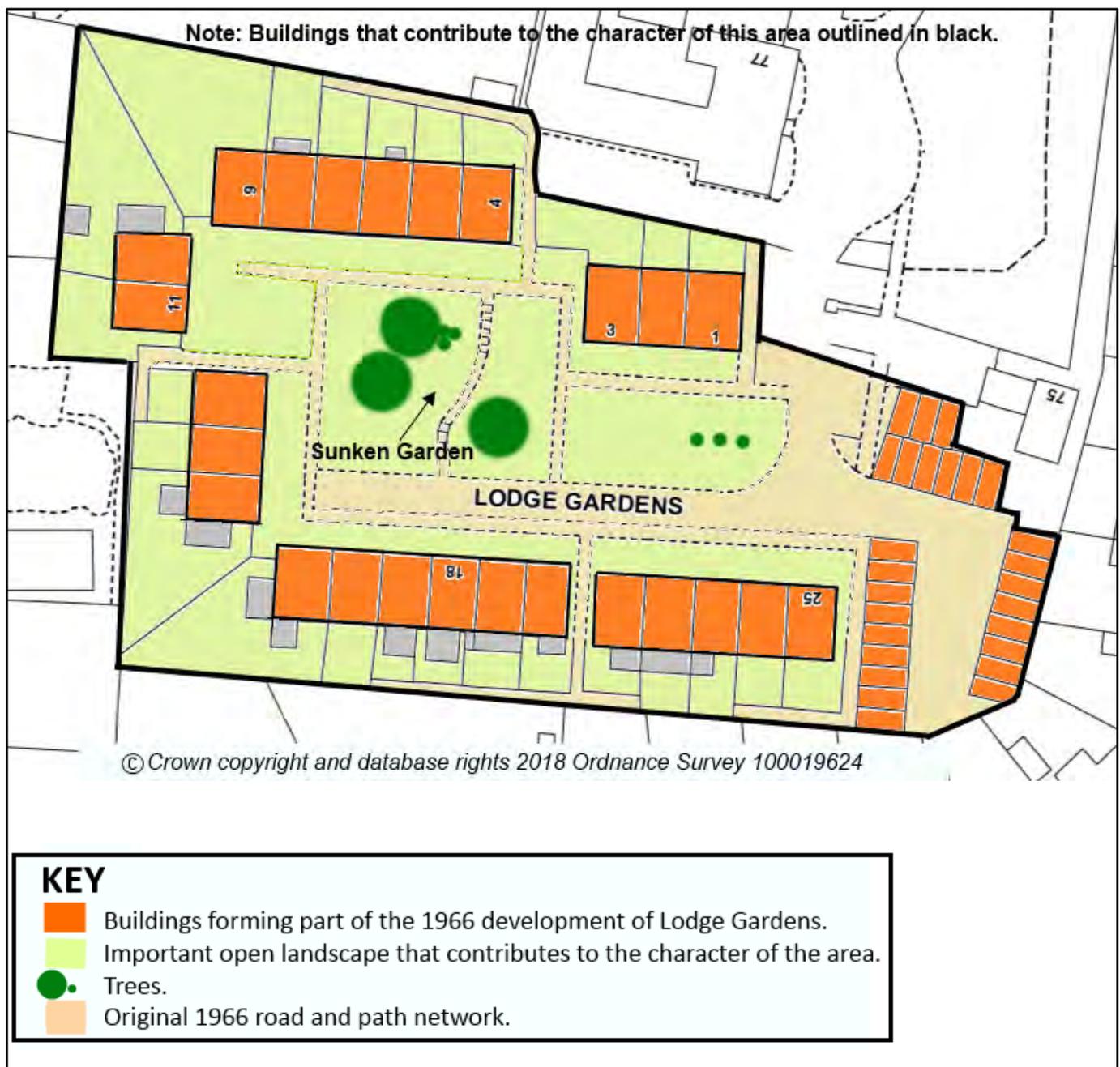


Lodge Gardens is a very attractive and successfully designed development dating to 1966. Housing, in this pioneering era, was strongly influenced by the Parker Morris principles of space design, published in 1961, and Building Regulations instigated in 1965.

Lodge Gardens follows the 'Radburn Principle' with regard to the layout of this small estate, popularised in the United Kingdom in the 1960s, and influenced by the Garden City movement (first instigated in the 1920s USA). The houses are grouped around a single dead-end road and face onto a 'village green' which utilises the former pond within the grounds of Bury Lodge: retained as a sunken garden.

This small estate retains a high quality soft landscape with its short terraces nestling around and facing onto this central communal space. Parking is isolated away from the houses under the Radburn Principle and the properties are accessed by footpaths leading from the road. The buildings comprise uniform two storey terraces and retain matching facing material and details. The setting is of high quality and merits inclusion in the Conservation Area due to its design and layout: successfully illustrating how 1960s development could, when handled well, work in an historic landscape.

## Plan of Lodge Gardens



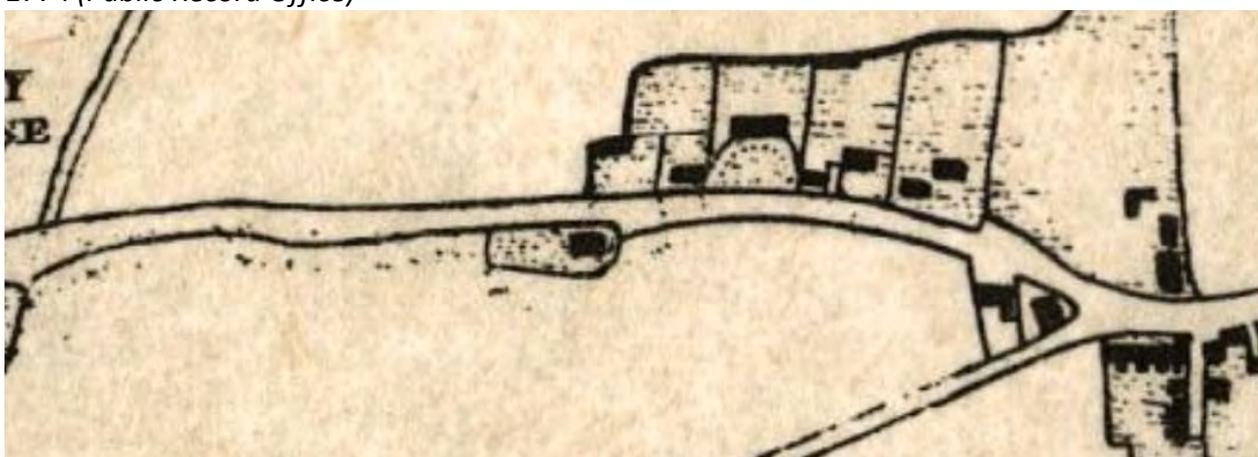
Future proposals will need to respect the dominant historic form and layout and avoid variation in treatment to the facades to ensure a consistency in detail and external finish.

## Area 4: Bury Road (East)

### Plans showing the sequential development of Bury Road



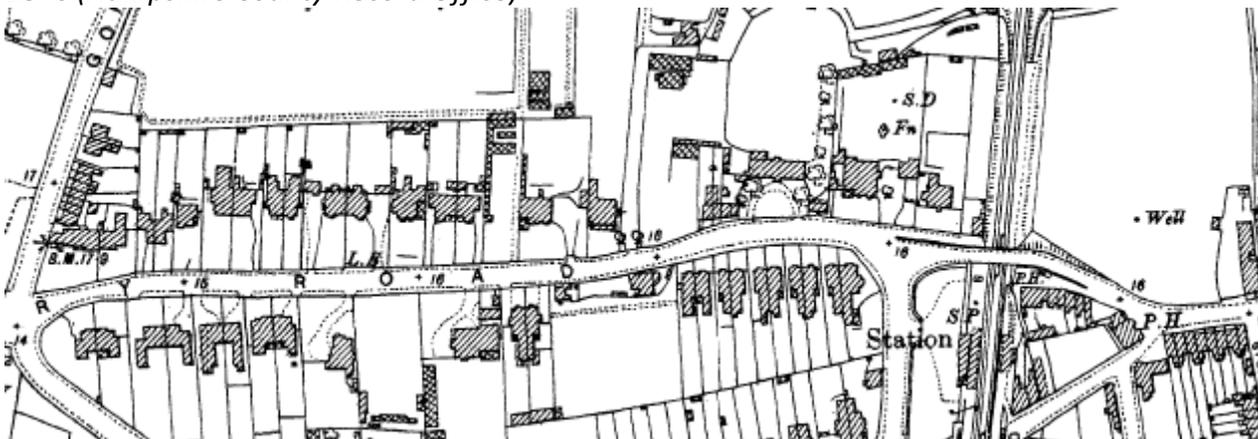
1774 (Public Record Office)



1832 (Hampshire County Record Office)



1840 (Hampshire County Record Office)



1897 (Ordnance Survey)



**KEY**

- Buildings by age:
- Before 1800
- c1800-1850
- c1850-c1880
- c1880-1909
- 1910-1945
- Post 1945 (Post war buildings which contribute to the area's character are outlined in black).
- LB** Listed Building
- ★ Landmark Building
- Open space/gardens which contribute to the area's character.
- Trees/hedges
- ⋯⋯⋯ Clearly defined building alignments.
- Important boundaries to retain/enhance or reestablish.
- Historic Roads
- Areas in need of enhancement.

This area splits into two distinct characters: the northern side with its Regency villas and the southern side with its later 19<sup>th</sup> Century housing. There is a strong building line to both the north and south of Bury Road, reinforced by the presence of many mature trees, hedges and boundary walls, which greatly enhance the part of the Conservation Area and add to its distinct character.



16 Bury Road and its modern 'Coach house'.

Following the construction of Newtown to its east in the first decade of the 19<sup>th</sup> Century, the north side of this section of Bury Road was gradually developed for upmarket villa style housing typical of the Regency era and would have appealed to naval officers. Many of the buildings along the northern side are listed and reflect in their detail a variety of styles popular in the era: including various classical forms and gothic. Most were historically accessed from the rear along a service road that backed onto a large nursery to the north. The properties are neatly divided into regular plots by red brick walls to front and rear: all of which are historically important.



Walls along Bury Road (North side).

The detached villas, and semi-detached residences, are arranged formally in large plots and on a consistent building line set well back behind mature grounds. The trees, hedges, and boundary walls emphasise the enclosed character of this section of Bury Road and the secluded nature of the intended design. The external individuality of design is reflected by a number of equally unique interiors. As with all listed buildings it is the historic fabric in its entirety, both internal and external, that is protected by law.



No 28 Bury Road, glimpsed over its boundary wall.

Opportunities to develop new buildings within the vicinity of these properties are limited. The southern half of the plots should remain dominated by soft landscaping and separated by the boundary walls both from each other and from Bury Road. Some coach houses have been converted and some modest scale development reflecting this coach house style has been successfully added. Tregantle Mews, at the western end, could be enhanced by more robust soft landscaping: particularly along the southern boundary.

There is also limited scope to the rear of the properties due to the importance of retaining the historic grounds to the villas.

Part of the development was cut off when the railway line cut through the area but has subsequently been reintegrated with the removal of the line and bridge west of the site of Nicholson Hall.



Note the mature landscape and succession of Regency buildings viewed Beyond Nicholson Hall.

### **Nicholson Hall**

Nicholson hall was built in memory of Benjamin Nicholson (of Campers and Nicholson fame) who died in 1906, and a committee was established in 1909 to deal with the matter. Mr Nicholson's family had a strong wish that the building should be on a main thoroughfare. The Nicholson Memorial Hall was officially opened on 28 September 1910 by a Mrs A.J. Blake, Mr Nicholson's daughter, and a bronze memorial plaque was added.

It was immediately popular and let for most of the week: in the daytime being occupied by a school and let to different organisations in the evening. The hall was used as a recreation room for soldiers in WW1 and by the scouts from 1919. Although damaged in an air raid in WW2, when the nearby church was destroyed, it was repaired and back in use by 1943.

Nicholson Hall is a notable landmark at the eastern end of Bury Road and a good point from which to begin the Conservation Area: a fitting tribute to Benjamin Nicholson and Gosport's link to this famous yacht designing family. It is built in a distinctly Art-Nouveau style in red brick, mock-timber framing and with a steeply pitched clay tile roof. The corner is accentuated by stepping forward and with a small copper bell tower. The original windows appear to survive on the main elevations and the asymmetrical design is typical of this style of architecture. The shallow sloping buttresses, dormers, and casement windows are notable features. It is believed that the timber interior may have been constructed by Camper and Nicholson workers.

The post war church is of little merit in itself but any future development on this site would need to have regard to retaining the prominence of Nicholson Hall and being set back from the building line of this historic building.

Behind the church is a small garden, known as the Joan Compston Gardens, which are set within the cutting formed by the Railway Line. This railway line had a short existence. It was first opened in 1863 by the Stokes Bay Railway Company, to provide access to a pier on the waterfront, but by 1930 the track was taken up. The red brick walls to either side of the route may relate to the railway line and the cutting is a reminder of this brief but important historic phase. Some notable trees are located within the church grounds.

The Joan Compston Garden was the creation of playgroup helpers and friends who had been using Nicholson Hall since 1965, and in June 1970 it was named and dedicated in memory of Joan Compston, a founding member of the group.

Abingdon House, to its west, stylistically differs from the other Regency properties on the north side of Bury Road, and is the only one to retain an exposed brick façade (all the others being rendered or stuccoed). The flats to its west are set back on the historic building line and the open landscape between these properties and the road provides an important visual link to the older properties to east and west. Its surrounding high red brick boundary wall is a notable feature.



The portico to Abingdon House.

No 10, 12 and 14 Bury Road includes 'Providence Place'. These properties appear on early nineteenth century maps and include parts of a former coach house and a double-fronted property now split into two ownerships. This design of this latter building is more modest than the villas to the west but is of a style seen in the first decade of the 19<sup>th</sup> Century elsewhere in Gosport. Although its appearance has altered over the years, it retains some of its original character and forms an important focal point in this section of the Conservation Area. Its external restoration would be encouraged.



Providence Place.



1930s Thatched Cottage.

To the rear of this property are numbers 2 and 4 Bury Crescent, built in the English Country Cottage style in the 1930s. This was a movement opposed to the more modernist Art-Deco style which adopted a more traditional approach to domestic architecture: including on occasion the use of thatch. Integrating this property into the Conservation Area would recognise the contribution it makes to the setting of Bury Road and the importance of this brief architectural movement which ended with the Second War.



South side Bury Road (eastern end)

At the south end of Gordon Road are two groups of mid-nineteenth century terraced cottages, which provide a contrast to the formality and presence of the larger buildings. These are consistent in their architectural characteristics and are historically associated with the neighbouring Georgian villas, providing homes for workers of the former nurseries (now Walton Road).

The southern side of Bury Road was developed in a short space of time towards the end of the 19<sup>th</sup> Century. The buildings are mostly 3 storeys in height and red brick (with some towards the western end being rendered). Retaining and reintegrating boundary walls and soft landscaping is key to preserving and enhancing the character of the area which has been partially diminished by larger areas of parking in some instances: particularly towards the eastern end.



South side Bury Road

The scale of buildings, the way they are set back from the boundaries, and their landscape all contribute to the area's character. New build would need to reflect the layout and character that dominates this area. Every effort should be made to retain architectural detail.

In the plot of land now occupied by Ash Close and the associated modern flatted development stood two large villas; 'Clopton House' and 'Portland House'. This flatted development does little to enhance the character of the Conservation Area, although its position behind the general building line of the Victorian development is appropriate, and the avenue of trees positively contributes to the areas character.

## 9. Management Proposals

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas. This section outlines enhancement opportunities which can be used to inform development to conserve the special quality of the area.

The Council may consider implementing an Article 4(2) Direction, through which further controls on permitted development rights may be considered appropriate, for single occupancy residential properties in the area not currently Listed. Flats do not have the same permitted development rights and applications to alter such buildings will be assessed on how the proposals preserve or enhance the areas character.

A number of key landscaping works would help to preserve or enhance the areas character. Notable amongst these would be:

- Replacement of more modern brick boundary walls with walls constructed from more sympathetic reclaimed bricks, or bricks matching historic boundaries in tone and texture. It will be important to ensure that new boundary treatment follows and reflects the scale and form of historic boundary treatment within its context. Where railings are proposed these should follow clear evidence that the form and design is appropriate to its setting. In the south side of Bury Road, for example, stretches of railing set into brick plinth walls, or brick walls capped with stone, could work well. When linked with taller brick piers this could help re-establish missing boundary sections whilst retaining a degree of transparency.
- Retention of soft landscaping to front gardens and restoration of areas lost to tarmac. This could include simple measures to add some soft landscaping to boundaries to screen such areas, or new tree planting. New hedgerows and trees could help screen areas and strengthen the traditional character of the streetscene.
- Regency gardens could be enhanced by integrating traditional surface materials for paths, such as Portland or York stone, traditional pavements, or pea-shingle where the evidence supports such materials. Modern brick or concrete pavements should be avoided.
- 'Decluttering' of frontages, both from parking, but also ensuring outbuildings are not located forward of any existing frontage and that such building remain noticeably subservient.
- Retention of the historic plot sizes and layout of buildings, ensuring that new build reflects the historic pattern of development or enhances its immediate setting and the setting of historic buildings.
- Improvements to street columns and street furniture (such as bollards, fences, benches and bus stops) to ensure these are appropriate to the broader setting and settle into the broader landscape without being too visually prominent.
- Restoration of architectural detail and retention of key features such as nature slate or clay tiles, chimneys, and timber windows and doors to historic properties.
- Retention and enhancement of the soft landscaping boundary treatment to the Gosport War Memorial Hospital to further limit the visual impact of the car park to the south of the building.

## 10. Planning Policy Framework

The Gosport Borough Local Plan (Adopted October 2015) sets out the policy position for sites in the local authority area. Key Local Plan Policies particularly relevant to this site include Policies LP12 and LP13. LP12 sets out the need for proposals within a Conservation Area or its setting to have particular regard to the features of historic interest and Policy LP13 highlights the importance of sensitivity towards locally listed non-designated heritage assets. Design and Parking SPD: The Council adopted a Supplementary Planning Documents with regard to Urban Design and Parking Standards in February 2014. These important documents will be material considerations in determining the suitability of new development within the area and can be accessed through the following link: <https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/local-development-framework/supplementary-planning-documents/>.

Planning controls are more restrictive within Conservation Areas and it may be necessary to apply for planning permission for some works that would normally be considered 'permitted development'. This includes:

- the size of some extensions and garden buildings;
- additions and alterations to roofs, including dormers;
- cladding the outside of buildings;
- satellite dishes in prominent positions;
- demolition of a building with a volume of more than 115 cubic metres;
- demolition of gates, fence, wall or railing over 1 metre high next to a highway (including a public footpath or bridleway) or public open space; or over 2 metres high elsewhere.

Works to trees in Conservation Areas, where trees are not already covered by a Tree Preservation Order, also require consent from the Planning Section.

Planning applications for sites within Conservation Areas are required to be supported by a 'Heritage Statement' to demonstrate that the significance of heritage assets and/or their setting affected by a development, and of the impacts of that development upon them, have been taken into account when development is brought forward. Further details can be found on the Council's website: <https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/applying-for-planning-permission/>

## **11. Further Information or Advice**

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

- Listed Buildings
- Conservation Areas
- Buildings of Local Interest (The Local List)
- Conservation Planning Policy

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

Applicants are encouraged to discuss any proposals at an early stage, prior to the submission of an application. Gosport Borough Council welcomes and encourages discussion before a householder, developer or landowner decides to submit a planning application. Details of the Council's pre-application advice service can be found here: <https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/pre-application-advice/>

### **Acknowledgments**

**With thanks to local historians Philip Eley and Malcolm Stevens for providing important historic information integrated within this appraisal.**

## Appendix

### The History of Bury House and some of its notable residents

(With thanks to Malcolm Stevens for providing this information).

- The house was built c.1720 and the first occupant is noted as John Hatch, a 'merchant' and notorious smuggler.
- Captain Peter Solgard, naval officer, and given the Freedom of New York for his success against pirates, owned it between c1733 and 1739;
- His cousin, Samuel Marshall, also a naval officer subsequently owned it and died at the house in 1768). Whilst in his ownership it was often rented out.
- In c1755 to 1757 it was inhabited by Major General Peregrine Hopson, former Governor of Nova Scotia.
- Samuel Marshall's son, also Samuel, was born in the house in 1740 and inherited it in 1768. He was a distinguished naval officer having fought at the Battle of the Saintes in 1782, and later knighted by George III.
- It was purchased in 1791 by Thomas Atkinson, a Naval Agent for prize money; on his death in 1795 the house was leased for the next 24 years.
- From 1814 until 1819 it was used as an asylum, run by a Charles Finch and his wife "*fitted up in superior style, at a great expense for the reception of patients of the first respectability afflicted with Mental Derangement*".
- Thomas Atkinson (junior) next lived in the house and eventually sold it in 1837. Captain John Clavell, a Trafalgar veteran who served with Collingwood on the Royal Sovereign, he lived at the house from c1825 to 1827.
- In the 1830s a Captain Philip Henry Bridges was in residence.
- In 1840 Thomas South and his daughter, Mary Anne, lived in the House and were noted for their interest in alchemy and spiritualism.
- Henry Duncan Preston Cunningham, an inventor of naval and military equipment, which earned him international fame, died at the house in 1875.
- Benjamin Marlow, an army surgeon, veteran of the Crimean War (later Inspector General of Hospitals), lived in the house from 1891 to 1893.
- Arthur Peel, Lieutenant Colonel of the 7<sup>th</sup> Hussars, was in residence from 1908 to 1911.
- Admiral Sir Cecil P Talbot DSO with bar, lived at Bury House c1934 to 1936 when he was Flag officer Submarines based at Fort Blockhouse. He served on submarines in World War One.
- It ceased being a family home in 1936 and was used to house bombed out families in World War Two and the building was saved from demolition thanks to the War Memorial Hospital, who purchased it for use as a nurses' hostel.
- In March 1957 Bury House and its remaining grounds was purchased by the Trustees of the Gosport Community Association with whom it remains to this day.

Gosport Borough Council is committed to equal opportunities for all.

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