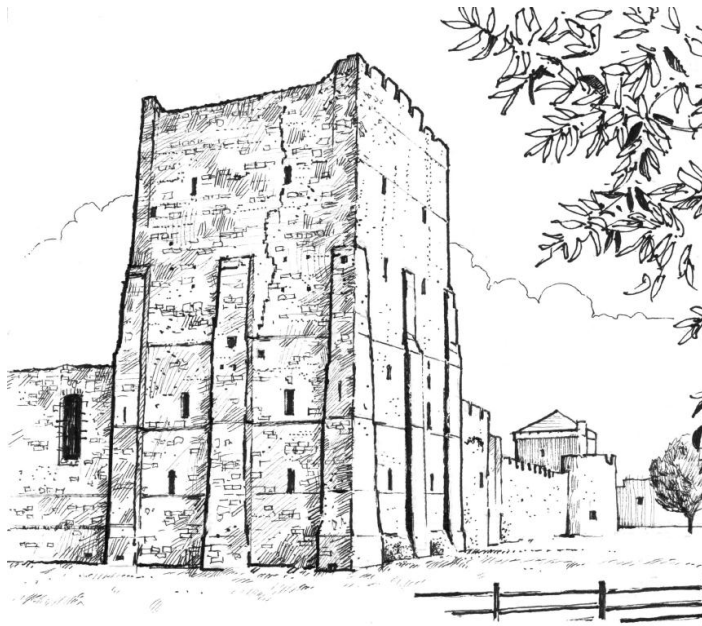


FAREHAM

BOROUGH COUNCIL

Conservation Area Appraisal And Management Strategy



Portchester (Castle Street)

Consultation Draft
(September 2013)

INTRODUCTION	2
CHARACTER APPRAISAL	3
Location.....	3
Historic Development	4
Landscape, Setting and Views	7
Landscape Assessment	9
Historic Landscape Character Assessment.....	10
Archaeological Significance	10
Character Areas	11
Buildings of Architectural and Historic Interest	19
Buildings Of Townscape Interest.....	19
Architecture & Building Materials.....	19
Trees and Planting	21
Key Features to conserve and enhance	23
MANAGEMENT STRATEGY	27
Conservation Area Management.....	27
The Management of Development	27
Article 4 Direction	28
Monitoring	29
Listed Buildings at Risk	29
Boundary Review	29
Additions to the Local List	29
Opportunities for Enhancement.....	30
Resources	30
Contacts:	31

INTRODUCTION

1.1 Fareham Borough Council has designated 13 conservation areas that are considered to be of special architectural or historic interest. They have been selected because each one has a character or appearance which it is desirable to preserve or enhance.

1.2 The character appraisal:

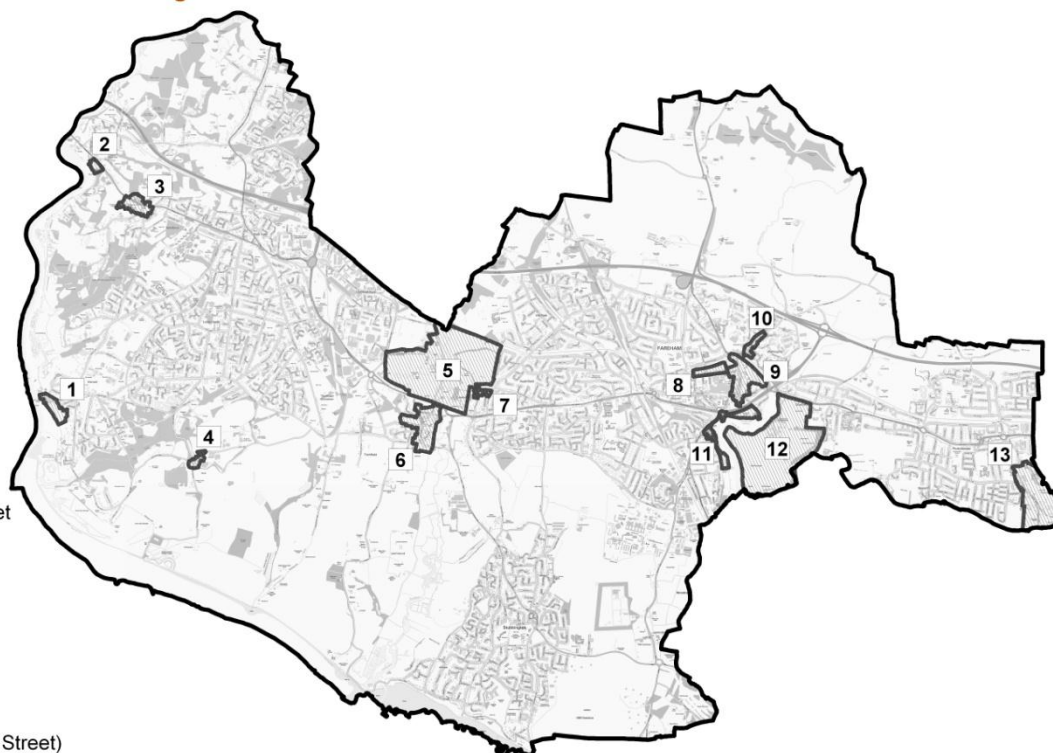
- identifies the special character that justifies conservation area status, and
- provides evidence to inform decision making affecting the character or appearance of a conservation area.

1.3 The management strategy:

- sets out how the Council aims to preserve or enhance the character and appearance of the conservation area;
- identifies the procedures currently in place to manage change and proposes additional measures where considered appropriate; and
- identifies potential for enhancement.

Conservation Areas in the Borough of Fareham

- 1 Warsash
- 2 Swanwick Shore
- 3 Sarisbury Green
- 4 Hook
- 5 Titchfield Abbey
- 6 Titchfield
- 7 Catisfield
- 8 Osborn Road
- 9 Fareham High Street
- 10 Wallington
- 11 Town Quay
- 12 Cams Hall
- 13 Portchester (Castle Street)

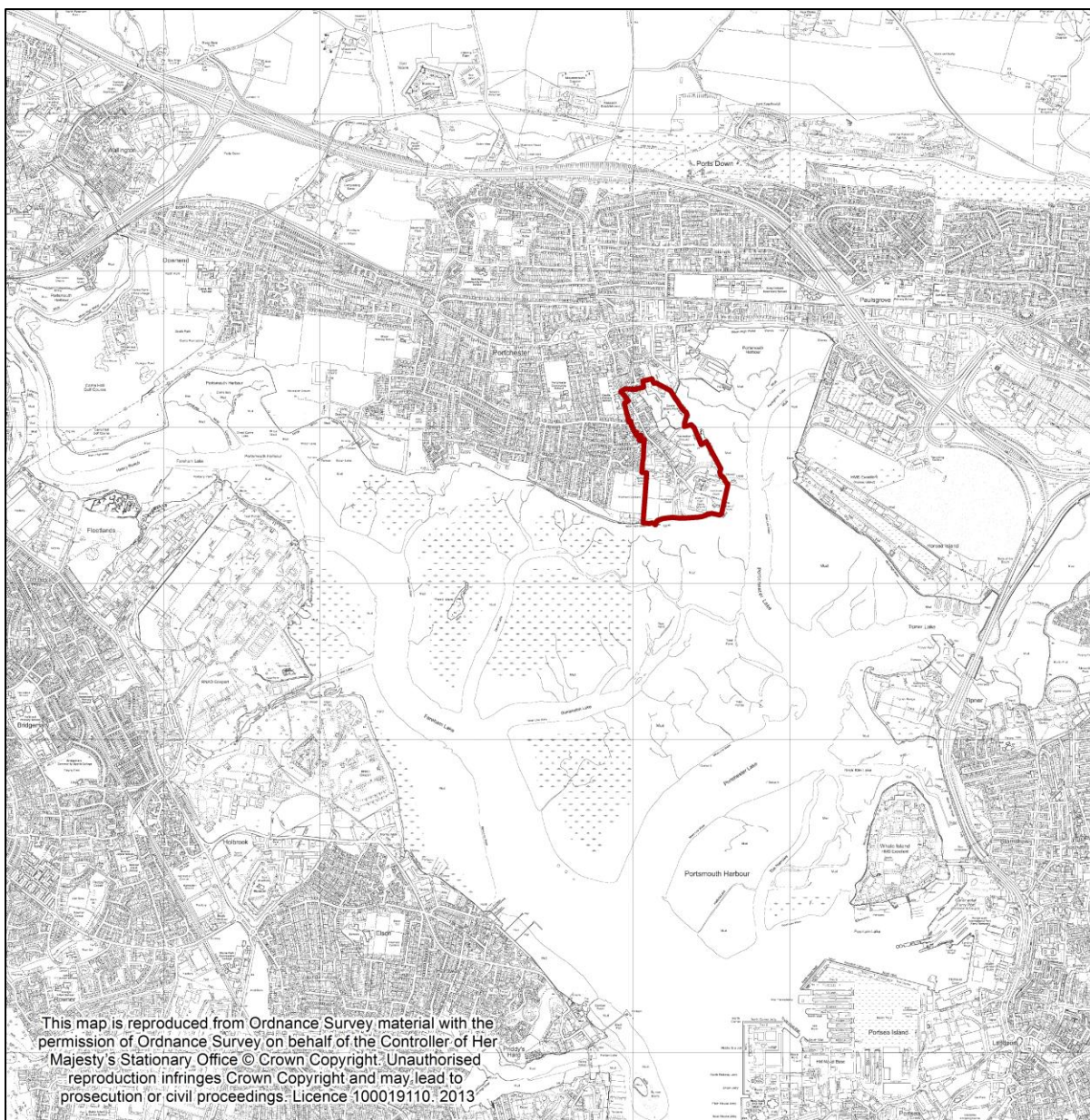


© Crown Copyright. All rights reserved. Licence 100019110. 2010

CHARACTER APPRAISAL

2 LOCATION

- 2.1 Portchester (Castle Street) Conservation Area was designated in 1969 to protect the character and appearance of the village of Portchester including Portchester Castle. Its boundary was extended in 1975 to include an area north of White Hart Lane. Portchester village lies between Fareham and Portsmouth on the flat coastal plain south of Portsdown Hill. The village occupies a promontory of land at the head of Portsmouth Harbour; the castle, which originates from the 3rd century AD, is situated beside the shore at the end of the promontory.
- 2.2 Nikolaus Pevsner & David Lloyd, in the celebrated Hampshire and Isle of Wight Volume of 'Buildings of England', described Castle Street and Portchester Village as 'astonishing in its preservation'.

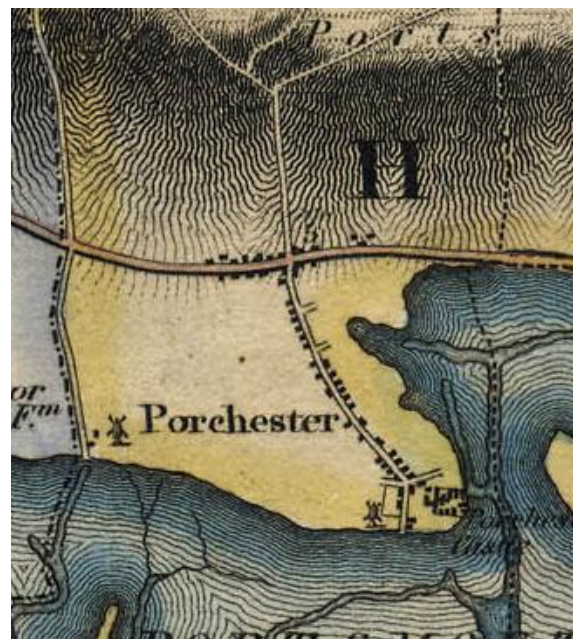


3 HISTORIC DEVELOPMENT

- 3.1 Although flints have been recovered from around the coast in the Portchester area, there is no evidence of permanent prehistoric settlement on the site of the present village.
- 3.2 The Romans first occupied the peninsula with the construction of a fort in the late 3rd century by the Emperor Carausius. The castle was one of a chain of forts known as the Saxon Shore Forts which were built along the south and east coasts of Britain and also the north coast of Europe most likely as a response to the threat of Saxon invasion. The castle is thought to be one referred to in the Roman governmental document the 'Notitia Dignitatum' as 'Portus Adurnis'. The Roman walls survive as the outer bailey of the medieval castle, although thinned by the re-use of materials for later additions. The castle is one of the best preserved Roman fortifications in Europe, a Grade I listed building and a scheduled monument. There is evidence of high status intensive occupation of the castle throughout the Saxon period including that of a large aisled hall and courtyard. The castle was acquired by King Edward the Elder in 804. It became a fortified burgh and is listed in the 'Burghal Hidage', a Saxon document recording the fortified defences of Wessex. It is also mentioned in the Anglo Saxon Chronicle.
- 3.3 Portchester continued to be of importance into the medieval period. The Domesday Survey records two Manors, one held by the King and the second by William Mauduit. The total population was 20 and there is reference to a fishery and a mill but no mention of the castle. Mills were located to the north and west of the Castle. By 1100 Mauduit had built an inner bailey within the castle walls and a 2 storey keep had been added by the time the castle reverted to the crown in 1120. In 1130 the castle was acquired by William Pont de L'Arche and work progressed with the curtain wall of the bailey and doubling of the height of the keep. An Augustinian priory was founded within the castle walls although this soon moved to Southwick. The Church of St Mary, a Grade I listed building, remains as the Parish Church.



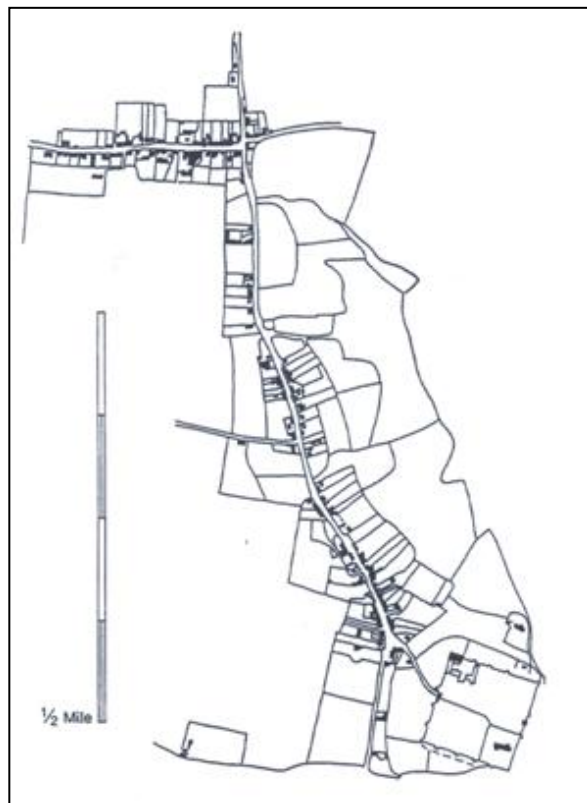
Portchester in the early C20



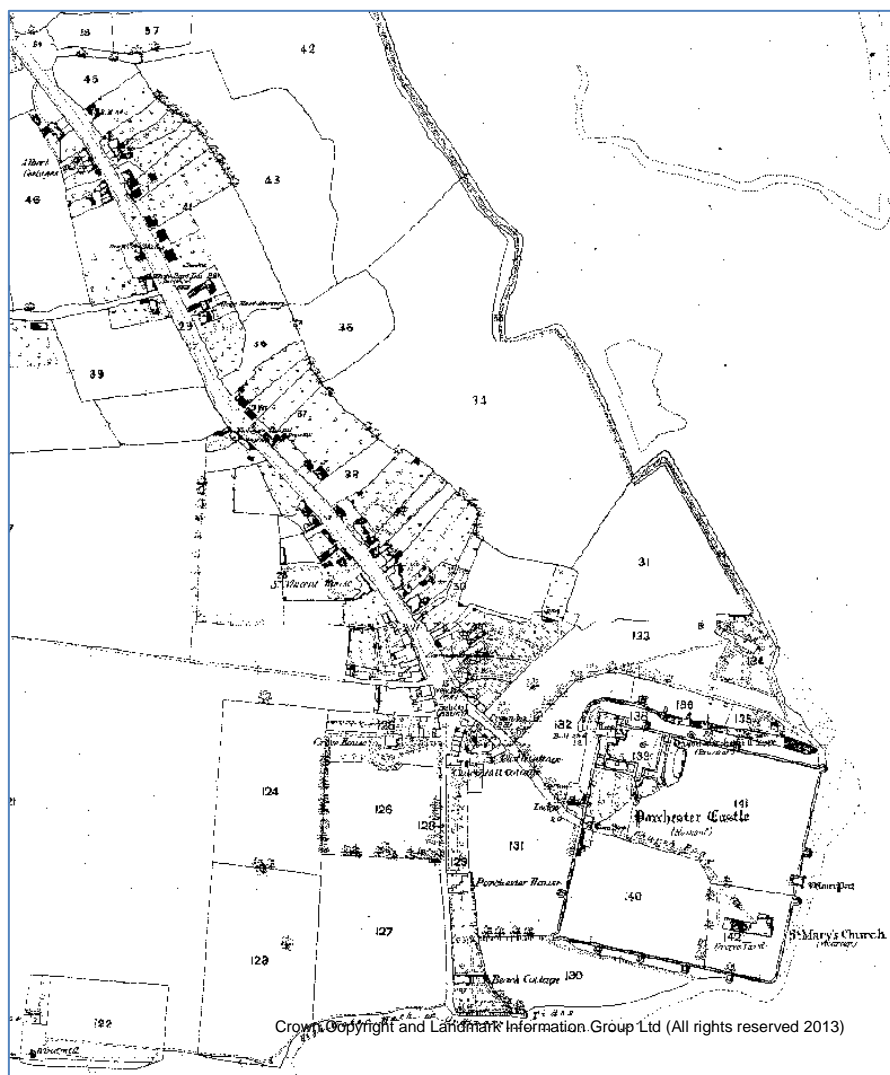
Greenwood's map 1826

3.4 The castle had reverted to the crown by 1158 and domestic buildings were added to the inner walls of the bailey. It declined in importance in the C13 before construction of a royal palace in the inner bailey between 1320 and 1326. The start of the 100 years war in 1337 resulted in further improvements to the fortifications including Asheton's Tower and extensions to the outer earthworks. At the close of the war in the late C14 the palace buildings were rebuilt as a royal residence by Richard II. Henry V departed to Agincourt from Portchester in 1415 after which followed another period of decline.

3.5 In the early C17 Thomas Cornwallis made further domestic alterations to the castle and it was finally sold in 1632 by Charles I to a local landowner William Uvedale. From the Dutch Wars in 1665 onwards until the end of the Napoleonic Wars in 1815 it was repeatedly used as a prison, after this it was used occasionally as a hospital, a prison for deserters and a store before closing in 1819.



Portchester mid C19



Ordnance Survey 1868



- 3.7 The village of Portchester started to develop and thrive outside the castle gates in the C12. In 1230 the manor was split between the Bishop of Winchester and the King and this was reflected in a survey of the manors undertaken in 1405. The document, which listed all the village tenements and the strips of the three open fields to the west, gives a detailed insight into the village in the early C15. The roads mentioned in the document have persisted until the present day. Castle Street (formerly South Street), West Street, East Street and White Hart Lane were all present at the time of the survey. The village was granted a Saturday market, probably held at its southern end, and a three day fair in 1294 but despite this it never achieved borough status, probably due to the success of neighbouring Portsmouth and possibly the influence of Titchfield Abbey.
- 3.8 The plan of the village is straightforward with Castle Street, leading south to the castle, forming the principal street of the village. It links the old the south coast route, now the A27, to the castle. White Hart Lane leads to the west from a point mid way along Castle Street and probably gave access to the open fields. The railway arrived in 1848.
- 3.9 As can be seen from the Ordnance Survey maps of the late C19 and early C20 other than enclosure in the early C18 the open land around the settlement changed very little until the inter war period. At this time widespread housing development took place to the north and east of the village.
- 3.10 The following series of map extracts show the change in the settlement over the last two centuries. The village of Portchester grew slowly until its surroundings underwent a period of rapid change beginning in the interwar period. Within the conservation area the characteristic plot arrangement of street frontages with large open gardens primarily to the rear of the street frontage is retained. The open land around the castle and to its east and west has also survived and is of great importance both to the setting of the castle and the character of the conservation area.

4 LANDSCAPE, SETTING AND VIEWS

- 4.1 The wider setting of the village and the castle comprises Portsmouth Harbour, the low-lying coastal land and the long high ridge of Portsdown Hill to the north. The exposed location of the castle makes it a prominent landmark. The historic significance of the building as a scheduled monument and a grade I listed building in the wider historic context of the harbour is extremely important. The castle and the village can be appreciated in this wider setting from many viewpoints. These include the ridge of Portsdown Hill, the M27 and the M275, which skirts the harbour to the east. It is visible across the water from the south and also from North Harbour, the A27 and Port Solent. The views of the peninsula across the water from Port Solent, with the castle keep and church tower silhouetted against the sky at its southern tip, remain remarkably unspoilt.



- 4.2 Portsmouth Harbour is a Site of Special Scientific Interest, a Ramsar site and Special Protection Area due to its importance for nature conservation. There are also views of the castle keep from the west, notably from Wicor Path and Merton Crescent, the cemetery and the allotments. Within the conservation area boundary there are important views from the lower end of Castle Street, Wicor Path and the Open Space to the East.



Portchester from Portsdown Hill

4.3 The importance of open land, trees and planting around the castle and the village is particularly evident in long distance views, especially from Portsdown Hill. The small scale of the housing built in Portchester leaves the castle as the dominant building on the peninsula. The relationship between the castle and the surrounding open land and buildings is very important to its character and setting. The castle retains its prominence at the north end of the harbour providing a powerful reminder of its past and preserving its integrity as a historic survival of great importance.



4.4 The large shipbuilding sheds at Vosper Thornycroft impact on the setting of the castle in certain views and indicates the visual damage that can occur. This is the only building that competes with the scale of the castle and harms its wider setting. It serves as a reminder that the wider setting of the castle is fragile and inappropriate new development could cause great harm to its wider setting and associated views.

5 LANDSCAPE ASSESSMENT

5.1 Fareham Borough Council Landscape Assessment was undertaken in 1996. The study provides an appraisal of the landscape resources of the borough and is used to inform planning decisions. It defines Portchester (Castle Street) Conservation Area as within Portchester Village Character Area which includes the historic core of the village centred on the castle and extends up Castle Street, the area is described as predominantly residential and its essential characteristics are identified as;

- a coherent grouping of mainly C18 houses with a tight frontage to Castle Street which together form a delightful, traditional village streetscape of high visual and urban quality (a Conservation Area);
- the small-scale and intimate character of the streetscape and the varied but harmonious rooflines and building heights;
- the dominance of Portchester Castle with its impressive keep and stone walls and its attractive coastal setting;
- important areas of open space east of Castle Street and surrounding the Castle which are vital to its setting and provide a valuable recreational resource in their own right.

5.2 Conservation is identified as an enhancement priority for the area with the environmental effect of increased visitor traffic to the castle and car parking seen as key issues. Maintenance and protection of the exceptional quality of the village and the setting of the castle and the management of the coastal greenspace to maintain the setting of the castle are defined as priorities.

5.3 Hampshire County Council's Integrated Landscape Assessment (2010) compliments the existing borough landscape assessment. The Portchester (Castle Street) Conservation Area falls within the 'Gosport and Fareham Coastal Plain Character Area' and its landscape types are defined as 'open coastal plain' and 'settlement'.

6 HISTORIC LANDSCAPE CHARACTER ASSESSMENT

- 6.1 The Historic Landscape Assessment (HLA) is a countywide study undertaken by Hampshire County Council to identify and understand the historic development of today's landscape; it has identified over 80 Historic Landscape types. The landscape types that have been identified for the land included within Portchester (Castle Street) Conservation Area are old settlement, recent settlement, small parliamentary enclosure, defence and coastal.

7 ARCHAEOLOGICAL SIGNIFICANCE

- 7.1 The archaeological record for Hampshire is maintained by Hampshire County Council in its Archaeology and Historic Buildings Record (AHBR). Areas of national importance and known archaeological interest are identified in the Geographic Information System alert layer of archaeological sites. The areas of Portchester Conservation Area that are of archaeological interest are shown on the map on page 25. The archaeological significance and potential of Portchester was also assessed in more detail in the Extensive Urban Survey of Hampshire's Historic Towns, produced by Hampshire County Council and English Heritage (1999). The castle is a Scheduled Monument.

- 7.2 The churchyard of St Mary's Church within the castle grounds is an area of national importance and has equivalent status to a scheduled monument. Areas of known archaeological interest include most of the property plots both sides of Castle Street, Hospital Lane and the open land to the east of the castle. This includes the former salterns (an area of land used to manufacture salt by evaporation of seawater) east of Castle Street and the possible site of the mill and maybe wharves immediately to the east of the castle. The southern end of Castle Street, particularly the eastern side, is the most likely area to provide evidence of the earliest phases of development, any Romano British settlement and evidence of trades and occupations.



8 CHARACTER AREAS

8.1 For the purpose of appraisal the conservation area has been considered as a number of areas that differ in character. The nature and inter relationship of these areas combines to form its character and appearance. Four areas have been identified for the purpose of the appraisals which are highlighted on the map on page 26. The character assessment is not a detailed audit of historic buildings, most of which are statutorily listed, but a broader assessment of character and appearance. Where individual buildings or features make a particular contribution they are mentioned in the text, but that should not be taken to imply that other buildings and features are not also of importance. The contribution made by architectural detail, trees and planting is vital and dealt with in separate sections.



8.2 The character areas are;

- A. Castle Street and its rear garden land
- B. The open land surrounding the settlement
- C. The immediate setting of the castle
- D. Inside the castle walls

Castle Street and its Rear Garden Land

8.3 This area includes Castle Street, its buildings and associated rear gardens. Overall, the historic alignment has remained unchanged. The historic pattern of development is still strongly evident. The older buildings generally face onto the street to form an urban frontage behind which is a related pattern of often deep open gardens which vary in size. Older buildings generally sit close to the pavement edge; some abut directly and others are set back producing subtle variation in the building line; low walls and railings maintain the continuity of the street forming small front gardens. This historic pattern is fundamental to the character of the street and differs materially from the more formal regimented arrangement of surrounding post war suburban development. Variety has evolved in the individual buildings with constant and often subtle variation in height, scale and architectural detail. This gives the street unique character. The height and scale of the buildings fluctuates but with few exceptions remains two storey. This limited variation



provides continuity to the street frontage.

- 8.4 The majority of historic buildings possess characteristic steeply pitched tiled roofs. The overall height is reduced by the modest depth of the buildings. Later rear additions are mainly in the form of smaller rear wings, separately roofed from the principal buildings. Despite notable variation in building form the collective use of traditional materials and detailing serves to unify the street.
- 8.5 Boundary walls and railings, particularly at the back of the pavement, are an important characteristic and where there are gaps in the built frontage, their presence provides important continuity. Pressure for off street parking has resulted in loss of front boundary enclosures and front gardens which is harmful to character.
- 8.6 The existing cast iron street columns are appropriate, contribute to the character of the street and should be retained
- 8.7 At its northern end the conservation area boundary follows Cow Lane. The frontage of the Castle Primary School site is excluded. On the opposite side of the street is an early C20 terrace with an open frontage.
- 8.8 Beyond the school the boundary follows the rear garden boundaries of the older buildings on the western frontage, a number of which are listed. These older properties are sited closer to the pavement which narrows the street and are important to character. No's 96, 98 and 73 rise to three storeys and with number 100, also listed, are prominent in views from both directions. No 77 abuts the pavement edge, others are set behind small enclosed front gardens, a recurring characteristic of the street. Walls, fences and railings are more or less continuous, exceptions being the deeper frontages of later infill between 102 and 112 which follow a more modern suburban arrangement behind a grass verge.
- 8.9 Despite some intrusion by later infill the character and appearance of the northern part of the conservation area is still strongly influenced by the siting, scale, architectural character and traditional materials of the groups of historic buildings.



8.10 The deep rear gardens north of White Hart Lane largely retain their late C19 arrangement. The survival of this pattern is important to the character of this part of the conservation area. To the east they abut the countryside boundary and are open to view from the public right of way.

8.11 Approaching White Hart Lane junction historic character has been eroded. This part of the street is characterised by the layout of modern development and the wide junction of White Hart Lane, with its visibility splays. The modern former White Hart Public House, now converted for use as a convenience store, is set back behind a large and unattractive area of hard surfacing. Modern bungalows and a row of modern semi-detached houses set behind front gardens occupy the east side of the road although walls retain a degree of enclosure to the street. The modern development at Portchester Gate marks a return to the more traditional street pattern; it retains a flint wall on the frontage that is of importance to character.

8.12 South of White Hart Lane the road and pavements narrow creating a more enclosed feel to the street. Initially, with the exception of the C18 century cottage at 118 (Hythe Cottage), the street is a mix of late C19 century and early C20 character with terraces on both sides of the road. These are set behind small front gardens and on the west side enclosed with distinctive brick walls and railings. For some distance the street is a mix of scattered older properties and later modern infill.

8.13 A distinct eastward curve makes the group of listed buildings 129 to 135, which occupy the outside of the bend, prominent in views. No 129, formerly used as a Wesleyan Chapel, is a distinctive building with a clay pan tiled roof, an unusual material in the conservation area.

8.14 The predominantly C18 character of the street becomes very strong south of the listed thatched cottage at No.158 and the wide pathway which forms an entrance to the open space. The majority of the buildings are listed and there is very limited intrusion from modern infill. The street curves gently and slowly widens towards a small green at its southern end. Leaving the Castle Shore recreation ground by the wide



avenue provides fine views of the listed buildings at 153 and 157. The presence of overhead cabling has a negative impact both on the character and appearance of the conservation area and the setting of the listed buildings.



8.15 On the west side the houses become more infrequent, often with side gardens that flank the street. A number of important historic walls and outbuildings abut the pavement and these give important continuity to the frontage. The fairly informal and often spacious arrangement that characterises this side of the street is unique and potentially fragile.

8.16 The eastern frontage is more built up with the houses forming a more or less continuous frontage. The buildings either abut the pavement edge or are set behind small front gardens separated from the street by walls, railings and gates.

8.17 There is variety in the eaves, ridge heights, scale and architectural detail of individual buildings and this contributes strongly to character throughout.

8.18 Castle Street widens at its southern end, forming a more formal triangular space enclosed on all sides with a mixture of houses and walls, it possesses a special character that has changed little since the C19. An important tree, the Jubilee oak planted in 1935, sits at its centre on a small green. From the green Hospital Lane leads south to the shore and Wicor Path to the west. The latter, public right of way 111, is a narrow historic path through the frontage and rear gardens linking the conservation area with the modern suburban development to the west. It is flanked by old outbuildings, walls and planting which are important to its character.



8.19 Castle Street narrows considerably as it leaves the green between no's 209 and 214. These buildings terminate the view south along Castle Street and frame views through to the Castle.



8.20 The older pattern of plots south of White Hart Lane largely survives with the frontage buildings often having long open rear gardens. Those of the nineteenth century terraces are typically narrow. Their open character provides an important contrast to the built frontage. They are also important to the setting of the listed buildings, in defining the older settlement and to a large extent the wider setting of the castle. Buildings in rear gardens are limited to smaller scale garden outbuildings and garages. Very limited backland infilling with individual houses has occurred in the past prior to the designation of the conservation area and this has caused some limited disruption to the historic development pattern. Further subdivision and development would be extremely harmful to the special character of the conservation area and the setting of listed buildings, including the castle.



8.21 The rear garden land on the eastern side of Castle Street abuts the open space boundary, separated by a hedge and trees. This area of land increases in width southwards where it includes a large area of allotments. Its open character, combined with that of the adjacent open space, is of vital importance to the wider setting of the conservation area and to the setting of the castle. It becomes prominent foreground in views of the castle and critical to its setting. Significant trees and a drop in ground level limits the impact of two backland plots adjacent to the outer earthworks of the castle, 212 and 210 Castle Street, which are at odds with the historic pattern of the village. The character and importance of the garden land in this area, including the adjacent allotments, is reflected in the designation of a large part of it as countryside in the Fareham Borough Local Plan Part 1 (Core Strategy) where development is strictly controlled.



8.22 The Land to the west of Castle Street forms an important buffer separating the historic village from later modern housing. It comprises the rear gardens of frontage buildings and former open field, now also garden land; it defines the older village and provides space around the older settlement. It contains significant trees. The arrangement of gardens on this side of the street is less formal reflecting the street frontage but



the historic boundaries persist and the land is glimpsed through the gaps between buildings. The area increases in width significantly southwards. Further backland development would be harmful to the character of the conservation area.

The Open Space Surrounding the Settlement

8.23 The conservation area contains large areas of open land that are of great importance to the setting of the village and the castle. These areas are designated as countryside in the Fareham Borough Local Plan and are outside the urban area. Further development on this open land would harm the character of the conservation area and the setting of the castle.



8.24 On the eastern side of the settlement a large area of coastal open space lies between the rear garden boundaries of Castle Street and the shore. The open character of this land is vital to the both the setting of the historic village and the Castle. There are important and impressive views of the castle and its keep from throughout this area. The views are marred by the presence of overhead cables and the unfortunate sheet piling that forms a hard and unnatural edge to the shore.



8.25 At its northern end, beyond the entrance to the open space from Castle Street, the character of the open land changes to become small enclosed fields close to the settlement and semi-open scrubland beside the shore.

8.26 As described in the section 'Wider Setting' all this open land is very important in distant views of the settlement, from the water and from Portsdown Hill where it can be seen in the foreground of the castle and the historic settlement. There are a number of public footpaths which cross the open space which are marked on the map on page 26.



8.27 To the north significant and important planting shields the open space from the impact of industrial development and the houses of The Keep.

8.28 To the west of the castle Hospital Lane marks the start of a large area of open land that is rural in character, with hedgerows and other planting.

This land is important in defining the older settlement and contributes to the wider setting of the castle.

- 8.29 Hospital Lane has retained a rural character due to its narrow width, lack of kerbs, formal paving and limited development. The few older houses along its length are sited end on to the road and their long gardens flank the lane. Informal brick walls and hedges add to the rural character. Further infilling would harm its established character and the setting of the listed buildings. There are important trees along its length which also contribute to its character.



The Immediate Setting of the Castle

- 8.30 This area comprises the open land and shoreline that closely surrounds the castle and provides its immediate setting. The area is dominated by the walls and bastions of the castle. It possesses significant architectural and historic interest as it comprises the earthworks outside the curtain wall that were part of the castle defences. These are part of the Scheduled Monument and maintaining their survival and integrity is important.



- 8.31 Castle Street passes through a narrow gap between buildings on the approach to the castle. The northern built frontage stops at the outer earthwork, allowing key views of the castle and its immediate setting. The western frontage, a terrace of historic buildings, continues as far as Waterside Lane. There are picturesque views of these buildings across the open land. Waterside Lane provides access to the shore, sailing club and the slipway close to the castle.

- 8.32 To the north and west the area is maintained as open grassland. There are important trees and planting screening the houses in Hospital Lane and providing a setting for the castle and important relief from the modern backland houses to the rear of the Castle Street frontage.

- 8.33 To the south and east the shoreline lies immediately adjacent to the castle walls, particularly on its eastern side. The informal loose surfacing of footpaths in this area which are free of edging contributes to the castle's setting.



8.34 To the north the setting of the castle and its outer earthworks has been harmed by the extensive car park, a large expanse of hard surfacing with a black top finish and prominent markings. The definition of Waterside Lane is poor where it passes beside the car park and the two visually merge forming an extensive hard surfaced area. Picnic benches placed on top of the outer earthwork are an insensitive and inappropriate addition to this historic feature.



8.35 The small car park on the west side of Castle Street, close to the Land Gate, has no boundary screening and degrades the setting of the castle in views to the north. Introduction of appropriate low level planting to soften its impact would represent an improvement.

8.36 The use of simple timber fencing, field gates, timber for the footbridge and timber trip rails around the castle retains an informal rural character that should be continued.

8.37 Portchester Sailing Club occupies land immediately to the east of the castle. The club has occupied the site since 1928 and its waterside activities contribute to the character of the conservation area. The clay tiled clubhouse is low lying, small in scale and generally quite well screened, which makes it recessive in views of the castle. The sailing club activities and stored boats are screened by important planting and trees.



Inside the Castle Walls

8.38 This area confined by the castle walls is of very considerable archaeological, architectural and historic interest. The vast interior space, defined by the former walls of the Roman Fort, is a unique and important asset. The space is dominated by the castle keep, inner bailey and the Church of St Mary, which sits in its churchyard surrounded by flint walls. There are some important yew trees in the churchyard that contribute to the setting of the church.

8.39 There are wide unspoilt views of the castle keep, walls and gates and the church in the setting of its churchyard from all parts of the interior space. Retaining its open character is of vital importance to the setting of the castle and the church. The sensitive placement and choice of



street furniture and signage is important to avoid clutter and visual harm.

- 8.40 Church Road leads from the Land Gate past the church to the Water Gate. Its informal edging and the absence of kerbs is important in retaining the informality of the interior space of the castle. Its current patched black top surface could be improved, possibly with a more natural looking resin bonded aggregate finish.



9 BUILDINGS OF ARCHITECTURAL AND HISTORIC INTEREST

- 9.1 There are 51 entries in the Statutory List of Buildings of Special Architectural or Historic Interest within the boundary of Portchester (Castle Street) Conservation Area. Portchester Castle and the church of St Mary are listed grade 1 (of exceptional historic interest), the remainder are grade II. The castle is also a scheduled monument and the scheduling area extends to include its outer earthworks. In addition to these designated heritage assets there are also five buildings included on the Council's Local List of Buildings of Special Architectural or Historic Interest. All these designations, including the extent of the scheduled monument, are shown on the map on page 25.



10 BUILDINGS OF TOWNSCAPE INTEREST

- 10.1 A number of buildings in the conservation area although not statutorily or locally listed make an important contribution to the character of the street. These are;

- The Cormorant Public House
- 214 & 206 Castle Street
- 114-16, 120-138 Castle Street
- 99-115, 121-127 Castle Street.



11 ARCHITECTURE & BUILDING MATERIALS

- 11.1 The architecture of Castle Street is a mix of buildings and styles, some displaying formal classical detail and others with a simpler vernacular character. The character of the street is predominantly eighteenth century but older buildings survive, a number of which are timber framed. Some buildings are a mix of periods and styles. The continued use of traditional

techniques and natural building materials is important in preserving the character of the conservation area and retaining local distinctiveness.

11.2 In an area lacking in local building stone the use of brick predominates; there is also some use of flint. Obvious exceptions are the medieval castle and the Church of St Mary, which as high status buildings enabled the use of stone in construction and detailing.



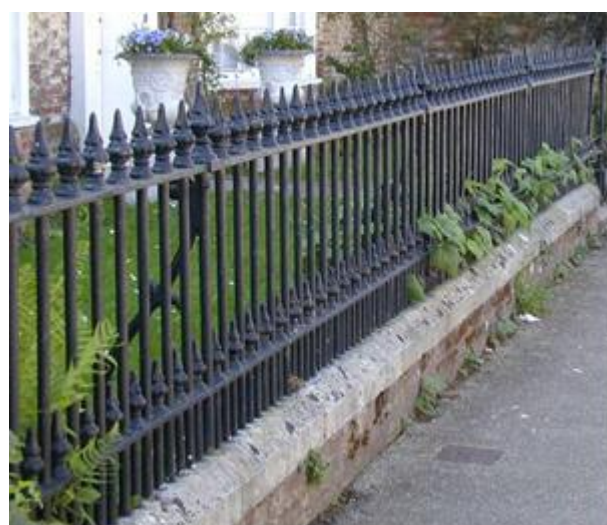
11.3 Local Fareham red brick, characteristic of Hampshire, can be seen on the majority of buildings and walls in the conservation area, laid in a variety of bonds. Red brick was often used in combination with vitrified blue/ grey headers, particularly on street elevations. Stucco became fashionable as a finish in the early C19 and some frontages are rendered. A red clay roofing tile was also locally produced and this distinctive material is predominant on the steep roof pitches throughout the conservation area. The continued use of these materials is of great importance in retaining character. In the late 19th century slate became more easily available and has also been used on a number of buildings and outbuildings.



11.4 Red brick and some flint was used in the construction of the many brick walls in the conservation area, notably those that flank the street. There are numerous examples of gates and railings, often set on low plinth walls. The continued maintenance and survival of traditional walls and railings is of great importance to the character of this historic street.

11.5 There are many chimneys throughout the conservation area which contribute to character. These frequently have traditional Fareham chimney pots with characteristic white slip banding around their tops.

11.6 The grander buildings have formal classical detailing including parapets, Georgian door cases, fanlights and vertical sliding sash windows; some were re-fronted in the Georgian period. Other buildings retain simple vernacular detailing, traditionally detailed casement windows and plank doors.



11.7 Numerous architectural features in the conservation area contribute to its character.

Typically gauged brickwork, dentil courses, brick arches, porches, parapets and bay windows abound. It is essential that such important details are retained. The use of natural materials and simple detailing for the kerbs, drainage channels and pavements, as part of a recent environmental improvement scheme, respects the character of the street. The use of natural surfacing materials, kerbs and paving is important to character. The cast iron lamp columns are important to the street both in terms of their scale and appropriate design.



11.8 The majority of buildings in the conservation area have retained their traditional windows and appropriate panelled or plank doors. Windows are either vertical sliding sashes or, often in the smaller vernacular buildings, side hung cottage casements. Traditional timber windows and doors are a vital component of the character of the conservation area and should be repaired or replicated.



11.9 There has been an erosion of traditional architectural features on a number of unlisted older buildings, such as the replacement of traditional windows with modern designs; this has harmed the character of the conservation area. There is potential for further harm to character and appearance though the continued exercise of permitted development rights. The use of an article 4(2) direction to limit further loss of important features should be considered.



12 TREES AND PLANTING

12.1 The conservation area contains many important trees and a wealth of other planting and vegetation situated in the street, in property gardens, and throughout the open spaces that contributes to its unique character. The large number of trees and other vegetation make a major contribution to long distance views of the conservation area from the harbour and also Portsdown Hill and is a notable contrast with surrounding modern development.

12.2 Trees and planting make a significant contribution to views and setting of the castle particularly across the open space. There are also significant individual trees in the vicinity of Waterside Lane leading to the shore that



contribute to the setting of the castle. Other large trees within the castle grounds are visible for some distance along Castle Street and form a backdrop to views of its southern end. There are also numerous individual trees, some of considerable size, that contribute to street character along the length of Castle Street, including the Jubilee Oak at the southern end. More mature individual trees and groups can be glimpsed in rear gardens in gaps between the frontage properties. There are a number of tree belts, tree groups and general plantings that provide screening. These:

- separate the castle grounds from the southern end of Castle Street and Hospital Lane as far as the shore;
- screen the sailing club yard and clubhouse;
- separate the open garden land from housing in the Keep and Castle Trading Estate;
- separate the open space land from the rear gardens of Castle Street.



13 KEY FEATURES TO CONSERVE AND ENHANCE

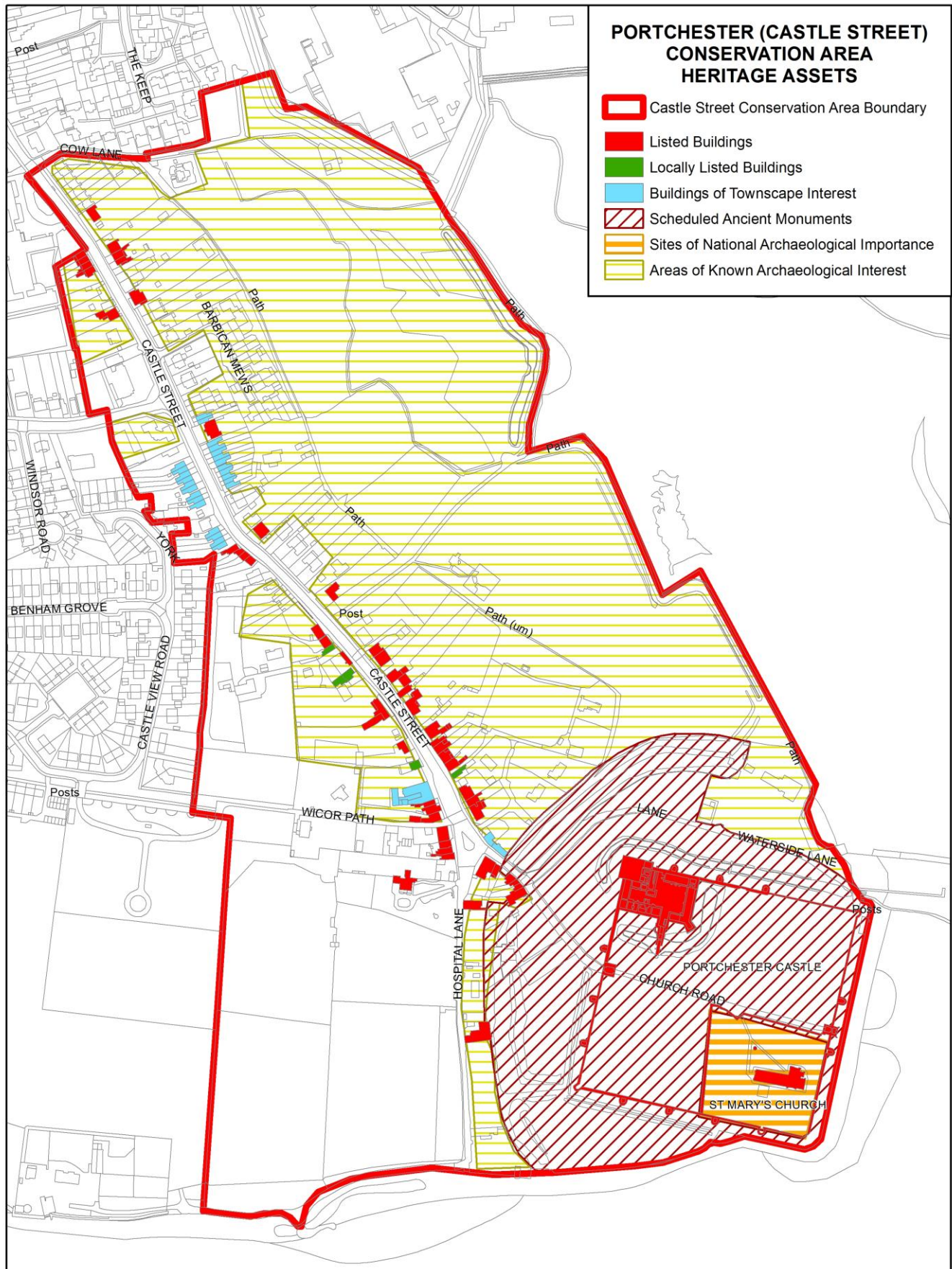
- The special architectural and historic interest and setting of Portchester Castle and St Mary's Church.
- The many important views of Portchester Castle from throughout the conservation area.
- The important long distance views of the Castle in its wider setting in the historic context of Portsmouth Harbour including those from Portsdown Hill.
- The archaeological interest of the settlement.
- The open land, gardens and allotments which provide a setting for the castle and the historic settlement.
- The surviving historic street pattern of Castle Street.
- The architectural and historic interest and setting of the listed buildings within the conservation area.
- The variety of architectural features, details and materials that contribute to the character of the conservation area.
- The many boundary walls and railings of historic interest that contribute to character.
- The many trees, groups of trees and widespread planting that contribute to the established character of the street frontages, gardens and the setting of the settlement.
- The loose surfaces and absence of formal pavements and kerbs on roads and footpaths where it contributes to character.
- The historic lamp columns.
- Traditional building materials and techniques that are important in maintaining the character and appearance of the conservation area.



0 250 500 1,000 Metres

FAREHAM
BOROUGH COUNCIL

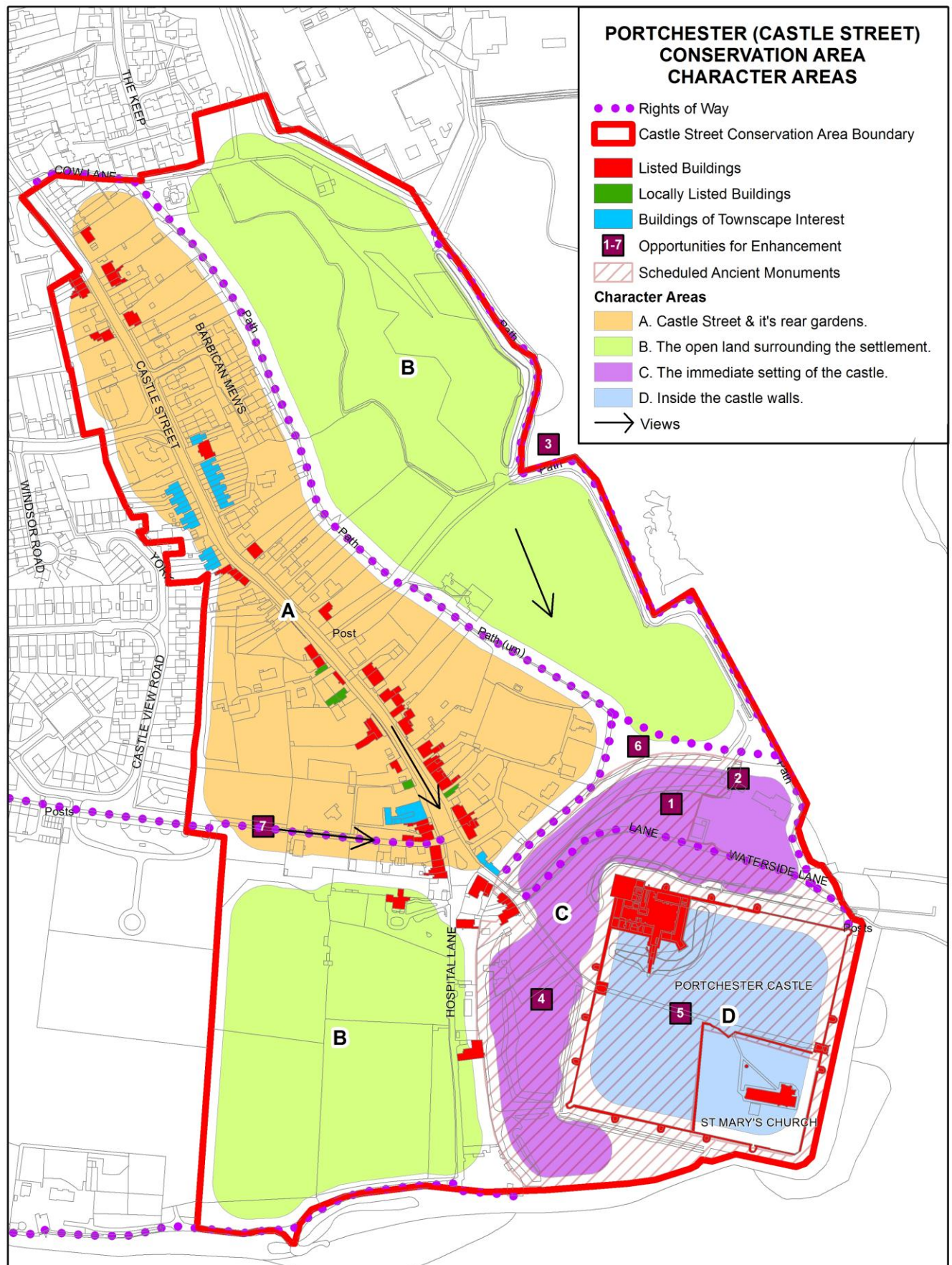
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013



0 25 50 100 Metres

FAREHAM
BOROUGH COUNCIL

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013



0 25 50 100 Metres

FAREHAM
BOROUGH COUNCIL

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2013

MANAGEMENT STRATEGY

14 CONSERVATION AREA MANAGEMENT

14.1 The management strategy sets out the Council's approach for preservation and or enhancement of the character and appearance of the conservation area. It sets out the procedures currently in place to manage change and proposes additional measures and opportunities for enhancement. The strategy also identifies other measures such as additions to the local list, boundary review and monitoring.

15 THE MANAGEMENT OF DEVELOPMENT

National Legislation and Guidance

15.1 In exercising its powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 the local planning authority will pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and the management of development, including changes of use, is a key function in delivering this statutory duty. The provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 that relate to the control of listed buildings, through the listed building consent procedure, and the management of trees are also important in preserving the character or appearance of the conservation area. Current government guidance concerning conservation areas, which are designated heritage assets, can be found in the National Planning Policy Framework.

Current Local Planning Policy

15.2 The Council will apply policies contained in the local plan to preserve or enhance the character and appearance of conservation areas in considering development proposals

15.3 The Fareham Borough Local Plan will consist of three parts:

- Local Plan Part 1: Core Strategy (adopted August 2011)
- Local Plan Part 2: Development Sites and Policies Plan (in preparation)
- Local Plan Part 3: Welborne Plan (in preparation).

15.4 It will eventually replace the Fareham Borough Local Plan Review (June 2000). The boundaries of the conservation areas are included on the Local Plan Policies Map.

15.5 A number of the policies in the Fareham Borough Local Plan Review (June 2000) that relate to the historic environment have been 'saved'^[1] and in time will be replaced by the new policies of the Fareham Borough Local Plan. The Fareham Borough Local Plan Part 1: Core Strategy was adopted by the Council in August 2011; Policy CS17 'High Quality Design' includes development affecting heritage assets. Appendix 1 of the document sets out the policies of the Local Plan Review (June 2000) that have been superseded. New development will be considered in the light of the Core Strategy and saved policies, or their replacement policies in the Development Sites & Policies Plan once adopted.

15.6 This appraisal and management strategy has been prepared in accordance with national guidance as evidence in support of the saved policies of the Fareham Borough Local Plan Review (June 2000), policies contained within the Core Strategy and the emerging Development Sites & Policies Plan. As such the appraisal and management strategy will be treated as a material consideration in the determination of planning applications.

^[1] By direction of the Secretary of State under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004 (2007).

Managing Development

15.7 In a conservation area planning permission is required for a greater range of extensions, alterations and other development than elsewhere. Conservation Area Consent may also be required for the demolition of unlisted buildings and other structures. Listed building consent is also required for alterations to listed buildings that affect their character as buildings of special architectural or historic interest. It is advisable to contact the Department of Planning and Environment for advice about the need for an application. It is an offence to cut down, top, lop, uproot or wilfully damage or destroy trees in a conservation area without the consent of the local planning authority and the local planning authority must be given six weeks prior notice of any such works to trees.

15.8 To ensure that the character and appearance of the conservation area is given proper consideration in the exercise of planning functions the Council will follow the approach set out below:

- take into account the evidence in this appraisal for development management purposes as a material consideration in support of the policies of the Fareham Borough Local Plan;
- take specialist advice relating to the historic environment in the exercise of development management functions likely to affect the significance of the conservation area and heritage assets;
- take specialist advice relating to the management of trees in the exercise of development management functions likely to affect the character, appearance and setting of the conservation area;
- undertaken liaison with other bodies, including statutory undertakers and other Council departments who are responsible for, or undertake, works or re-instatements that are likely to affect the character and appearance of the conservation area and the architectural or historic interest or setting of historic buildings including matters relating to street furniture, highway management and safety;
- encourage prospective applicants to seek pre-application advice for development that is likely to affect the character and appearance of the conservation area and the architectural or historic interest or setting of historic buildings;
- prepare guidance documents to inform proposals for development and alteration;
- prepare development briefs or design principles statements to guide any significant re-development proposals.

16 ARTICLE 4 DIRECTION

16.1 Permitted development rights allow a variety of minor alterations and extensions to be carried out without the need for a planning application. The exercise of permitted development rights does not allow the impact of alterations to be properly considered through the planning process and can result in harm to the character and appearance of the conservation area. An article 4 direction can be used to remove permitted development rights and make a planning application necessary. There is no fee for a planning application that results from an article 4 direction.

16.2 It is recommended that the use of an article 4 direction should be considered in Portchester (Castle Street) Conservation Area. The direction would apply those properties that make a contribution to the character and appearance of the conservation area and where alterations would be harmful. It is suggested that consideration should be given to the restriction of

permitted development rights relating to; windows, doors, roof material and rooflights, porches, hard surfaces, satellite antennae, gates, fences and walls, chimneys, painting of unpainted surfaces and microgeneration equipment.

- 16.3 An article 4 direction requires a separate statutory procedure which includes a formal period of consultation. This would identify the groups and individual buildings to be included and also the permitted development rights that are recommended for removal.

17 MONITORING

- Recording - monitoring of change in the conservation area is considered necessary to enable the Council to review the effectiveness of planning control over time and to address any need for action. A dated photographic survey, which is recommended for this purpose, will be updated every 4 years.
- Street Audit - the Council will periodically undertake an audit of the conservation area to identify inappropriate changes or unauthorised alterations, the Council will consider the use of its enforcement procedures in such circumstances.

18 LISTED BUILDINGS AT RISK

- 18.1 There were 2 listed buildings identified in the Council's Buildings at Risk Register (2006) that were considered in need of some repair. These were a wall at 153 Castle Street and a barn at 157 Castle Street both of which front the street. The wall at 153 has now been repaired. The barn is not considered to be in significant disrepair but its condition should be monitored.
- 18.2 The Council will continue to monitor the condition of listed buildings and will identify those considered to be at risk of neglect and decay. If necessary the Council will seek to secure appropriate repairs through liaison with owners. In cases of serious neglect and decay the Council may consider the use of its statutory powers. There are no buildings included on the English Heritage Buildings at Risk Register (grade I and II* buildings) within the boundary of the conservation area.

19 BOUNDARY REVIEW

- 19.1 The Local Planning Authority has a duty imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of the borough are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. This includes assessment of the current boundaries of existing conservation areas. There are no boundary changes recommended for the Portchester (Castle Street) Conservation Area.

20 ADDITIONS TO THE LOCAL LIST

- 20.1 The Council maintains a local list of buildings of architectural or historic interest. The local list identifies buildings which although not of national significance have a local interest that merits recognition in the planning process. Consideration of the architectural and historic interest and setting of locally listed buildings is a material consideration in planning decisions and policy HE9 of the Fareham Borough Local Plan Review and policy HN1 of the Draft Local Part 2: Development Sites and Policies apply. There are 5 buildings in the conservation area that are included on the Council's local list. There are no further additions to the local list recommended for the Portchester (Castle Street) Conservation Area.

21 OPPORTUNITIES FOR ENHANCEMENT

21.1 There are few features that detract from the historic character of the area to any great extent. However a number of opportunities have been identified that would lead to enhancement if implemented. Since the last assessment was adopted in 2008 the opportunity of improving the design and materials of the toilet block adjacent to the castle car park has now been completed.

Opportunities for Enhancement		Method
1.	Waterside Lane Car Park - surfacing, marking out, signage, lighting low level planting, improvements to the definition of Waterside Lane adjacent to the car park	Explore possible sources of funding including the Council's Environmental Improvement Programme
2.	Clearing of undergrowth and planting from the Gunpowder Store which is a scheduled monument on the outer earthworks of the castle	Liaison with appropriate authority
3.	Improvements to the sea wall when opportunity arises to introduce a softer edge.	Liaison with appropriate authorities including; The Eastern Solent Coastal Partnership and The Environment Agency
4.	Strengthened low level planting to screen the small car park close to the land gate of the castle	Addition to the Council's pro-active tree planting strategy
5.	Resurfacing of Church Road with a material more appropriate to its historic context	Liaison with appropriate body
6.	Removal of overhead cables from the open space east of the castle and the southern end of Castle Street	Liaison with electricity provider (Scottish and Southern Energy)
7.	Improvements to west end of Wicor Path including cemetery gates and wall	Liaison with appropriate body
8.	Review of signage and street furniture placement throughout the conservation area, including for example highway signage, bins, seating etc; including in the scheduling area within and around the castle.	Liaison with appropriate body

21.2 The opportunities for enhancement above are marked on the map on page 26.

22 RESOURCES

22.1 Current resources for development management, including enforcement, and specialist advice relating to the historic environment, arboriculture and ecology, including resources for the environmental improvement programme are provided by the Department of Planning and Environment. Opportunities for enhancement of the conservation area that are identified in this document are subject to the availability of appropriate resources in relation to publicly owned land or in other cases discussion with individual landowners where an opportunity arises.

23 **CONTACTS:**

Advice concerning conservation areas and listed buildings can be obtained from:

Planning Strategy and Environment
Department of Planning and Environment
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ
Tel: 01329 236100
Email: conservation@fareham.gov.uk