



OLD PORTSMOUTH

Conservation Area No 4

Guidelines for Conservation

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Conservation Area No 4 Old Portsmouth

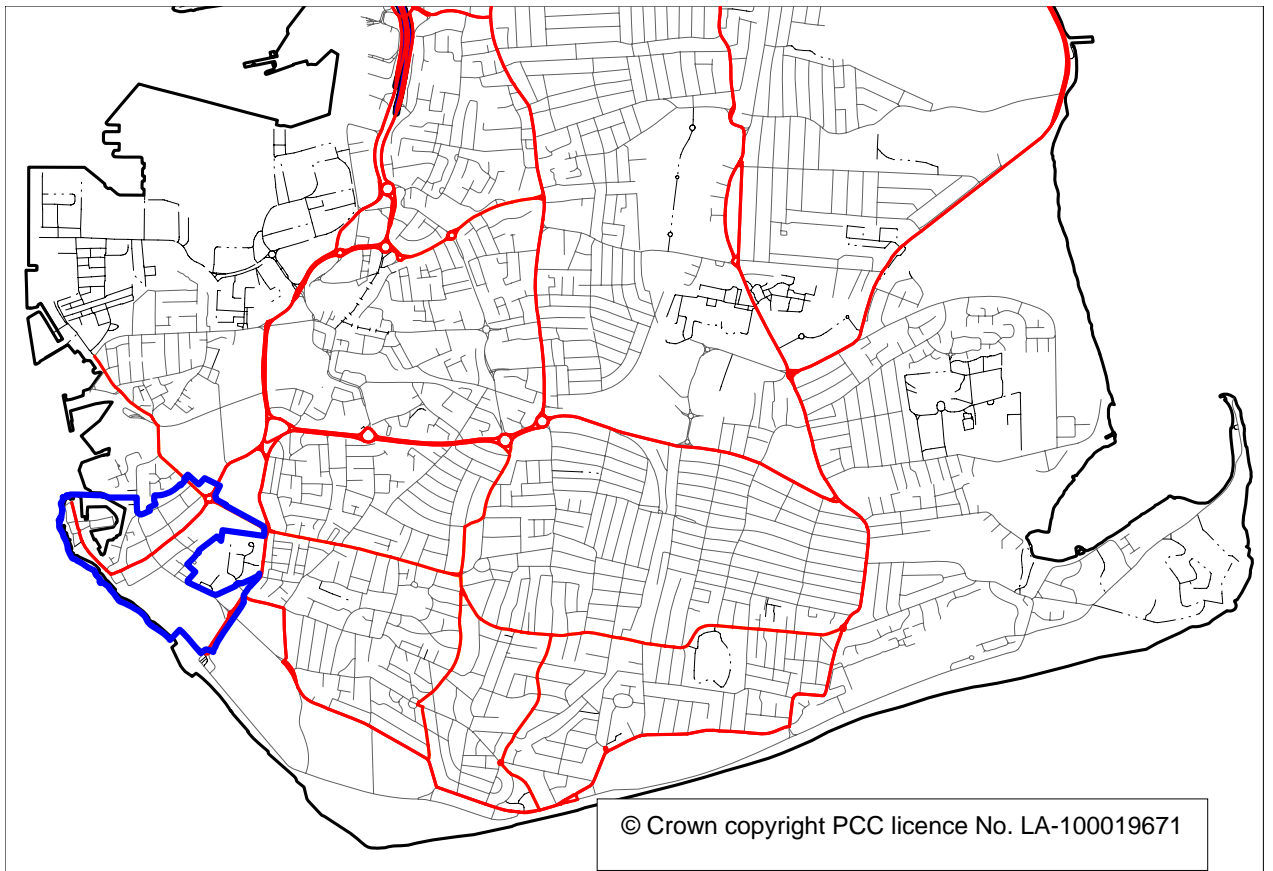
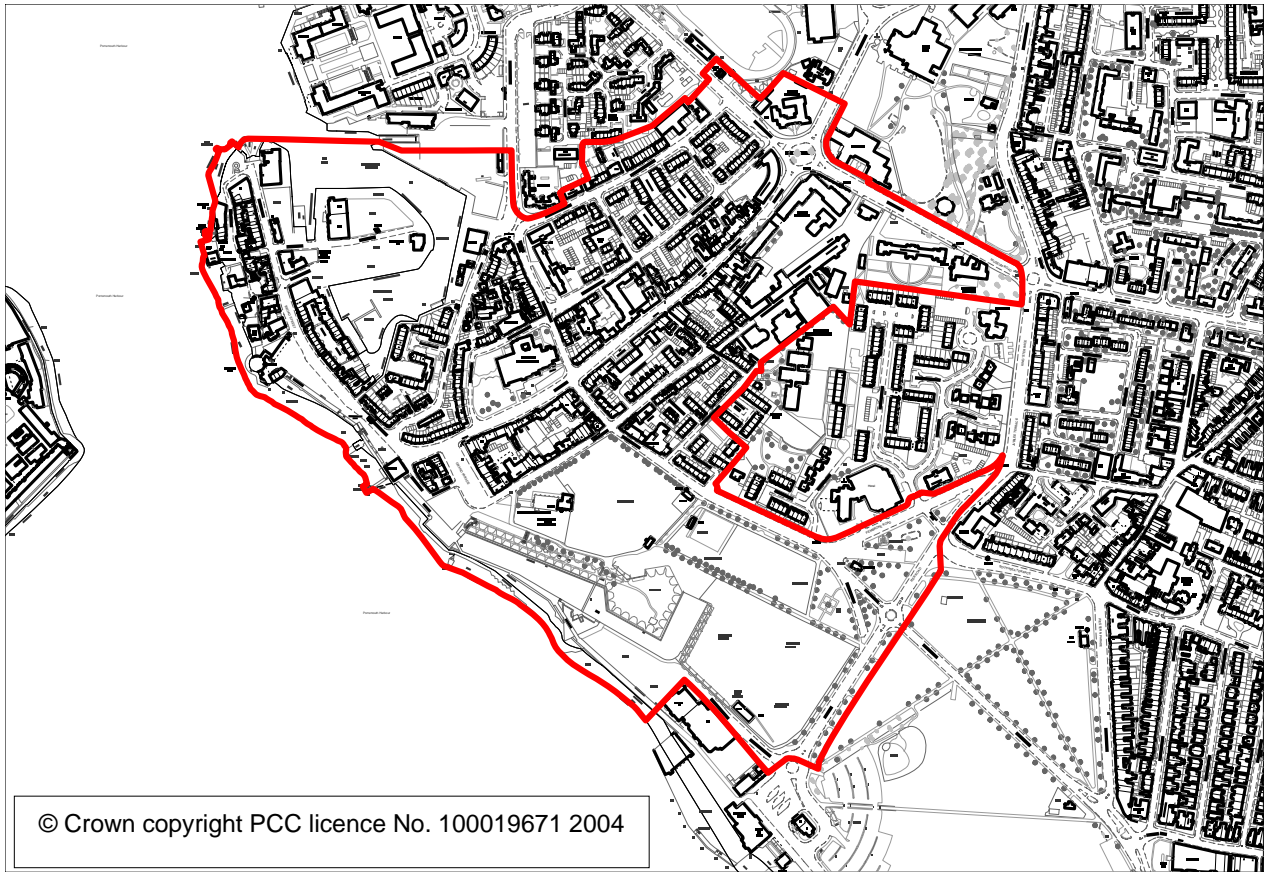
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Boundary and location maps of the Old Portsmouth Conservation Area

1. INTRODUCTION

This publication is one of a series providing guidance on conservation areas in Portsmouth. These are intended to provide supplementary planning guidance to the Portsmouth City Local Plan 2001-2011 which was adopted on 21 July 2006.. Detailed policy guidance regarding development proposals within conservation areas is contained in policy DC10 of the Plan.

Old Portsmouth occupies a key location at the mouth of Portsmouth Harbour, situated at the south-western corner of Portsea Island. Its



Bath Square looking towards Point

westernmost tip, Point, forms one side of the bottleneck to the harbour, with the other side, Fort Blockhouse in Gosport, only 200m away.

Conservation Area 4 was designated in 1969 and comprises the old town of Portsmouth, which, as home to the city's original settlement, is its most

historical quarter. At approximately 40 ha, it is also one of the largest conservation areas in the city.

Local Authorities have a duty to assess the distinctive appearance and special character of all conservation areas within their remit, and issue guidelines that protect these areas from detrimental development. Together with the Local Plan, the resulting documents form the basis for development control decisions which aim to promote the overall enhancement of the city's conservation areas, and thus of the city as a whole.

In an environment as sensitive as this, planning must emphasise the character and appearance of the entire area by overseeing a careful balance between preservation and improvement of the existing historic environment, and promotion of sympathetic new development.

This document appraises the qualities that give this conservation area its particular character, and outlines the way in which history has moulded its form. It is not intended to be a comprehensive account of the quarter, so the omission of any particular building or feature should not lead to the assumption that it is of no interest.

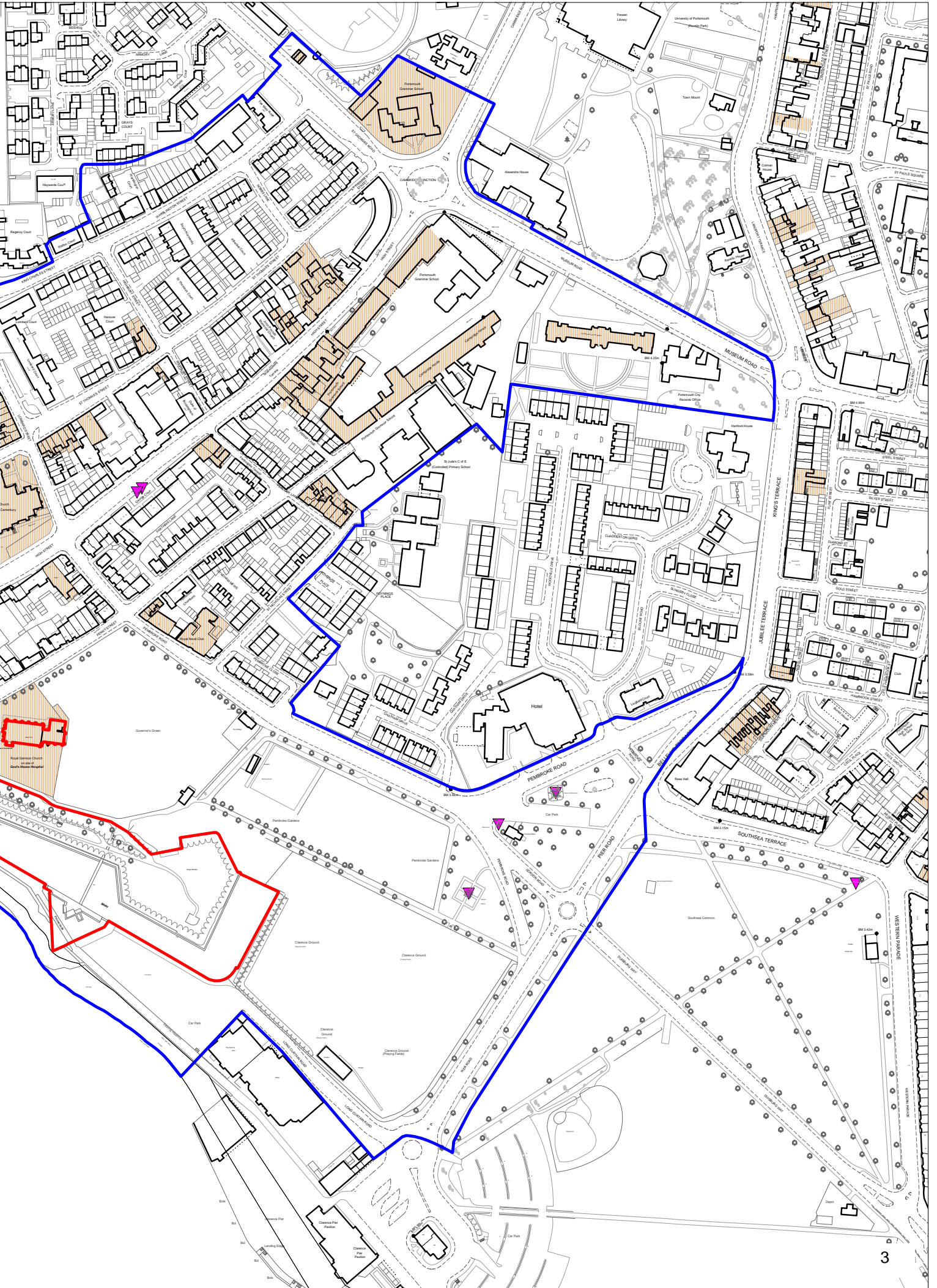
Sections 2 to 7 describe the composition and character of the area, and sections 8 and 9 address current issues relating to conservation and design in Old Portsmouth, setting out suggested guidelines for residents, prospective purchasers and developers.



Plan 1 Conservation Area overview
Key

- Conservation Area Boundary
- Scheduled Ancient Monument
- ▼ Listed Building artefact
- Listed Building

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2. HISTORY

The Growth and Defence of Old Portsmouth

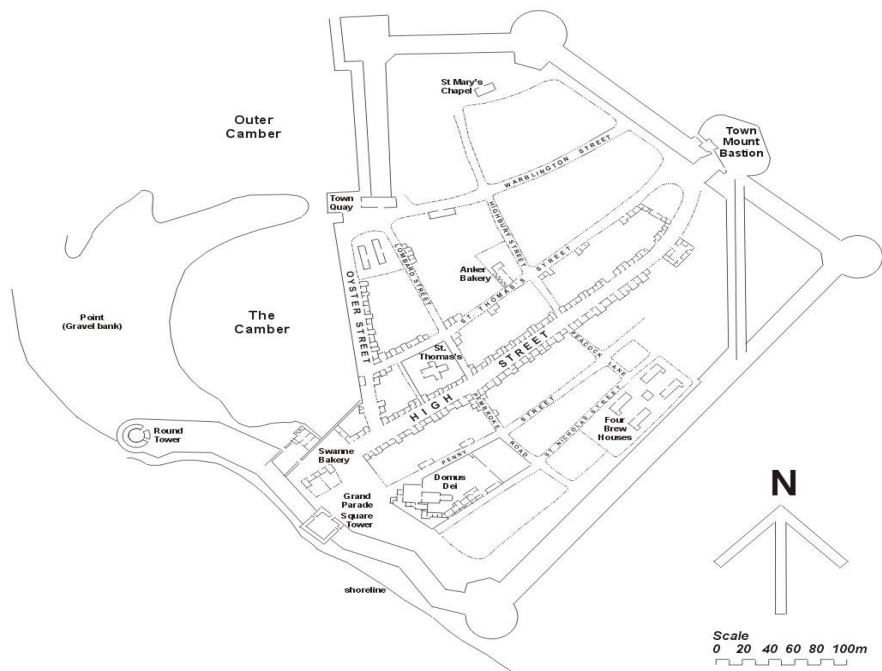
Prior to the 12th Century, the area around the Camber was agricultural land. In 1180, a rich merchant encouraged the foundation of a chapel dedicated to the martyr Thomas Becket, which was to become the parish church for the small community located around the Camber. In 1194, Richard I granted this small settlement a charter, and by the end of the century it was a thriving town, centred around the dock. Weekly markets and the annual Free Mart Fair were held along the High Street, and later the Free Mart Fair spread into Grand Parade.

Over the following centuries, the town began to decline until its potential as a Naval base was recognised, in the 15th Century. In 1386 a royal commission was appointed to investigate the town's

defences. As a result of its conclusions, earthen ramparts and a moat, supplemented by wooden defensive structures, were built around the town on its two landward sides.

Continued war with France led to the construction of the Round Tower in 1418, the first in a succession of defensive structures, progressively updated as technology moved forward. In 1665, Charles II instituted a major programme of reconstruction and in 1770, the Duke of Richmond constructed a second line of ramparts.

By the 17th Century the town had grown further inland, away from the harbour. In 1687, King James' Gate and moat were built at the end of the High Street (replacing the existing Point Gate), thus isolating Spice Island from the rest of the town. Point on Spice Island became a favourite gathering place for



Plan 2
Redrawn map of Portsmouth c. 1545
Compare with the Fortifications map overleaf

sailors using the Sally Ports for travel to and from the town; consequently, this encouraged the development of taverns and other disreputable establishments in this area.

In the 18th Century, most of the houses in the old town were refaced or rebuilt, and further house-building took place throughout the 19th Century. As the settlement expanded, it became necessary to provide fortifications further afield. Lord Palmerston's series of forts protecting the whole of Portsea Island and Portsmouth Harbour meant that the original defences of Old Portsmouth were no longer required, and in the 1870s, the ramparts were demolished. The land was subsequently used for barracks, open space and an extension to the Dockyard.

20th Century Old Portsmouth

By the early 1900s, the area was in decline: development on Portsea Island had spread further up towards the mainland, and Old Portsmouth, now an industrial area, became cut-off. This downturn was exacerbated by the Second World War, when much of the area suffered substantial bomb damage, the extent of which is indicated on the map below. As the city recovered, a programme of rebuilding began. Modern flats and townhouses proliferated throughout Old Portsmouth. Even now, post-war repairs can be seen on many buildings in the area.

However, the historic street pattern remains largely intact; the changes over time are more evident in the architecture. Today, Old Portsmouth is a desirable residential area, with the Camber still busy with maritime activity.



Plan 3
Bomb Damage to Old Portsmouth
shown on the 1933 map

3. ARCHAEOLOGICAL FEATURES

The Old Portsmouth Conservation Area is steeped in a history which dates back from its time as home to the city's first settlement. However, although it has a number of above-ground archaeological remains, notably the remaining fortifications, it is likely that many more unknown remains are buried beneath existing buildings - remains that provide irreplaceable evidence of previous generations of settlers.

There have been a number of excavations in Old Portsmouth, carried out mainly prior to redevelopment - notably on the site of Oyster Mews and the land to the west of the Royal Garrison Church. Nearly all of the excavations have unearthed various shards of pottery, glassware, and clay tobacco pipes, the oldest dating back

to circa 1300. Fragments of German stoneware and delft were found in the excavation adjacent to the Garrison Church.

In the Oyster Street excavation, evidence of settlement in the 12th Century was discovered in the form of gulleys and post-holes, and of 13/14th Century settlement with a timber water cistern. This evidence hints at the important role that the site would play in the town's commercial shipping trade during the 14th and 15th Centuries.

There is, undoubtedly, more to be discovered beneath existing properties and gardens in the Old Portsmouth area, and the city council is keen to record settlements. The local Sites and Monuments Record is a record of all



Plan 4

*Fortifications around 1850
superimposed on modern map of the area*

significant discoveries in the area, including the excavations mentioned above.

In addition to various findings beneath the ground, there are a number of Scheduled Ancient Monuments above-ground, most notably the surviving defences of Portsmouth.

Portsmouth's defences developed from the first single Round Tower and evolved over the centuries into an extensive network covering land and sea approaches. Originally, only Portsmouth's sheltered harbour was protected, but as Portsmouth developed into a major naval base, the defence system spread out to Portsdown Hill, Gosport and Portchester.

The Royal Garrison Church, to the east of Grand Parade, is a Scheduled Ancient Monument that dates back to 1212-20 and was originally part of the Hospital of St. John and St. Nicholas (God's House, or Domus Dei). Restored by George Street (architect) in 1866-8, it is now preserved as a partial ruin following bomb damage.



Garrison church

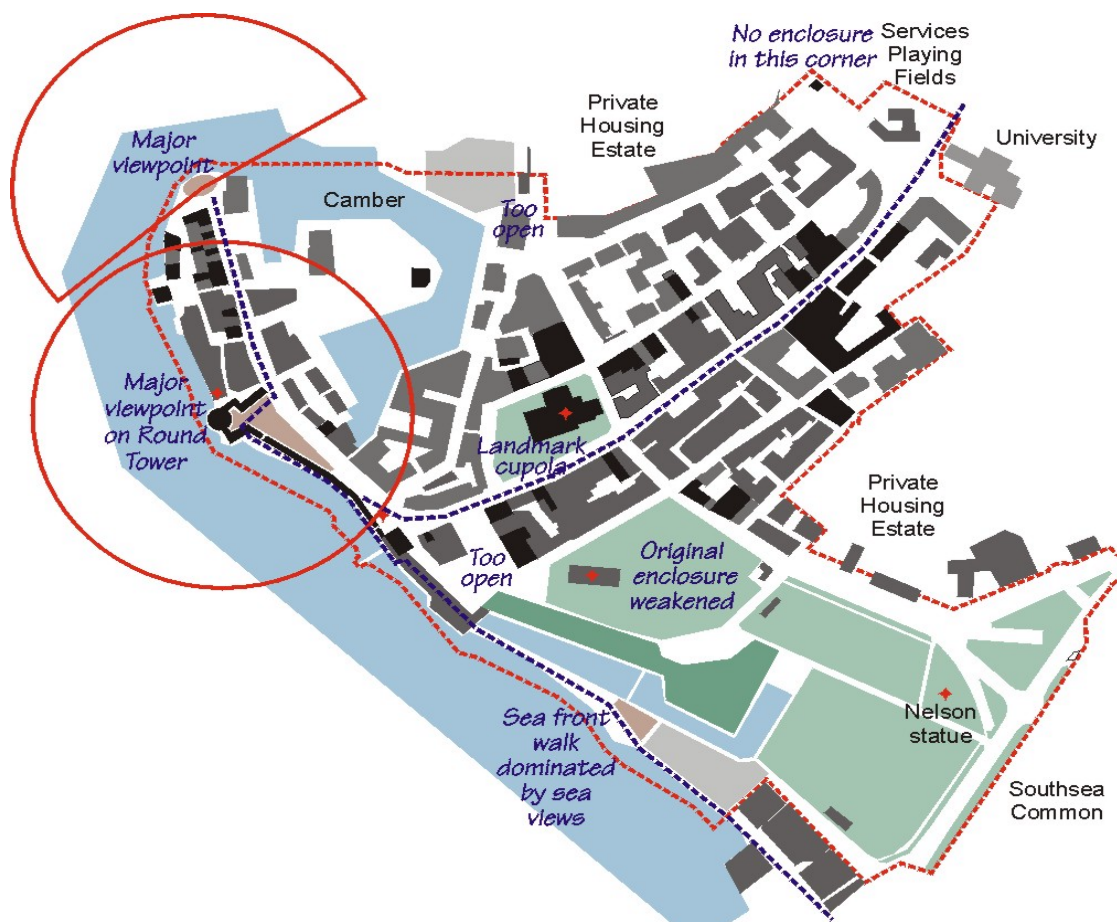
4. TOWNSCAPE ANALYSIS

The street pattern of Old Portsmouth has remained consistent for hundreds of years. The maps on pages 4 and 6 show how little the loose grid pattern has changed over time.

Broad Street and the High Street are the main thoroughfares, with Pembroke Road providing access to Southsea to the east. The houses are predominantly three-storey Georgian, built at the back of the pavement, while the side streets are narrower, with a greater predominance of two-storey houses. Frontages are generally continuous and provide a strong sense of enclosure which has otherwise been reduced by the removal of the old town walls.

Point on Spice Island is a popular gathering point for tourists wanting to admire activity in the harbour, views of which can be obtained from a number of other vantage points, most notably the Round Tower, which provides an all-round panorama. Benches are provided throughout the old fortifications. The standard of townscape is greatly improved following extensive landscaping work at the turn of the Millennium, refreshing the area's ability to attract visitors.

Views into the conservation area are just as important as those out of it. The Cathedral provides an obvious landmark, but from the sea, the Round and Square Towers and Tower House are just as prominent.



Plan 5
Townscape analysis

5. ARCHITECTURAL CHARACTER

The architectural character of Old Portsmouth is diverse, mainly due to the extent of post-war redevelopment. Historic elements, such as the Georgian townhouses and the medieval layout of roads and spaces, are still evident, although modern terraces and flats are now a more dominant feature of the townscape.

Most of the historic buildings within the conservation area are included within the Secretary of State's list of buildings of architectural or historical significance. These buildings are listed in Appendix A at the end of this document and shown in black on Plan 5 (see p8).

The oldest surviving buildings in the area date back to the 16th Century, although parts of the Cathedral date back to 1188. The predominant historic architectural style, however, is Georgian, which prevailed from around 1714 to 1830. Portsmouth enjoyed a substantial construction boom during this period. The High Street would, at one time, have been lined with a variety of Georgian houses, ranging from substantial properties for high-ranking officers to more modest dwellings for workers. The long, narrow burgage plots laid out in medieval times would still have been evident.

Many of these buildings are probably earlier in origin and were remodelled in the 18th Century in the classical style. For example, Buckingham House, 10 High Street, (where the Duke of Buckingham was murdered in 1628), is a 16th Century timber-framed structure, altered and extended in Georgian times. Similarly, the facades of 13, 13a and 15 Peacock Lane also suggest a timber structure beneath the present facade.

In contrast, Point, lying outside the town's ramparts, was a mass of more close-knit properties. Today, this has - to the west of Broad Street at least - remained largely unchanged. The block between Bathing Lane and the Spice Island Inn contains a number of listed buildings dating mainly from the late 18th and early 19th Centuries. It is in this part of Old Portsmouth that a sense of enclosure is most keenly felt, despite its exposure to the elements.

One noticeable feature of the buildings within this block is the large-scale presence of bay and oriel windows. The latter in particular feature on the first floors of many of the historic buildings, and this is reflected in the architecture of modern infill buildings. These modern dwellings slot in between the Georgian properties fairly comfortably and have been successful in helping to maintain the general height and scale of the built form; only Spice Island House creeps significantly higher, at 7 storeys.

A handful of notable public houses survive as a legacy from the days when the Point was a haven for sailors. These include the Still and West Country House, the Spice Island Inn (formerly the Union Tavern and the Coal Exchange), both on the tip of Point, and the Bridge Tavern at the end of East Street, all grade II listed. These premises help to prolong Spice Island's vitality into the evening.

Bath Square offers a welcome breathing space from the enclosure of West Street and Bathing Lane. Here, the character is clearly nautical. Quebec House (listed grade II) dates back to 1754, when it was built by public subscription as a bathing house and contained baths replenished by

harbour water. Clad in weatherboarding, the building juts out into the Harbour and is a unique landmark when viewing the Point from Gosport or passing Harbour traffic.



Quebec House

To the north of Quebec House is a boathouse (early to mid-19th Century) and the Customs Watch House (late 18th Century) with attached walkway and observation hut. 21 Bath Square, now home to Portsmouth Sailing Club, was once a sail loft and store. Again, weatherboarding has been used to clad parts of these buildings.



Tower House from Round Tower

Further on is one of Spice Island's chief landmarks, Tower House. Its turret and steeple overlook the surrounding buildings, offering 360-degree views - its height matched only by Spice Island House.

To the east, the commercial and industrial uses of the Camber area mark a change in character and architectural style, with the Bridge Tavern (1850) on Town Quay the oldest building in this area.

At the heart of Old Portsmouth is St. Thomas's Cathedral, cruciform in shape with a square tower over the crossing, and built of assorted stone. The style is transitional between Norman and Early English. It was consecrated in two stages: in 1188 (chancel and nave) and 1196 (transept altars and churchyard). In 1693 a new nave and west tower were completed, but an enlargement planned in 1932 was not fully completed until 1991, with landmark twin turrets and striking west doorway.



St. Thomas's Cathedral

BROAD STREET



35	37	39	41	43	45
Early 19 th Century	Early-mid 19 th Century	Late 18 th /early 19 th Century	17 th Century origins	Modern infill	Early– mid 19 th Cent.
Grade II	Grade II	Grade II	Grade II	Pleasant	Grade II
Pleasing red brick property with later shopfront. Flank wall to Bathing Lane is of grey headers with red brick dressings	Stucco faced with prominent window dressings	Red and grey brick with plain tiled hipped roof	Partly timber framed, upper floors have been rebuilt in the 20 th Century. The early 19 th Century shopfront has been retained	Pleasant property reflecting typical features of Spice Island	Typical first floor tripartite oriel window with pilasters dividing sashes

Further to the south, fronting Broad Street, a new development of townhouses, Spice Quay, endeavours to reflect the vernacular style of Spice Island's historic built form, with characteristic oriel windows and roof terraces making the most of the views across the Solent to the Isle of Wight.

Adjacent to this development are three listed buildings, one 2-storey and a pair of 3-storey properties. Dating back to the early to mid-19th Century, again boasting oriel windows. Further south again are a pair of typical Portsmouth Edwardian terraces with shallow forecourts, particularly unusual for this part of Old Portsmouth. The extensive old Vospers site on the corner of Broad Street and White Hart Road has recently been developed with 3-storey Georgian-style townhouses.

Further back from Spice Island, the Square Tower completes the view down High Street towards the Harbour.

Here, the density of development is reduced slightly.

At the end of High Street is Grand Parade, a formal-looking three-sided city square whose hard landscaping is now primarily used for car parking, Grand Parade was, in the 18th and 19th Centuries, the most fashionable address in Old Portsmouth. The eastern side is lined by listed 19th Century 3-4-storey buildings, while the western side consists entirely of post-war rebuild.

On the corner of Grand Parade and the High Street is 59/60 High Street, designed by Samuel Wyatt in 1786. A former bank, this substantial building has a grand rusticated ground floor and attractive dentilled cornice.

The block to the west of Grand Parade includes some of Old Portsmouth's most elegant houses, again with the bay windows typical of the area.

LOMBARD STREET



1-5
Mid-late 17th Century
Grade II*

Nos. 1-5 have unusual Dutch gables possibly due to Dutch military engineers in the 17th Century who added the first floors of the properties. The stucco (external plaster) was probably added at a later date

7 & 9
Late 18th Century
Grade II

Typically Georgian – note the brick dentilled cornice and Flemish bond using grey headers. No. 7 has a particularly fine doorcase

11
Mid 18th Century
Grade II
Note the shell decoration within the semi-circular panel over the doorway

Today, the High Street is characterised by 1950s and '60s flats and townhouses, with some attempt to respect the Georgian dimensions and architecture of the more traditional elements of High Street. The demolition of houses to the south and west of the Cathedral following the war has opened up this area and given the Cathedral a setting appropriate to its status.

Tucked behind the Cathedral, on Lombard Street, is one of the most attractive groups of buildings in the city, made up of 18th Century buildings of varying heights, colours and materials. 7 and 9 Lombard Street are prime examples of Portsmouth Georgian dwellings: 3-storey buildings in red brick, with grey headers and bow windows at first floor level.



Lombard Street looking towards Gunwharf Quays

LOMBARD STREET



13	15	17	19	21	23
Mid 18 th Century Grade II	Mid 18 th Century Grade II	Early-mid 19 th Century front to 18 th Century building Grade II	Late 18 th Century Grade II	Early 19 th Century Grade II	Mid 18 th Century Grade II
This and no. 11 were possibly one property at one time as the gables have the same profile		The old hipped plain tiled roof hints that this 18 th Century building has been refaced in brick	Stucco-faced with steeply pitched plain tiled roof	Former store or warehouse restored as a dwellinghouse in the late 1970s	Right hand side of the building has gone – possibly as a result of bomb damage

A smaller terrace of 2-3-storey late 18th Century properties in St. Thomas's Street completes the group.

The north-eastern end of the High Street also has a number of notable buildings. For example, Portsmouth Grammar School occupies the old Cambridge Barracks buildings built in 1850/60. And 127 High Street has Portsmouth's only example of mathematical tiles. These tiles, on the flank wall adjacent to John Pound's Memorial Church, were used as an alternative to bricks and give the impression of neat, costly facing bricks.

Post War Architecture

Post-war styles vary from 1950s redevelopment of bomb sites to more recent buildings designed to reflect the Georgian heritage that was Old Portsmouth's trademark. The immediate post-war rebuild tended to consist of 3-storey terraces and blocks of flats with large picture windows.

The area to the north of the High Street is characterised mainly by housing built incrementally between the 1960s and 1980s, including some 3-storey townhouses and some 2-storey dwellings facing communal gardens. Similar dwellings line the area south of High Street, with post-war townhouses fronting Pembroke Street.



50 High Street

Some of High Street's examples of 1950s architecture have aged well, retaining the 'Festival of Britain' character with which they are imbued. 45 High Street's distinctive tiled entrance feature is especially evocative of the period. Similarly, no. 50 has an unusual canopy of circular holes, with a pattern of small square windows scattered across the front elevation.

Less successful is Spice Island House (1967) on Broad Street, which is out of scale with its neighbours, and ugly in its own right. Other buildings from the same era, such as the early 1970s houses on St. Thomas's Street, look equally dated.

The only noteworthy housing from the 1980s is in Penny Street. These red/brown brick dwellings are stepped to take account of the line of the road and have recessed ground floor windows with brick corbel detail.

The mid-1990s brought a raft of new housing to the area, principally in the form of the King James Quay scheme, which enclosed the Camber with a large expanse of mock-Georgian housing located on cleared land previously used for shipbuilding.

More recently, an infill of three townhouses was completed at 17 High Street, slotting comfortably between the red brick Georgian townhouse at no. 16 and the 1950s block to the south. But the most striking contemporary building in the area is at 38-46 Broad Street: five 4-storey townhouses by Panter Hudspith and completed in 2003. The facades have been designed with glazed projecting and receding elements to open up multiple views of the harbour, sea and town from each residence (see p27).



45 High Street

6. LAND USES



Town Quay and the Camber

Old Portsmouth began its life as a harbour settlement, and the area around the Camber is still used to this day by local fishermen and boat repairers.

Spice Island accommodates a diverse range of land uses, although residential predominates. Once crammed with public houses and inns, it now has only three pubs, all of which are crucial to the vitality of the area. The theatre of passing harbour traffic at the tip of the Point attracts both tourists and locals to the pubs located there. This waterfront activity gives Spice Island a unique and appealing atmosphere.

A number of buildings on Spice Island reflect the historical use of the area. Boat yards are a particular feature of the Camber area, as well as the western shore of the Point. A number of buildings along the eastern side of Broad Street are used for storage, workshops and a chandlery.

Tourists to Spice Island are catered for with a limited selection of independent

teashops, cafés and B&Bs and, during the summer, the arches under Point Battery are occupied by local artists and traders. A few restaurants and wine bars are strewn at random throughout the area.

High Street would once have been a bustling strip of shops and pubs. Today, however, many of the older buildings destroyed in the Second World War have been replaced by residential development, which now constitutes the overwhelming bulk of land use on High Street, as elsewhere in the quarter.

A small number of the original pubs still survive, such as The Dolphin and The Sally Port Hotel, and a small convenience store was included in the 1950s post-war redevelopment, which remains in situ today. A number of the older buildings show signs of earlier shopfronts, which have, as market trends changed over time, been converted to residential properties.

7. PUBLIC OPEN SPACE AND GREENERY



Portsmouth Cathedral in its green setting

Portsmouth has always been unusually built-up, with a limited provision of public open space. The Cathedral itself was once surrounded by buildings; only post-war demolition enabled its grounds to expand to their current size. 18th Century maps show how densely populated Old Portsmouth was even then.

Governor's Green, surrounding the Royal Garrison Church, is another open space that was once developed (in medieval times), but since the 19th Century only the church has remained. Pembroke Gardens lay beneath the old fortifications and the sloping land bordering them, but fortunately they were never developed and now form a green lung for the conservation area.

Point Battery separates two other public spaces of a different kind. Once dominated by military activities, the hard landscaping on Broad Street mixes stone paving and gravel, and reflects the severe character of the history of this particular space. On the other side of Point Battery lies a well-hidden beach, known as Hot Walls.

There are two Tree Preservation Orders within the conservation area. No. 58 covers the flowering cherry trees in front of the Portsmouth Grammar School building, as well as trees in Cathedral Green and Governor's Green; and no. 144 covers a single sycamore tree situated at the western end of the Cathedral.



Hot Walls beach beneath Point Battery

Street Furniture

Street furniture may be a contemporary expression but the concept of landscaping urban environments is as old as cities themselves. In Portsmouth's case, there are contracts dating back to 1764 for "the better paving of the streets and lands commonly called Portsmouth Common." These documents suggest that Purbeck stone and Isle of Wight pebbles were the materials of choice in the 18th Century. Although they refer specifically to the Portsea area, it is likely that the same materials were used in Old Portsmouth. A substantial amount of this historic paving has survived over the years.



Attractive paving is a key asset

Some unusual bollards are dotted around the area: formerly cannon barrels, possibly dating back to the 18th Century, they are a legacy of the city's long naval history. Many are listed.

Three K6 red phone boxes, designed by Sir Giles Gilbert Scott in 1935, are also listed: two in Broad Street and one in Grand Parade.

A number of original lighting columns still exist, but these are now foreshadowed by the modern lighting installed along the Millennium Promenade, completed in 2001 as part of the Renaissance of Portsmouth Harbour project. The lights were designed by a team of landscape architects from Portsmouth and Gosport Councils, and are unique to Portsmouth Harbour. Their blue lanterns have become a memorable signature of both the Millennium Promenade and Old Portsmouth itself.

A chain motif in Spanish limestone paving indicates the promenade route and symbolises the Harbour defence chain which linked Portsmouth to Gosport and prevented enemy galleons sailing into the Harbour.

'Wavy bench' seating is provided all along the Promenade - apart from the Saluting Platform, where the contemporary concrete benches are another bespoke design created by Portsmouth City Council.



Contemporary lighting along the Millennium Promenade

8. PROBLEMS

i) Problems with built form

As a result of damage incurred during the Second World War, much of Old Portsmouth consists of architecturally indifferent buildings built during post-war decades, but due to the deference displayed to the scale, vernacular, historic street pattern and grain of development incumbent in the area, the overall visual appearance remains pleasing, and even weaker parts are still markedly superior to other urban areas characterised by post-war building.

Some exceptions are noteworthy: Spice Island House on Broad Street, the incongruous charmlessness of which is compounded by its ignorance of the scale of surrounding development.



Spice Island House: double the height of its neighbours on Broad Street

St Thomas's Street (Lombard Street to St George's Road stretch), King Charles Street and Warblington Street are also somewhat weak, with suburban-style development in a rather barren setting. Examples abound, also, of individual modern buildings that have attempted to adhere too closely to historical styles, where the balance

between designing in a contemporary manner while simultaneously respecting context has resulted in bland-looking buildings.

ii) Amendments to historic buildings

Unsympathetic home improvements, principally in the form of UPVC window use on historic buildings, are apparent throughout the area. As a result, the character and integrity of many of these older buildings have been diminished.

iii) Vandalism and maintenance

Although vandalism, especially along the Millennium Promenade, currently exists at a relatively low level, a deterioration in the quality of the public realm could result if allowed to grow unchecked.



Recently planted sapling on Broad Street after act of vandalism

iv) Lack of tree cover

Part of Old Portsmouth's appeal lies in its provision of generously proportioned areas of public open space overlooking the sea, with its attractive harbour-

bound activity. However, some areas within the district could benefit from an increased level of shade in the form of tree cover; High Street, St Thomas's Street, King Charles Street and Warblington Street are particularly treeless and extensive tree-planting along the entire stretches of these roads could help provide some street definition, visual amenity and a welcome sense of enclosure.



St. Thomas's Street, where the planting of trees could help soften the edges and reduce the impact of excessive road width

v) Influence of cars on streetscape

Some parts of Old Portsmouth are increasingly distinguished by the dominance of motor vehicles on the streetscape. Indeed, in many developments this is quite deliberate: the provision of parking for cars has been allowed to dictate the design of new build properties. The street level is dominated by driveways and garage doors, which have a deadening effect on the street, rather than active frontages, which would, by contrast, enliven it. On thoroughfares such as St. Thomas's Street and Warblington Street, this emphasis on enabling vehicular convenience at the expense of other activity serves to accentuate the excessive road space that already exists, making these streets seem

relatively unwelcoming to non-car-users.



Most of the 1970s and 1980s developments on Warblington Street have allowed cars to dictate the design

vi) Paucity of shops and amenities

Despite its fairly high population density, Old Portsmouth lacks the according amenities. Facilities for visitors are relatively scant. While there are some cafes and pubs scattered at random throughout the area, there is no food shop other than a single convenience store and some seafood stalls on Town Quay, and no chemist, nor many other of the shops that one would expect to find in a desirable residential area and popular berthing location.

Were this situation to be addressed, great care would have to be taken to ensure that new development is appropriately sensitive to the prevalent scale and layout of the area; one way this can be achieved is through retail provision on the ground floor of new apartment buildings, which would not only benefit the residential community and visitors alike in a relatively discreet manner but provide active frontages that contribute to the vitality of streets.

9. GUIDELINES

The overall aim of this document is to preserve, and where appropriate, enhance, the conservation area. This section sets out reasons why individual elements are considered important, and presents guidelines in respect of each of them.

- 1) Buildings
 - a) Wall Finishes/Cladding
 - b) Doors
 - c) Windows
 - d) Roofs
 - e) Details and Ornament
 - f) Extensions
- 2) Trees and Greenery
- 3) Road surfaces and pavements
- 4) Street Furniture
- 5) New development and redevelopment
- 6) Boundary changes

1) BUILDINGS

a) Wall Finishes/Cladding

The conservation area contains buildings in a wide array of styles, where wall finishes vary largely according to the period in which they were built. Many of the late 18th Century / early 19th Century buildings wear stucco facades, while almost all of the post-war development, by contrast, is in red or brown brick. In some cases, buildings have been painted, which doesn't require planning permission on unlisted buildings. Some post-war houses, like nos. 21-33 Pembroke Road, have been partially rendered in 'seaside' pastel colours, to good effect.

Guidelines:

- ***The City Council will encourage the retention and conservation of***

existing and original external wall finishes as appropriate and will actively discourage the introduction of materials such as imitation stone cladding and textured rendered finishes, which are likely to be inappropriate to the particular property and ill-suited to the character of the area.

- ***The City Council will discourage the painting of surfaces such as stone and brickwork, particularly on 18th and 19th century buildings where this was not originally intended.***



Local colour and architectural detail on Lombard St

b) Front Doors

The prevalence of buildings from different architectural periods has resulted in a wide variety of door type; for example, on the older buildings in the conservation area, the great majority of doors will be of wood, albeit with different patterns and detailing. A painted finish is usually authentic for older buildings.

The aim, therefore, should be to match, wherever possible, the existing pattern for the particular property or group of properties, rather than to use or

prescribe a 'standard' pattern. The substitution of original doors with doors constructed of UPVC or metal would be regarded as unsuitable and a factor that would constitute a detraction in the appearance of the conservation area.

Guidelines:

- ***The City Council will encourage the retention or reinstatement of original or sympathetic external front doors and will discourage the use of doors of inappropriate size, design or material.***
- ***The City Council will discourage the use of UPVC, aluminium, stained wood or other inappropriate materials or finishes.***

c) Windows

A building's windows can have a greater effect on the overall appearance of its façade than any other single factor. This applies to post-war residences as well as period properties. Any replacement of windows, then, has to be carried out with a high degree of sensitivity. Most older properties in this area have painted sash timber windows of various patterns, the existence of which is one of the principal factors that contribute to the immense character inherent in both the properties themselves and the area as a whole.

The incremental introduction of modern materials or finishes such as UPVC, aluminium and stained - rather than painted - wood has had an adverse effect on the appearance of Old Portsmouth, made worse by the fact that new materials frequently have

different profiles, glazing bars and other details. These alterations can seem particularly conspicuous if executed on a property that is part of a terrace where similar amendments have not been carried out, with original windows still intact in the other properties

Guidelines:

- ***The City Council will encourage the retention of existing traditional window types, details and materials.***
- ***The City Council will encourage the repair of existing windows wherever possible, and where this is not possible, their replacement by matching windows.***
- ***The City Council will strongly discourage the use of UPVC, aluminium and other materials or finishes inappropriate to the area, and is prepared to issue special protective measures (Article 4[2] Directions) to afford more protection against unsympathetic alterations.***



A sequence of historic houses, with traditional sash windows very much in evidence (Lombard Street)

(d) Roofs

The majority of older properties in this area will have had either slate, clad or clay-tiled roofs and these have often survived. However, many have been replaced by modern interlocking tiled roofs, and sometimes this has demonstrated the problems caused by the use of a heavier roofing material. The use of a variety of different coloured tiles can have a discordant visual effect especially where properties form part of a terrace.

Roof details such as ridge tiles, finials, decorative shaped slates or tiles and patterns are also important and should be retained wherever possible or salvaged and reused where the roof has to be replaced.

Roof extensions often lead to the loss of existing historic fabric such as pitched roofs and chimneys. They can lead to an unacceptable increase in the bulk of properties. However, there are some situations, particularly in Spice Island, where roof extensions have been carried out quite successfully.

Guidelines:

- ***The City Council will encourage the retention and use of traditional roofing materials (such as slate and clay tiles) and will discourage the use of unsympathetic modern roofing materials, such as interlocking concrete tiles.***
- ***Roof details such as ridge tiles and decorative roofing should be retained whenever possible.***
- ***The retention of chimney stacks and pots will be encouraged;***

where these are important features of the townscape, their removal will, conversely, be discouraged.

- ***Large dormer windows will generally be discouraged on elevations visible from a public highway.***

e) Details and Ornament

The pre-war houses of this area boast some impressive detailing and finishing, as outlined in the 'Architectural Character' section. All these features add significantly to the visual character of the area and it is important that they are retained.

This richness of detail is markedly less prevalent in post-war development, which, while respectful of its context, is as lacking in flamboyance as most architecture of its period. However, there are a few exceptions, where some of the features present express a certain charm and style distinctive to that era. Where these flourishes are identifiable, an assumption could be made that they may prove as valuable in the fullness of time as those of previous centuries are now.

Guidelines:

- ***The City Council will encourage the retention and reinstatement of original architectural detail and ornament.***
- ***The removal of any original feature or interesting original details will be discouraged.***

(f) Extensions

Extensions on elevations fronting the highway normally require planning permission and will generally be discouraged, particularly in relation to the older buildings in the area.

Where an extension is required, the design should match or complement the existing original building, not only in more obvious respects such as external materials, but also in the detail, such as brick bonding and pointing, window style and associated dressings.

Large roof additions can spoil the appearance of a house and look incongruous in the general street scene. Careful thought needs to be given to ensure that dormers and other roof additions do not dominate the roofscape, and as such it will largely be necessary to keep large dormers to the rear roofscape.

Guidelines:

- ***Extensions will be discouraged where they would have an adverse visual effect on the existing building or townscape.***
- ***Where small extensions are permitted they should match the existing original property in respect of design, materials and detail. The size of an extension should not overpower the original building size.***
- ***Where large extensions are permitted, they might be better designed to complement the original, so that both can be recognised and appreciated.***

- ***Large roof extensions will be discouraged, particularly at the front, where they would have an adverse visual effect on the existing building or townscape, or where they would lead to the loss of original historic roofs or their features.***
- ***Where roof extensions are permitted they should match the existing building in respect of design and materials.***

2) TREES AND GREENERY

Within the boundaries of the Conservation Area are Governor's Green, Pembroke Gardens and Clarence Ground, large expanses of open green space bordered by both established and new tree planting. Aside from these spaces, street trees are relatively rare in the built-up parts of the Conservation Area and don't currently play as significant a part in Old Portsmouth's townscape as ideally they should. A diminution in the already limited number of street trees is therefore not considered desirable. The situation is, however, actively being remedied: recent planting has taken place on Governor's Green, Broad Street and on the corner of Merchant's Row and Lombard Street. Tree Preservation Order boundaries cover Governor's Green, the Cathedral Green and parts of High Street and St. Thomas's Street, with the majority of TPOs clustered around the Cathedral.

Guidelines:

- ***The City Council will encourage additional tree planting on both private land and public land such as footways, where feasible.***

- ***The City Council will discourage the loss of trees in this area and will promote further Tree Preservation Orders as necessary.***
- ***The City Council will continue to encourage the good management of trees in this area and will encourage new and replacement planting of appropriate species to help maintain and enhance the character of the area, including the replacement of dead or vandalised specimens.***
- ***The City Council will discourage the loss of existing areas of open land (such as gardens) particularly to the front or side of properties.***

3) ROAD SURFACES AND PAVEMENTS

The City Council has a long standing policy of higher quality paving in conservation areas. In addition, some areas of historic surfaces or details still survive, including some pavement crossings and various historic cast iron features such as coalhole covers, channels, buchan traps etc. and these add to the character of the area and should be retained. The continuing emphasis on robust, high quality, traditional paving is most evident on the Millennium Promenade, especially around Spice Island, Broad Street and Grand Parade, where sensitively-executed ground treatment has accentuated the special qualities intrinsic in the townscape.

In 2001, the City Council approved a guidance document, 'Roads and Street Furniture in Historic Areas'. This

relates to roads, paving, street lighting, street furniture and other related matters in conservation areas together with other areas of historic interest.

Guidelines:

- ***The City Council will continue the existing policy of implementing higher quality surfacing and paving, with particular attention to detailing.***
- ***In resurfacing/repaving roads, particular attention will be given to retaining existing features and details, including coalhole covers, etc.***
- ***The City Council will encourage the retention of existing private driveways, footpaths and forecourts and the retention of original or other suitable materials, particularly of historical value.***



High quality paving the centrepiece of a traditional streetscape in Grand Parade

4) STREET FURNITURE

Street furniture such as street lighting, bollards, signage and cycle parking facilities can add to or detract from the visual character of the area. A notable recent addition to Old Portsmouth's street furniture are the distinctive Millennium lighting columns along the seaside promenade, the gem-like blue illuminated 'crowns' of which form a necklace around the harbour - a bespoke design unique to Portsmouth,.

'Roads and Street Furniture in Historic Areas' relates to lighting, street furniture and other related matters.

Guidelines:

- ***The City Council will encourage the retention both of historic street furniture, where this survives, and of street furniture implemented as part of the programme of works to landscape the Millennium Promenade.***
- ***The City Council will endeavour to match any subsequent new street furniture to that already established so that the cohesive style of street furniture in Old Portsmouth is upheld.***
- ***Unsightly and unnecessary street furniture will be prioritised for removal by the City Council, where possible.***



Distinctive Millennium lighting columns

5) NEW DEVELOPMENT AND REDEVELOPMENT

Old Portsmouth may be a key Conservation Area but it is by no means a museum piece. Rather, it is a historical area that has evolved over the past fifty years by integrating modern developments within the parameters of certain basic design standards, in some instances more effectively than in others. However, as the area lost a substantial number of good 18th and 19th Century buildings during the Second World War, further losses to make way for modern-day development would be resisted, as evinced by the extent of Grade II listing in the area.

There does remain some scope – and demand – for new development and redevelopment within Old Portsmouth. As a general rule, the City Council encourages the inclusion and incorporation of historical buildings on or near development sites into new development wherever possible, and in the past this has led to some invaluable but derelict buildings being

restored and brought back into welcome use.

Where this is not applicable, and redevelopment consists entirely of new build, the key to its success in design terms would be the pursuit of a general policy of 'reference, not deference.' New buildings should respect Old Portsmouth's historical context without obsequiously attempting to reproduce it (or a subjective interpretation thereof). This can be achieved by adhering to the general scale and character of development in the vicinity, acknowledging the rhythm of neighbouring elevations, and noting the vernacular (such as the materials used) in surrounding properties.

Guidelines:

- ***The City Council will oppose the redevelopment of existing older properties unless it can be demonstrated that the redevelopment would positively enhance the character or appearance of the Conservation Area.***
- ***For new build, the City Council will advocate the highest possible standards of design and architecture and will emphasise the development of buildings that add to the Conservation Area's unique qualities by respecting local scale, street patterns, elevations, features and materials.***
- ***Traditional materials such as brick, clay tiles, slates, timber, stone, lead and render would usually be preferred, although in a few situations more modern materials, such as stainless steel***

and glass, may be more appropriate.

- ***The City Council will encourage an ideal building height of 3-4 storeys throughout the Conservation Area.***
- ***While the City Council accepts the necessity of car parking provision, this should be integrated as unobtrusively as possible into the layout, and should not be allowed to dictate the design of any new development.***
- ***The City Council will foster the provision of active ground floor uses and discourage design that includes dead frontages.***
- ***The City Council will aim to prioritise the attention paid to window design in new developments so that their appropriateness for both building and wider setting can be ensured and so that they enhance, rather than detract from, both.***
- ***The City Council accepts the discreet addition of safety railings across windows and juliet balconies as necessary safety features in certain designs, but will discourage their use as deliberate architectural embellishments unless the balconies can offer proper amenity use.***



An example of an unequivocally contemporary design on Broad Street that takes into account the scale, vernacular and rhythm of its neighbours' facades

6) BOUNDARY CHANGES

Changes to the boundary of the conservation area are proposed in three places: where currently it cuts through Regency Court on King Charles Street, it would include both Regency Court and Haywards Court behind it. This is not a recognition of those buildings' merit so much as an acknowledgement that it is illogical to draw the line arbitrarily so that half of Regency Court is included and the other half isn't. Similarly, where the boundary currently cuts through the middle of the properties between Pembroke Road and Chatham Drive, it would exclude this terrace altogether, with Pembroke Road itself and Pier Road constituting the south-eastern corner of the Conservation Area's boundary. Finally, the north-eastern boundary would extend further east from Portsmouth Grammar School to incorporate the City Museum and Records Office and grounds.

APPENDIX 1: FURTHER INFORMATION AND ADVICE

This document is intended to set a policy framework for this conservation area. The Head of Planning Services will be pleased to discuss any proposals concerning this area and to advise on appropriate sources of advice and information.

Please contact the Conservation Officer John Pike on 023 9283 4303, Bob Colley on 023 9283 4310, or Ben Cracknell on 029 9284 1127 in the Conservation & Design Section of the Planning Services. A number of advice leaflets have been produced by the city and county councils – for further details contact the above officers.

It is always advisable to contact the Planning Services before carrying out any alterations to buildings in a conservation area to ascertain whether permission is required. For further details contact:

**Planning Services
Conservation and Design Team
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU**

In appropriate circumstances, the help of English Heritage or The Hampshire Building Preservation Trust could be sought. National Amenity Societies publish a number of advisory leaflets on detailed aspects of conservation. There is a long established series by the Society for the Protection of Ancient Buildings (SPAB). The Victorian Society and The Georgian Group both produce series of leaflets on doors, windows, tiles, glass and other features.

APPENDIX 2: FINANCE AND GRANT AID

1. Historic Buildings grants

Historic Building grant aid may be available from the City Council towards the cost of appropriate repair of listed and certain other buildings in this conservation area. For information telephone 023 92 834303/10.

2. Housing grants

The City Council financial assistance Policy for Private Sector Housing makes a range of assistance packages available to home owners.

Help is given for the improvement and repair of properties to meet the Decent Homes standard and to provide energy efficiency measures.

Assistance may be subject to a test of the owners resources.

For advice on what is available contact the Helpdesk on 023 9283 4538 or visit the website on www.portsmouth.gov.uk/living/5293

3. Other financial assistance

Other financial assistance may be available for example to assist with environmental improvement schemes or other projects. The Head of Planning Services will be pleased to advise on possible sources of assistance.

APPENDIX 3: STATUTORY PROTECTION

1. CONSERVATION AREA

Old Portsmouth was designated as Conservation Area No 4 on 10th September 1969. The boundaries were modified on 13 February 2004 to include the City Museum.

2. LISTED BUILDINGS

Listed 25/9/72 unless stated otherwise.

Bath Square (Point), Still & West Country House

Grade: II

Owner: Private

Public house marked c1700, present building late C18-early C19.

11 Bath Square

Grade: II

Owner: Private

Early C19 2 storey house.

21 Bath Square, Portsmouth Sailing Club

Grade: II

Owner: Private

Early to mid C19 3 storey sail loft and store, now sailing club

Bath Square, Bollards

Grade: II

Listed: 18/3/99

Owner: PCC

South side of junction with Bathing Lane. 3 possible early C18 cannon barrels reused as bollards, probably mid-late C19. Two recently moved from The Point.

Bath Square, Customs Watch-house

Grade: II

Owner: Private

Former Customs Watch-house with attached walkway and observation hut. Watch-house late C18, walkway and

hut late C19.

Bath Square, Quebec House

Grade: II

Listed: 30/10/69

Owner: Private

Built as bathing house 1754, later hotel, now house. Weatherboarding on timber frame, early and mid C19 alterations.

Bath Square, The Boathouse

Grade: II

Owner: Private

Early to mid C19 boathouse, restored late C20. 3 storeys, brick ground floor with timber frame and weatherboarding above.

Bath Square, 2 Bollards

Grade: II

Listed: 18/3/99

Owner: PCC

2 possible early C19 cannon barrels at north side of junction with Bathing Lane. Probably reused mid to late C19.

10 & 12 Broad Street

Grade: II

Owner: Private

Pair of early C19 houses with later additions, central passage with sign over reading 'Dores Court'.

13 Broad Street, Seagull Restaurant

Grade: II

Listed: 18/3/99

Owner: Private

Former public house c1910 attributed to G.V Inkpen, lately a restaurant. Brown glazed tiles to ground floor, timber framed above, turret at corner.

14 Broad Street

Grade: II

Owner: Private

2 storey house with mid C19 front, included for group value.

15 Broad Street, Former Post Office

Grade: II

Owner: Private

Late C18-early C19 house with C20 alterations. 3 storeys and attic.

23 Broad Street

Grade: II

Owner: Private

Late C18-early C19 3 storey house.

35 Broad Street

Grade: II

Owner: Private

Early C19 house with later alterations, 3 storeys.

37 Broad Street

Grade: II

Owner: Private

Early to mid C19 house, 2 storeys and attic.

39 Broad Street, Camber House

Grade: II

Owner: Private

Late C18-early C19 3 storey house with later alterations.

41 Broad Street

Grade: II

Owner: Private

Partly timber-framed house of C17 origin, C19 and C20 alterations. Interior has close studding framing in passage wall with red brick infill panels, probably C17. Small panel of wattle and daub on first floor.

45 Broad Street

Grade: II

Owner: Private

Early to mid C19 3 storey house.

53 Broad Street

Grade: II

Owner: Private

Includes former 53a. Late C18-early

C19 house of 3 storeys

55 Broad Street

Grade: II

Owner: Private

Late C18-early C19 3 storey house

**63 & 65 Broad Street,
Spice Island Inn**

Grade: II

Owner: Private

Formerly 2 public houses but now one (The Coal Exchange P.H & The Lone Yachtsman). Early C19 with extensive alterations in 1991, 3 storeys and attic.

**Broad Street, 18 Gun Battery &
Flanking Battery, King's Stairs,
Sallyport & Point Barracks**

Grade: I

Listed: 30/10/69

Owner: PCC

Part of the fortifications of Portsmouth. 18 Gun Battery late C17 by de Gomme, reconstructed 1847-50. The 2 storey Flanking Battery has late C18 Sallyport known as 'The Common Sallyport'. The 'Old Sallyport' formerly had a landing stage known as 'The Kings Stairs'. Point Barracks are part of the 1847-50 period of reconstruction. Incorporated within the fortifications are parts of original C16 & C17 works.

**Broad Street,
K6 Telephone Kiosk opposite 45/49**

Grade: II

Listed: 14/5/90

Owner: BT

Type K6 kiosk designed in 1935 by Sir Giles Gilbert Scott, made by Lion Foundry Co. Ltd. Replacement Elizabeth II crowns to top panels.

**Broad Street/Tower Street junction
K6 Telephone Kiosk**

Grade: II

Listed: 14/5/90

Owner: *BT*
Type K6 kiosk designed 1935 by Sir Giles Gilbert Scott, made by Lion Foundry Co. Ltd. George VI crowns to top panels.

Broad Street, The Round Tower

Grade: *I*
Listed: 30/10/69
Owner: *PCC*
Fortification c1415, ground floor reconstructed c1538-40. 2 upper storeys probably late C17 by de Gomme, remodified early C19 possibly as a Martello Tower with adaptations as gun platform c1850.

Broad Street, The Square Tower

Grade: *I*
Listed: 30/10/69
Owner: *PCC*
Fortification and Governor's Residence c1494, altered to form powder magazine c1580 and then Admiralty Victualling Store c1780, was reinstated as part of fortifications mid C19. Restored 1978-85. Niche facing Broad Street contains copy of gilded lead bust of Charles I by Hubrecht le Seur, (original in City Museum.)

Broad Street, Cannon Barrel

Grade: *II*
Listed: 18/3/99
Owner: *PCC*
Possible early C18 cannon barrel reused as bollard probably early C20. (2 recently re-sited to Bath Square).

Cambridge Road Junction, Portsmouth Grammar Lower School

Grade: *II*
Owner: *Private*
School by A.E Cogswell 1879, neo-Jacobean in style, 2 storey red brick building.

54 East Street, Bridge Tavern Camber Dock

Grade: *II*
Owner: *Private*
3 storey public house c1806.

8 French Street

Grade: *II*
Listed: 16/12/93
Owner: *Private*
Also known as Popinjays Warehouse and The Mayors Stables. Warehouse with original fabric on ground floor possibly late medieval. Certainly in existence by late C16 or early C17, upper floors C18; 2 storeys with 4 bay queen post roof.

Governor's Green, Iron Railings & Gates

Grade: *II*
Listed: 18/3/99
Owner: *MoD*
Early to mid C19 wrought-iron railings surrounding the green.

2 Grand Parade, Aquitaine House

Grade: *II*
Owner: *Private*
Mid C19 house of 4 storeys.

3 Grand Parade

Grade: *II*
Owner: *Private*
C19 house with 3 storeys and attic canopy.

4 Grand Parade

Grade: *II*
Listed: 30/10/69
Owner: *Private*
Early C19 house of 3 storeys, War Memorial tablet of 1914-18 on ground floor.

5 Grand Parade

Grade: *II*
Listed: 30/10/69

Owner: *Private*
Early C19 house of 3 storeys, iron balcony at first floor with metal tent roof

6 Grand Parade

Grade: *II*
Owner: *Private*
Early C19 house of 3 storeys with return to Penny Street.

Grand Parade, K6 Telephone Kiosk

Grade: *II*
Listed: 14/5/90
Owner: *BT*
Telephone kiosk K6 type, designed 1935 by Sir Giles Gilbert Scott, George VI crowns to top panels.

**Grand Parade,
Royal Garrison Church**

Grade: *II*
Listed: 18/3/99
Owner: *MoD*
Hospital and chapel (Domus Dei), now church, founded c1212 by Bishop Peter des Roches and extensively restored 1886-88 by G.E Street. Church constructed of coursed rubble stone with ashlar dressings in Early English style. Chancel has stained glass by Carl Edwards, Harold Thomas and Farrah Bell.

**Grand Parade,
Lord Nelson Monument,**

Grade: *II*
Listed: 18/3/99
Cons. Area: 4
Owner: *PCC*
Bronze statue of Lord Nelson on granite base by Dr. H.J Aldous LRCS and F Brook Hitch FRBS 1951. Relocated from Pembroke Gardens to mark the bicentenary of the death of Lord Nelson in 2005.

**Gunwharf Road
HMS Nelson, perimeter wall, gate**

and lodges,

Portsea
Grade: *II*
Listed: 25/9/72
Owner: *Private*
Former HMS Vernon site, (latterly HMS Nelson), perimeter walls, main gate and gun emplacements c1870 with later additions and alterations. Wall of brick, 3 m. high on ashlar base, main gate with flanking brick towers and machicolated parapets, 2 single storey lodges.
N.B.; Section adjoining Car Ferry is in this CA

10 High Street

Grade: *II*
Listed: 10/1/53
Owner: *Private*
Late C18 house of 3 storeys with slate roof.

**10½ & 11 High Street,
Buckingham House**

Grade: *II**
Listed: 10/1/53
Owner: *Private*
Timber-framed house of C16 or early C17 date, altered and refronted late C17 or early C18. Interior has panelling and partly exposed timber framing, plaque on outside wall records assassination of Duke of Buckingham in house 1628.

**12 & 13 High Street,
Felton House (No. 12)**

Grade: *II*
Listed: 30/10/69
Owner: *Private*
2 houses C18 with 3 storeys and attic.

**14, 15 & 16A High Street,
Rockingham (14), Nelson House (15)**

Grade: *II*
Listed: 10/1/53
Owner: *Private*

Late C18 house now divided into 3 properties. 3 storey red brick.

16 High Street

Grade: II

Listed: 30/10/69

Owner: Private

Early C19 house, 3 storeys and attic.

23 High Street

Grade: II

Listed: 10/1/53

Owner: Private

Late C18 house of 3 storeys.

24 High Street

Grade: II

Owner: Private

Early C19 house with 3 storeys and attic.

53 High Street

Grade: II

Owner: Private

Late C18 house of 4 storeys.

**54 High Street,
Monck's Bar**

Grade: II

Owner: Private

Late C19 house of 4 storeys.

57 & 58 High Street, Sallyport Hotel

Grade: II

Listed: 10/11/53

Owner: Private

Hotel with late C18-early C19 front, 4 storeys and attic.

59 & 60 High Street

Grade: II

Listed: 30/10/69

Owner: Private

Late C18 with C19 and C20 alterations. No. 59 has 3 storeys and No. 60 has 3 storeys and attic.

63 High Street

Grade: II

Listed: 18/3/99

Owner: Private

House of C16 origins with early C19 front and late C20 alterations. 3 storeys and attic. Interior has C16 timber frame truss with wattle and daub infill.

127, 128 & 129 High Street

Grade: II

Listed: 25/9/72

Owner: Private

Early C19 houses of 3 storeys, left return of No. 127 is of mathematical tiles.

131 High Street

Grade: II

Owner: Private

3 storey house with late C18 front.

132 High Street

Grade: II

Owner: Private

Late C18 house of 3 storeys and attic.

132½ High Street

Grade: II

Owner: Private

Mid C19 house of 3 storeys with basement, stuccoed front with bold Greek key pattern to pilaster strips, Baroque pedestals support pilasters. Balcony at first floor with iron balustrades; interior corridor has neo-classical mythological relief plaques. Attached cast-iron railings are also listed.

133 & 134 High Street

Grade: II

Listed: 30/10/69

Owner: Private

Pair of late C18 houses, each of 2 storeys and attic.

**High Street,
Cathedral Church of St Thomas**

Grade: I

Listed: 10/1/53

Owner: *Private*

Chapel of Austin Priory founded c1180 for Jean de Gisors, choir probably 1180-90, transepts c1190-1220. Old tower and nave replaced 1683-93, C18 and C19 alterations and restorations; additions 1935-39 by Sir Charles Nicholson and West extension by Michael Drury 1990-91. Mixture of styles, Transitional, Early English, Classical and Byzantine.

Interior has fine series of C17 to early C19 wall memorials and other memorials and floor tablets.

Furnishings dating from late C17, C13 wall painting and C16 font.

**High Street,
Portsmouth Grammar School**

Grade: II

Listed: 30/10/69

Owner: *Private*

Former Cambridge Barracks officers quarters and mess c1855-60, 2 storeys and basement. Attached railings included in listing. Became part of Grammar School in 1926.

**High Street,
Outbuildings to south-west of
Grammar School**

Grade: II

Owner: *Private*

Formerly warehouses of late C18-early C19 date converted to form part of Cambridge Barracks (later Clarence Barracks) 1825, offices added 1860-80. 3 storey building, interesting example of traditional warehouse with fire-proof details. Now outbuildings to Grammar School.

**High Street,
Former Barracks to rear of**

Portsmouth Grammar School

Grade: II

Listed: 8/7/98

Owner: *Private*

Formerly 3 storey soldiers barracks, part of Cambridge Barracks c1856-58 in Late Georgian style, includes fire-proof cookhouse at south end. Now part of Grammar School

**High Street,
The Dolphin Hotel**

Grade: II

Listed: 30/10/69

Owner: *Private*

C18 and early C19 building of 3 storeys.

**High Street,
Pair of gas lighting columns in front
of George Court**

Old Portsmouth

Grade: II

Listed: 8/4/02

Gas lighting columns dating from 1824, formerly in front of George Hotel

1, 3 & 5 Lombard Street

Grade: II*

Listed: 10/1/53

Owner: *Private*

3 mid-late C17 houses altered late C18, 2 storeys and attic, each attic has Dutch gable.

**7 & 9 Lombard Street,
Powderham House &
Lombard House**

Grade: II

Listed: 10/1/53

Owner: *Private*

Pair of late C18 houses of 3 storeys.

**11 Lombard Street,
Benedict House**

Grade: II

Listed: 30/10/69

Owner: *Private*

Mid C18 house altered early C19, 2 storeys and attic.

**13 Lombard Street,
The Greye House**

Grade: II
Listed: 30/10/69
Owner: Private
Mid C18 house of 2 storeys and attic.

15 Lombard Street

Grade: II
Listed: 30/10/69
Owner: Private
Mid C18 house, 2 storeys and attic.

17 Lombard Street

Grade: II
Owner: Private
Early-mid C19 front to C18 century 2 storey house.

19 Lombard Street

Grade: II
Owner: Private
Late C18 house of 3 storeys.

27 Lombard Street

Grade: II
Listed: 16/2/70
Owner: Private
Mid C19 house with late C20 alterations, 3 storeys.

**Museum Road,
City Museum & Art Gallery,
Southsea**

Grade; II
Listed; 25/9/72
Owner; PCC
Former 4 storey barracks of 1893 in French Chateau style, red brick with stone dressings, designed under Lt. Colonel R Dawson-Scott RE, converted 1973. Originally part of the Clarence and Victoria Barracks of which this was almost certainly the officers quarters. A unique design in

English barracks and one of the most striking examples of the French Chateau style in the country. Formerly Clarence Road.

**Museum Road,
Iron railings to museum,**

Southsea
Grade; II
Listed; 8/7/98
Owner; PCC
Iron railings c1880 fronting former Clarence Barracks officers quarters, now City Museum and Art Gallery. Set between restored gate piers. Formerly Clarence Road.

**11 Pembroke Road,
The Lodge**

Grade: II
Owner: Private
Late C18 house, 3 storeys and attic, inscribed plaque on wall reading 'In this house was born on the 17th April 1833 Vicat Cole, the famous landscape painter'.

**13 Pembroke Road,
The Provost's House**

Grade: II
Listed: 30/10/69
Owner: Private
Mid C19 refacing of earlier building, stuccoed 2 storey house.

**17 Pembroke Road,
The Royal Naval Club**

Grade: II
Owner: Private
2 houses now Royal Naval Club, C18 with major alterations 1871-75 by Thomas Hellyer in Italianate style. Grey brick with red brick dressings and stucco, Royal Naval insignia decoration on door keystone. This is the only Royal Naval Club in existence, founded 1867.

**Pembroke Road,
Indian Mutiny Perthshire Volunteers
monument,**

Southsea

Grade; II

Listing: 25/9/72

Cons. Area; 4

Owner; PCC

Monument of c1869, marble obelisk with plinth commemorating members of the 90th Light Infantry Perthshire Volunteers killed in the Indian Mutiny of 1857 or dying in India between 1859-1869.

**Pembroke Road,
The Fitzclarence Monument,**

Southsea

Grade; II

Listed; 25/9/72

Cons. Area; 4

Owner; PCC

Monument of 1852 by J Truefitt and W. B Davis in Portland stone, tapering octagonal column on stepped base. Erected in memory of Lieutenant-General Fitzclarence, commander of the Portsmouth garrison who died in 1852.

1 Penny Street

Grade: II*

Listed: 10/1/53

Owner: Private

Originally 2 C18 3 storey houses, now one dwelling, late C20 restoration. Original sashes on first and second floors.

3 Penny Street

Grade: II*

Listed: 30/10/69

Owner: Private

C16-C17 timber frame house recased and altered late C18-early C19, 2 storeys and attic. Interior has remains of timber framing with wall posts and ceiling beams. Originally formed part of

one house with 5 Peacock Lane.

**31 Dolphin Cottage &
33 Penny Street**

Grade: II

Listed: 30/10/69

Owner: Private

2 late C18 houses of 3 storeys each.

**36 St Thomas's Street,
Flagship House**

Grade: II

Listed: 25/9/99

Owner: Private

Late C18-early C19 house of 3 storeys and basement.

44 & 45 St Thomas's Street

Grade: II

Listed: 18/3/99

Owner: Private

Two late C18-early C19 houses, converted to warehouse, restored to two houses C20, 3 storeys and attic.

47 & 48 St Thomas's Street

Grade: II

Listed: 10/1/53

Owner: Private

Pair of late C18 houses, 2 storeys and attic.

**49 St Thomas's Street,
Carlton House**

Grade: II

Listed: 30/10/69

Owner: Private

Late C18 house of 2 storeys and attic.

**50 St Thomas's Street,
Coopers House**

Grade: II

Listed: 25/9/72

Owner: Private

Late C18-early C19 3 storey house.

51 & 52 St Thomas's Street

Grade: II

Listed: 30/10/69

Owner: Private

Pair of C18-early C19 houses, 3 storeys and attic.

60, 61 & 62 St Thomas's Street

Grade: II

Listed: 10/1/53

Owner: Private

Three late C18 houses of 3 storeys.

**69 & 70 St Thomas's Street,
Becket House & Peppercorn House**

Grade: II

Listed: 10/1/53

Owner: Private

Pair of late C17-early C18 houses, late C18 refronting.

86 & 88 St Thomas's Street

Grade: II

Owner: Private

Bank, now two houses, early and mid C19 with late C20 alterations.

Tower Street,

Bollard

Grade: II Listed; 18/3/99

Owner: PCC

Cast-iron cannon dated 1708 reused as bollard, probably in late C19.

3. ANCIENT MONUMENTS

Landport Gate

Monument No: 140

Grid ref: SZ 634994. Owner: MoD

**Long Curtain, Kings Bastion
& Spur Redoubt**

Monument No: 20208

Grid ref: SZ 632991. Owner: PCC

Portsmouth Garrison Church

Monument No: 138

Grid Ref: SU 633992. Owner: MoD

**Point Battery including Square Tower,
King Edward's Tower**

Monument No: 261

Grid Ref: SZ 630992. Owner: PCC

4. ARTICLE 4(2) DIRECTIONS

Various operations to houses do not normally require planning permission. This includes changes to windows, doors, roofs, chimneys and boundary walls. The effect of these can gradually affect the appearance of a conservation area.

Article 4(2) Directions bring work to various features on elevations facing a highway under planning control.

The following properties were included in Article 4(2) Directions as at 23 May 2006:-

Battery Row 1 ,2 ,3
High Street 49 ,50 ,64 ,69
Highbury Street 4a ,6
Lombard Street 4 ,6 ,8 ,10 ,21 ,23 ,25
Peacock Lane
2 ,2a ,2b ,4 ,6 Farthingale Terrace
Pembroke Road
Williamsgate (the Cottage), 18
Penny Street 29 ,60
St. Nicholas Street 10 ,12
St. Thomas's Street 33 ,43

5. LOCAL LIST

The following buildings are included in the Local List of Buildings of Architectural or Historic Importance.

Battery Row

2, 3

Broad Street

Archway, Tower Street

Rear of 4, Boathouse

Tram track

High Street

Letter box adjacent to Duke of

Buckingham Public House

The Lemon Sole, 123

Lombard Street

4, 6, 8, 10

Peacock Lane

2, 4, 6

Pembroke Road

The Cottage

Rampart Wall

Tower Street

Black Horse Cottage, 3

Tower House

6. ENGLISH HERITAGE REGISTER OF PARKS & GARDENS

Southsea Seafront is included in the English Heritage National Register of Parks & Gardens of Historic Interest. The part of this area between Victoria Avenue and Pier Road is within this conservation area.

APPENDIX 4: PORTSMOUTH CITY LOCAL PLAN 2001-2011

The Portsmouth City Local Plan 2001-2011 includes many policies which are relevant to conservation areas and to this particular conservation area in particular. General policies include:-

- DC1** Design Principles
- DC2** Landscaping
- DC3** Landmark Buildings and Features
- DC4** Access for all
- DC5** Amenity & Pollution
- DC10** Conservation Areas
- DC11** Listed Buildings
- DC12** Locally Important Buildings and Structures
- DC13** Historic Parks and Gardens
- DC14** Trees
- DC15** Archaeological Sites and monuments
- DC20** Protection of Open Space
- DC22** Telecommunications Equipment

DC10 CONSERVATION AREAS

(A) Alterations

Proposals to alter an unlisted building in a conservation area will be permitted where the development is sympathetic in design, scale, materials, colour, landscaping and treatment to the rest of the building and/or area.

(B) Buildings and spaces

Development in a conservation area will be permitted where:

- (i) scale, form, materials and detailing respect the characteristics of buildings in the area;
- (ii) architectural features such as walls and shop fronts and other features which contribute to the character of an area are retained;
- (iii) there is no adverse impact on the townscape and roofscape of the conservation area, including the protection of important views within,

into and out of the area;

- (iv) a consistently high standard of design has been applied and good quality materials are proposed to be used; and
- (v) trees, open spaces and other landscape features which contribute to the character and appearance of the conservation area are protected.

(C) Change of use

Where a building contributes towards the character or appearance of a conservation area, a change of use will be permitted where it does not require any changes in the appearance or setting of the building other than those that will preserve or enhance its contribution to the area.

(D) Demolition

Development involving demolition in a conservation area will be permitted provided that -

- (i) the structure to be demolished makes no positive contribution to the character and appearance of the area;
- (ii) its potential for repair, retention and beneficial use is limited; and
- (iii) detailed proposals for the reuse of the site, including any replacement building or other structure, have been approved.

APPENDIX 5: SUMMARY OF EXISTING POWERS

	STATUTORY LISTED BUILDINGS	NON-LISTED BUILDINGS IN CONSERVATION AREAS
Boundary Walls, Fences and Pillars	LBC required for alterations, extensions and demolitions (including part thereof).	CAC required for complete or substantial demolition if wall is more than 1m high fronting a highway and 2m elsewhere. Planning permission required to erect a wall, fence, etc, if more than 1m high fronting a highway, 2m elsewhere. See Note: A 4(2)
Trees, Shrubs and other Planting		Six weeks notice for work to trees required.
Buildings	LBC required for demolition, alteration and extension. This includes internal works. Demolition includes partial demolition	CAC required for complete or substantial demolition of building where volume of building exceeds 115 cubic metres. See Note: A 4(2)
Doors	Replacement with different design or material would require LBC.	Houses No permission or CAC required to replace doors. See Note: A 4(2) Flats and commercial buildings Permission normally required if different from existing design.
Windows	Replacement with different design or material would require LBC.	Houses Permission not required to replace windows. See Note: A 4(2) Flats and commercial buildings Permission is required for replacement windows unless they match the original in terms of method of opening and design.
Roofs	Replacement with different materials would require LBC.	Houses Permission not required to change roof cladding material. See Note: A 4(2) Flats or commercial buildings Permission is required to change roof cladding material.
Chimneys	LBC required for demolition (including part thereof), alteration or extension.	Permission & CAC not usually required for demolition. Houses: See Note: A 4(2) Flats or commercial buildings Permission may be required for rebuilding
Other Details	LBC required for removal, alteration or extension.	Permission & CAC not usually required. Houses : See Note A 4(2) Flats or commercial buildings Permission may be required for rebuilding.
External Wall Finishes/Cladding	LBC required to remove/alter existing cladding or fix new cladding.	Permission required to clad exterior walls with stone, artificial stone, timber, plastic or tiles.

Note: **Permission** refers to Planning Permission. **LBC** refers to Listed Building Consent.
CAC refers to Conservation Area Consent.

A 4(2) Houses or single family dwelling: Permission needed if Article 4(2) direction in force.

