

**1 East Street, Havant,
Hampshire
Heritage Statement**

Client: JNP DEVELOPMENTS &
INVESTMENTS LTD

AB Heritage Project No: 62733

Date: 20/10/2023

1 East Street, Havant, Hampshire Heritage Statement

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by JNP Developments & Investments Ltd to produce a Heritage Statement covering proposed works at 1 East Street, Havant, Hampshire PO9 1AA. It was requested to form part of a forthcoming planning and listed building consent application.

1 East Street is a Grade II Listed Building, constructed in 1889 as the White Hart public house. Most recently, the building has been in use as an amusements arcade. The proposed development of the site will encompass partial demolition of rear outbuilding to provide alterations and extension of ground floor premises to create 4 No. supported living flats (Class C3 (b) with communal spaces, staff accommodation and refuse and bicycle storage.

The former White Hart was Grade II Listed in 2014, for the special architectural and historical interest. The interiors have now been stripped of interest and historic detail, but the principal elevations remain largely as designed and built. Key architectural features include the distinctive arched windows with geometric designs, the prominent first floor gables, and the terracotta decorative plaques on the North and East Street elevations. Number 1 East Street is assessed to be a Designated Heritage Asset of High significance. The attached outbuildings, that are not part of the Listed building are not considered to be of heritage significance.

The site is located on a potentially ancient road junction, and a corpus of archaeological finds suggests that the site is in an area of high archaeological potential. Recent archaeological finds at the rear of the site, and within c. 50m, included a masonry wall of Roman date.

The proposal seeks to retain the principal elevations of 1 East Street as they are, with repairs to damaged and degraded materials as necessary. A key proposal will be to utilise the opening mechanisms of the ground floor windows to provide a simple and effective way of providing ventilation. This report has shown that the windows have been used in this way since at least the early 20th century.

Overall, based on the gathered evidence, including a site visit, this report assesses the proposal to result in No Harm to the heritage significance of the Grade II Listed Building nor to the character and appearance of the St Faith's Conservation Area.

No further work for heritage is recommended for this application.

Regarding the potential for the proposal to disturb or damage archaeological remains, it is recommended that the construction groundworks are archaeologically monitored and recorded by a suitably qualified and experienced archaeologist.

The final decisions regarding further works lie ultimately with the Local Planning Authority.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by JNP Developments & Investments Ltd to produce a Heritage Statement covering proposed works at 1 East Street, Havant, Hampshire PO9 1AA. It was requested to form part of a forthcoming planning and listed building consent application.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 1 East Street, the former White Hart Public House, is on the junction of East Street, North Street and West Street and South Street, in Havant, Hampshire PO9 1AA (National Grid Reference: SU 7180 0626). The site is in the middle of the town of Havant with the prominent Grade II* Listed St Faith's Church c. 20m to the southwest across the road junction. The site is in the St Faith's Conservation Area.
- 1.2.2 The site at 1 East Street includes the main Grade II Listed Building of the former public house, and a range which is not included in the List Entry but is attached to the north east corner of the former pub and located to the rear of the Havant Club and another small older building which is now integrated with the rear range, and which is also not part of the List Entry (Plate 1).



Plate 1. The application site

1.3 Overview of Proposed Development

- 1.3.1 The proposed works encompass partial demolition of rear outbuilding to provide alterations and extension of ground floor premises to create 4 No. supported living flats (Class C3 (b) with communal spaces, staff accommodation and refuse and bicycle storage.

1.4 Planning Background & Consultation

- 1.4.1 Daniel Dodds (Associate Director, AB Heritage) contacted Hampshire HER by email. Mr Dodds stated that because the application is largely for interior works, an HER data order would not add information to that available from other sources. Mr Thom Hayes, Senior Archaeologist, Hampshire County Council, advised that any proposed groundworks would require an archaeological assessment, but agreed with Daniel Dodds that the recent archaeological evaluation at 5 East Street would inform the archaeological baseline and would be sufficient considering the scale of the proposed development at 1 East Street.
- 1.4.2 On the 14th of July 2023, the applicants received email consultation from Rachael McMurray, Principal Heritage Officer, Havant Borough Council & East Hampshire District Council. In the email, Ms McMurray explained that the conversion of the pub to residential use was not out of the question, if other options were unviable. Ms McMurray did state that the distinctive windows were of high architectural significance.

1.5 Project Qualifiers

- 1.5.1 This report has been prepared under instruction and solely for the use of JNP Developments & Investments Ltd, and any associated parties they elect to share this information with.
- 1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 194 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Focus of Study

2.2.1 The proposed development is for mainly interior works to the shell of the former public house and will retain and tidy the exterior. Therefore, the works will not physically affect other heritage assets, but may change the setting St Faithful’s Church, and the character and appearance of the Conservation Area. Therefore this report will focus assessment on:

- Former White Hart public House – Grade II Listed Building (List Entry: 1421943)
- St Faith’s Church – Grade II* (List Entry: 1092120)
- St Faith’s Conservation Area

Standards & Guidance Used

2.2.2 The assessment has been carried out in line with the following guidance:

- *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists, 2020).
- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (Chartered Institute for Archaeologists, 2020).
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
- *Understanding Historic Buildings* (Historic England, 2016).
- *The Setting of Heritage Assets* (Historic England, 2017).

- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).
- *Windows in Listed Buildings & Conservation Areas: Guidance Note* (Havant Borough Council, 2015).

Selection and Assessment of Sources

2.2.3 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Hampshire Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	26/09/2023	Daniel Dodds (Associate Director, AB Heritage) contacted Hampshire HER by email. Mr Dodds stated that because the application is largely for interior works, an HER data order would not add information to that available by other sources. Mr Thom Hayes, Senior Archaeologist, Hampshire County Council, advised that any proposed groundworks would require an archaeological assessment, but agreed with Daniel Dodds that the recent archaeological evaluation at 5 East Street would inform the archaeological baseline and would be sufficient considering the scale of the proposed development at 1 East Street.
Consult Havant Borough Council Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	Client Consultation 14/07/2023	On the 14th of July 2023, the applicants received email consultation from Rachael McMurray, Principal Heritage Officer, Havant Borough Council & East Hampshire District Council. In the email, Ms McMurray explained that the conversion of the pub to residential use was not out of the question, if other options were unviable. Ms McMurray did state that the distinctive windows were of high architectural significance.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	11/09/2023	Daniel Dodds (Associate Director, AB Heritage) conducted a site visit in the company of Jonathan Heather (the Client) and Steve Lawrence (Planning Consultant). The interior of the former pub was photographed, and the setting recorded.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	11/09/2023	List Entry for former White Hart public house (1421943) and Church of St Faith (1092120) were downloaded.
Hampshire Archives, Winchester	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	14/09/2023	Historic photographs consulted and provided in this report.

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	14/09/2023	Reference to an Archaeological Watching Brief at the application site in 1996.
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	N/A	
Local Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	14/09/2023	Havant Civic Society website consulted, but nothing pertinent to the site was identified.

Assessment of Significance

- 2.2.4 Assessment of heritage significance is judged on various factors, including existing designation(s) and the perceived heritage interests or values of a feature and / or its setting in-line with criteria set out by English Heritage in '*Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment*' (2008) and Historic England's '*Advice Note 12*' (2019).
- 2.2.5 As a result, this report will assess significance against **Archaeological, Architectural, Artistic, Historic** and **Setting** interests. Each relevant category discussed will result in an overall level of significance being defined for the feature, in accordance with a five-point scale comprising Very High, High, Medium, Low and Uncertain.

Impact Assessment

- 2.2.6 The degree of impact upon the heritage resource is determined based on professional judgement as to the level of effect from a proposed development on the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact will be expressed against a five-point scale comprising Very High, High, Medium, Low and Uncertain.
- 2.2.7 Overall, the degree of change will be assessed in terms of NPPF (as harmful or beneficial) and, where appropriate, against relevant local planning policy.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some forms of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework (NPPF) 2023

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 201 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 202 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

- 3.3.1 At the time of writing, Havant Borough Council has no Local Plan, but a new Local Plan is being prepared. Until the New Local Plan is adopted, the Council is operating the Tilted Balance with the Havant Borough Core Strategy (2011) forming the key policy baseline relevant to this report.

Havant Borough Core Strategy (2011)

Policy CS 11 - Protecting and Enhancing the Special Environment and Heritage of
Havant Borough (Abridged)

3.3.2 Planning Permission will be granted for development that:

- Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas, Listed Buildings, Scheduled Monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Havant Borough Local Plan (Allocations) (2014)

Policy DM 20 - Historic Assets

3.3.3 Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

3.3.4 Applications that affect, or have the potential to affect, heritage assets are expected to

3.3.5 provide a Heritage Statement that:

- 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
- 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

4. HERITAGE REVIEW OF THE SITE

4.1 Historic Development of the Site & Surrounding Area

Introduction

- 4.1.1 Havant was subject to an Extensive Urban Survey (EUS – Hampshire and Isle of Wight, Hopkins, D, 2004). The following description of the site and the surroundings leans on the EUS and a map progression, as well as from the historical background presented in the St Faith's Conservation Area Appraisal (Forum Heritage Services & Context 4d, 2007). Please note, that because the focus of this report is the building of the former White Hart, and because the application is overwhelmingly for interior works to that building, the archaeological and early historical background is cursory, but sufficient to understand the baseline.

Prehistoric and Roman Period (c. 500,000 BC – AD 410)

- 4.1.2 The crossroads and the roads of North, and South Street are believed to be of at least Roman origin. A significant number of spot finds have been recovered very close to the junction, and these include finds of Roman pottery including coarseware and the distinctive Samian ware favoured by the military. Structural finds have included ditches such as that on East Street found c. 165m to the east of the site, and a Roman concrete and brick floor was found beneath the St Faith's Church in 1857, along with other Roman artefacts.
- 4.1.3 More recently in 2021, as part of a consent to develop the site at 5 East Street, which extends to the area north of the proposal site, an archaeological evaluation (Southampton Archaeology Unit, 2022), uncovered structural remains in trial trenches. These remains included a ditch that had local and Spanish pottery, a putative industrial feature, and most interestingly a masonry wall, located c. 50m northeast of the former White Hart. This wall represents to only solid structure of this period in Havant other than the concrete floor mentioned above.
- 4.1.4 The archaeological evaluation also uncovered Late Medieval and Post Medieval features consistent with domestic use. Overall, the collective archaeological record places the application site in an area of archaeological potential, with a special emphasis for Roman period remains and finds.

Medieval to Modern Period (AD 411 – Present)

- 4.1.5 Havant is named in a charter in the pre-conquest period in AD 935, and again in the Domesday Survey of 1086, where the population is recorded as 20 villagers, two mills and three salt houses. King John, in 1200 granted a Market Charter and it is suggested that Havant functioned as a regionally important market town.
- 4.1.6 Longcroft in 1857 (quoted in the EUS), relates that in the mid-18th century a significant conflagration affected many buildings on West Street, North Street and East Street, which suggests that the application site would have been affected. Rebuilding at this important crossroads would have been necessary, but much of the building stock that survives here

today appears to be of 19th century date and this may mean the quality of the 18th century rebuilds was poor.

- 4.1.7 The earliest readily available map that shows the application site is the First Edition Six Inch to the Mile Ordnance Survey (OS) map from 1870 (Plate 2), which predates the construction of the White Hart. This map shows that the street plan and the grain of the buildings was of smaller scale and narrower than later on. The List Entry for the White Hart suggests that the Millers Arms was a predecessor on the site, destroyed by the widening of the road in 1888.

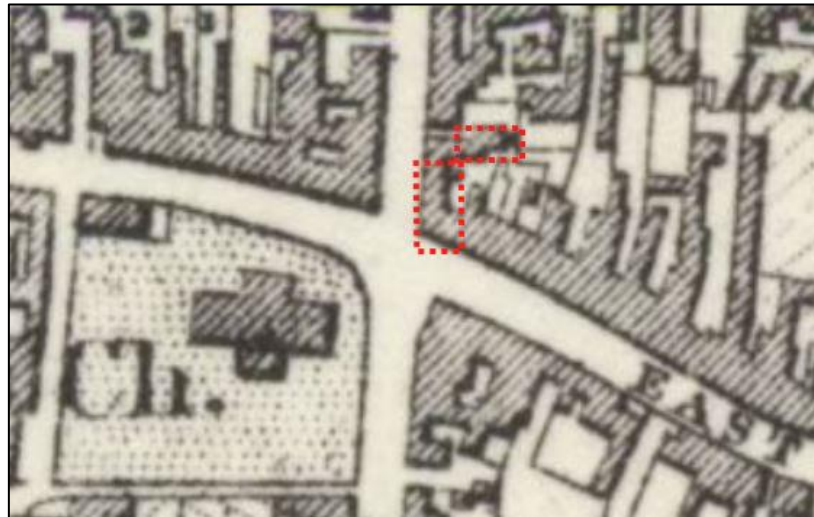


Plate 2. 1870. 1st edition OS

- 4.1.8 The White Hart public house is attributed to the local architect Alfred Edwin Stallard (1861-1953), and construction date is given as 1889. Stallard was a successful architect responsible for the Grade II Listed War Memorial across the street and the Congregational Church on North Street (Historic England, 2023).
- 4.1.9 Plate 3 shows an historic photograph putatively from the 1890s that shows the White Hart on the right. It is instantly recognisable, and the windows shown still exist today.



Plate 3. White Hart on right c. 1890s

4.1.10 By 1909, the White Hart was well established, and the building on the corner is shown on the 25-inch OS map of that time as bulkier than the Millers Arms (Plate 4). The outbuildings are also shown in place. Particularly on the east side of North Street it is evident that a severe degree of rebuilding had taken place following the road works.

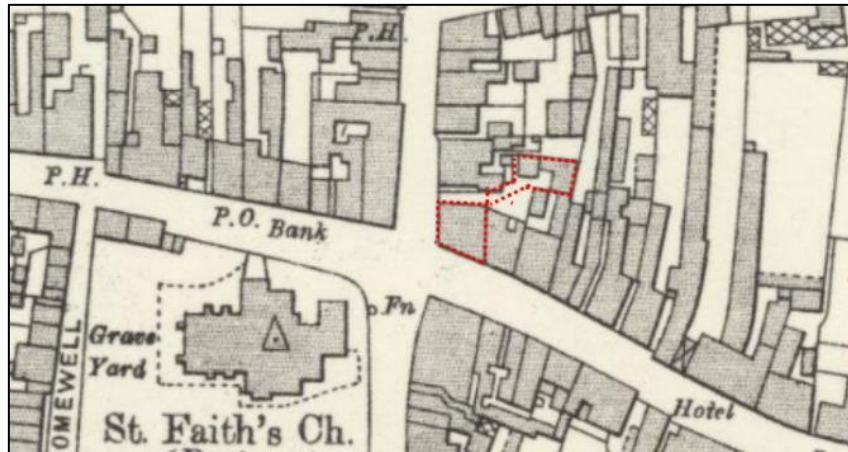


Plate 4. 25 Inch OS map of 1909

4.1.11 Plate 5 below is a photograph taken around c. 1910 judging from the fashions and the bicycles. It shows the White Hart on East Street, note the open windows at ground floor.



Plate 5. Photograph from c. 1910. Showing open windows on ground floor

4.1.12 The Photograph shown on Plate 6, below, is from 1976 and shows the White Hart on East Street. This photograph shows the small shops at 5-11 East Street prior to their recent demolition. The photograph also shows that the ground floor windows were open.



Plate 6. The White Hart, East Street c. 1976

4.1.13 The built environment in and around the site changed very little until the recent demolition of numbers 5 to 11 East Street and 10a the Pallant, in 2021, resulting in the cleared site that exists in October 2023 (Plate 1). During these latter years, the White Hart ceased to be a public house and the interior was stripped of all pub furniture, fixtures and fittings, as the premises became an amusements arcade.

4.2 Current Site Condition

4.2.1 The former White Hart occupies a busy site on the corner of East Street and North Street, and the crossroads that also includes West Street and South Street. The pub has been designed to maximise the site with elaborate elevations facing East and North Streets, incorporating an entrance on the chamfered corner, which is now blocked and has an arched window (Plates 7 & 8).



Plate 7. East Street elevation



Plate 8. North Street elevation

- 4.2.2 The building still features the decoration and the livery of the White Hart. The North and East Street elevations are almost identical, and each is three bays, and two-and-half storeys. The central bay on each elevation is narrower than the flanking bays, and plainer. There is a continuous string course at first floor and at sill level on the ground floor. Predominantly of red brick the building is on a black brick plinth.
- 4.2.3 On the ground floor the arched doors and windows include a moulded hood which wraps around the principal elevations. The ground floor windows include three-light arches with distinctive geometric joinery. The large windows on the ground floor include hinges (Plate 9), which attest to the former functional opening as shown on Plates 5 & 6 above, a measure no doubt required as a way of venting the public rooms of tobacco smoke. The window frames are in a poor condition with poorly executed repairs apparent. Beneath the windows are decorative tablets.



Plate 9. Hinges on East Street window

- 4.2.4 The first floor is tile hung and features prominent canted oriel windows on the outer bays, while the inner bays include a rectangular casement window with a similar geometric design as the ground floor. Over the oriels on brackets are gables featuring barge boards and timbers.
- 4.2.5 The steeply pitched roof is under red slates. The chimneys are tall and decorative. There are small pedimented dormers in the roof.
- 4.2.6 The interior in 2023 is entirely different to that described in the List Entry, which at the time of Listing in 2014 still resembled a public house.
- 4.2.7 Plate 10 shows the interior in 2023. The pub is now essentially a shell comprising the open main area, and a small room that looks over North Street at the back of the former pub.



Plate 10. Interior

- 4.2.8 There are two fireplaces partially obscured by later finishes on the east elevation, which are mostly of softwood panels, while the north interior elevation allows access to the rear outbuildings which includes a modern back bar also covered by the modern panels (Plate 11).



Plate 11. Modern bar

- 4.2.9 The back bar/function room has exposed beams, but it is doubtful if these are authentic. Skirtings along with the other finishes are modern and in places the floor is rotten (Plate 12).



Plate 12. Rotten floor and skirting in the back function room

- 4.2.10 The back function rooms leads to the older outbuilding, which is earmarked for demolition. This room is very sparsely decorated, and a modern partition has been inserted to form the cellar.
- 4.2.11 Back outside, on North Street is a narrow entrance with a modern stair extension to provide access to the flats above. Also in this alley is an entrance directly to the back function room (Plate 13). This overly tight arrangement is detrimental to the overall appearance of the building on North Street.



Plate 13. Access on North Street

4.2.12 From the present construction site at the Pallant, it is possible to appreciate the outbuildings. The historic maps show that these were once deeply nestled amongst the building stock, but today they are more exposed to view (Plate 14). The ivy covered building is the older and is earmarked for demolition. The red brick building behind with the slate roof is the back function room.



Plate 14. Looking south, showing the outbuildings

The Conservation Area

- 4.2.13 The former White Hart is in the St Faith's Conservation Area. As the name implies, the Grade II* Listed St Faith's Church is the focus and lies opposite 1 East Street, on the corner of West and South Street (Fig 1 and Plate 15). The church is built on an eminence above street level, giving the building a commanding presence here. However, there is significant mature vegetation, which largely obscures the church from direct open views from the former White Hart.



Plate 15. View to St Faith's Church from the White Hart

4.2.14 The crossroads of North, South East and West Streets is attractive and architecturally interesting. East Street has the highest density of Listed buildings, including numbers 2-10 East Street, all on the opposite side of the road to 1 East Street. Plates 16 to 19 below provide views along these key streets. It should be noted however, that the proposal would not be visible from these streets, and only glimpsed from between the Pallant and East Street.



Plate 16. View down East Street



Plate 17. View down South Street



Plate 18. View down North Street



Plate 19. View down West Street

5. STATEMENT OF SIGNIFICANCE

5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.

5.1.2 The site is in proximity to several heritage assets (see Figure 2). However, based on the site visit, historic research, and consultation, this report will focus on providing an understanding of the potential impacts to the following Heritage Assets and/or their settings:

- The former White Hart – Grade II Listed Building
- St Faith's Church – Grade II* Listed Building
- The St Faith's Conservation Area

5.2 The White Hart – Grade II Listed Building (NHLE: 1421943)

Description

5.2.1 The White Hart is a former Late-Victorian public house on prominent corner location. Highly distinctive, in a style typical of the period which would have set it apart from older beer house type establishments in the town. The exterior very closely matches the original design, with the exception of some modern signage, as attested by comparison with the historic photos on Plates 3 & 5 above.

5.2.2 The interior is gutted, and no indication of the original floor plan is discernible. Interior finishes that do remain are modern and are most likely of very late 20th century or early 21st century date, comprising softwood panels on the walls. These finishes obscure two fireplaces on the interior east elevation, which are the only features of historic note. This is very different from the state of the building at the time of the Listing in 2014.

5.2.3 The rear of the pub now adjoins a simple outbuilding, also mostly gutted, which itself adjoins a smaller older building. This arrangement provides a narrow, dark linear back function room and cellar. These open out to an alley leading to north street from the back function room and into a small yard from the smaller outbuilding. Access to the flats above the pub, is via a modern entrance with extension in the alley off North Street.

Assessment of Significance

Architectural and Artistic Interest

5.2.4 The Listed Building derives the majority of the existing heritage significance from the elaborate design of the East and North Street elevations. These reflect the changes to public houses that began during the Late-Victorian period. Possibly influenced by the Temperance Movement and the perceived 'evils of alcohol', the new establishments attempted to make

public houses healthier, brighter and more welcoming than the beerhouses they often replaced. This attitude would find greater traction in the interwar period of the 20th century.

- 5.2.5 The use of bold architectural materials such as the red brick and red tiles on the elevations and the roof, as well as relatively large and distinctive windows, and coupled with the corner location this would have advertised the pub from some distance to potential customers. Such prominence in the street would have been further emphasised during the hours of darkness, with the bright interiors shining through the windows, in an age before electric enhanced advertising techniques.
- 5.2.6 The elaborate elevations appear largely unchanged and have thus been a landmark at this busy road junction for over 140 years.
- 5.2.7 With the exception of two fireplaces, and the existing windows there are no surviving historical features in the interior. To the rear, the outbuildings, though of an age probably comparable to the public house, are of very little architectural interest, and are not included in the List Entry.
- 5.2.8 Overall, the Architectural Interest is the key positive contributor of heritage significance to the Listed Building, but the loss of the legibility and the detail in the interior reduces the contribution by a not insignificant degree.

Historical Interest

- 5.2.9 The White Hart is attributed to the designs of Alfred Edwin Stallard (1861-1953), who was a successful local architect responsible for the Grade II Listed War Memorial across the street and the Congregational Church on North Street.
- 5.2.10 The former White Hart, by dint of the location and the age of the establishment, has considerable communal historical value. The building would have served generations of local people and visitors to Havant for the purposes of rest, relaxation, a place of meeting. Public Houses were also important venues for celebrations and for gatherings such as funeral wakes.
- 5.2.11 The Historical Interest is a positive contributor to the heritage significance of the former White Hart.

Setting

- 5.2.12 The setting of the Listed Building has not changed. It remains the busy town centre, focused on the ancient road junction. This setting aids the experience, understanding, appreciation of the heritage asset, and is an important contributor to the building's overall heritage significance.

Overview of Significance

- 5.2.13 Considering the contribution of the various heritage interests above, the former White Hart is a Grade II Listed Building, recognised for the special architectural interest of the East and North Street elevations, and the associated historical interest.
- 5.2.14 However, some dilapidation is evident on key features such as the window frames, which have been poorly repaired over time, and most obviously to the interior which is now essentially a shell. Considering these points it is assessed that the former White Hart is a

Designated Heritage Asset of High significance, but that this is focused on the principal exterior elevations. The interior is less sensitive to change and could be adapted without affecting the significance.

5.3 St Faith's Church – Grade II* Listed Building (NHLE: 1092120)

Description

5.3.1 Located on the south west corner of the ancient crossroads, and on an eminence, this building is the dominant building in the St Faith's Conservation Area and is visible from immediate townscape.

5.3.2 Listed at Grade II* in 1952, the List Entry describes the building thus:

Parish church. C12, C13, C15, 1832, and 1874. A cruciform transitional building with later changes, including chancel of the C13, a C14 vestry, transepts with western aisles of the C15 (the south being much restored) nave of 4 bays with aisles, having been rebuilt in 1832, and again in 1874, when the tower was rebuilt above the arches. Restored exterior with flint and stone rubble walls, with stone dressings, red tile roofing with double gables to the transepts, crenellated parapet and octagonal stair turret to the tower. Within, the chancel of 2 bays has a quadripartite ribbed vault and an original lancet, there are old arches on octagonal piers to the 2-bay north transept, the original tower arches rest on massive columns with scalloped caps and Purbeck recessed shafts. The later parts follow the Transitional style, but windows are mostly Perpendicular traceried lights (with some original fragments). There are several C18 wall monuments and a brass to Thomas Aylward (1413).

Assessment of Significance

Architectural & Artistic Interest

5.3.3 buildings. Faith's Church has more than special Architectural Interest, and nd incorporates many phases of extension and restoration over a substantial time period. The Architectural and Artistic Interest is the major contributor to the overall heritage significance of this important building.

Historical Interest

5.3.4 Being the Parish Church, and having been so for almost a millennium, this building has a very high degree of evidential Historical Interest, providing evidence for changing tastes and techniques of building and worship over the centuries, and adapting to the economic and to an extent the social vicissitudes of Havant and the wider diocese.

5.3.5 As with the White Hart above, but much more powerfully, St Faith's Church has exceptional associative and communal Historical Interest, and taken with the evidential history, the Historical Interest is a very high contributor of heritage significance to the Listed Building.

Setting

5.3.6 The setting of the Church is a very important part of the significance of the heritage asset.

Overview of Significance

- 5.3.7 St Faith's Church is a heritage asset of Very High Significance in the national and the local context.

5.4 St Faith's Conservation Area

Description

- 5.4.1 The Conservation Area of St Faith's is focused on the ancient crossroads dominated by St Faith's Church, but it covers a large extent, with the northern boundary being just south of Waterloo Road c. 265m north of the White Hart. The western boundary of the Conservation Area is at Park Road Street c. 250m to the west of the White Hart. The southern boundary is at the south end of South Street c. 360m south of the White Hart, and the east boundary corresponds closely with the former Hayling Railway line, which is now a wooded footpath.
- 5.4.2 The Conservation Area includes the vast majority of historic and Listed Buildings in Havant, and these reflect a time depth and variation in styles. Close to the application site, we see the Grade II* St Faith's Church founded in the Medieval period, and opposite the curved frontage of the Lloyds Bank building, which presents a simpler more modern appearance.
- 5.4.3 Other buildings of note in the Conservation Area include the large modern, Meridian shopping centre on the east side of North Street c. 120m north west of the White Hart, and the new residences built alongside more historic dwellings on Twittens Way c. 110 m south east of the White Hart.

Assessment of Significance

Architectural & Artistic Interest

- 5.4.4 As is the nature of Conservation Areas, the Architectural Interest is the primary contributor of heritage significance. This reflects the ancient and historic street patterns, and the various associated buildings. The considerable number of Designated Heritage Assets is testament to the importance of the historic building stock in the Conservation Area.

Historical Interest

- 5.4.5 The Conservation Area includes a building stock and street plan of considerable age, and with other important features, such as the Listed War Memorial on West Street reflect the lives and events that have been lived in this part of Havant. As a place of work and worship, of homes and leisure, the Conservation Area the Historical and Communal Interest of the Conservation Area contributes much to the heritage significance of the Designated Heritage Asset.

Archaeological Interest

- 5.4.6 The Hampshire HER and other sources, including recent archaeological work adjacent to the application site has shown that this central part of Havant has good archaeological potential and that remains from the Roman period through to the present are buried within the Conservation Area. Their Archaeological Interest contributes highly to the overall significance of the Conservation Area.

Setting

- 5.4.7 The setting of the Conservation Area includes the urban sprawl at a distance from the historic core of the town. The setting helps to differentiate the historic core, by the change in quality and age of the building stock and road network. The setting of the Conservation Area contributes relatively little to the heritage significance of the Designated Heritage Asset.

Overview of Significance

- 5.4.8 The heritage significance of the St Faith's Conservation Area is considered to be High.

6. IMPACT ASSESSMENT

6.1 Mitigation by Design

6.1.1 The proposal for the conversion of the former public house will retain all the exterior details and material on the principal elevations on North and East Streets. Where required, materials such as the damaged window joinery will be repaired using appropriate materials and techniques. The result will be that the exterior is refreshed and made sound.

6.2 Assessment of Change

6.2.1 The proposed works will affect exterior of the former White Hart minimally. The blocked entrance on the chamfered corner will be reinstated, and this will add some legibility back to the building.

6.2.2 A new extension will be constructed at the back of the alley off North Street, where the existing function room entrance is. This is not considered to be in a sensitive location and is assessed to have no effect on the architectural integrity of the Listed Building.

6.2.3 The ground floor windows, notable for the age and the geometric designs are to be retained, but the proposal includes measures to allow these windows to open. Consultation with the Local Authority for previous applications required the windows to remain 'static', but this report has shown that at least one large window on each of the principal elevations has the historic functionality and the hinges in place to facilitate this. Given the presence of the hinges on the windows and the historic evidence for the opening of the windows, such reinstatement of functionality is not deemed to be at odds with the guidance in the *Windows in Listed Buildings & Conservation Areas: Guidance Note* (Havant Borough Council, 2015).

6.2.4 The client has suggested that the alternative to reinstating the opening of the windows would be to introduce alternative means of ventilation for Units 3 & 4, and this could require unsightly flues or mechanical extractors. This assessment finds that reinstating the former opening windows would be more authentic than the alternative and could be a beneficial impact to the legibility of the building and may reduce unnecessary disruption to key historic fabric / appearance.

6.2.5 Demolition of the smaller outbuilding at the rear will result in the loss of some historic character and fabric in this part of the Conservation Area. However, the building in question is of little historic or architectural interest and is not part of the Listed Building. The loss would not be a perceptible adverse impact to the character and appearance of the Conservation Area.

6.2.6 The demolition and landscaping in general may expose or disturb buried archaeological features, and this would be most likely in the area to the rear where the smaller outbuilding is earmarked for demolition and for the proposed parking spaces. Other groundworks for the new North Street extension for instance, are likely to be in areas previously disturbed and affected by the late 19th century road works and rebuilding.

6.2.7 Works to the interior of the former White Hart will require a significant degree of internal subdivision, but given the interior is stripped and open, these works are not considered to affect the special architectural interest of the site.

6.3 Impact Assessment

- 6.3.1 The proposal to convert the Grade II Listed former White Hart public house to residential occupation, and with the associated partial demolition of the outbuildings, will retain the key special architectural interest the principal elevations, and will ensure that the Grade II Listed Building comes back into active use.
- 6.3.2 In consideration of these factors, it is assessed that the proposal for the conversion of the former White Hart would incur No Harm to special architectural and historical interest of the Grade II Listed Building.
- 6.3.3 Repairs to damaged and tired fabric, notably on the distinctive windows will improve the appearance of the building and therefore the immediate environs, including the setting of the Grade II* St Faith's Church. It also assessed that as a consequence of the proposed repairs the character and appearance of the Conservation Area will also be slightly enhanced.
- 6.3.4 The demolition and landscaping could adversely affect the condition of buried Roman remains, similar to those uncovered in 2021.

7. RECOMMENDATIONS & CONCLUSIONS

7.1 Outline Recommendations

- 7.1.1 This report has noted that archaeological works were carried out in 2021 for the site at 5-11 East Street and 10A The Pallant. These works uncovered and recorded archaeological remains from the Roman period, including a masonry wall, which is rare in Havant.
- 7.1.2 The proposals for the 1 East Street includes a small degree of groundworks, but there is a medium potential to disturb significant remains. It is therefore recommended that all groundworks associated with this application are monitored and recorded by a qualified and experienced archaeologist.
- 7.1.3 No further works are recommended with regards to built heritage.

7.2 Conclusion

- 7.2.1 AB Heritage Limited has been commissioned by JNP Developments & Investments Ltd to produce a Heritage Statement covering proposed works at 1 East Street, Havant, Hampshire PO9 1AA. It was requested to form part of a forthcoming planning and listed building consent application.
- 7.2.2 1 East Street is a Grade II Listed Building, constructed in 1889 as the White Hart public house. Most recently, the building has been in use as an amusements arcade. The proposed development of the site will encompass partial demolition of rear outbuilding to provide alterations and extension of ground floor premises to create 4 No. supported living flats (Class C3 (b) with communal spaces, staff accommodation and refuse and bicycle storage.
- 7.2.3 The former White Hart was Grade II Listed in 2014, for the special architectural and historical interest. The interiors have now been stripped of interest and historic detail, but the principal elevations remain largely as designed and built. Key architectural features include the distinctive arched windows with geometric designs, the prominent first floor gables, and the terracotta decorative plaques on the North and East Street elevations. Number 1 East Street is assessed to be a Designated Heritage Asset of High significance. The attached outbuildings, that are not part of the Listed building are not considered to be of heritage significance.
- 7.2.4 The site is located on a potentially ancient road junction, and a corpus of archaeological finds suggests that the site is in an area of high archaeological potential. Recent archaeological finds at the rear of the site, and within c. 50m, included a masonry wall of Roman date.
- 7.2.5 The proposal seeks to retain the principal elevations of 1 East Street as they are, with repairs to damaged and degraded materials as necessary. A key proposal will be to utilise the opening mechanisms of the ground floor windows to provide a simple and effective way of providing ventilation. This report has shown that the windows have been used in this way since at least the early 20th century.
- 7.2.6 Overall, based on the gathered evidence, including a site visit, this report assesses the proposal to result in No Harm to the heritage significance of the Grade II Listed Building nor to the character and appearance of the St Faith's Conservation Area.

- 7.2.7 No further work for heritage is recommended for this application.
- 7.2.8 Regarding the potential for the proposal to disturb or damage archaeological remains, it is recommended that the construction groundworks are archaeologically monitored and recorded by a suitably qualified and experienced archaeologist.
- 7.2.9 The final decisions regarding further works lie ultimately with the Local Planning Authority.

8. REFERENCES

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Appendices

The White Hart public house

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1421943**

Date first listed: **08-Aug-2014**

List Entry Name: **The White Hart public house**

Statutory Address 1: **The White Hart, 1 East Street, Havant, PO9 1AA**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **The White Hart, 1 East Street, Havant, PO9 1AA**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Havant (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU7181006263**

Summary

Public house, 1889 by Alfred Edwin Stallard.

The later extension that adjoins the original building at its north east corner is not of special interest and is excluded from the listing.

Reasons for Designation

The White Hart of 1889 by Alfred Edwin Stallard is listed at Grade II for the following principal reasons: *

Architectural interest: an exuberant example of a late-Victorian corner pub designed by a noted local architect; the exterior combines vernacular elements with polite features associated with the Queen Anne revival; * Group value: the White Hart has strong group value with the Grade II-listed Havant War Memorial, also designed by A.E. Stallard, and with St Faith's Church (Grade II*).

History

The present building was erected in 1889 to designs by Alfred Edwin Stallard (1861-1953). It replaced an earlier public house named the Miller's Arms, demolished on the widening of the road junction. The pub's name acknowledges an earlier coaching inn of the same name, but on a different site on East Street. (The earlier inn was one of seven Havant inns recorded in 1784, and was demolished in 1888). Stallard was a prolific local architect whose many Havant buildings include the War Memorial (1922, Grade II) and Congregational Church (1891). He was appointed Surveyor to Havant Rural Sanitary District in 1891. The building remains in use as a public house at the time of writing (2014).

Details

Public house, 1889 by Alfred Edwin Stallard, designed after the manner of R. Norman Shaw.

MATERIALS Construction is of red brick in English bond with terracotta dressings, applied half-timbered gables and tiled roofs.

PLAN The White Hart is a corner pub of two-and-a-half storeys. The original plan is unclear, but may have comprised two principal spaces, a main tap room entered from the corner entrance, and a saloon or parlour accessed from North Street. The corner entrance is not presently in use, and the central window on East Street has been enlarged into a door, whereas the original entrance on North Street remains. The ground floor interior presently comprises a single space served by a panelled public bar. Access to the upper floors is gained from a double flight staircase to the north.

EXTERIOR East and North Streets have almost identical fronts of three bays, separated by a canted and recessed corner bay. Wide and narrow bays are alternated, with the former receiving more elaborate architectural treatment. There is a continuous plinth and string courses at sill and first-floor levels. Ground-floor openings have a three-centred arch with gauged voussoirs and a continuous hood-mould. The outer bays have recessed, three-light casement windows with a geometric pattern of glazing bars above the transom. Beneath the windows are decorative terracotta panels in the Jacobethan manner.

The second floor is tile hung with upper courses in a fishscale pattern. The corner bay has a terracotta panel below a moulded brick architrave with swan neck pediment. The outer bays have prominent, canted oriel windows of 'Ipswich' type, with margin lights and patterned glazing bars in the heads. The intervening windows are of two transomed lights. Over the oriels, and supported on ornate brackets, are bold gables with plain bargeboards and applied and painted half-timbering. Between the gables are pedimented dormer windows. The roof is covered with red tiles and surmounted by decorative ridge tiles. The end walls have elaborate chimney stacks with corbelled brick courses.

INTERIOR The ground-floor interior presently comprises a single space served by a panelled public bar with barley-twist columns. Walls are either lined to cornice height in panelling or have a matchboard dado. On the ground floor there are cast-iron fireplaces and grates. A double flight staircase to the north has turned newels and balusters.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the later extension that adjoins the original building at its north-east corner is not of special architectural or historic interest.

Sources

Books and journals

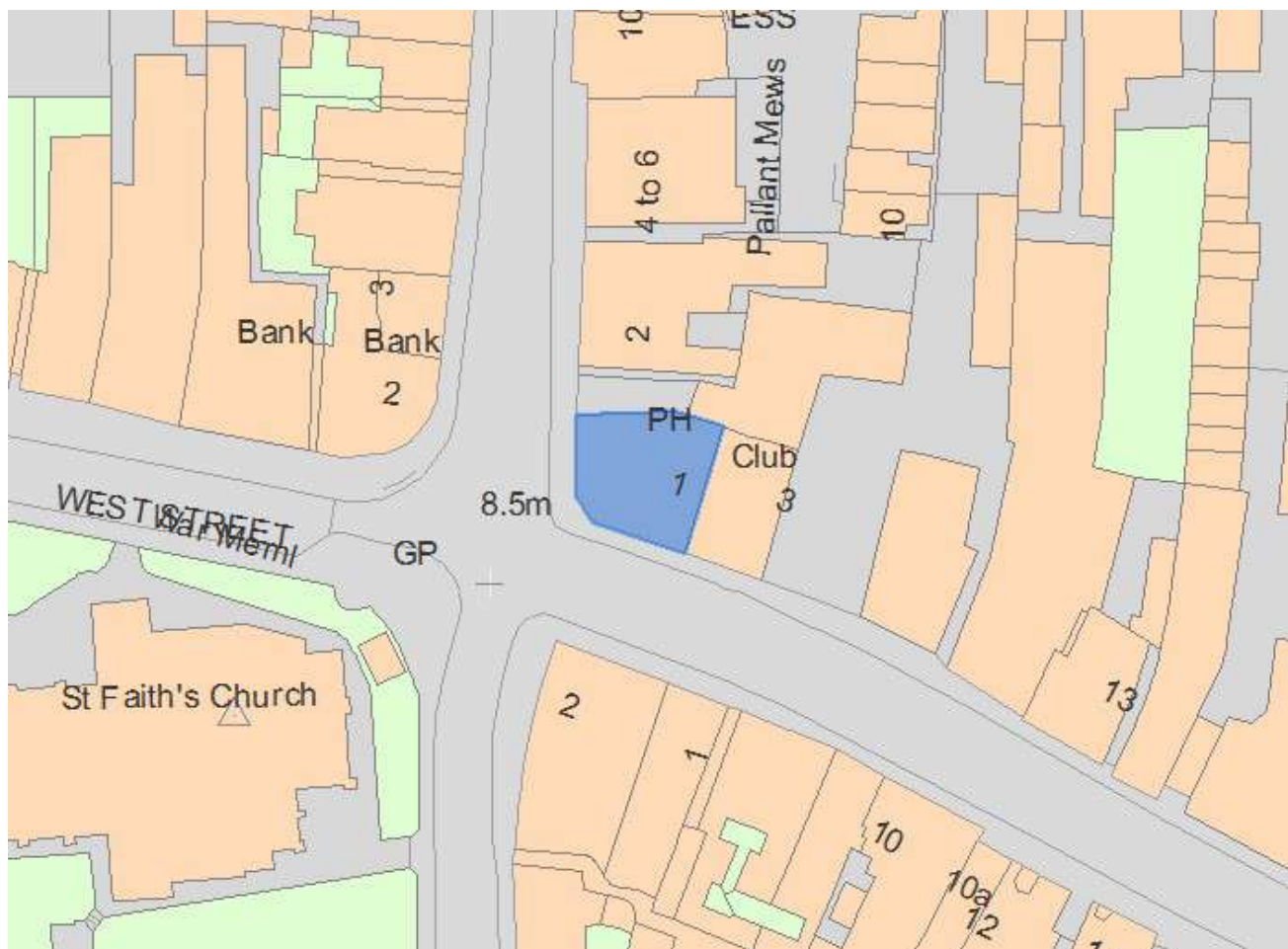
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John Pile, , Ann Griffiths, , 'Havant Civic Society Newsletter' in A tribute to Havant Architect Alfred Stallard, , Vol. Number 2, (April 2013)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listed building(s) is/are shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.



Map

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CHURCH OF ST FAITH

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1092120**

Date first listed: **16-May-1952**

List Entry Name: **CHURCH OF ST FAITH**

Statutory Address 1: **CHURCH OF ST FAITH, WEST STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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Location

Statutory Address: **CHURCH OF ST FAITH, WEST STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Havant (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU 71764 06238**

Details

SU 7106 HAVANT WEST STREET Havant 16.5.52 10/17 CHURCH OF ST FAITH II*

Parish church. C12, C13, C15, 1832, and 1874. A cruciform transitional building with later changes, including chancel of the C13, a C14 vestry, transepts with western aisles of the C15 (the south being much restored) nave of 4 bays with aisles, having been rebuilt in 1832, and again in 1874, when the tower was rebuilt above the arches. Restored exterior with flint and stone rubble walls, with stone dressings, red tile roofing with double gables to the transepts, crenellated parapet and octagonal stair turret to the tower. Within, the chancel of 2 bays has a quadripartite ribbed vault and an original lancet, there are old arches on octagonal piers to the 2-bay north transept, the original tower arches rest on massive columns with scalloped caps and Purbeck recessed shafts. The later parts follow the Transitional style, but windows are mostly Perpendicular traceried lights (with some original fragments). There are several C18 wall monuments and a brass to Thomas Aylward (1413).

Listing NGR: SU7136806330

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **135529**

Legacy System: **LBS**

Legal

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Map

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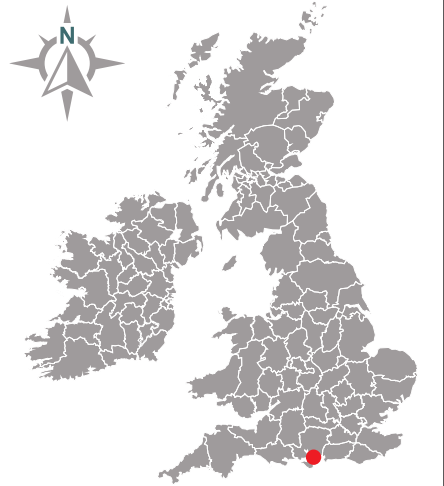
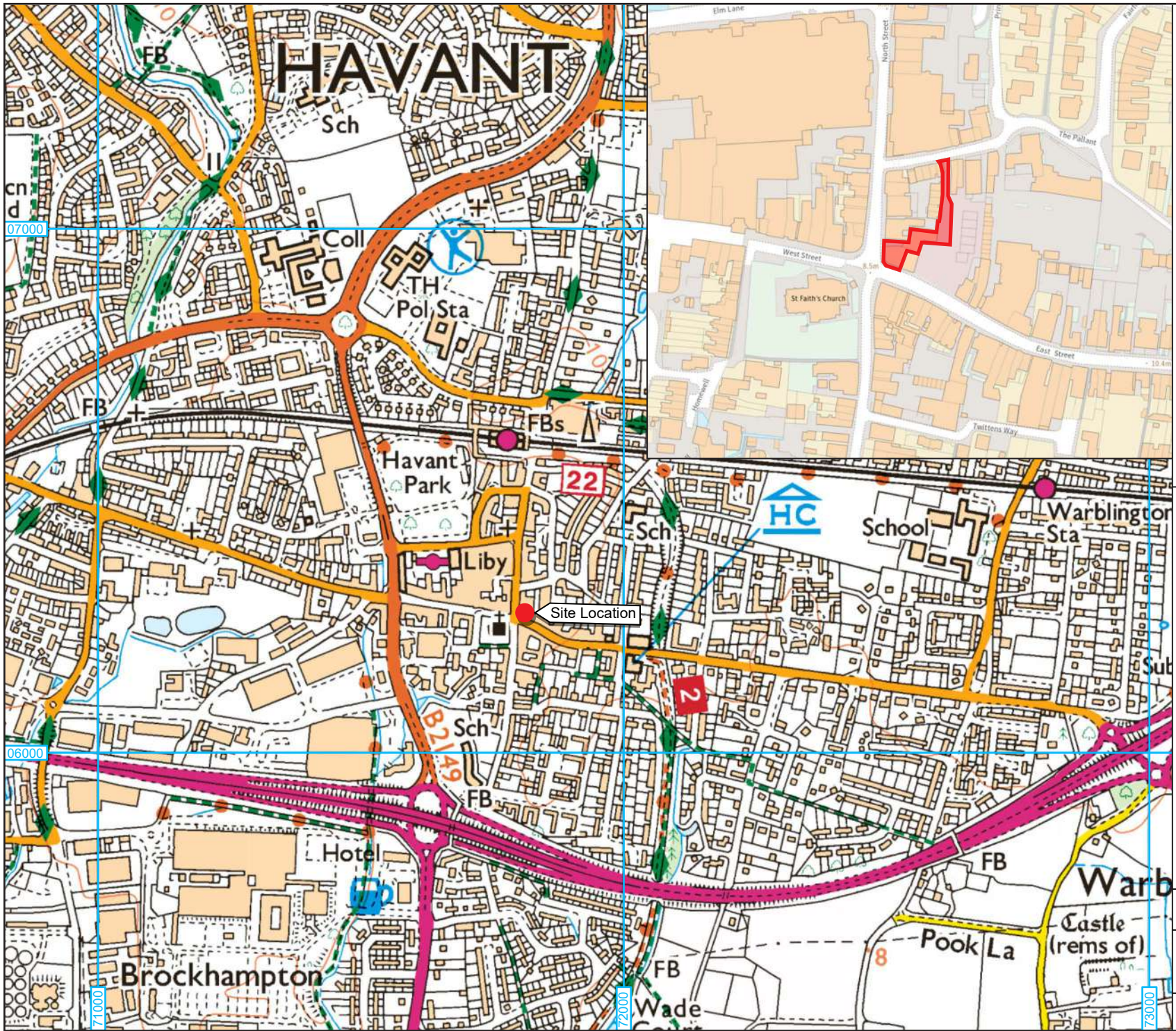
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KEY

- Site Location
- Site Boundary (inset)

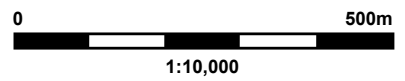


Figure 1: Site Location

Project:
1 East Street, Havant

Date: 29/09/23 Job No: 62733



KEY

- Site Boundary
- Conservation Area
- Area of Known Roman Archaeology
- Listed Building

PERIOD

- Prehistoric
- Roman
- Medieval
- Post Medieval
- Modern
- Undated

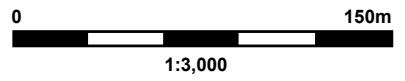
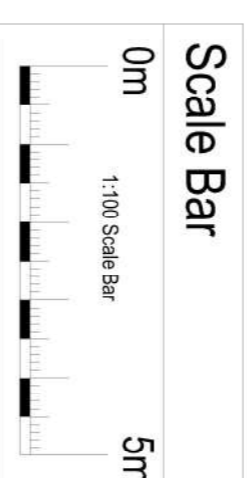


Figure 2: Cultural Heritage Features Map

Project:
1 East Street, Havant

Date: 28/09/23 Job No: 62733



Abbreviations

- F-1.00 Floor level to GPS datum
- F-C-1.00 Floor to structure ceiling height
- F-S-1.00 Floor to structure ceiling height
- C-4.00 Cell to head height
- DH-0.00 Door height
- Room 0.00 Room level
- BH-1.00 Beam with floor to underside height
- FP Fan Place
- Skylight window
- Fuse box
- Beam 0.00
- Top 0.00
- Toilet
- Wash basin
- Sloping ceiling
- Sink
- Shower cubicle
- Door
- Window

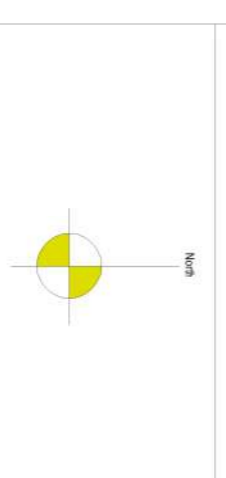
Notes

Any structural features obscured by suspended ceiling have not been shown

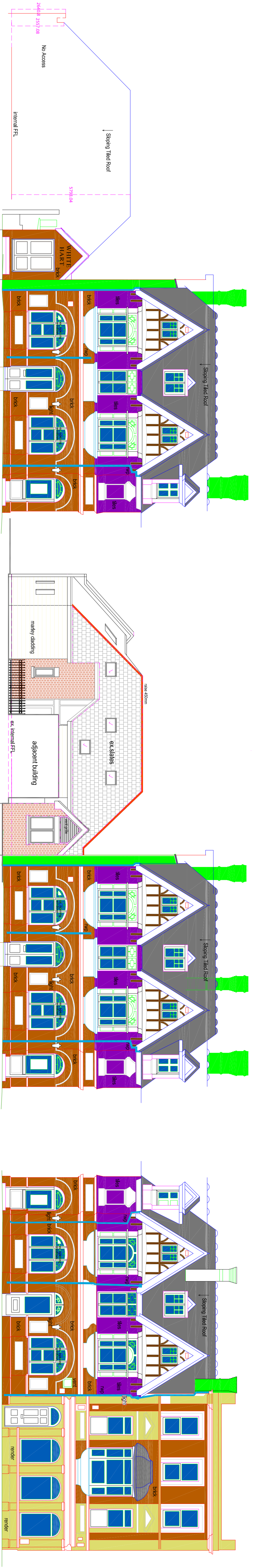
Service covers indicated where visible at time of survey

The grid and datum for this survey is based on the Ordnance Survey grid (OSG2015), also oriented on central station GRS1 with a scale factor of 1.00

This drawing has been created for use at a scale of 1:100



SCALE	1/100	TITLE	Conversion of Ground Floor Golden Stols to 4 no. 1 Bed Supported Living Apartments	PETER GALLOWAY PARTNERSHIP
DATE	Aug - 23	DETAIL	Former White Hart Public House 1, East Street Havant - PO9 1AA	 A R C H I T E C T S HAVANT
AUTHOR	PG	DRAWING NO	23/201/P06	
J. Botherden & Partners 111 Regent Lane Havant, Hampshire PO9 1AA Tel: 01329 422222 Email: info@jbp.co.uk		TEL: 02392 483131 EMAIL: peter@gallowaypartnership.co.uk MON: 07898 483962		



Existing West Elevation

Apartments 1&2

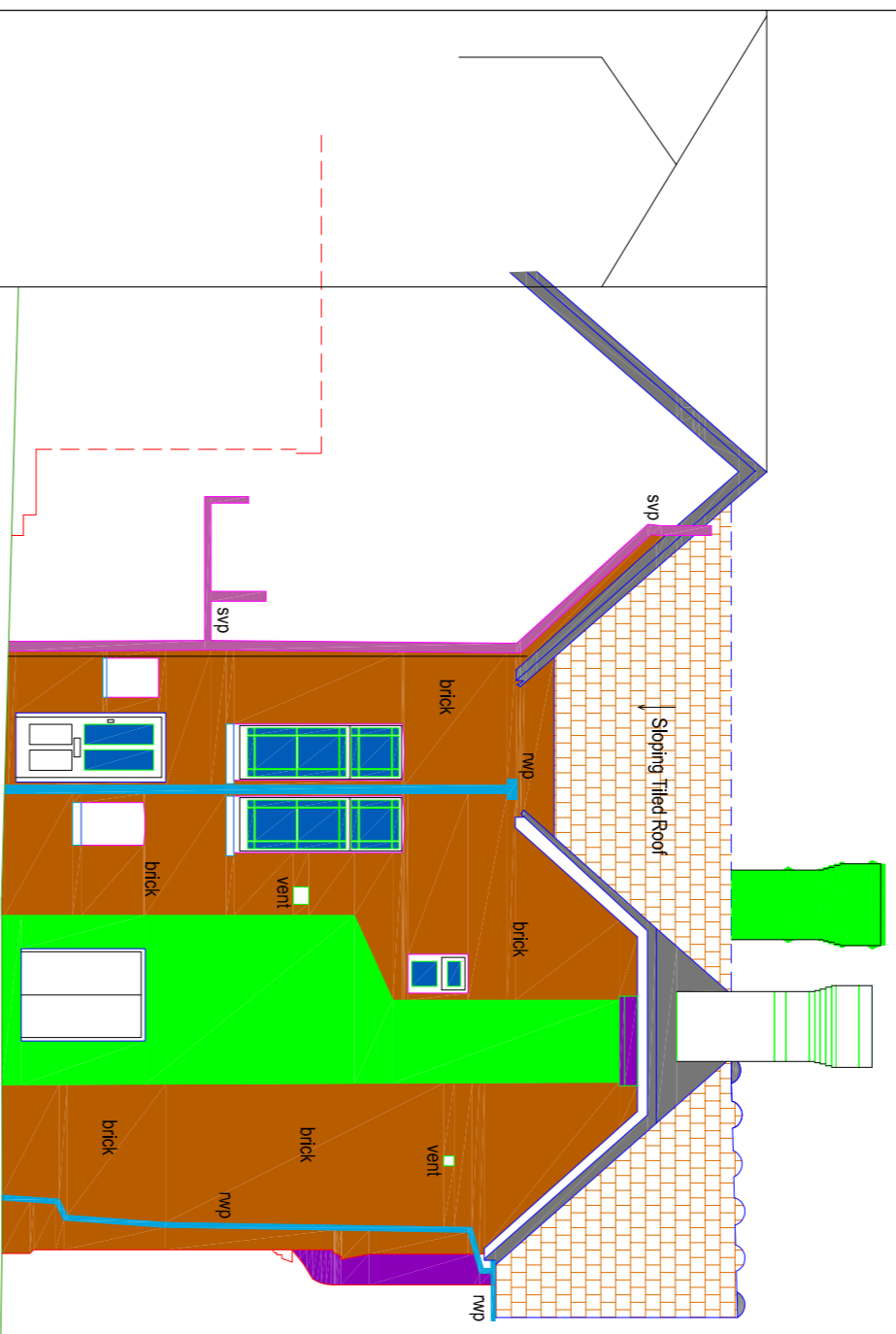
Proposed West Elevation

Apartments 3

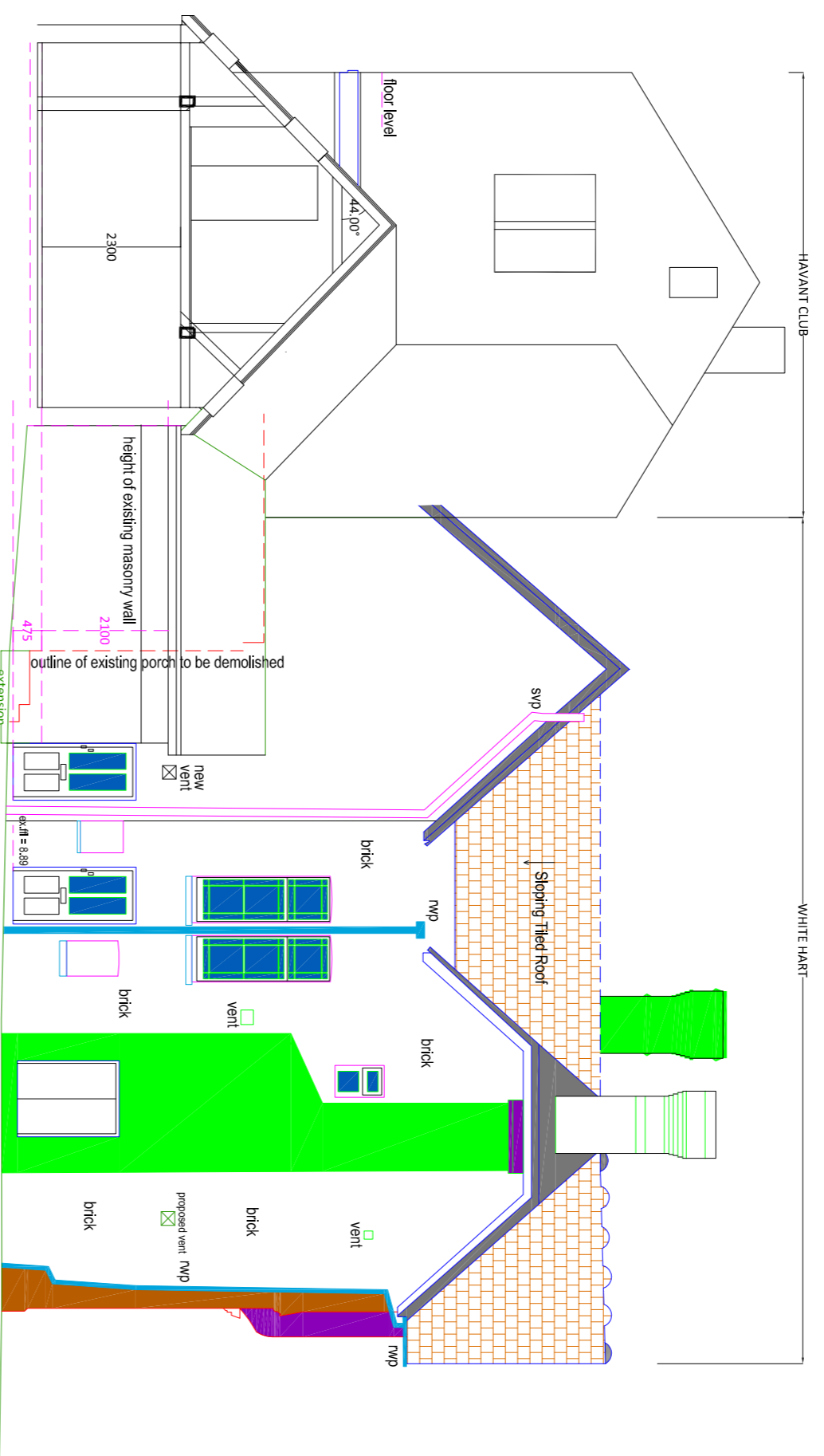
Apartments 3&4

Havant Club

Existing & Proposed South Elevation

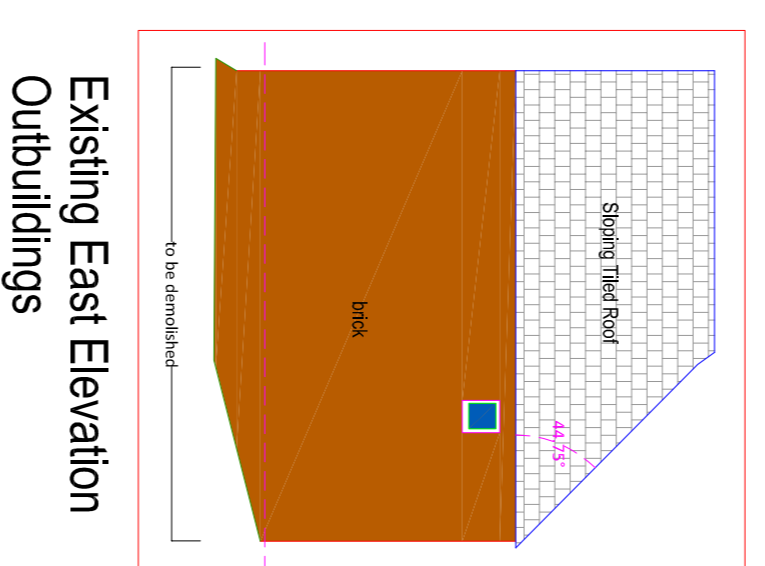


Existing North Elevation-Main Building

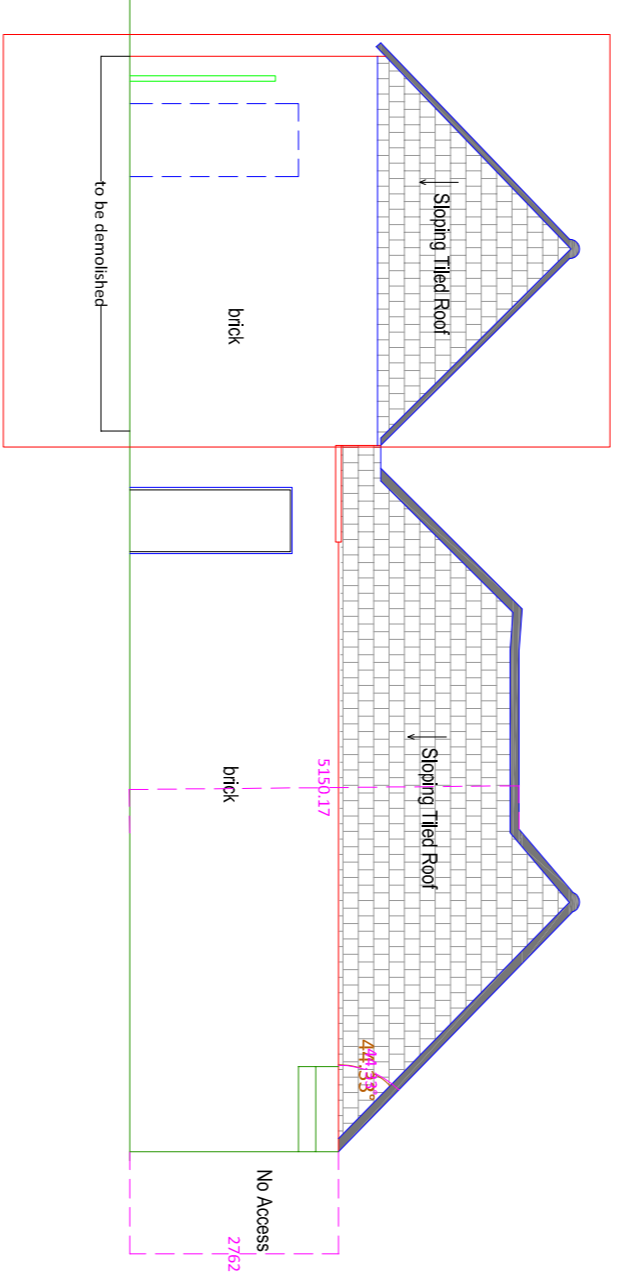


Apartments

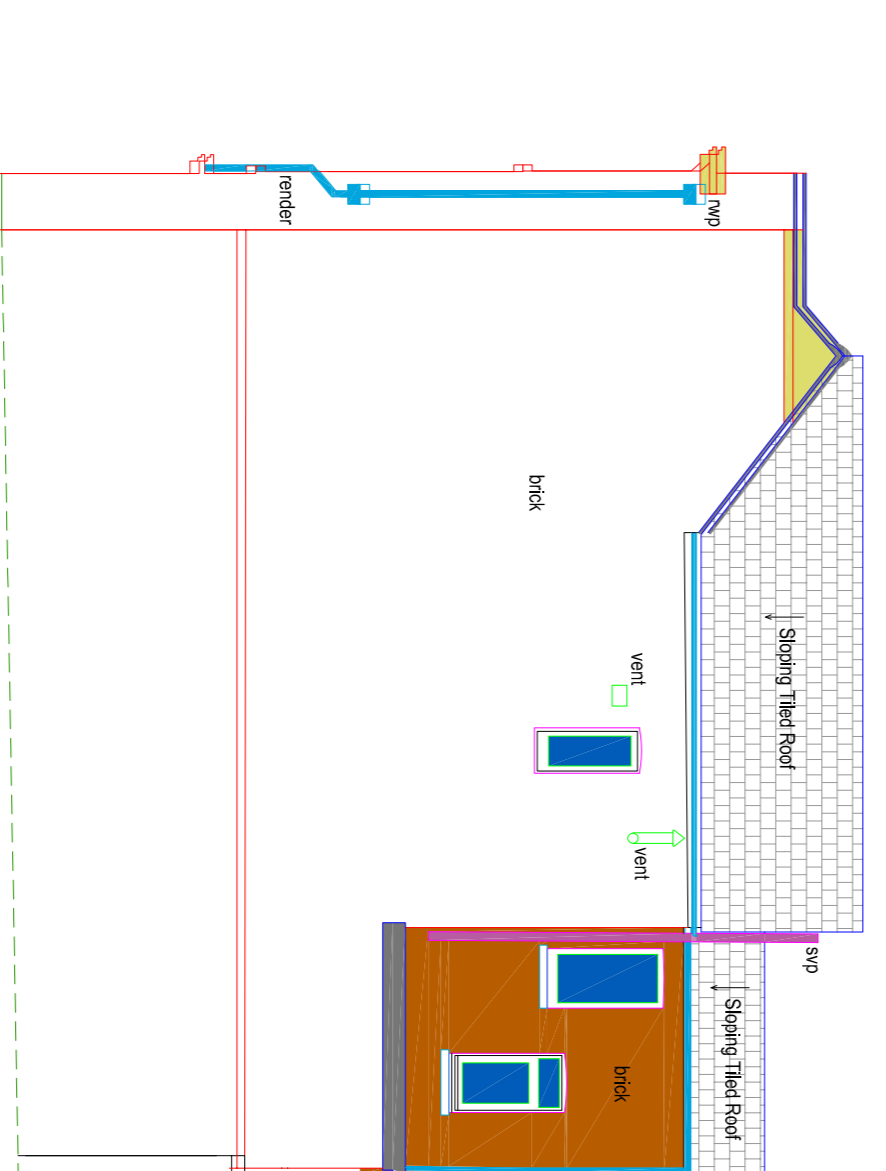
Proposed North Elevation-Main Building



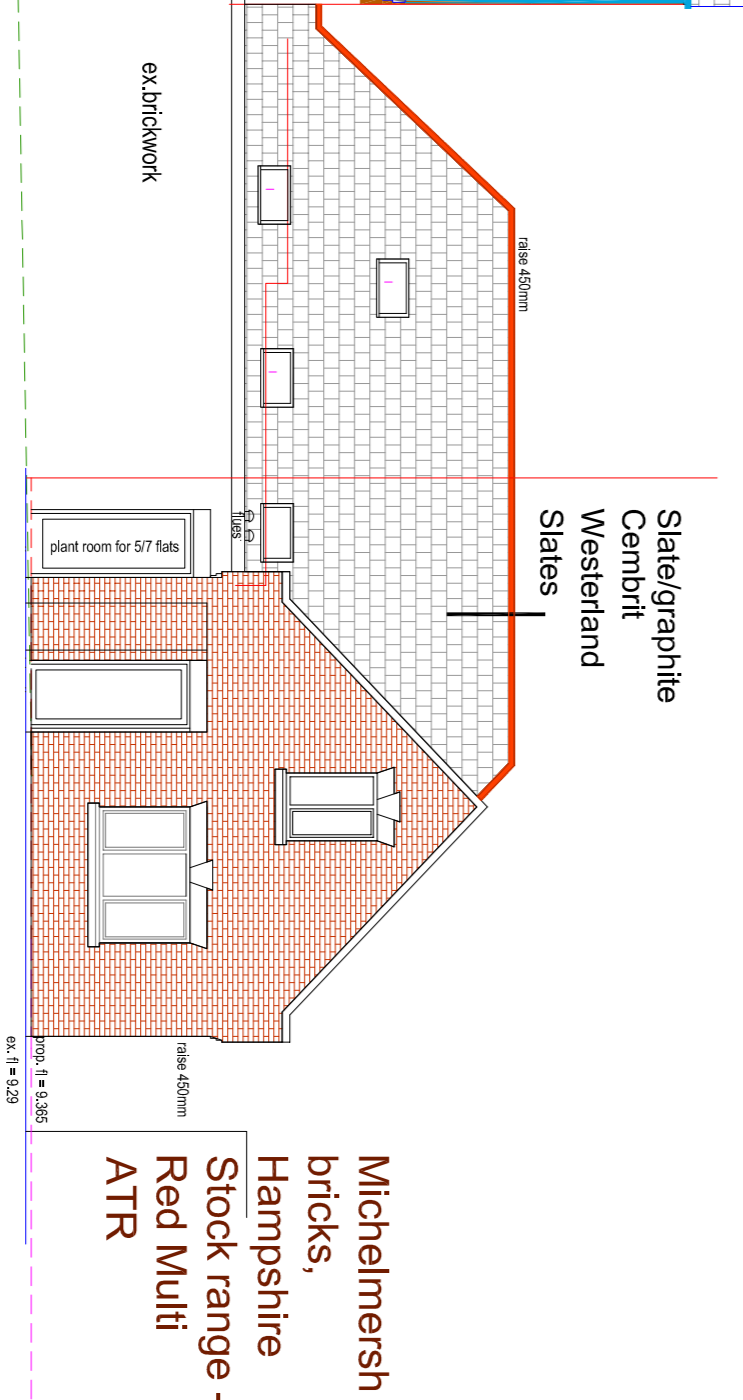
Existing East Elevation Outbuildings



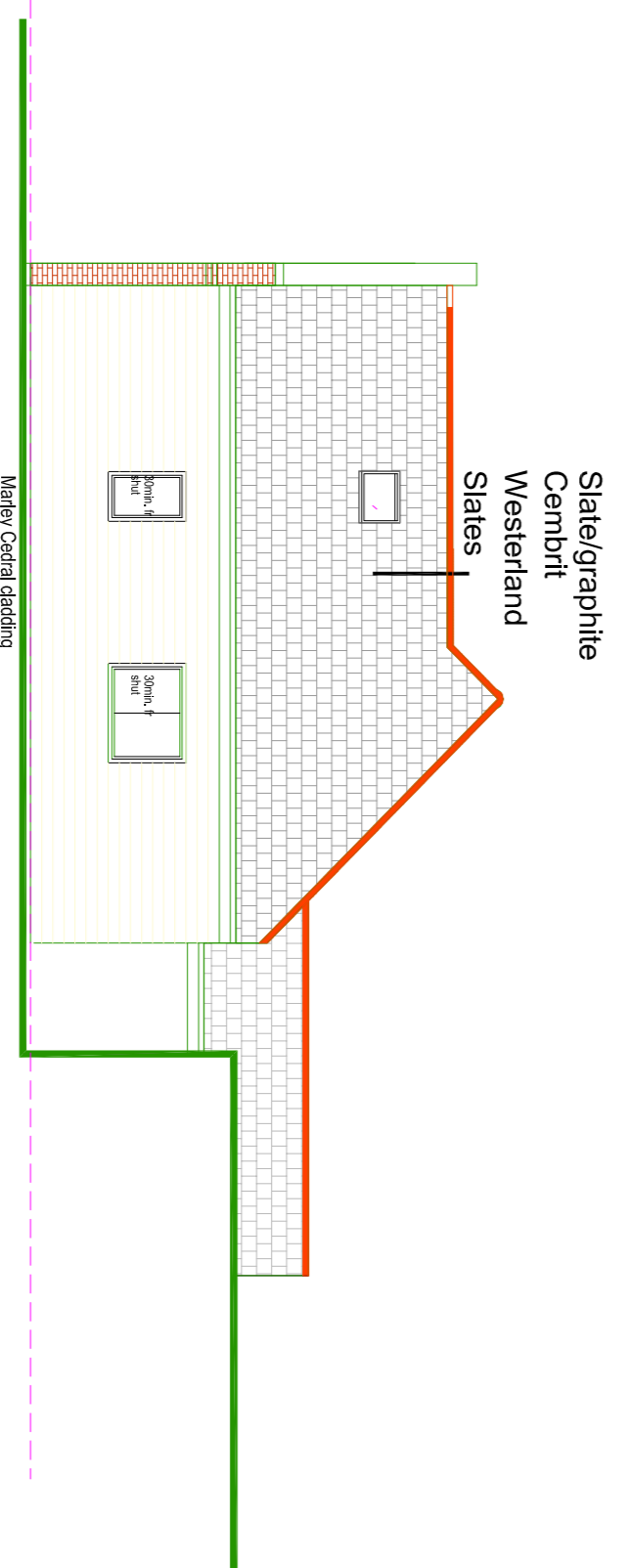
Existing North Elevation - Outbuildings



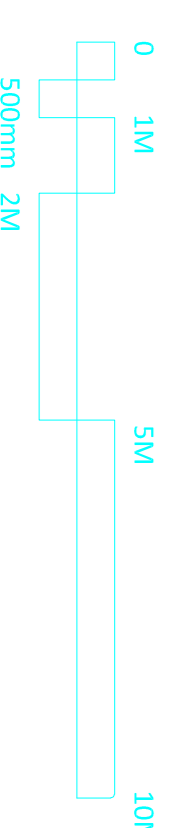
Havant Club Profile



Proposed East Elevation Apartments

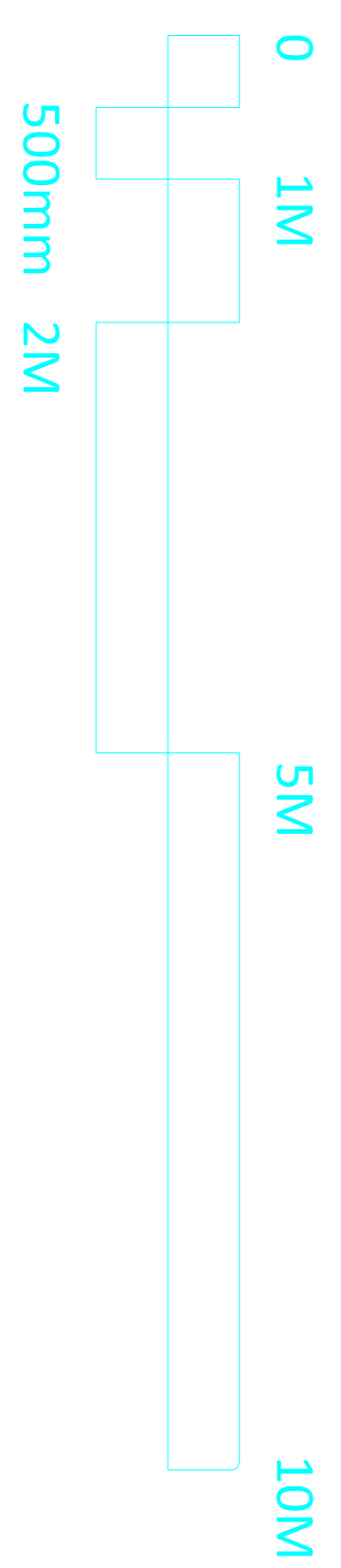


Proposed North Elevation-Outbuildings Apartments



REVISION C AMENDED - 09/10/23 - JRG
 REVISION B AMENDED - 21/08/23 - JRG
 REVISION A AMENDED - 21/08/23 - JRG
 SCALE 1/100
 DATE Aug 23
 AUTHOR [Signature]
 DRAWING NO 23/201/P02

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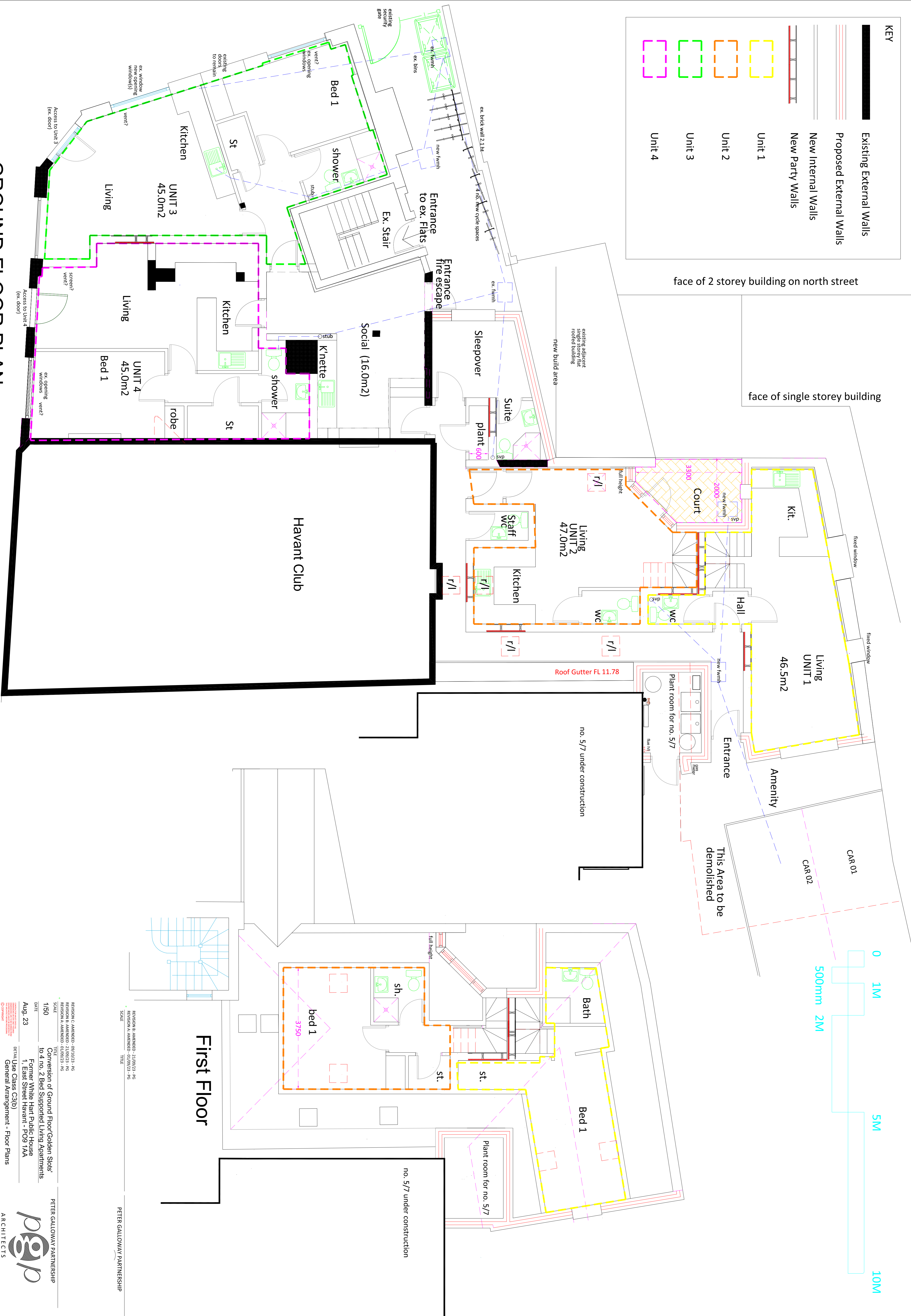
REVISION A, UPDATED - 20/08/23 - PG
 SCALE 1/50
 DATE Aug-23
 DRAWING NO 23/201/P04
 TITLE Conversion of Ground Floor Golden Slots to 4 no. 2 Bed Supported Living Apartments
 DETAIL Former White Hart Public House 1, East Street Havant - PO9 1AA
 PROPOSED DEMOLITIONS
 ARCHITECTS PETER GALLOWAY PARTNERSHIP
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 MOB: 07828 48362
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 EMAIL: peter@gallowayarchitects.co.uk

KEY	
	Existing External Walls
	Proposed External Walls
	New Internal Walls
	New Party Walls
	Unit 1
	Unit 2
	Unit 3
	Unit 4

face of 2 storey building on north street

face of single storey building

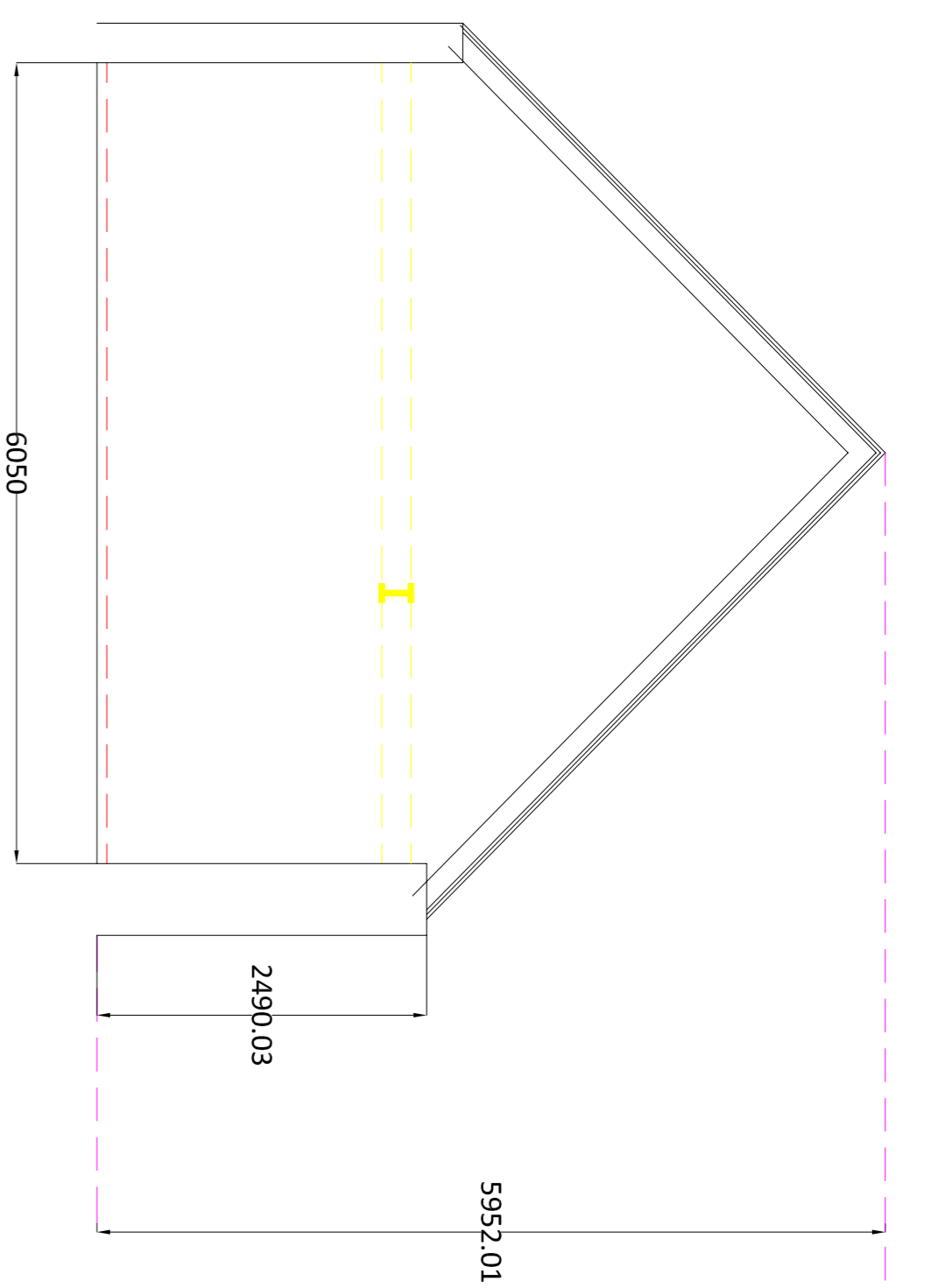
GROUND FLOOR PLAN



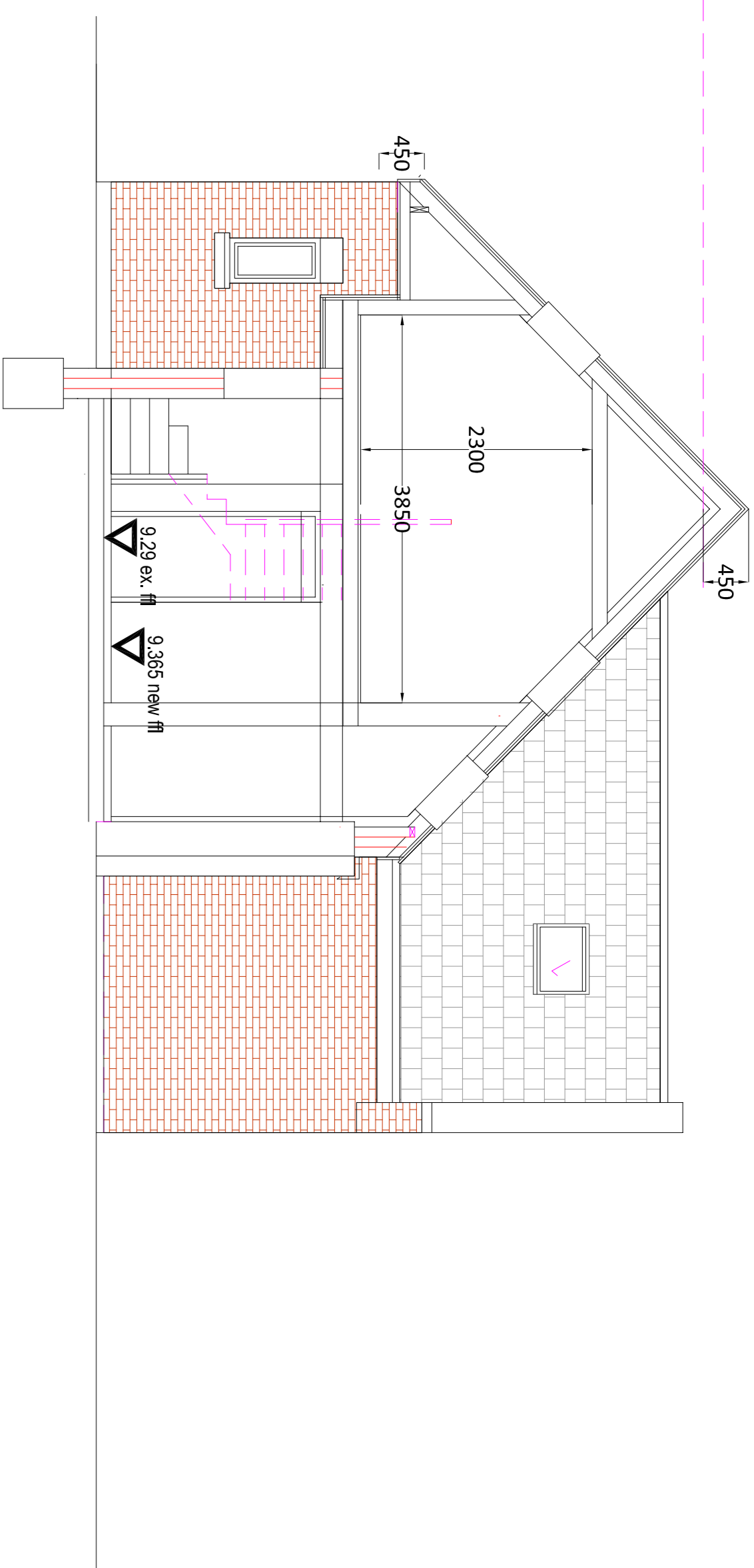
REVISION C AMENDED - 09/10/23 - PG
 REVISION B AMENDED - 21/09/23 - PG
 REVISION A AMENDED - 12/09/23 - PG
 SCALE: 1/50
 DATE: Aug 23
 TITLE: Conversion of Ground Floor Golden Slips to 4 no. 2 Bed Supported Living Apartments
 PROJECT: Former White Hart Public House, 1, East Street Havant - PO9 7AA
 DRAWING NO: 23/201/P01
 AUTHOR: PG
 CHECKED: PG
 DRAWING NO: 23/201/P01

REVISION G AMENDED - 31/09/23 - PG
 REVISION F AMENDED - 01/09/23 - PG
 SCALE: 1/50
 TITLE: Conversion of Ground Floor Golden Slips to 4 no. 2 Bed Supported Living Apartments
 PROJECT: Former White Hart Public House, 1, East Street Havant - PO9 7AA
 DRAWING NO: 23/201/P01

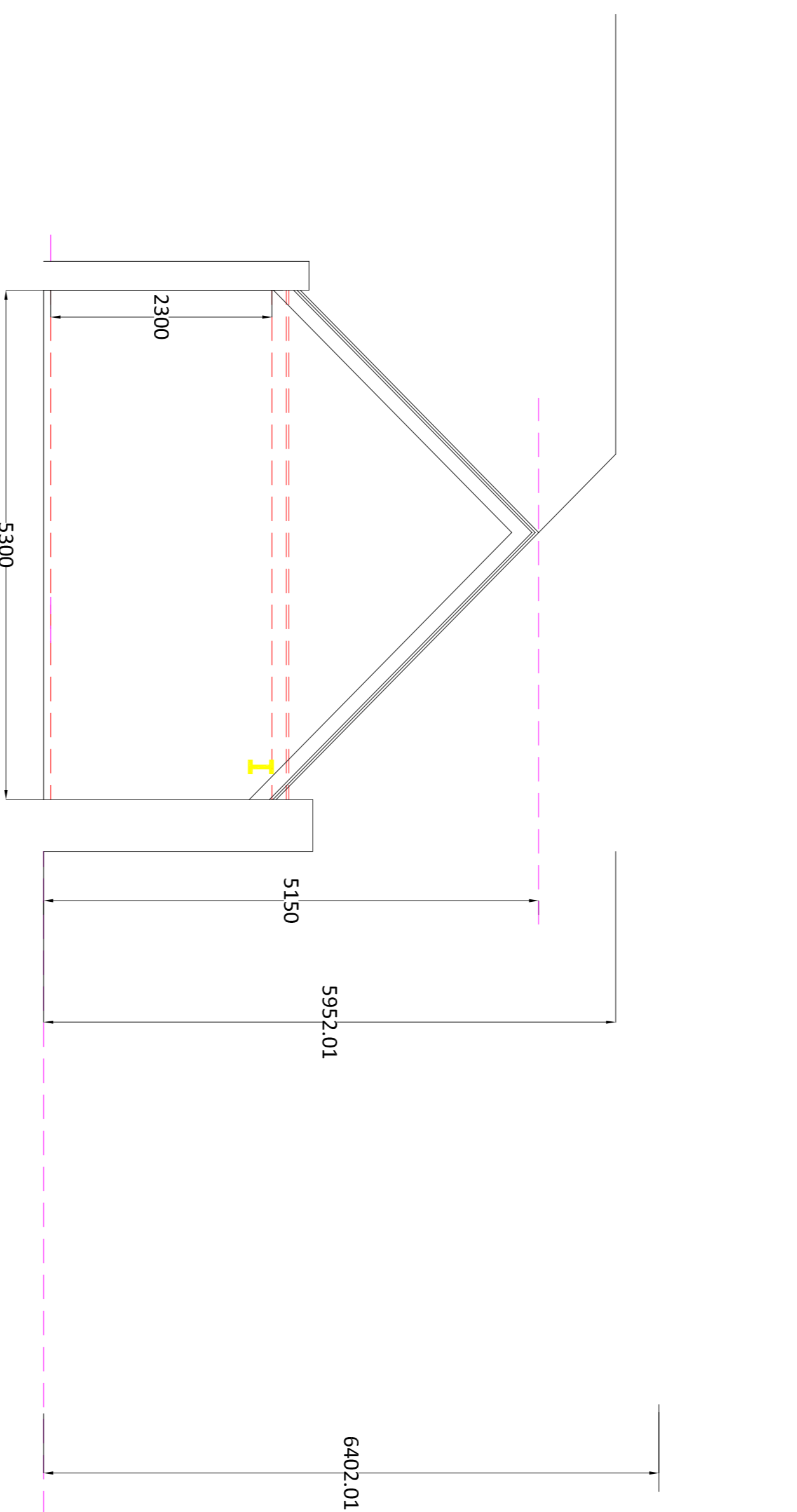
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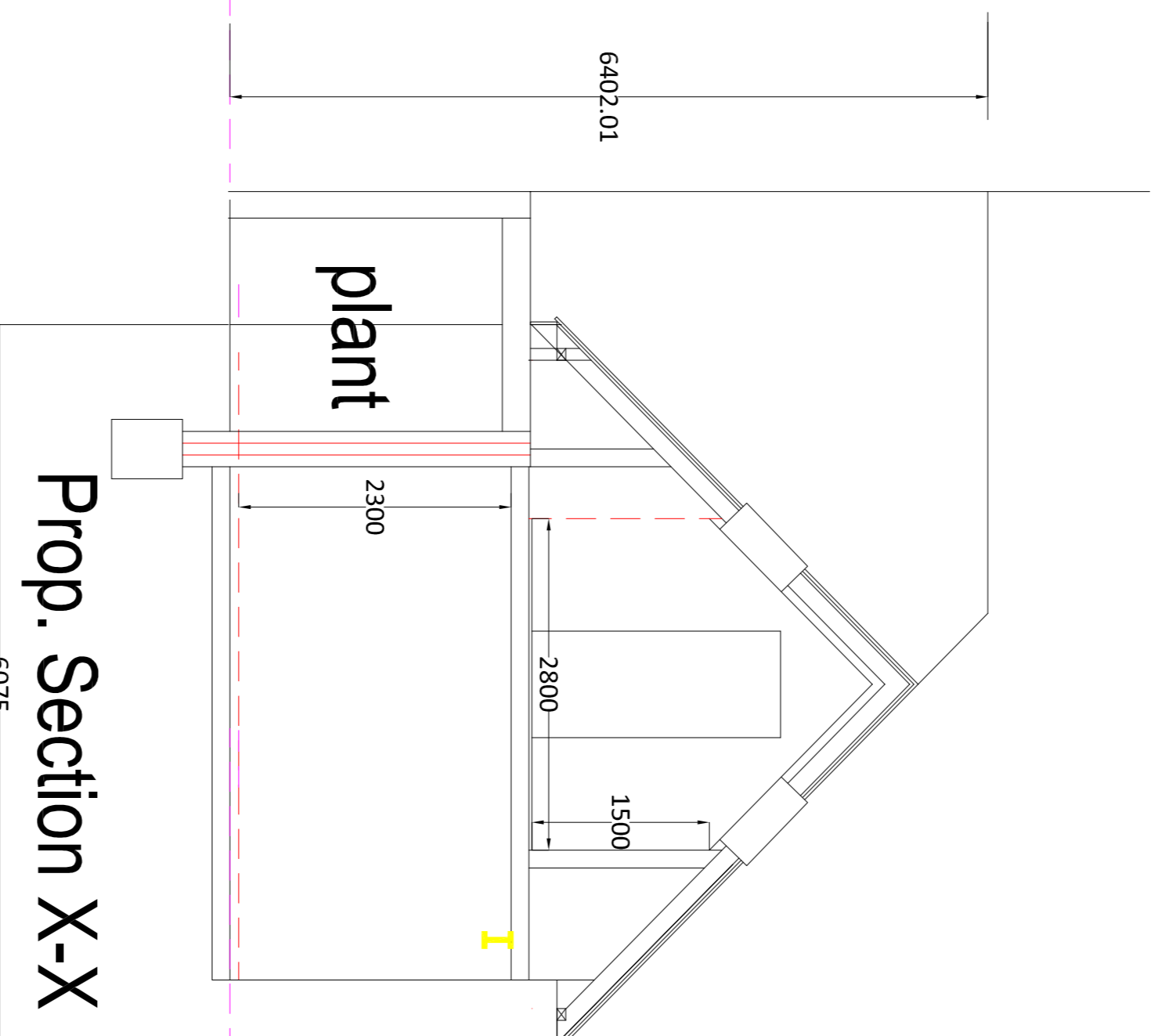
Ex. Section Z-Z



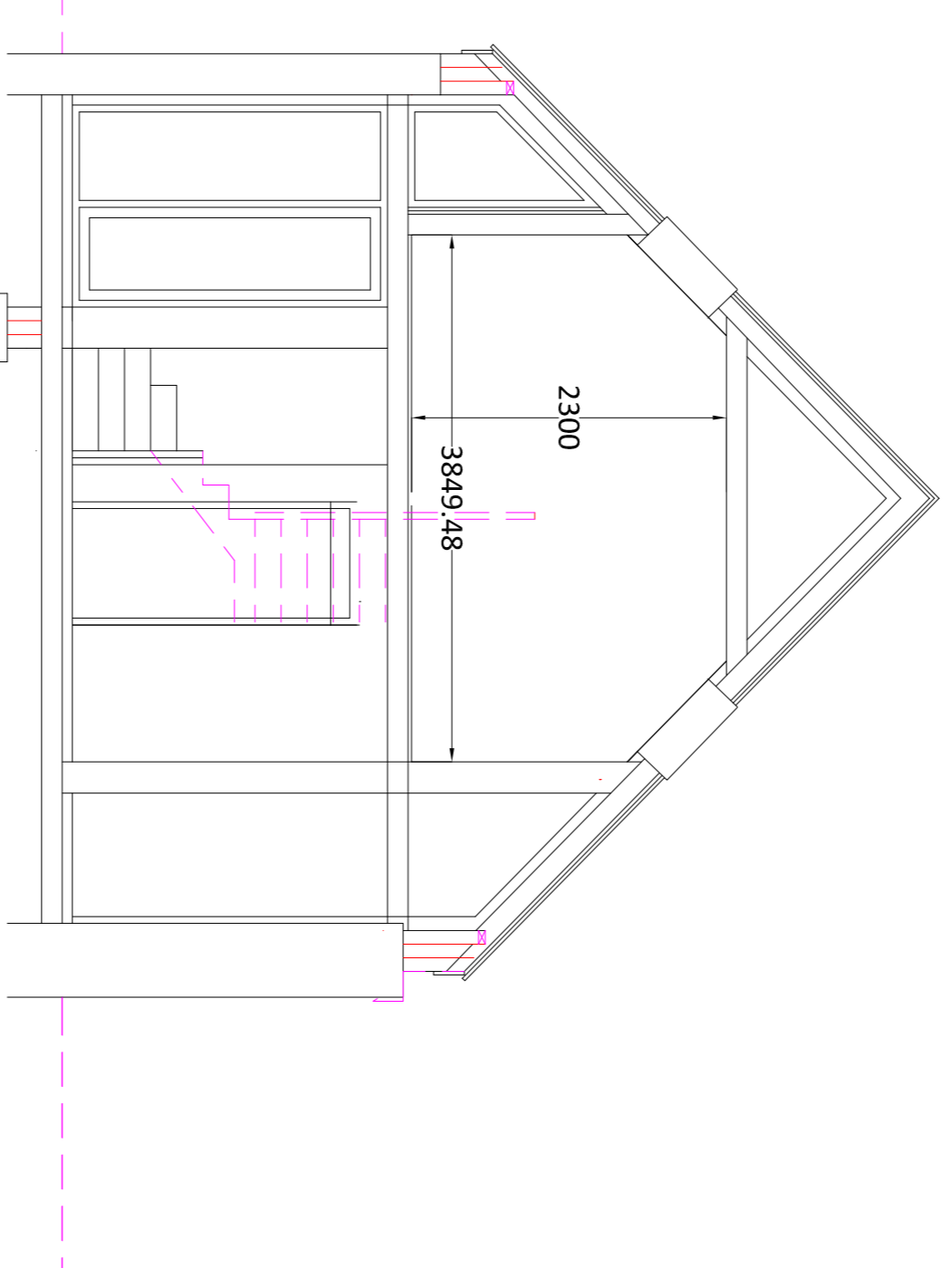
Prop. Section Z-Z



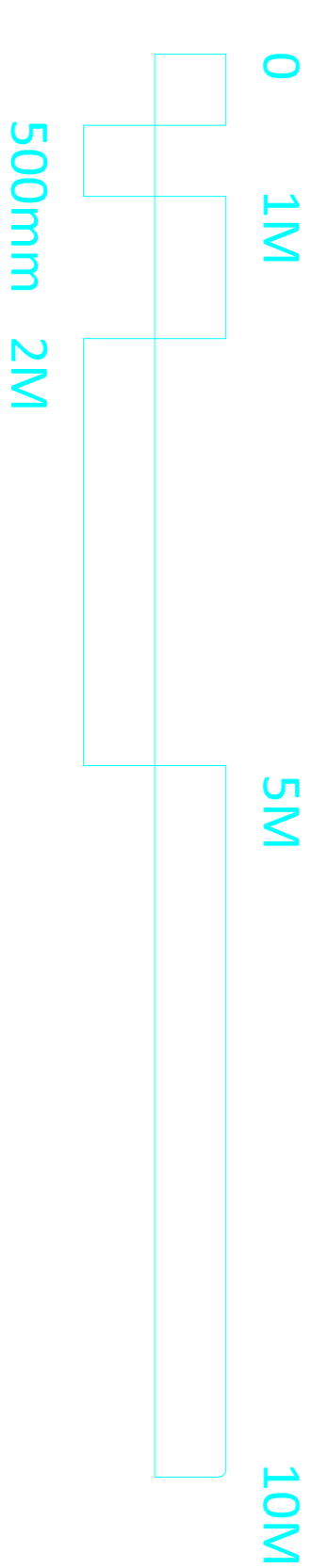
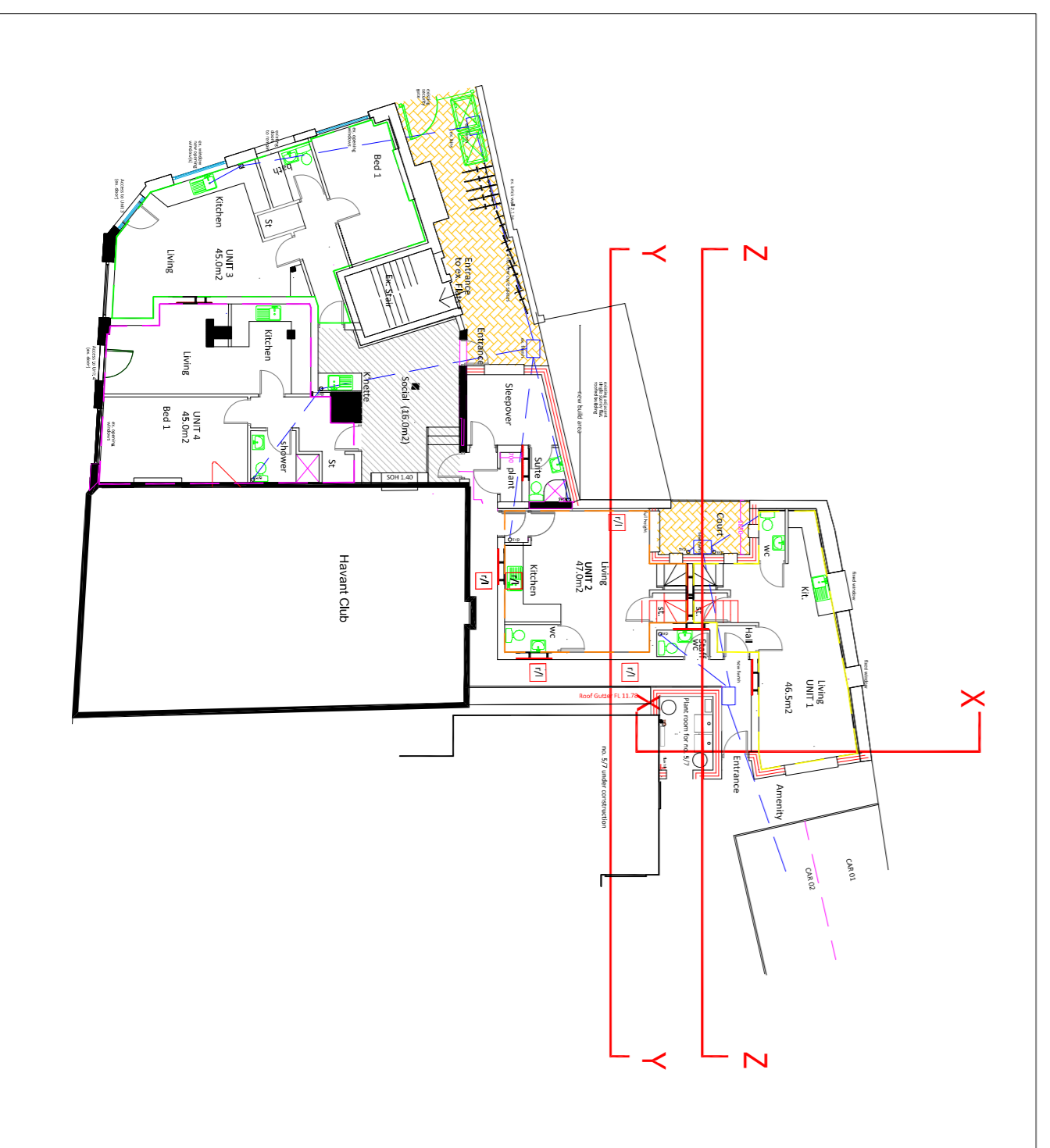
Ex. Section X-X



Prop. Section X-X
6075



Prop. Section Y-Y



SCALE 1/50
DATE Sept. 23
PG
TITLE Conversion of Ground Floor Golden Slops to 4 no. 2 Bed Supported Living Apartments
Former White Hart Public House
1, East Street Havant - PO9 7AA
DETAIL Use Class C3(b)
Existing/Proposed Sections - Outbuildings
DRAWING NO 23201/P-10
AUTUMN
PETER GALLOWAY PARTNERSHIP
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Key to Surface Materials

- Manley Block Pavours
- 200x100 Herringbone pattern
- Marshalls Saxon Paving
- 400x400 Colour Sandstone
- Grass
- Cobbles - close set in concrete
- 100mm average dia. - stone
- Cycle stand
- Shelford - Stainless steel
- TARMAC
- Lighting Bollard
- ZONE - E27 Commercial Bollard | IP65 | Textured Black

Railings
Evador Buckinghamshire 900mm high
Fencing detail 1/50



2

0 1M 5M 10M

500mm 2M

REVISION & AMENDED - 30/08/23 - PG
SCALE
1/100
DATE
1/100
Aug. 23
Proposed Supported Living Units
1, East Street - Havant
DETAIL
Details of Landscaping & Hard Surfacing
DRAWING NO
23/201/S01
PG

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TO BE READ IN ASSOCIATION WITH BARRELL TRECCARE DRAWING 22190-2



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