

Gosport Borough Council

Anglesey and Alverstoke Conservation Area

Appraisal and Management Plan



Anglesey and Alverstoke, Gosport

Conservation Area Appraisal and Management Plan

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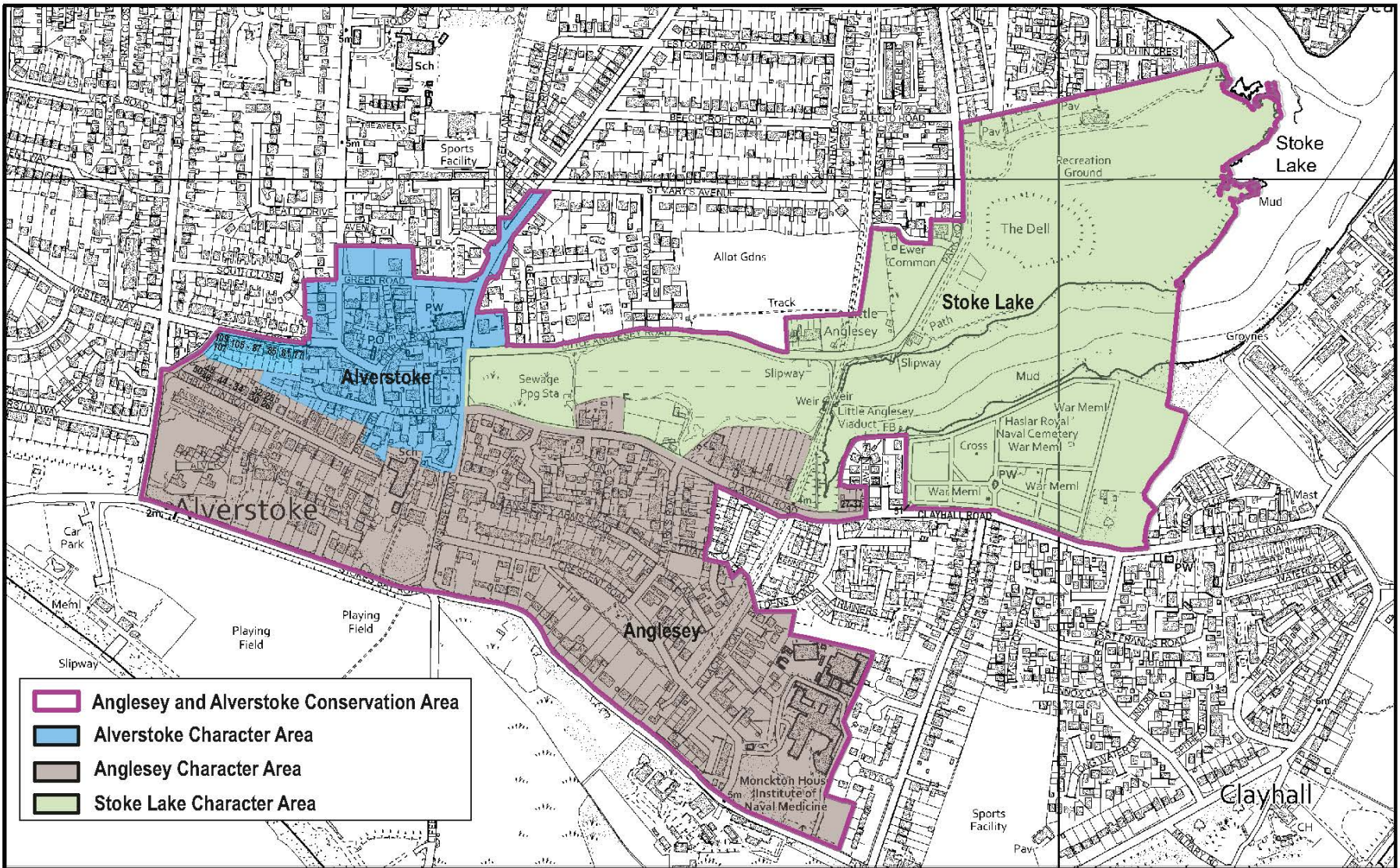
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Executive Summary

The Alverstoke and Anglesey Conservation Areas were designated in 1975, nearly 50 years ago. It is appropriate and necessary to take stock of the significance of these areas and to propose action to preserve or enhance their special architectural and historic interest. That is the aim of this document.

The area has multi-layered history, derived from Alverstoke's origins as small rural community located at the head of Stoke Lake, Anglesey's development as a Regency spa destination overlooking Stokes Bay, and their later 19th and early 20th century residential expansion. The area's proximity and long-standing association with the naval and military industry which dominated nearby Stokes Bay, Haslar and Gosport town provides another layer of significance. This historic evolution has left a legacy of architectural interest and character which it is desirable to preserve or enhance.

It is concluded that the areas' conservation area status should remain, but given their close architectural, historic and spatial relationship it would be appropriate to combine them into one conservation area, with three carefully defined character areas [Plate 1] These areas are referred to as Alverstoke, Anglesey and Stoke Lake. It is also proposed that small extensions should be made to the conservation area because the significance of these adjacent areas was not fully appreciated when the original designations took place.

This document analyses the history, character and appearance of the three character areas, and articulates what makes them special. It goes on to identify threats and opportunities to their significance, and proposes a number of actions which could prevent further erosion of that significance, and reverse harmful changes that have already occurred.

1.0 Introduction

1.1 Purpose and Scope of the Report

Donald Insall Associates were appointed by Gosport Borough Council in conjunction with Historic England, to undertake a review of the Anglesey and Alverstoke Conservation Areas. The aim of the project is to study and assess the existing conservation areas to understand and articulate what makes them special, consider whether their existing boundaries are appropriate, and to produce a robust appraisal document which will guide the future management, maintenance and development of the area.

The aim of the report is to establish:

- What is the historic and architectural interest of the area?
- How is this interest experienced through the character and appearance of the area?
- What elements need to be protected and preserved?
- Where are the opportunities for enhancement or improvement?
- What are the issues which threaten the area's special interest?

1.2 Defining Conservation Areas

Conservation areas are '*areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*'.¹ With regard to the British planning system, conservation areas are considered as '*designated heritage assets*' which means that any proposals for change or development must assess the effect that the development might have on the significance of the area.

1.3 Summary of Related Legislation, Policy and Guidance

The provisions for conservation area designation and management are set out in the following legislation, government planning policy and guidance.

1.3.1 Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires:

- Local planning authorities to determine areas where it is desirable to preserve and enhance, and designate them as conservation areas (section 69 [1])
- Local planning authorities to review their past activities in this area, including existing conservation areas, and to add more conservation areas (section 69 [2])
- Local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and consult the public in the area in question, taking

¹ Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69.

account of views expressed (section 71 [1 and 2])

- In the exercise by local planning authorities of planning functions within the conservation area 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (section 72 [1])

Town and Country Planning Act 1990

- Offence of failing to obtain planning permission for demolition of unlisted buildings, etc in conservation areas in England (section 196D)

1.3.2 Government Policy & Guidance

National Planning Policy Framework

- 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.' (paragraph 191)
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 199)
- Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 200)
- Local planning authorities to look for opportunities for new development within conservation areas 'to enhance or better reveal their significance' (paragraph 206)
- 'Not all elements of a [...] Conservation Area [...] will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area [...] should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the Conservation Area [...] as a whole' (paragraph 207).

Planning Policy Guidance

- How can the possibility of harm to conservation areas be assessed? Paragraph 207 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 201 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196 [now 202]. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces.
- Do local planning authorities need to review conservation areas? Local planning authorities must review their conservation areas from time to time (section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990). A conservation area appraisal can be used to help local planning authorities develop a management plan and plan-making bodies to develop appropriate policies for local and neighbourhood plans. A good appraisal will consider what features make a positive or negative contribution to

the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

- Is an application for planning permission required to carry out works to an unlisted building in a conservation area? Planning permission is required for the demolition of certain unlisted buildings in conservation areas (known as 'relevant demolition'). Generally, the requirement for planning permission for other works to unlisted buildings in a conservation area is the same as it is for any building outside a conservation area, although some permitted development rights are more restricted in conservation areas. Demolishing an unlisted building in a conservation area, without first obtaining planning permission where it is needed, is an offence under section 196D of the Town and Country Planning Act 1990.

1.4 Method Statement

The following has been undertaken:

1. Review of existing information

A large body of research was already in existence with respect to the historic and architectural interest of Anglesey and Alverstoke, including previous designation information and draft appraisals provided by Gosport Borough Council and Gosport Historic Urban Characterisation Study by Oxford Archaeology (2014).

2. Information Gathering: Site survey and research

Site visits were made by Donald Insall Associates on 16th September 2021 and 28th October 2021 to undertake fabric and spatial analysis. Buildings and sites were viewed from the public realm and were not inspected internally.

3. Community Engagement

A key aim of the project is to understand and clearly articulate what the local community value about the area. A public consultation was undertaken in preparation of this document

4. Assessment of Special Interest

The assessment of special interest has been undertaken in accordance with the legislative and national planning policy requirements, and based on Historic England's guidance, in particular, Historic England's *Advice Note 1 (Second Edition) – Conservation Area Designation, Appraisal and Management* which provides guidance on conservation area appraisal, designation and management.

2.0 Area in Context

2.1 Location

Anglesey, Alverstoke and Stoke Lake are located in the west corner of Gosport in Hampshire. The town of Gosport is located at the end of a south coast peninsula opposite Portsmouth Harbour which lies across the water to the east. The area is bounded by Stokes Bay to the south, which forms part of the southern edge of the peninsula. The Solent lies to the south, with the Isle of Wight beyond.

2.2 Topography

Anglesey is situated on a low ridge which runs east-west above the low-lying area of Stokes Bay. The inlet of Stoke Lake is located on the north side of the ridge. Alverstoke lies at the western end of Stoke Lake, originally occupying the north bank of a tributary to the inlet.

2.3 Setting

To the east lies the area of Haslar at the end of the Gosport peninsula, which has historically been dominated by naval and military use and includes four areas of architectural and historic interest: the Haslar Hospital, Fort Blockhouse, the former HMS Hornet site and the Haslar Gunboat Yard. It was designated as the Haslar Peninsula Conservation Area in 1990. At the east end of Stoke Lake lies Haslar Lake and Marina which adjoin Portsmouth Harbour.

To the south lies Stokes Bay Conservation Area designated 06.07.2023 which, due to its position adjacent to Gosport and Portsmouth Harbour, and its coastal setting, has played a crucial role in the area's strategic development. The defensive infrastructure found within the Bay forms part of a wider collection of defences which formed an outer protective ring around Gosport, and by extension Portsmouth Harbour. Its low lying, open character means there are impressive, panoramic views along the coastline and across the Solent towards the Isle of Wight.

3.0 Historic Development

3.1 The Early Development of Alverstoke

Alverstoke is located to the south of Gosport at the head of Stoke Lake, a tidal inlet of Portsmouth Harbour. The Manor of Alverstoke was founded in 1204, though evidence of settlement dates much earlier to the Saxon period when the land belonged to the Old Minster or Priory of St Swithun, Winchester.²

Since the 18th-century, Gosport has developed alongside a major naval base due to its coastal location and proximity to Portsmouth [Plate 3.1]. Many stone and concrete markers seen today denote the boundaries of land previously owned by the War Department and the Admiralty in the area. Whilst the coastline and town of Gosport continued to be developed strategically from the late 17th century, much of the area comprising Alverstoke remained undeveloped until the 19th century.

An 18th-century map shows the village of Alverstoke clustered at the west end of Stoke Lake; the surrounding area divided into fields [Plate 3.2]. The map shows a causeway at the east end of the lake; the lake itself terminated here with a small stream and marshland tapering out to the west. At the edge of the causeway on Stokesmead Field was a structure called 'Kicker Gill' (dem. 1968), a large obelisk-shaped tower used as a navigational aid to help ships enter Portsmouth harbour safely. The structure was built in the mid-17th century by the Lord High Admiral, the Earl of Warwick, with another located on the site of Fort Gilkicker. The foundations of the structure survive below ground. To the northwest was St Mary's Church (enlarged in the early 20th century) and the rectory which was the residence in 1775 of Reverend John Sturgess, incorporating a medieval hall which dates back to the *circa* 14th century. The church formed the centre-point of the village with additional buildings to the east, west and south of the stream and marshland [Plate 3.3]. One survivor of the pre-19th century Alverstoke is a small timber-framed cottage at 12 Little Lane, dating from the 17th century.

At the end of the 18th century, Gosport town and surrounding areas were of a significant enough size to require a workhouse. Alverstoke Workhouse was laid out at the north end of Ewer Common between Stoke Lake and Alver Creek (later renamed 'Workhouse Lake') in 1799. The workhouse was demolished during the 20th-century.

² 'The liberty of Alverstoke with Gosport', in A History of the County of Hampshire: Volume 3, ed. William Page (London, 1908), pp. 202-208.



3.1 A perspective view of Portsmouth & Gosport; from St Helens; showing the Fortifications, Docks...1713 (British Library)



3.2 Coloured survey showing Alverstoke, by Matthew Pitts under the direction of John Archer, Engineer, 1774 (British Library).



3.3 Sketch of Alverstoke and Stoke Lake from Haslar Hospital showing Gil Kicker (the Kicker Gil) distant, 1775 (British Library).

3.2 The Expansion of Alverstoke in the 19th Century

By the early-19th century, the marshland and stream at the west end of Stoke Lake were built over to form a new village-square lined with cottages, terraces and villas as Alverstoke expanded [Plate 3.4]. The land to the east of the village on the north side of the lake remained undeveloped, comprising glebe land to the church, except for a group of three paired, bow-fronted Regency cottages which were built along Little Anglesey Road in 1832 to generate an income for the curates at Alverstoke Church. The rectory was extended by Charles Augustus North in 1809 resulting in a finely proportioned red brick elevation facing the church. The exiled Carlist Princess of Spain, Maria Francesca lay in state in the principal room of the Rectory in 1834, having resided in the refectory of St Mary's during her exile. The architectural historian, Nikolaus Pevsner described the centre as 'a splendid piece of townscape in miniature, and deservedly preserved', with the exception of the 'insensitive' 20th-century development to the south [Plate 3.5].³



3.4 Ordnance Survey map, first series

3.2.1 'Angleseyville'

Following the gradual expansion of Alverstoke, a local entrepreneur named Robert Cruikshank set about turning Alverstoke into a spa town, intended to be popular enough to rival other seaside resorts along the south coast, namely Hastings and Brighton. In 1820, Cruikshank purchased farmland east of Alverstoke village and hired the architect Thomas Ellis Owen (1805 – 1862) to develop designs for the area [Plate 3.6].

The initial plan was for a large estate comprising two crescent-shaped terraces either side of a green with detached villas beyond each end. The area was named 'Anglesey' (colloquially referred to as 'Angleseyville') after Henry Paget, Earl of Anglesey who was persuaded by Cruikshank to lay the foundation stone of the development in 1826.⁴ However, when it came to laying the foundation stone, the Earl of Anglesey was taken ill and his son, the Earl of Uxbridge, laid the stone in his place; the first detached villa at the west end of the crescent being named Uxbridge House (now Wakefield House) in his honour and the second, Anglesey Lodge, on the west side of Anglesey Road.⁵

³ N. Pevsner (et. al), *Buildings of England: Hampshire South*, (2018), p306

⁴ The title 'Anglesey' was created in 1815 for Henry Paget, 2nd Earl of Uxbridge, a hero of the Battle of Waterloo, second in command to the Duke of Wellington. During the Hundred Days War he led the charge of the heavy cavalry against Comte d'Erlon's column at the Battle of Waterloo. At the end of the battle he lost part of one leg to a cannonball.

⁵ 'Anglesey', in *A Topographical Dictionary of England*, ed. Samuel Lewis (London, 1848), pp. 58-62; Pevsner (2018) p407



3.5 Alverstone c.1800 (Hampshire Cultural Trust)

The proposed development was bound to the north by Clayhall Lane (now Clayhall Road) and to the south by a long continuous track leading to Fort Monckton (now Fort Road). New roads laid out as part of the development included Crescent Road, St Marks Road and Anglesey Arms Road.



3.6 The Crescent, c. 1870 (Historic England, 1687_170)



3.7 Postcard of The Crescent (Fort Gilkicker)

The Crescent, regarded by the architectural historian Nikolaus Pevsner as Alverstone's '*tour de force*' was designed by the architect Thomas Ellis Owen and built between 1828 and 1830 [Plates 3.6-3.7].⁶ The crescent comprised a long, curved terrace of desirable townhouses in a classical Regency style with a hotel, 'The Anglesey Arms', at the east end. The planned east half of the crescent was never constructed. Anglesey Arms Road, a small service road, was located to the rear of the west crescent and comprised a number of coach houses and mews buildings.

The detached villas were gradually laid out to the east and west of the planned crescent as shown in the 1840 Tithe map [Plate 3.8]. Monckton House was constructed at the far east end of the newly laid out crescent, marking the east end of the Cruikshank's planned estate. The house was built to the designs of Owen in 1850 for the local brewer, James Biden (later converted into the Institute of Naval Medicine).

⁶ Pevsner (2018) p307



3.8 Alverstoke Tithe Map, 1841 (The Genealogist)

Formal gardens were laid out to the south of the crescent and residents were charged 30 shillings a year for access. A Reading Room and Bath House (dem. 1950) were built in the centre of the garden, at the junction of St Mark's Road and the crescent, intended to form a mid-point between the two planned crescents [Plate 3.9]. The reading room was located at the back of the building, looking out onto Stokes Bay. The Bath House was supplied with water from the creek via a Pump Room and Lodge built at the northern end of St Mark's Road (since converted into a private residence named 'Odd Corner'). The land beyond the gardens, facing onto Stokes Bay was owned by the Board of Ordnance and remained undeveloped until the 20th-century.⁷

⁷ 1841 Tithe Map, The Genealogist



3.9 Photograph of the bath houses at The Crescent (Fort Gilkicker)

Cruikshank also constructed a small church on the east side of St Mark's Road in 1844 to become a chapel-of-ease to St Mary's Church, Alverstoke to the designs of James Adams.⁸ The church fell into disrepair and was pulled down in 1911, the graveyard and boundary walls of the former church were retained.

⁸ Pevsner (2018) p307

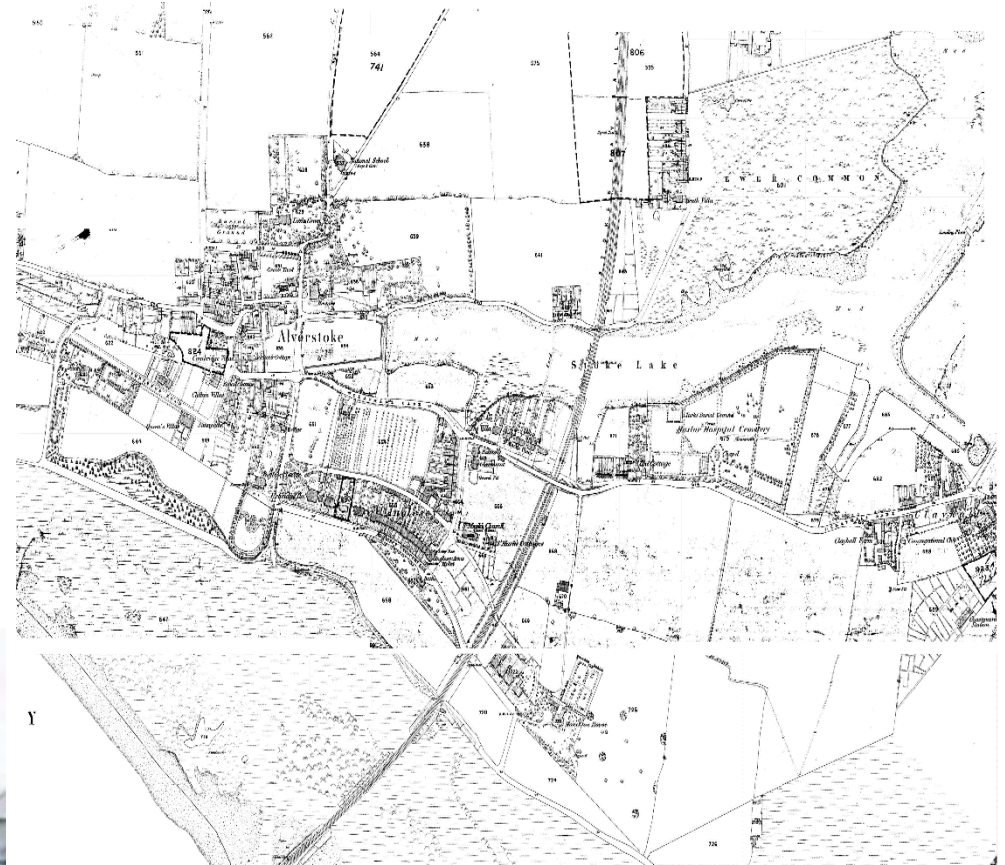
3.2.2 Suburban Development and Stokes Bay Railway

Alverstoke and Anglesey continued to grow in the mid-19th century, no doubt as a result of the London and South Western Railway (LSWR) branch that had been laid out in Gosport in 1842, providing additional access to the growing 'seaside' town. Several Regency-style houses were laid out in the 1840s and 1850s including those on the north side of Clayhall Road, Nos. 2-8 Paget Road, Nos. 1-6 Little Anglesey Road on the north side of Stoke Lake and a group of detached villas facing onto Ewer Common (later forming Park Road) [Plate 3.10].

An additional line and pier were built and opened in 1863 in Stokes Bay to provide a convenient interchange for passengers travelling to the Isle of Wight, the line running across Stoke Lake and Anglesey through a viaduct, separating The Crescent from the Regency villas to the east. The Ordnance Survey map shows a ford running across Stoke Lake parallel to the viaduct. The viaduct was replaced by a single span bridge in 1898, commonly known as



3.11 Photograph of Jackie Spencer Bridge (Gosport Heritage)



3.10 Ordnance Survey Map of Alverstoke and Anglesey, 1868 (British History Online)

the 'Jackie Spencer' bridge after the Gateman [Plate 3.11].⁹ A new road and mews were laid out to the east of the railway line beyond The Crescent named Ellachie Road and Ellachie Mews with two sets of semi-detached Victorian houses on the east side and some garages.

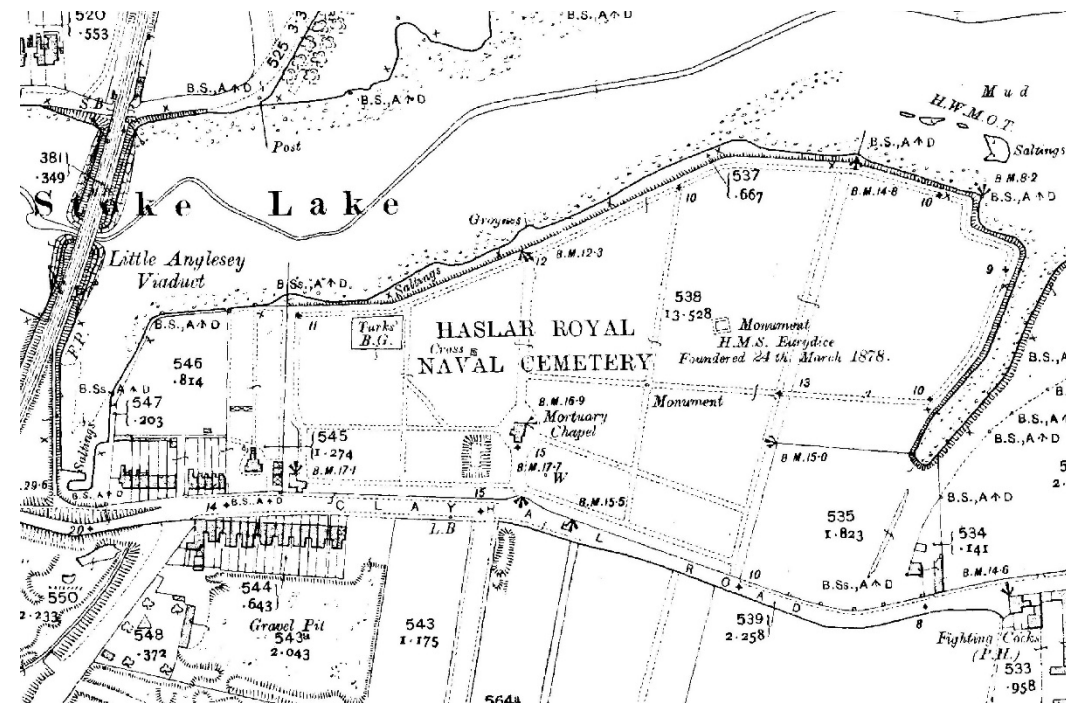
Though the Stokes Bay Branch offered access to a quicker sea crossing to the island than that from Portsmouth, the lack of direct train from London meant that the new line failed to usurp the established London Brighton and South Coast Railway service via Portsmouth but remained in use until the early-20th century.

⁹ 1871 census John Spencer, 7 Little Anglesey Road, Railway Porter

3.2.3 Haslar Hospital/ Clayhall Cemetery

In April 1859, a new purpose-built cemetery named Haslar Hospital Cemetery (now known as Clayhall Cemetery) was laid out to the northwest of the Royal Naval Hospital on the south bank of Stoke Lake to meet an increased demand for space [Plates 3.12 & 3.13]. When the hospital was constructed, there was limited provision for a burial ground and until the 1820s, burials were made on un-consecrated ground to the south-west of the hospital. A formal cemetery was laid out and used on hospital grounds between 1826 and 1859 until the demand for more space led to the purchase of additional land to the northwest on a site detached from the hospital for the construction of Clayhall Cemetery. The land was formerly a brickfield owned by the proprietor of the crescent, Robert Cruickshank.¹⁰

The new cemetery was laid out in a grid pattern with an attractive red and blue-brick chapel located at the centre, which was consecrated by the Bishop of Winchester in 1859.¹¹ It was enclosed on three side by brick walls, the north side enclosed by trees which lines the boundary of Stoke Lake. The cemetery was separated into distinct



3.12 Ordnance Survey Map, 1910 showing Haslar Cemetery with extension to east (Landmark)

sections with vistas centred back onto the chapel. The burials were not just for patients of the hospital but also those brought ashore from ships and other military personnel. Over time, each section formed a different group of burials from certain campaigns, including an enclosure for the burial of Turkish sailors in the north-west section. These burials were added in 1900, having been moved from the Royal Haslar Hospital to allow for an isolation hospital. The burial ground is thought to be the only designated Turkish burial ground in the country.



3.13 Photograph of burial taking place at Haslar Cemetery, 1912 (Illustrated London News)

¹⁰ 1841 Tithe map

¹¹ Clayhall Cemetery Chapel (HE listing 1428514)

At the beginning of the 20th-century, the cemetery was extended across an additional piece of land to the east and the eastern boundary wall demolished.

A number of memorials have been added to the cemetery in the late-19th and early-20th century to commemorate those who have died at sea. The first to be erected was the HMS Thunderer Memorial in the northeast part of the cemetery, comprising a limestone obelisk constructed by the White Brothers of Landport to mark the graves and commemorate those killed by a steam boiler explosion on the HMS Thunderer in 1876. The HMS Eurydice Memorial was built next to the Thunderer Memorial in 1878, comprising a large anchor set within a rock to commemorate the lives lost after the boat was caught in a blizzard off the coast of the Isle of Wight on its return from the Atlantic, considered one of the worst British naval disasters to have happened at peace time in history and witnessed by a young Winston Churchill.

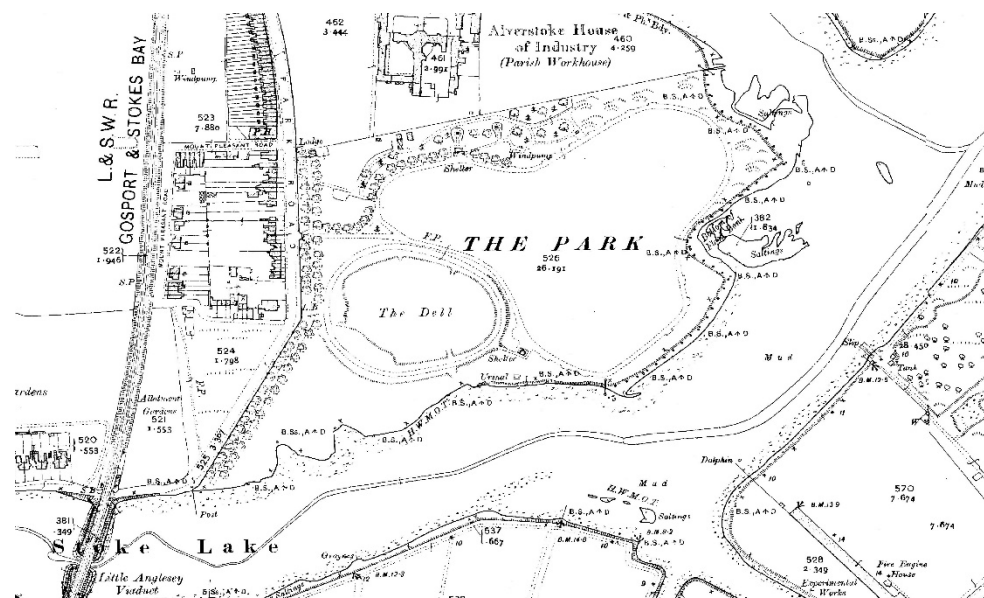
Another two obelisks were added commemorating the campaign of the HMS Boadicea in the Anglo-Zulu War of 1879 and a series of submarine tragedies in the early-20th century. A Cross of Sacrifice was erected in 1926 to the west of the main entrance to designs by Sir Reginald Blomfield to commemorate the First World War. The most recent memorials were for the HM Submarine L55, which sunk in the Baltic Sea on 9th June 1919 and a screen memorial added to Clayhall Cemetery in 1928.

Also of interest are the many rows of cast concrete memorials dating from the first two decades of the 20th century, pre-dating the later standardised War Commission design.

3.2.4 Gosport Park

Opposite Clayhall Cemetery, on the north side of Stoke Lake was a large gorse-covered wasteland, known as Ewer Common which belonged to the church (and used as a gipsy encampment). In 1887, the land was bought by the Gosport and Alverstoke Board for £100 with the intention to convert the land into a public recreation ground, forming the first public park in Gosport [Plates 3.14 & 3.15]. As part of the conditions of the sale, that park was to remain 'perfectly free for the use of the public for ever' and one third of the grounds was to be kept in its original state (now forming the present Ewer Common).

The plans for the park were drawn up by the Board Surveyor, Mr W. H. Fry and the park was opened on 17 June 1891 by the Chairman of the Board, Colonel C. Mumby, bound by Park Road to the west, the parish workhouse, Alverstoke House of Industry, to the north and Stoke Lake to the south and east. The park included a cricket ground, cycle track known as the 'Dell' (now used as a rugby pitch) and a running path.¹²



3.14 Ordnance Survey Map, 1910 Showing Gosport Park (Landmark)

¹² Hampshire Garden Trust



3.15 Postcard of Gosport Park (Hampshire Cultural Trust)



3.16 Mid-20th Century photograph of St Mary's Alverstone (Hampshire Cultural Trust)



3.17 Photograph of the Almshouses, c. 1960 (Hampshire Cultural Trust)

3.2.5 Late-19th-Century Suburban Development

By the late-19th century, Alverstone and Anglesey had developed into a comprehensive settlement. St Mary's Church, which formed the east side of Alverstone centre, was gradually rebuilt from the mid-19th century to designs by Henry Woodyer and Woodyer's pupil B. D. Cancellor. The chancel, nave and west tower were rebuilt across a fifty-year span resulting in impressive views across Stoke Lake [Plate 3.16]. The late-18th-century Holmes Almshouses on the corner of Little Lane, Church Road and Village Road were rebuilt in 1849 by local churchwardens [Plate 3.17].

Residential development continued in the mid-late 19th century with gradual infilling of vacant plots in the centre of Alverstone along Village Road, Paget Road, Coward Road, and Ashburton Road, offering an attractive mix of Regency, Queen Anne and Arts and Crafts-style buildings [Plates 3.18 – 3.20]. At the east end of Ashburton Road was Alvercliffe House (dem. 1971) which was used as the Residence of the Officer of the Commanding Royal Engineers at Gosport. The house and grounds were bound by a stone wall lining Ashburton Road, Village Road (later Jellicoe Avenue) and Stokes Bay Road.



3.18 Postcard of Alverstone Village looking west (Hampshire Cultural Trust)

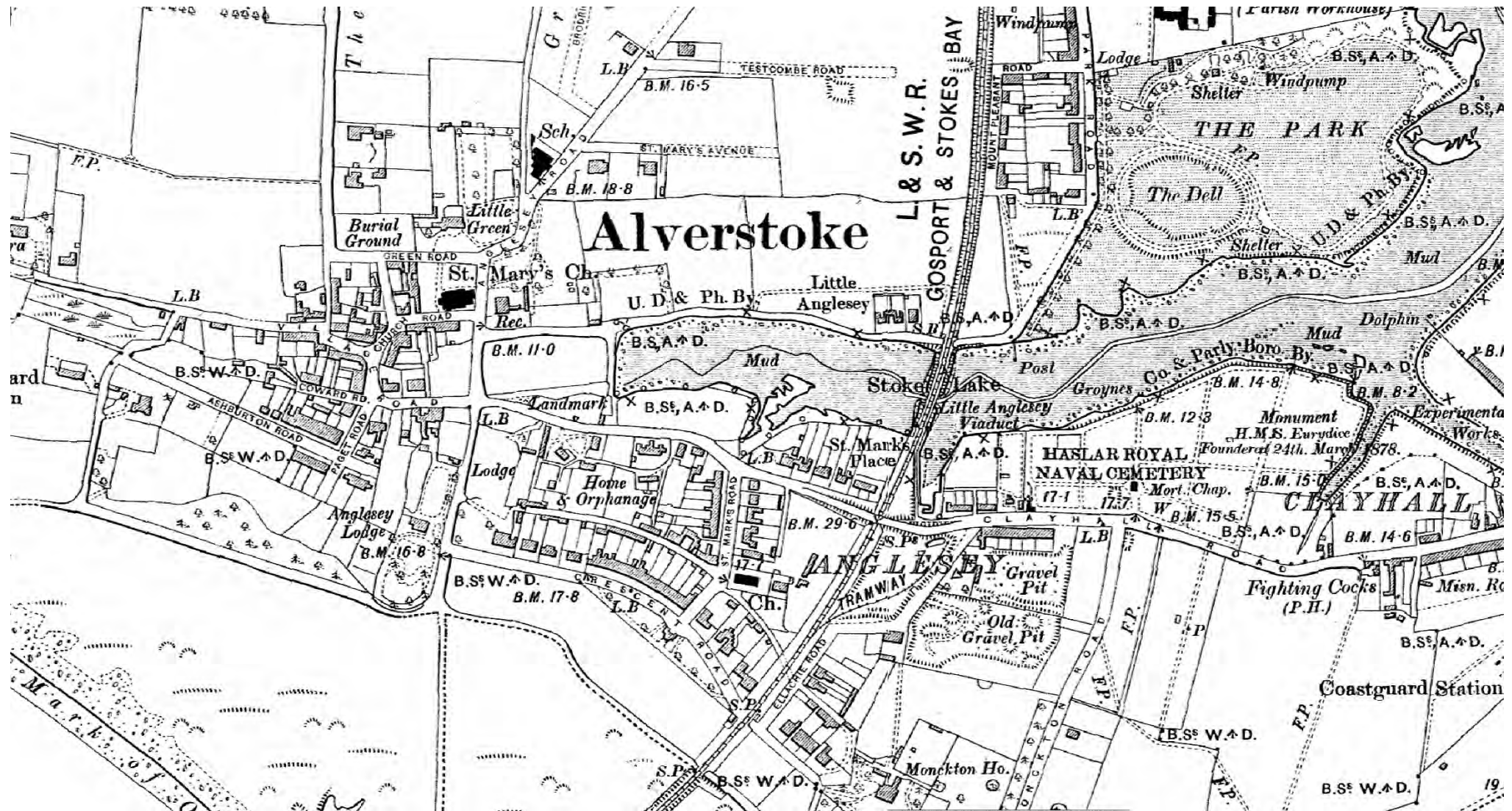


3.19 Postcard of Alverstone Village looking northeast (Hampshire Cultural Trust)



3.20 Early 20th century photograph of Alverstone Village (Hampshire Cultural Trust)

The area of land between Alverstoke centre and The Crescent was developed in 1887 as a convalescent home for the National Children's Home (dem. 1984). The estate was called 'Stokesmead' on Clayhall Road and comprised a group of accommodation buildings, a farm, and an infirmary. The field opposite to the north (Stokemead Field) was used as a playing field for the children from 1888 until 1984. The unrealised east side of The Crescent had also been developed by the late-19th century with large, detached houses, as well as additional infill on the east side of St Marks Road, north-east end of Clayhall Road and Ellachie Road. [Plate 3.21].

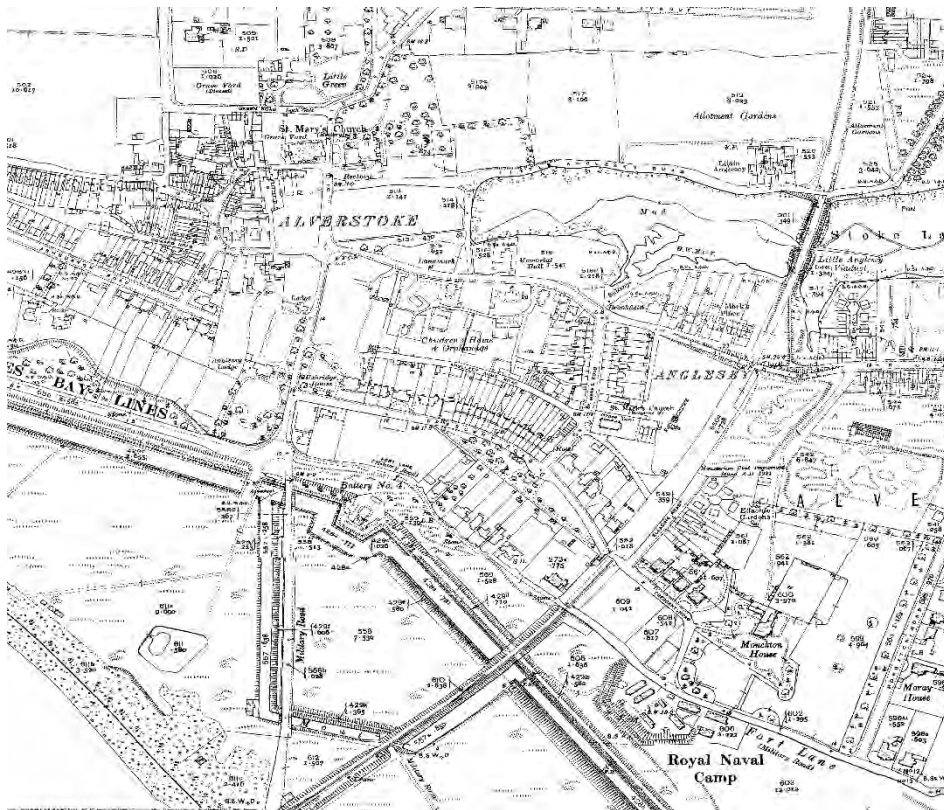


3.21 Ordnance Survey Map, 1910 (Landmark)

3.3 20th-century development

At the turn of the 20th-century, the Alverstoke and Anglesey area continued to grow as an attractive suburb, likely fuelled by the expanding naval and military industry which dominated Stokes Bay, Haslar and Gosport town areas.

A new memorial hall was built in 1906 on the north side of Clayhall Road in memory of Emily Hester Brodrick (1846-1906), author in her own right and wife of local Reverend Alan Brodrick [Plate 3.22]. Gradual infill of vacant plots on newer roads continued into the early 20th-century, including Ashburton Road and Ellachie Gardens. The land beyond the Crescent Gardens, bound by Stokes Bay, was developed in the early 20th century with a series of houses [Plate 3.23].



3.23 Ordnance Survey Map, 1932-33 (Landmark)



3.22 Early 20th Century postcard of Brodrick Hall with Kickergill in background (Friends of Stokes Bay)



3.24. c.1925 aerial photograph showing new houses to the south of Crescent Road (Friends of Stokes Bay)

During this time, the Stokes Bay Railway was taken over by the Admiralty and used for the transportation of munitions and fuel. The Admiralty bought the pier and line south of Gosport Road station from the LSWR in 1922, ending its use as transport for passengers.

Uxbridge House was sold privately to the National Children's Home and Orphanage in 1929 to form part of the National Children's Home, Stokesmead. [Plate 3.25]. The purchase of the house was funded by a large donation from Lord Wakefield of Hythe of £8,000 and the building was subsequently renamed Lady Wakefield House in 1931. The buildings of Stokesmead were in a poor state and the site was redeveloped with a series of new cottage-type buildings around a central green (dem. 1984), along with a small church Uxbridge House was converted into a primary school and Anglesey Lodge was also annexed to the site.¹³



3.26 Photograph of bomb damage on Village Road during the Second World War (Gosport Heritage)



3.25 Aerial photograph showing the Stokesmead development and area north of Crescent Road, c. 1939 (Friends of Stokes Bay)

During World War Two, Stokes Bay Pier was used by the Royal Air Force (RAF) Torpedo Development Unit as a base for the retrieval of torpedoes from the Stokes Bay dropping zone, and for the deployment of targets. Some of the large villas were also requisitioned including Monckton House which was used as a hostel for the Women's Royal Navy Service from HMS Dolphin.¹⁴ Areas across Gosport were badly damaged from enemy bomb attacks during the war, these were largely in the Gosport town area as well as Stokes Bay Pier, however, bomb damage also occurred in the centre of Alverstoke on Village Road [Plate 3.26].

¹³ Children's Homes; Fort Gilkicker

¹⁴ Fort Gilkicker

3.3.1 Late-20th Century Development

In 1949, the Crescent Gardens were given to the Council and the Reading Room and Bath Houses were subsequently demolished in 1950; the gardens were restored to a Georgian design by the Council and English Heritage in 1991.¹⁵

Monckton House and grounds were converted into a Royal Naval Medical School and Physiological Laboratory in 1951, later becoming the Institute of Naval Medicine (INM) in 1969 [Plate 3.27]. The house was extended to facilitate the needs of the INM, with additional buildings added to the grounds in the late-20th century. The land to the southwest of Monckton House was developed into a pleasant enclave named Bramley Gardens in the 1970s comprising a series of brick terraced houses.

In June 1965, the Kicker Gill was pulled down in a project led by Gosport Borough Council in order to widen the road [Plate 3.28].

The Alverstoke Anglesey Conservation Areas were designated in 1975. In 1984, the National Children's Home Centre, Stokesmead, was closed and the buildings demolished and replaced with modern housing. The church was subsequently converted into a health club and private residence, Anglesey Lodge was taken over by the Hampshire Autistic Society and Wakefield House converted back into a private residence.¹⁶

The remaining vacant land in Alverstoke and Anglesey was subject to widespread suburban development in the late-20th century [Plate 3.29]. These largely comprised small, quiet closes and enclaves off the main roads. A large amount of Alverstoke centre was rebuilt with two-storey terraced houses and flats following bomb damage during the Second World War, in particular 31-37 Village Road, 83-87 The Avenue, Alverstoke Court on Church Road and Charlotte Mews opposite. This also included Landon Court which was built on the undeveloped land which once formed part of Stoke Lake between the village and Anglesey Road. Many 18th-century villas were subdivided into flats including Bramley House and Holmfirth on Crescent Road as well as the rectory on Anglesey Road. Ambleside Court, to the immediate east of The Crescent replaced an early-20th century villa which was used as a school.



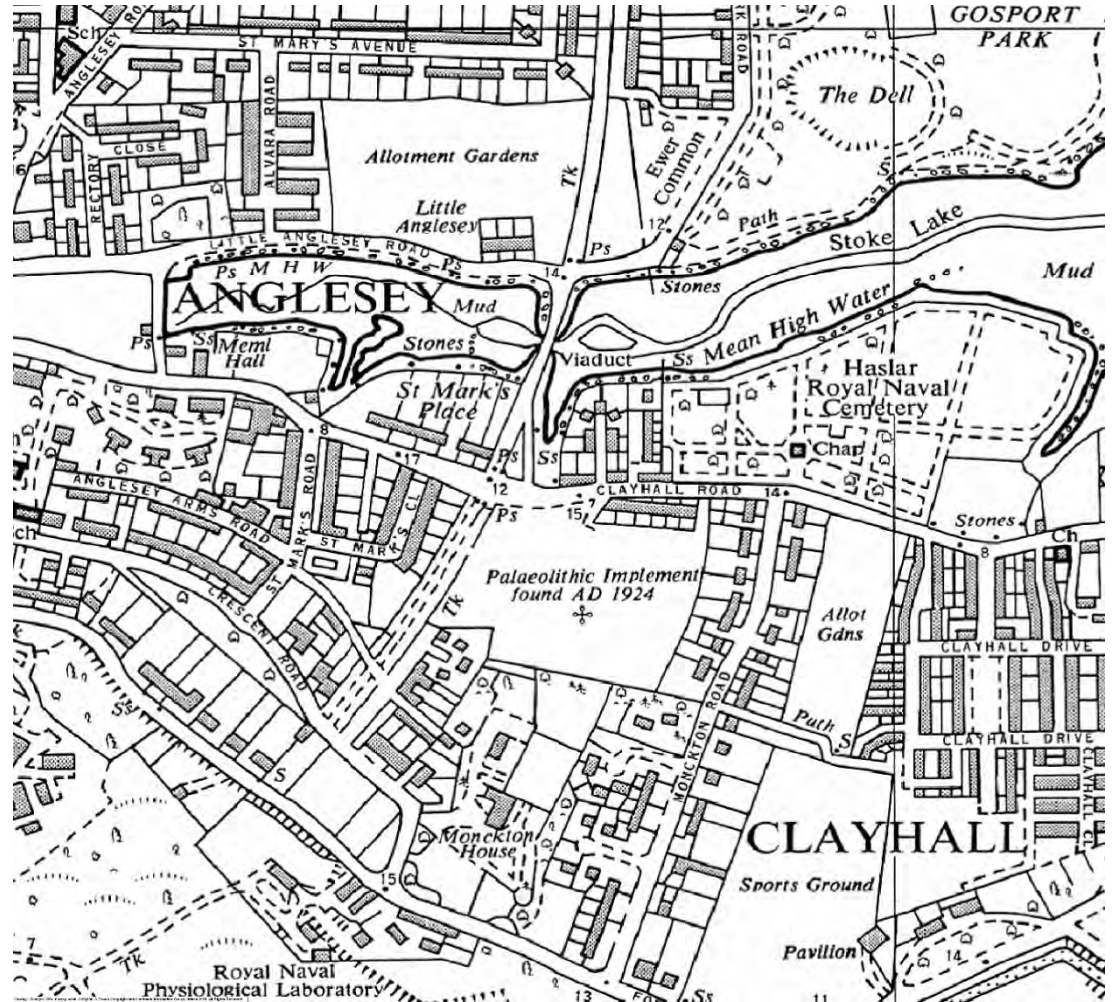
3.27 Photograph of Monckton House, c. 1970 (Fort Gilkicker)

¹⁵ Fort Gilkicker; Gosport Heritage

¹⁶ Children's Homes website



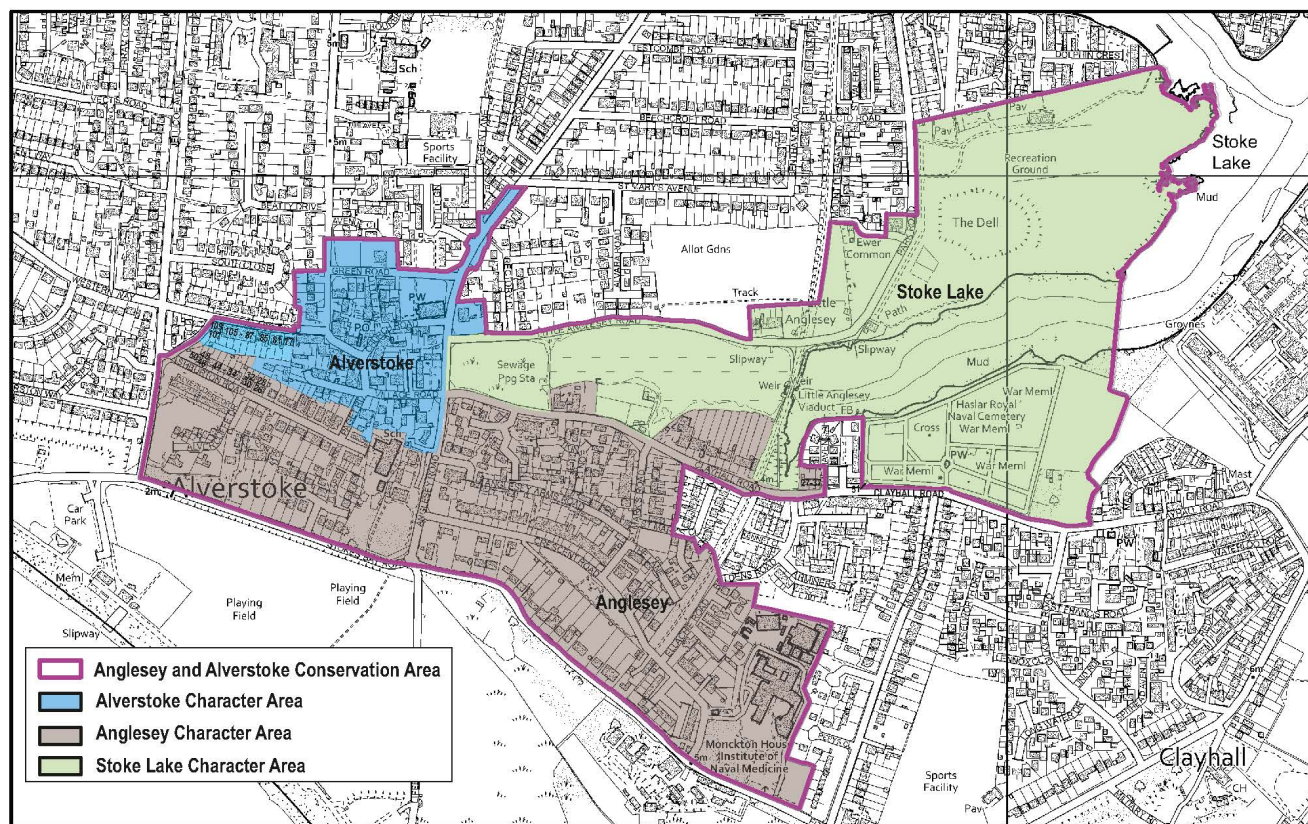
3.28 Photograph of Kickergill as it is pulled down, 1965 (Friends of Stokes Bay)



3.29 Ordnance Survey Map, 1969 showing residential development across Alverstone and Anglesey (Landmark)

4.0 Architectural Features

This section describes the architectural interest of the study area, which has been divided into three character areas as shown on Plate 4.1. The maps below on Plates 4.2 - **Anglesey**, 4.14 - **Alverstoke** and 4.21 – **Stoke Lake** show listed buildings and unlisted buildings and / or features of merit in each character area, sometimes known as 'non designated heritage assets'. It should be noted that if a building is not highlighted as an unlisted building or feature of merit that does not necessarily mean that it is of no merit in conservation area terms. There remains potential for further buildings of merit to be identified and the significance of any building should be reviewed in the future if necessary.



4.1 Map showing the three character areas

4.1 Architectural Features in Character Area 1: Alverstoke [Plates 4.2-4.13]

The architectural style of the area today is primarily made up of 19th century residential buildings built along narrow lanes of much earlier origin and interspersed with older structures and sites including St Mary's Church and The Old Rectory. Key features include:

- Plots defined by red, brick boundary walls, including many laid in Flemish Garden Wall bond, capped with a brick soldier course. Other plots have rendered and painted low boundary walls with capped piers at openings, some incorporating cast iron gates and railings. The churchyard is bounded by a roughly coursed stone wall and later railings reflect Edwardian style.
- 19th century, modest brick or stuccoed, two-storey terraced houses with pitched roofs, brick chimney stacks and sash windows. Some have bay windows to the front, brick sawtooth or dentil eaves, polychromatic brickwork. Some have segmental arched windows other have flat stone lintels with carved details and arched doorways supported on impost blocks.
- 19th century buildings with remnants of 19th century shop frontages at ground floor level. Typically, these are stuccoed or painted brick with hipped roofs sometimes hidden behind parapets.
- Red brickwork on buildings, laid in Flemish bond.
- Two or three storeys, stuccoed, Regency villas with hipped slate roofs (some hidden behind parapet and copings), sash windows, bay windows, panelled front doors with fanlights, and some with an entrance porch supported on slender columns.
- Some classical frontages likely hide older buildings behind, such as Knapp Green.
- Ecclesiastical architecture of St Mary's Church, designed by Henry Woodyer in the decorated style during the late 19th century and early 20th century. Built of stone with a crown -post roof covered with slate.
- The Rectory is a medieval building with 18th and 19th century additions and retains its medieval cellar. It is two storeys tall with a hipped, clay tiled roof. It is built of part rubble stone with brick dressing and part brick with sash windows, panelled door with fanlight and reeded doorcase.
- 12, Little Lane is a surviving example of a 17th century, timber framed vernacular cottage with casement windows and a thatched roof.



4.3 St. Mary's Church



4.4 Narrow streets of stuccoed buildings with C19th shopfronts



4.5 Stuccoed C19th facades may mask earlier buildings



4.6 No. 12 Little Lane, a thatched and timber framed cottage in heart of Alverstoke



4.7 C19th shops line Village Road



4.8 Regency villa with sash windows



4.9 Polychromatic brickwork and chamfered stone lintels on C19th terraces.



4.10 19th century villas within generous well planted plots



4.11 Village Road has several detached villas



4.12 Large late 19th century houses



4.13 Victorian Almshouses in the village centre

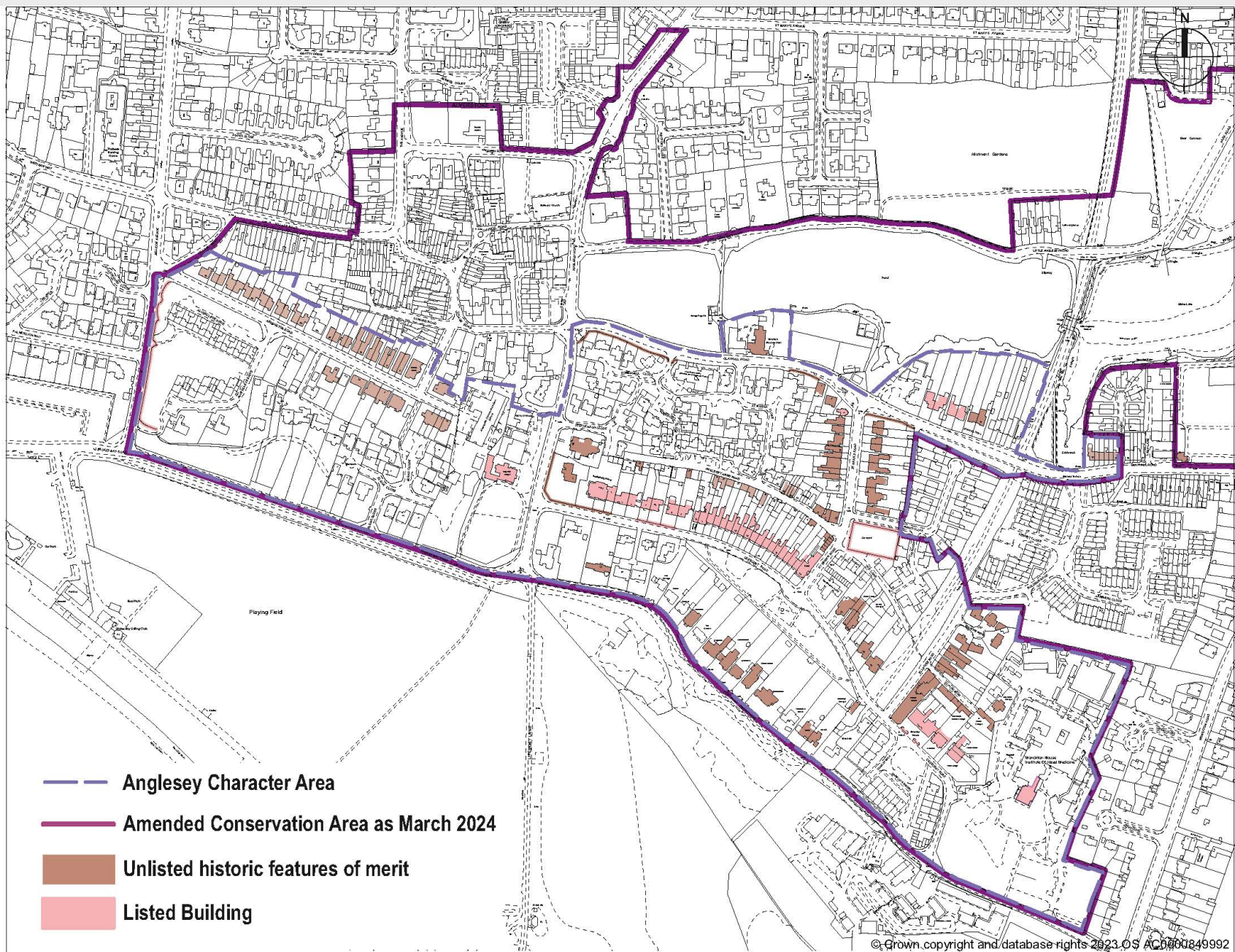
4.2 Architectural Features of Interest in Character Area 2: Anglesey [Plates 4.14-4.20]

This area's architectural interest is primarily derived from its development during the Regency period as a spa town and seaside destination. Key architectural features include:

- Regency Town Planning, where groups of both terraced and individual buildings were conceived as one unified architectural composition, akin to those found in other fashionable resorts such as Bath. At Anglesey, the original development was intended to consist of a long sweeping crescent shaped road roughly running parallel to the cliff line close to Fort Road, lined with crescent shaped terraces. At each end were plots for larger semi-detached or detached villas. Large houses in extensive grounds terminated the development to either side (Anglesey Lodge west of Anglesey Road and Monckton House). South of The Crescent a garden, bath house, library and reading room were developed. A rear access road to coach houses and stabling ran to the rear of the crescent following the modern line of Anglesey Arms Road, The Lane and Ellachie Mews. Running northwards from the centre of The Crescent to Clayhall Road was St Marks Road. The eastern arm of The Crescent was not completed.
- The centrepiece of the Regency development is The Crescent and its gardens. The symmetrically composed terrace was built in 1829 to designs by T.E. Owen and consists of three storeys plus attics. The buildings are built of brick with stuccoed principal elevations and rustication to the end pavilions. The ground floor is under a colonnade of Greek Doric fluted columns with entablature and blocking course; the roof of this forms a balcony on the first floor with a delicate cast iron railing. The central and end pavilions are articulated with Ionic columns supporting an entablature. The terrace features shuttered, six over six sash windows with thin glazing bars (though some first-floor windows have been replaced with French doors), dormer windows at roof level, four-panelled entrance doors with rectangular fanlights of various designs and delicate cast iron railings on the buildings and within their front gardens. The buildings have mansard roofs and brick chimney stacks. Rear elevations are exposed brick and have closet wings of varying dates.
- Large detached and semi-detached Regency villas surrounding the crescent, consisting of two-three storeys with hipped and mansard slate roofs and prominent chimneys. There are stuccoed primary elevations articulated with features ranging from paired pilasters supporting simple entablatures to horizontal bands containing Grecian fret ornament. Regularly spaced sash windows, some tripartite, predominate.
- Low brick boundary walls with rendered gateposts and delicate cast iron railings as well as taller brick boundary walls with polychromatic banding. The graveyard walls of the former Church of St Mark are red brick in Flemish bond with plinth and octagonal piers with sandstone crenelated caps. The boundary walls to the former Ashburton House are a combination of roughly course square limestone and granite rubble, possibly built by French prisoners of war.
- Grand Regency villas such as Monckton House and Anglesey Lodge set within large grounds, consisting of two storeys plus attics under slate, hipped roofs with prominent chimneys. Walls are stuccoed and there are combinations of sash windows, bay windows and French windows.
- 'Odd Corner', 2 St Marks Road which was built in Circa 1830. A Grecian 'Lodge', built originally as a pumphouse to the Anglesey baths. Appearing as one-storey but actually two. Elaborate recessed entrance within a plain façade having thin cornice, the recessed beam being supported on flanking Doric fluted columns. The façade to St Marks Road, is bow shaped, with a French window between two sash windows in reveals. The finely detailed design is done in stucco.
- Smaller scale mews buildings to the rear of The Crescent built of 19th century red brick with segmental arched openings to windows and former carriage and stable entrances. Buildings are linked by garden boundary walls in red brick laid in Flemish Garden Wall bond and with segmental arches over doorways. Traditionally brick, clay tile and slate with side lining casement windows and ledge and braced doors.
- Large, late Victorian and Edwardian Villas along Crescent Road with playful detailing, including polychromatic brickwork, moulded terracotta tiles and keystones, decorative

bargeboards and elaborate entrance porches.

- Mid-19th century, two storeys, terraced. semi-detached and detached villas lining St Marks Road and Clayhall Road. Stuccoed front elevations (some with rustication), hipped or pitched roofs with large chimneys and a combination of sash windows and bay windows.
- Edwardian and 1920s architecture. Several detached houses built along Fort Road overlooking Stokes Bay characterised by their asymmetrical forms, variety of materials including brick, timber framing and terracotta tiles and chimney stacks. Brodrick Hall is a prominent public building from this era, built of red brick with stone dressings to the window lintels, keystones and above the main entrance.
- Larger, late Victorian houses and Arts and Crafts houses with playful detailing, including polychromatic brickwork, moulded terracotta tiles and decorative bargeboards along Ashburton Road.



4.14 Map of Character Area 2: Anglesey.



4.15 *The Crescent*



4.16 *Typical mews buildings on Anglesey Arms Road*



4.17 *Typical semi-detached villas with bay windows, stuccoed walls and hipped roofs*



4.18 *Brodrick Hall*



4.19 *Combination of stone and brick walls*

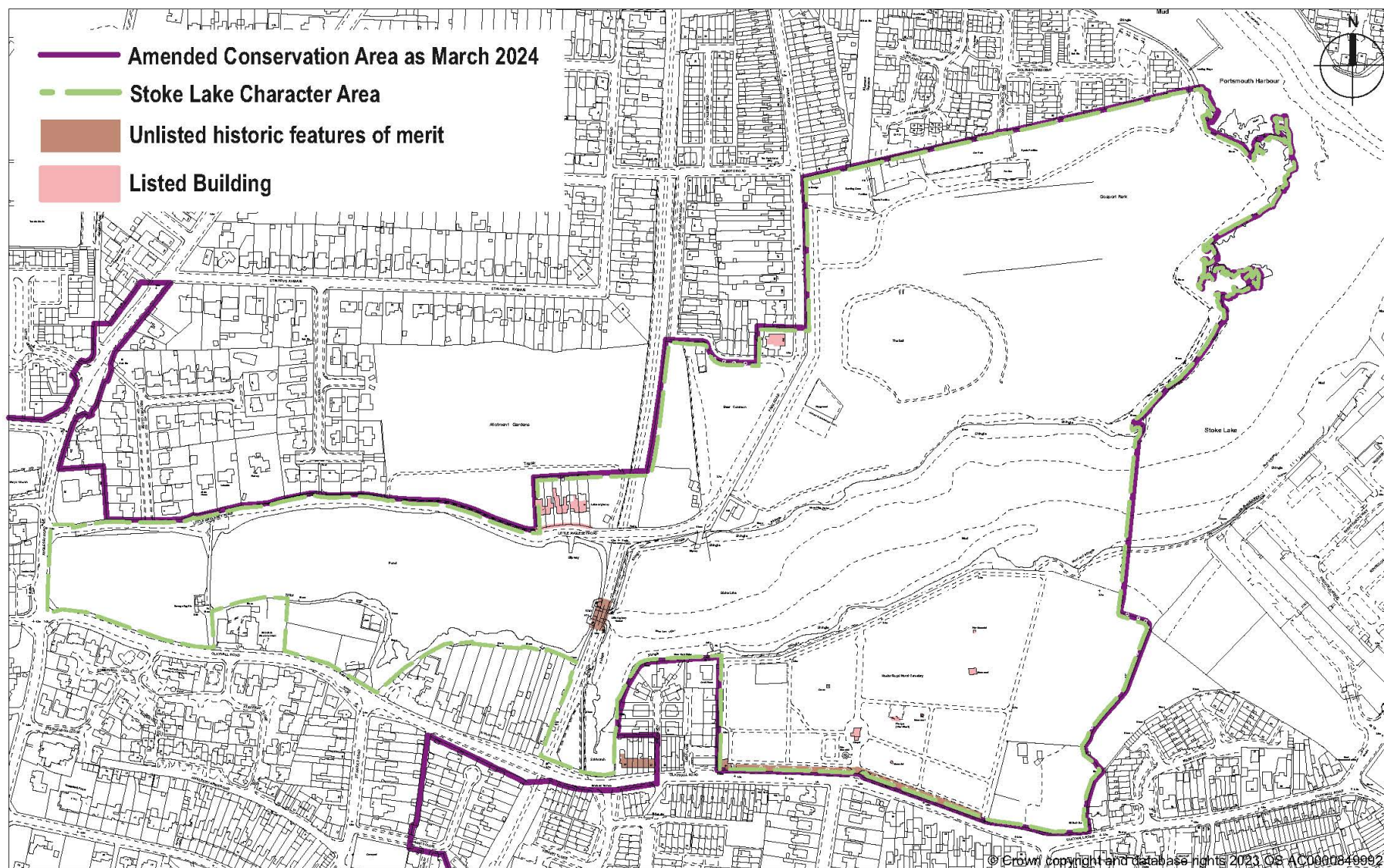


4.20 *Regency Pumphouse*

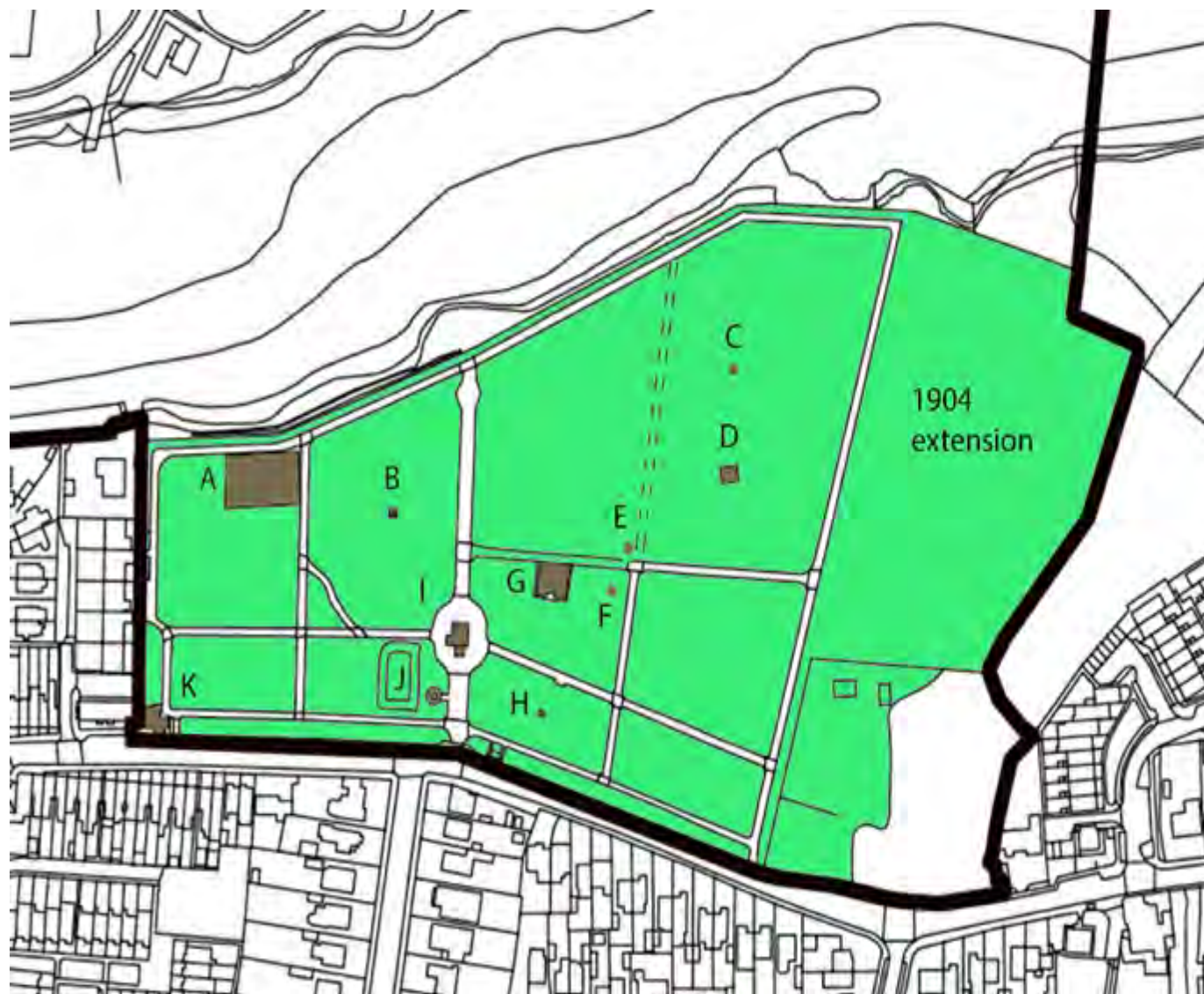
4.3 Architectural Features in Character Area 3: Stoke Lake and Surroundings [Plates 4.21-4.25]

The area has an eclectic combination of monuments, boundary treatments and buildings which are sparsely located around Stoke Lake. Key architectural features include:

- Regency Villas overlooking Stoke Lake and Ewer Common. The early to mid-19th century Regency Villas known as Little Anglesey are of two storeys with hipped, slate roofs. These semi-detached buildings feature a bowed front wall to each house, stuccoed elevations, sash windows and central chimney stacks. Heath Villa of circa 1840 has a Regency architectural style; it is rendered with a hipped slate roof and wide eaves, stuccoed walls with architraves to windows on east front and cills on brackets. It has a simple doorway, with Tuscan Order entablature and pilasters and a fanlight.
- Jackie Spencer Bridge is a single span railway bridge across the middle part of Stoke Lake. It was built in 1898, replacing an earlier viaduct. Jackie Spencer was the 'gateman' and lived in a cottage on the east side of the line to the north of the bridge.
- Haslar Royal Naval Cemetery Chapel and Lodge. Both the chapel and the lodge are built in a simple Romanesque style with characteristic round-headed windows and doors and shallow buttresses. Both buildings are of red brick with bands of vitrified bricks. The gabled ends have raised stone copings with stone detailing also picked up on the window sills. The tall, narrow windows to the chapel are set within recessed brick panels. The roofs are of red clay tiles with exposed rafters visible at eaves level. There is a small bellcote to the southern end of the chapel.
- Haslar Royal Naval Cemetery Boundary Wall. The boundary wall to Clayhall Road is built of red brick in Flemish bond. It is constructed on a low brick plinth from which rise flat buttresses, regularly set between recessed brick panels. The copings are formed from chamfered bricks set on edge. Main entrances are defined by stone copings in place of brick, and simple wooden gates. The main entrance has cast iron gates fixed to more prominent stone capped piers. There is a boundary marker inserted into wall at the eastern junction with MoD Horse Field (on Clayhall Road). A former entrance at this point has been bricked up.
- Monuments and Memorials within the Haslar Royal Naval Cemetery including The Cross of Sacrifice, monument to HMS Eurydice, Monument to HMS L55, Monument to HMS Thunderer, Memorial to HMS Gladiator, The Turkish Burial Ground and Plot at the Eastern Edge of the Cemetery.



4.21 Map of Character Area 3: Stoke Lake and Surroundings



A. Turks Burial Ground

B. Stone Cross

C. HMS Thunderer 1876

D. HMS Eurydice Memorial 1878

E. HMS Archer Memorial 1864

F. Submarines A1, A3, A5 and A8
1904 - 1912

G. HMS L55 Memorial

H. Cape and West Africa Memorial
1878-1882

I. Chapel

J. Cross of Sacrifice

K. Sexton's Lodge

4.22 Map of Haslar Cemetery.



4.23 Regency Villas at Little Anglesey



4.24 Haslar Royal Naval Cemetery red brick boundary wall



4.25 Monument within the Haslar Royal Naval Cemetery

5.0 Spatial Analysis

5.1 Views and Landmarks

Attractive and interesting views form a significant component of the areas special interest. There are views within the area of the landmarks referred to below. There are also important views of the natural, open spaces of Stoke Lake, Gosport Park and the Royal Naval Cemetery.

There are also significant views out from the area, in particular from Jackie Spencer Bridge towards Portsmouth in the east, and southwards towards Stokes Bay, the Solent and the Isle of Wight. Equally there are significant views from outside the conservation area looking towards it, including those from Stokes Bay, and from the north of Stoke Lake and Gosport Park.

Insensitive development within the area and within its setting has the potential to harm important views within, out of and towards the area.

There are a number of features of the area which are local landmarks and features in important local views, and their role in these views needs to be respected and protected. The buildings are either listed buildings or unlisted buildings of merit. These landmark features include:

St Mary's Church

St Mary's Churchyard

The Regency houses on Crescent Road

Crescent Road gardens

The Institute of Naval Medicine (Monckton House)

Jackie Spencer Bridge

The Royal Naval Cemetery Chapel

The wall to the Royal Naval Cemetery

Brodrick Memorial Hall, Clayhall Road

The walls at west end of Clayhall Road, at the west end of Ashburton Road and on the east side of Jellicoe Avenue.

The line of the railway to Stokes Bay

The views and landmarks are shown in [Plate 5.1]. This is not an exhaustive selection of views but is indicative of those which are important. (Further views and landmarks may be identified through public consultation). There are no long views of Alverstoke, except for the tower of St Mary's Church which can be seen from the surroundings, most notably from the



5.2 View of St. Mary's Church from Stoke Lake



5.3 View of St. Mary's Church from Paget Road



5.4 View from Jackie Spencer Bridge eastwards towards Portsmouth



5.5 View looking north east towards Anglesey from Stokes Bay (note chimneys on Crescent Road in the background).

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5.2 Spatial Analysis

The morphology of the area is varied and is reflective of the fact that the area has developed at different periods and with two different centres, that of Alverstoke and Anglesey. The forms of the developments have been informed and shaped, in part, by natural landforms and features, such as Stoke Lake and Stokes Bay. The principal spatial characteristics are:

- Sparsely populated areas of open landscape around Stoke Lake. Formal open areas such as Gosport Park and Haslar Royal Naval Cemetery as well as more rugged and natural areas of foreshore and marshy fields.
- Tightly packed, small lanes around the centre of Alverstoke with rows of terraced houses sitting close to and addressing the roadside with the building grain gradually getting looser with large plots as it radiates away from the historic core.
- Ashburton Road is wide and straight and has a 'planned' appearance.
- Formal and grand Regency town planning of Anglesey.

5.3 Important Green and Natural Spaces

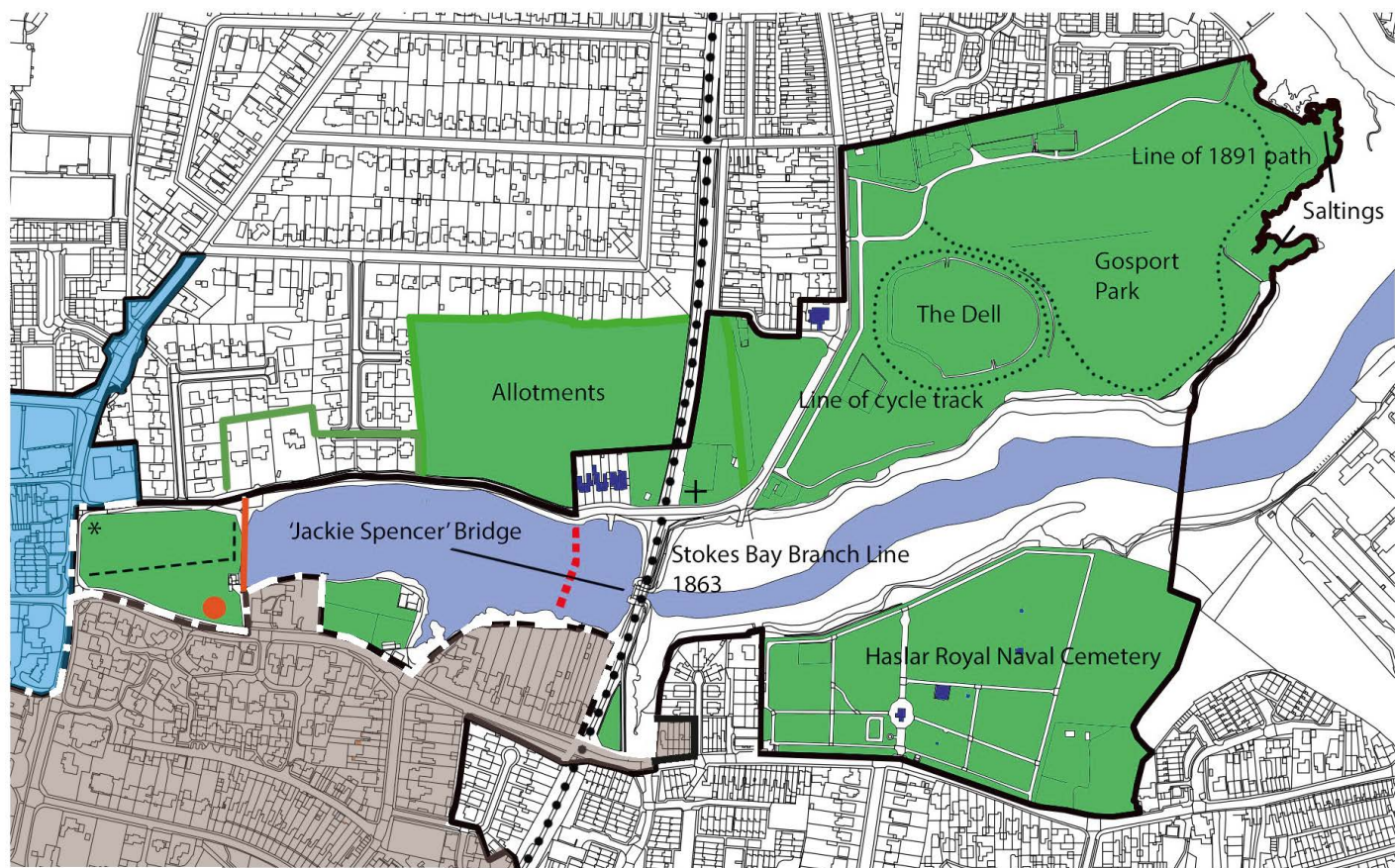
The area benefits from many mature trees, green spaces and natural areas, which contribute to the village-like and verdant character of the area. Key features and spaces include:

- Gosport Park
- Haslar Royal Naval Cemetery
- Crescent Gardens
- St Mary's and St Marks Churchyards
- Burial Ground in Alverstoke
- Stokesmead Field
- Open fields and foreshore areas surrounding Stoke Lake
- Front and rear gardens to houses
- Mature trees in public realm
- Trees lining the former Stokes Bay Railway line.

Green spaces and local features are shown on the following maps of Anglesey and Stoke Lake [Plates 5.6 and 5.7].



5.6 Map of Anglesey showing green spaces and trees



- Grade II Listed Buildings
 * Historic mounting block
 Historic field boundaries
- Line of historic drainage channel (1810)
 Site of Kicker Gill
 Causeway (17th C)
- + Site of 'Jackie Spencer' railway cottage
 Route of historic ford
 Historic boundary to medieval rectory
- Anglesey Character Area
 Alverstoke Character Area
 Conservation Area

5.7 Map of Stoke Lake showing green spaces and features of interest

6.0 Character and Appearance

6.1 Introduction

This section describes the character and appearance of the area as it appears today as per the character areas shown on plate 4.1.

6.2 Character and Appearance of Character Area 1: Alverstoke [Plates 6.1-6.12]

- Despite long being subsumed within wider Gosport, Alverstoke retains an intimate, village-like character.
- The core of the character area is defined by its medieval layout of enclosed, narrow lanes lined with 18 and 19th century houses and shops.
- The parish church of St Mary, its churchyard and the Rectory opposite are impressive and high-status landmarks within the area and wider surroundings.
- The area is poly-focal with the Church and the Rectory, widening at point of Little Lane and Church Lane and the shops along Village Road, all being focal points within the settlement.
- The narrow lanes of Church Road and Little Lane have an enclosed character, with many buildings sitting directly onto the pavement or the road. At the point of their convergence the roads widen allowing space for a large tree, providing a pleasant focal point. To the east of this lies a 17th century thatched cottage with a large front garden (No. 12 Little Lane). These roads have an eclectic combination of modest buildings including the 17th century thatched cottage, mid-late 19th century houses - several with shops at ground floor and some with small front gardens bounded by low brick walls. Due to the age of the settlement, it is likely that some of these buildings in the historic core have earlier fabric behind their 19th century facades. More recent development such as Alverstoke Court does not correspond to the character and appearance of the area in terms of height and detailing.
- Church Road continues to join Village Road as it sweeps west, lined with several 19th century buildings with remnants of 19th century shop frontages and signs, providing another focal point. Typically, these are stuccoed or painted brick and there is a varied roofline of hipped and pitched roofs and several hidden behind parapets. As Village Road continues to the west, it is lined with modest 19th century terraced houses set back behind small front gardens.
- The Avenue and area to the north of Green Road have a more spacious character and grain, with a mixture of open spaces, low level community facilities and domestic properties. Originally provided as an extension to the graveyard at St Mary's Church, the burial ground has been used as a village green since the creation of the Borough cemetery at Ann's Hill and is a valued open space. There is more recent development here than in other parts of the area, interspersed with a handful of notable historic buildings such as the Old Lodge and Bury Farmhouse, as well as historic, brick boundary walls.
- Other roads such as Paget Road, Coward Road and the eastern arm of Village Road are lined with a variety of domestic buildings ranging from modest 19th century brick two-storey terraced houses with pitched roofs, to stuccoed Regency villas with hipped slate roofs (some hidden behind parapet and copings), set back from the pavement within more generous plots. The building grain gets looser and more spacious as it radiates further from the historic core around Church Lane.
- The majority of buildings in the area are two storeys tall and red brick and painted stucco predominate.
- Boundary walls are typically brick with delicate metal railings.
- Lots of mature trees, shrubs and flowers both within gardens and the public realm, which contribute to the village-like character.
- Varied roofline consisting of pitched and hipped roofs, enlivened by high survival of chimneys and chimney pots.

- Historic streetlamps and metal railings add coherence and character to the townscape.
- Due to the tightly packed and intimate nature of the built form and historic lanes, the majority of views are short ranging and inward looking.
- Historic location adjacent to Stoke Lake and the surrounding open fields such as Stokesmead, can still be appreciated and contribute to our understanding of the settlement's origins and once entirely rural setting.
- Lack of tall buildings in the surroundings ensure the area retains an independent, village-like character.
- Views across rooflines from various vantage points due to the gradient down into the centre of the village. The land rises along Paget Road allowing views across the Conservation Area.



6.1 Narrow lanes such as Church Road in Alverstoke



6.2 Central focal point around the tree where Church Road, Little Lane and Village Road converge



6.3 St Mary's Church and churchyard are a landmark in the area



6.4 Junction of Village Road and Church Road



6.5 Typical late C19th terraces



6.6 Village Road lined with shops



6.7 Larger buildings such as the Old Lodge with historic brick boundary walls.



6.8 Wider streets and more open space is found to the north of Alverstoke's historic core.



6.9 The grand and imposing Old Rectory opposite St. Mary's Church



6.10 Mature trees and vegetation found in many private gardens



6.11 Larger, playfully designed late C19th houses line Ashburton Road



.6.12 Large Arts and Crafts houses on Ashburton Road

6.2.1 Features which detract from the character and appearance of the area

- Modern paint and render which can cause deterioration to historic fabric
- Low quality replacement windows.
- Replacement of historic boundaries with generic boundary treatments
- Modern, plastic shopfronts
- Modern plastic rainwater goods
- High levels of parked cars around Village Road shopping centre
- Surface mounted services, satellite dishes, downpipes and vents on principal elevations and in conspicuous locations
- *Ad-hoc* fences and shed buildings in street facing locations
- Heavily patched pavements and areas of cracked and failing hard standing on driveways
- Modern infill developments that do not reflect the prevailing character and appearance of the area such as Alverstoke Court

6.3 Character and Appearance of Character Area 2: Anglesey [Plates 6.13-6.22]

- Regency townscape design and architecture dominate the character and appearance of the area, providing a well-planned and spacious environment which has a strong aesthetic identity and coherence. Groups of both terraced and individual buildings were conceived as one unified architectural composition or 'set piece'.
- The centrepiece of the original 'Angleseyville' development, focused on The Crescent and Crescent Garden's. The Crescent and large villas to the west are characterised by precision and attention to proportion and symmetry in terms of the spacing and composition of buildings and their architectural features. There is a strong uniformity across the terrace with building set behind generous front formal gardens with low boundary walls with railings and occasional gate piers.
- To the rear of Crescent Road runs Anglesey Arms Road, The Lane and Ellachie Mews which were all service roads, and still retain this subservient character in terms of scale and architectural simplicity. They are characterised by converted former stables and coach houses either facing or side on to the road. Buildings are low in height (1-2 storey) and interspersed with sections of wall marking the rear boundaries to the buildings fronting Crescent Road. A line of mature trees on the north side of Anglesey Arms Road help reinforce the sense of enclosure and screen views towards more recent development. Buildings sit directly onto the edge of the road reflecting their role as stables and coach houses.
- St Marks Road was also laid out as part of the original Regency development but was developed speculatively during the latter half of the 19th century. It is characterised by two storey semi-detached and detached Regency to late 19th century properties built to traditional classical designs with painted, stuccoed facades with hipped or pitched slate roofs and sash windows. The buildings are set back behind generous front gardens, many of which contain large trees and shrubs which enhance the area. Boundaries are marked by low brick walls, often rendered, and often with prominent gate piers. The walls, in nearly all cases, were topped with railings. A rear service road runs to the rear on the east side. It is a narrow lane which, despite being rebuilt in parts, retains its subservient and modest character derived from small scale buildings, surviving historic red brick garden walls and a 19th century coach house (all located on the west side)
- Historic style streetlamps and metal railings add coherence to the townscape
- The northeast part of the area has seen swathes of low density, residential development from during the 1930s and throughout the latter half of the 20th century. The buildings at Ellachie Gardens, St Marks Close and The Rosery are all two-storey detached or semi-detached houses set within generous garden plots.



6.13 Regency architecture of The Crescent

- Clayhall Road is probably of medieval origin and appears to have marked the northern limit of 'Angleseyville' as originally conceived, although stylistically Nos 3-9 (odd) are typically Regency, and there is a formality in the layout of the buildings in their vicinity.
- Broderick Hall is a landmark building on Clayhall Road and is prominent in views from Stoke Lake and its surroundings. An Edwardian, public building it has a different character to the surrounding residential buildings.
- Monckton House formed the eastern end of 'Angleseyville' and is a fine example of a large, detached Regency house set in its own landscaped grounds. The historic plans show the evolution of these grounds and it is clear that to the south of the house significant elements of this landscape remain. To the north the area has witnessed many years of gradual and piecemeal development of low-level temporary buildings relating to the military legacy of the site.
- The former line of the Stokes Bay Railway provides a distinctive route which is lined with mature trees, providing an important green route through the area. The Crescent Gardens, former St Mark's Churchyard and front gardens all provide a leafy and verdant character to the area.
- Later Victorian and Edwardian residences provide a secondary layer of historic character built in a variety of styles and materials including brick, terracotta, timber frame and render.
- Ashburton Road developed from the mid-nineteenth century. There is a variety of styles in the area, but buildings tend to sit in groups sharing common characteristics in terms of their scale and materials. Ashburton Road is wide and straight and has a 'planned' appearance. A clear and largely consistent building line reinforces this character as does a regular plot rhythm and width. On the north side at its eastern end, this area is characterised by large 2 – 2½ storey semi-detached properties in a variety of styles, dating from the late 19th to the early 20th century. Most of those to the northeast end of the road are red brick and are individually designed in a late Victorian Arts and Crafts style. There is interesting detailing to the buildings including fish scale tiles, contrasting brick and stone banding, bay windows, bargeboards, chimney pots and ridge tiles. To its western end the building line, rhythm and plot width of these properties is maintained in two storey semi-detached houses dating from the 1930s.



6.14 Crescent Gardens



6.15 Looking west along The Crescent

6.16 Looking east along The Crescent





6.17 Large detached and semi-detached Regency villas at eastern end of Crescent Road



6.18 Mid – late C19th villas on St Mark's Road



6.19 Ambleside Court



6.20 Verdant character provided by trees and planted front gardens



6.21 Smaller scale mews buildings to the rear of The Crescent



6.22 Historic wall boundary to former Ashburton House

6.3.1 Features which detract from the character and appearance of the area

- Mid-late 20th century developments that are not sympathetic to the scale, grain and materials found within the area, such as Ambleside Court
- Development and loss of historic landscaped grounds, for example at Monckton House
- Vandalism and fire damage to Anglesey Lodge
- Loss of some front gardens to hard standing for parking
- Low quality windows.
- Inappropriate paint and render types which is causing deterioration to historic fabric
- Replacement of historic boundaries with generic boundary treatments
- Modern plastic rainwater goods

6.4 Character and Appearance of Character Area 3: Stoke Lake and surroundings [Plates 6.23-6.29]

- Stoke Lake, a creek fed from the Solent to the east, dominates the character and appearance of the area and is flanked with areas of open foreshore and green spaces. The area is a natural and undeveloped oasis in contrast to the surrounding urban environment.
- The area has a semi-rural quality thanks to the presence of a large number of trees, shrubs and hedges.
- Stoke Lake is split into two main sections by Little Anglesey Viaduct, known locally as Jackie Spencer Bridge (built 1898), and the weir beneath it. Although separated from the eastern part of the lake by the weir at low tide, the western part remains tidal which provides a transience to the character and appearance of the area. This marks the crossing point of the Stokes Bay Branch Railway Line, which was extended through Anglesey to the pier at Stokes Bay in 1863.
- Numerous Admiralty boundary markers line the edges of the lake, some of which remain in good condition and remind us of the area's Naval history.
- Large areas of green, open space in the area include Ewer Common and the Rectory Allotments to the north of the Lake, fields adjacent to Brodrick Hall to the south, and Stokesmead Field to the west. These green areas provide a valued openness, soften views towards surrounding modern development and channel views in an east/west direction. With regards to Stoke Lake, the views form a valued part of the once rural setting of many surrounding listed buildings.
- The northeast area including Gosport Park and a terrace of modest, brick houses on the west side of Park Road reflect the late Victorian development of the area and provide another layer of character. The public park was laid out on former common land and provides a vast, open, grassed area overlooking Stoke Lake towards Haslar Cemetery. It retains some remnants of the original scheme including the avenue of lime trees which run along the western boundary and indentations where the Dell area once was. It contains a small number of single-storey ancillary structures.
- Haslar Cemetery is another open green space with a restrained, formal landscape design focussing attention on the grave markers and Naval memorials. Set amongst a grid of gravel paths, which follow the original layout, areas dominated by the familiar ranks of headstones are interspersed with larger memorials. It has many mature trees and planting which help soften views of surrounding development and has open and far-ranging views to the north over the Lake, providing a peaceful and natural setting.
- The area is largely undeveloped, save for a limited number of buildings that are located at the peripheries and are of a domestic scale including elegant Regency cottages and villas.
- Little Anglesey Road running along the north of the Lake has minimal road markings and paraphernalia, which contributes the semi-rural character of the area.

6.4.1 Features which detract from the character and appearance of the area

- Loss of planting and formal historic layout of Gosport Park.
- Replacement of traditional, timber sash windows with low quality replacements, often flush with the façade rather than traditionally set back.
- Replacement of traditional panelled front doors with modern alternatives often flush with the façade rather than traditionally set back.
- Loss of traditional boundary treatments and replacement with modern, off-the-shelf alternatives.
- Surface mounted services and satellite dishes on front elevations.



6.23 Looking east along Stoke Lake



6.24 Looking west towards Alverstoke across Stoke Lake



6.25 Tranquil Stoke Lake with Broderick Hall on right



6.26 Looking north towards Little Anglesey Road from Jackie Spencer Bridge



6.27 Heath Villa

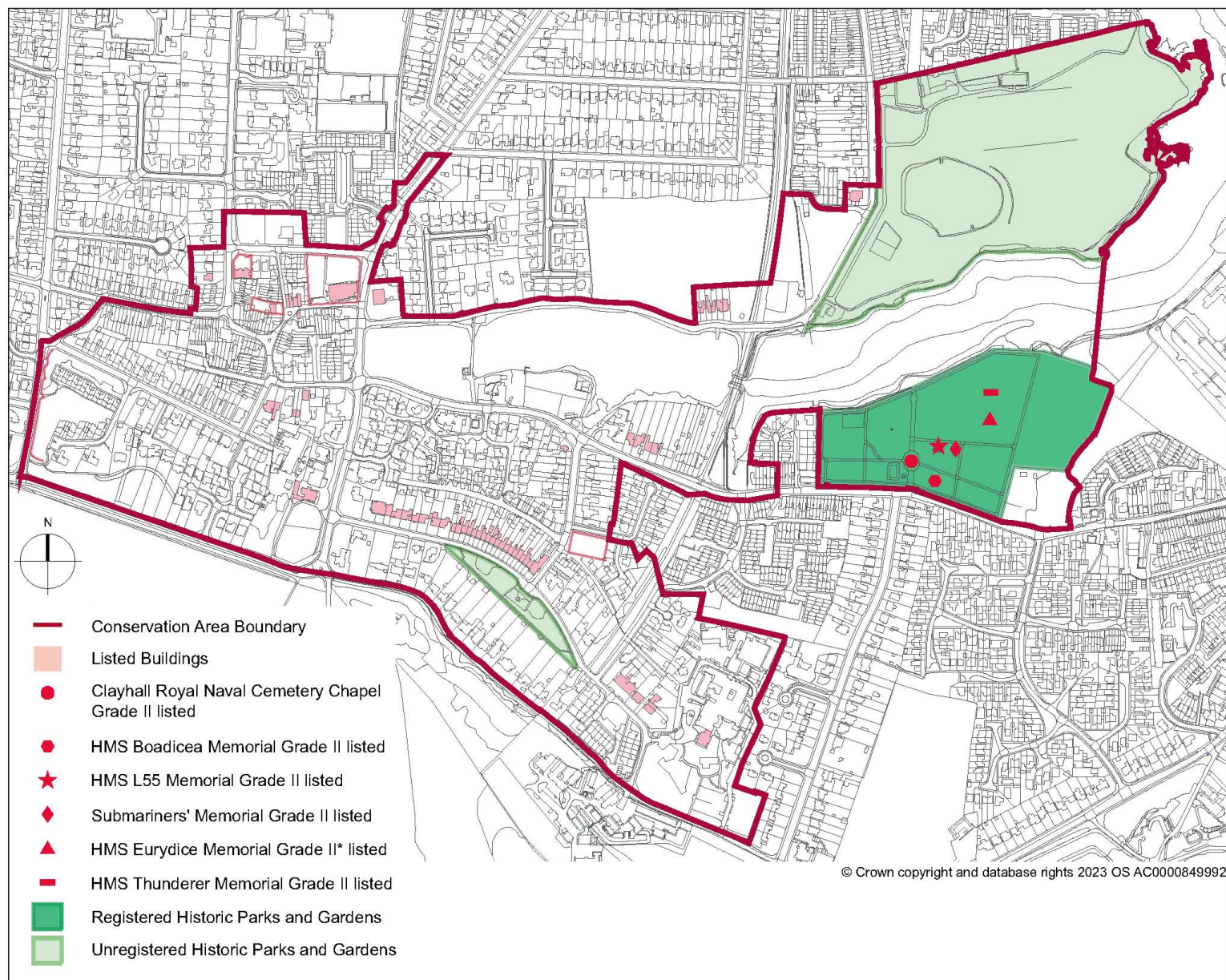


6.28 Verdant landscape and open areas around Stoke Lake



6.29 The Church of St Mary's visible in the distance across Stoke Lake with Brodrick Hall to the left

7.0 Existing Constraints and Designations



7.1 Existing heritage constraints and designations.

8.0 Issues, Risks and Opportunities

8.1 Strategic overview

The following summarises the key issues which have been identified through the research. This list is not exhaustive and additional issues may present themselves in the future. It is therefore essential that this document remains flexible, being reviewed and monitored on a regular basis to ensure the following continues to reflect the changing issues which may affect the area.

A number of strategic Borough-wide issues have been identified within adopted local policy documents. The issues provided below have been included where applicable in support of existing advice and objectives. The issues identified relate primarily to the historic built and natural environment, both in the conservation of existing historic fabric and the impact of new development on the character and appearance of the area. The following comments relate to both existing conservation areas as currently designated.

8.2 Alterations and extensions

Many of the unlisted historic buildings in the conservation area have been altered to varying degrees. In Anglesey the buildings are generally less altered than those in Alverstoke. In some cases, windows and entrance doors have been replaced, and brick walls have been rendered or painted. Much of this work will not have required planning permission as it is 'permitted development' in the case of single-family dwellings which are not listed buildings. Some of this work has diminished the contributions made by the buildings to the character and appearance of the conservation area.

It is not just alterations to front facades which can have an impact on the conservation area. In several cases the rear facades of buildings are visible from the public realm, for example the terraces in Village Road and Paget Street which are visible from Coward Road. Alterations at the rear need to be carefully designed in order to avoid harming the appearance of the buildings and their contribution to the conservation area.

Over the years there has been a loss of historic boundary walls and railings within the conservation area. Some of this may have resulted from war time scrapping of railings and changing fashions, but in more recent years there has been a trend for large parking areas within front gardens, rather than by the kerb side, and this has resulted in the creation of crossovers, the enlargement of entrances and the removal of traditional boundaries. It has also resulted in the loss of planting in many cases. These changes have diminished the character and quality of some streets.

The reinstatement of more traditional features, including doors, windows and garden boundaries, would enhance the appearance of buildings and would enhance the significance of the conservation area.

8.3 Demolition and redevelopment

There are a large number of listed buildings in the conservation areas. There is a very strong presumption in favour of retaining these buildings and demolition of any of them is highly unlikely to be acceptable. There are a number of unlisted buildings within the conservation area which make positive contributions to its character and appearance and there is also a strong presumption to retain these buildings. The listed buildings and un-listed buildings of merit for each sub area are shown on plates 4.2, 4.14, and 4.21.

There are a number of post-war buildings which make a neutral contribution to the conservation areas. Many of these are separate from and unrelated to the more historic buildings. However, in Alverstoke there are some post war buildings which sit uncomfortably next to their 19th century neighbours, such as on the south side of Village Road. While it seems unlikely that these houses will be replaced there may be potential to alter them so that they relate more closely and sensitively to their historic context.

8.4 Uses

There seems to be little potential for commercial, non-residential uses, such as retail and hotel uses, as found in Alverstoke for example, to expand. The public open spaces within the conservation area, Gosport Park and the Royal Naval Cemetery are also unlikely to be affected by new development within them. Other open land adjacent to Stoke Lake makes a positive contribution to the character and appearance and ecology of the conservation area and is likely to be retained as such.

8.5 Vacant and derelict buildings and sites

Overall, the buildings in the conservation area appear to be in good condition and there are few buildings or sites which are in such a condition that they harm the character and appearance of the conservation area. There are a small number of vacant plots, such as those on the south side of Anglesey Arms Road, at the rear of the listed buildings in Crescent Road. There may be scope for development of these sites, with new buildings which relate to the mews character of the south side of the street.

The fire damaged Anglesey Lodge provides an opportunity for appropriate restoration and enhancement of both the building and its surrounding gardens.

The conservation areas are extensively developed and there are few if any opportunities to create new plots for development without harming the character and appearance of the conservation areas. Subdivision of existing plots could result in over dense development which would be at odds with the relatively low density of the conservation areas.

8.6 Climate Emergency

Retrofitting buildings to improve their thermal performance can have significant implications for the external appearance of traditional buildings in the conservation areas. For example, the use of external wall cladding could change the appearance of buildings significantly, diminish their architectural and historic interest and reduce their contribution to the character and appearance of the conservation areas. This is likely to be less of an issue where modern buildings in the conservation areas are concerned.

In many cases walls should be upgraded internally, to avoid changing the external appearance of buildings. While this would not require planning permission in the case of unlisted

buildings, it would be likely to require listed building consent in the case of listed buildings. The use of slim line double-glazed windows or secondary glazing on both listed buildings and unlisted buildings could potentially be acceptable, however the choice of option should be judged on a case-by-case basis and will depend on the age and quality of the existing windows. Any new windows should be based on appropriate historic designs in terms of scale, profiles and mouldings. Listed building consent is required for replacement windows in a listed building.

There is scope for the introduction of renewable energy sources, in the form of photo-voltaic and solar panels. However, these need to be located carefully so that they do not have a harmful impact on the appearance of buildings, the settings of neighbouring buildings, and the character and appearance of the conservation areas generally. For example, it may be possible to install panels on pitched roofs of non-listed buildings, however roof slopes facing the street, where a panel would be visible, should not be used. The use of photo-voltaic and solar panels where they can be seen is generally unacceptable on a listed building due to the visual harm caused to the historic character of the building.

Electric charging points for cars are likely to become a common place requirement and their locations and design will need to be carefully considered in order to minimise harm to the street scene where we have control of such development.

Flood risk may be an ongoing challenge in the Stoke Lake area to the north of the conservation area and in Stokes Bay to the south. Proposals for new development or alterations and extensions to existing buildings should ensure the design of these works is compatible with this risk in a manner which does not harm the character and appearance of the conservation area.

8.7 Settings

Legislation does not refer to the protection of the setting of conservation areas, however the NPPF requires the local planning authority to consider the impact of proposals on both the conservation area and its setting. Development within the conservation areas and within their setting has the potential to harm their significance.

Much of the setting of the Alverstoke Conservation Area is already developed, in the form of low-rise housing. This is in keeping with the overall scale of the conservation area. Should new development be proposed within the setting then this should respect the scale of the conservation area. The introduction of tall buildings (buildings significantly higher than their neighbours) in an area which is dominated by low rise buildings is a potential threat to the setting of the conservation area. Tall buildings some distance from the conservation area could still have a harmful impact on its setting.

The area north of the Anglesey Conservation Area is also already developed with low rise housing. To the south Stokes Bay is largely undeveloped and this forms an important part of the setting of the conservation area.

8.8 Views and landmarks

Attractive and interesting views form a significant component of the areas' special interest. There are views within the conservation area of the landmarks referred to in section 5. There are also important views of the natural, open spaces of Stoke Lake, Gosport Park and the Royal Naval Cemetery.

There are also significant views out from the conservation area, in particular from Jackie Spencer Bridge towards Portsmouth in the east, and southwards towards Stokes Bay, the Solent and the Isle of Wight. Equally there are significant views from the setting of the conservation area towards it, including those from Stokes Bay, and from the north of Stoke Lake and Gosport Park. These views need to be respected and protected from inappropriate development.

8.9 Public realm, signage and street furniture

Street clutter created by excessive use of signage, bollards and barriers can spoil the street scene, obscure important local views and detract from the significance of the conservation area. High traffic densities and poorly managed road layouts can also have a detrimental impact on the overall character of areas and needs to be considered in relation to any new developments.

The quality of the public realm in the conservation area is generally good. There are traditional streetlights and paving in Alverstoke and Anglesey. Some historic street signs survive, and the modern ones are not intrusive. However, there are still opportunities for enhancement of the public realm. The Alverstoke village centre (Village Road and Church Road in particular) could be a more pedestrian friendly and less car-dominated. There are few street trees in the conservation area and there may be an opportunity to provide more in order to improve the appearance of the conservation area and its biodiversity. Many of the shopfronts and signs on Village Road are modern and plastic, which detracts from the appearance of the area. When these come to be replaced there is an opportunity to provide better quality, traditional shopfronts.

8.10 Open space

The natural open spaces within the conservation areas referred to above contribute not only to the character and appearance of the areas but also to their ecological value and enhance views. These spaces need to be respected and protected from inappropriate development. There may be opportunities for enhancing these spaces, particularly with respect to promoting biodiversity through more planting and maintenance.

8.11 Archaeology

Development in the conservation area may potentially affect archaeological remains and the implications of proposals will need to be carefully assessed. In some cases, detailed research or below ground archaeology investigation may be required to enable a full understanding of the impact of the proposals.

9.0 Statement of Special Interest

Statement of Special Interest

The area has multi-layered history, derived from Alverstoke's origins as small rural community located at the head of Stoke Lake, Anglesey's development as a Regency spa destination overlooking Stokes Bay, and their later 19th and early 20th century residential expansion. The area's proximity and long-standing association with the naval and military industry which dominated nearby Stokes Bay, Haslar and Gosport town provides another layer of history. This historic evolution has left a legacy of architectural interest and character which it is desirable to preserve or enhance.

The primary interest of the Alverstoke character area lies in its origins as a medieval rural village, located on sloping ground at the western end of Stoke Lake. Its original proximity to the lake is no longer apparent because of the drainage and development of the marsh land and stream at the western end of the lake. The main focus of the village is St Mary's Church which lies at the northern end of the village. Although this is a Victorian church which replaced the medieval one, it enjoys a similar spatial relationship to the village, and is of special interest in its own right. Despite being surrounded by 20th century suburban development, it still retains a highly distinctive village character, with its historic layout of narrow streets, in part medieval, enclosed by domestic scale buildings. The later extensions to the village, built in the 18th, 19th and early 20th centuries include buildings of architectural and historic interest. Although different to its original character of the village, these are important evidence of the village's early growth and evolution, complementing its historic core and add to the interest of the conservation area. Pevsner's description of the village as splendid townscape is justified.

The primary interest of Anglesey character area lies in its Regency development where groups of both terraced and individual buildings were conceived as one unified architectural composition. The original development was intended to consist of a long sweeping crescent shaped road roughly running parallel to the cliff line close to Fort Road, lined with crescent shaped terraces. At each end were plots for larger semi-detached or detached villas. Large houses in extensive grounds terminated the development to either side (Anglesey Lodge west of Anglesey Road and Monckton House). Historic England note that such compositions injected spatial drama into towns and represented a major contribution to town planning.

Crescents, terraces and planned streets such as those found here form high points in the history of English urbanism. Later 19th / early 20th century residential development on St Mark's Road, Clayhall Road, Ashburton Road, Ellachie Road and Fort Road adds to the special interest of the area.

The Stoke Lake character area has a natural, semi-rural character, dominated by the open water of the lake itself and the areas of low-lying land, especially on the north side. Part of its special interest and significance lies in its historic connections to the Navy, evidenced in the Haslar Royal Naval Cemetery to the south and the surviving boundary markers to be found around the lake. The open spaces on the north side of the lake also contribute to its significance. Gosport Park is an important 19th creation, significantly the first public park in Gosport. The remaining area of Ewer Common and the allotments, which lie on glebe land associated with St Mary's Church, are of historic interest. The remains of the former railway line which divides the area in two is evidence of important 19th century development, although one which failed in its original role. Its later use by the Navy is further evidence of the importance of the area for military purposes. In addition to its historical and picturesque qualities, the area is also of high ecological value and interest.

Setting

To the east lies the area of Haslar at the end of the Gosport peninsula, which has historically been dominated by naval and military use. At the east end of Stoke Lake lies Haslar Lake and Marina which adjoin Portsmouth Harbour. To the south lies Stokes Bay which, due to its position adjacent to Gosport and Portsmouth Harbour, and its coastal setting, has played a crucial role in the area's strategic development. The defensive infrastructure found within the Bay forms part of a wider collection of defences which formed an outer protective ring around Gosport. Its low lying, open character means there are impressive, panoramic views along the coastline and across the Solent towards the Isle of Wight.

To the north and west the area is dominated by two-storey 19th and 20th century residential, suburban development which is generally of little architectural and historic interest. Despite being now largely subsumed to the north, east and west by later development, due to topography, the low heights of surrounding buildings and the lack of development at Stokes Bay, the area retains a sense of rural isolation which contributes to its special interest.

10.0 Management Recommendations

10.1 Introduction

A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69). When dealing with planning applications in conservation areas the local planning authority, Gosport Borough Council (GBC), is required to ensure that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72). GBC has a duty 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas' (Section 71).

The 1990 Act (as amended by the Enterprise and Regulatory Reform Act (2013)) prevents the demolition of buildings in conservation areas without planning permission and allows for the service of Urgent Works Notices for vacant buildings in a similar way to those for listed buildings. Under section 215 of the Town and Country Planning Act 1990 notices can be served on land (or buildings) which is in a poor state which harms the amenity of the area. Under Article 4 of the Town and Country Planning Act 1990 'permitted development' rights can be removed so that planning permission is then required for certain works which would normally not require planning permission. It is important that this document is read in association with all relevant guidance and policy documents, including the Gosport Borough Local Plan and GBC's supplementary planning guidance. Further advice on particular topics has been produced by Historic England and is listed below.

What follows is a list of management recommendations intended to ensure the character, appearance of the conservation area, its significance and special architectural and historic interest, is preserved and enhanced. These historic environment recommendations could inform the production of a wider and more detailed policy document for the management of the area, to be produced by Gosport Borough Council.

10.2 Recommendations

10.2.1 Designation and Review

All statutory duties under the Planning Acts resulting from conservation area designation need to be adhered to. Formal appraisal and management policies are provided within this document and are put forward for adoption. These should be reviewed periodically to ensure they remain useful and relevant.

10.2.2 Alterations and extensions

Any new development in the conservation area should be of high quality, in terms of design and materials used. Generally, all work to historic buildings, alterations and extensions, should positively respond to the original architectural style of the building and should enhance its traditional appearance, and also enhance the building's contribution to the conservation area. This can include high quality contemporary design where appropriate and in the context of all other design considerations. In considering any proposals reference

should be made to the Gosport Borough Local Plan and the Supplementary Planning Document, Design Guidance (February 2014).

Parts of the conservation area have been affected by alterations to houses and front gardens which have not required planning permission because they are permitted development. Some of these changes have also had a detrimental impact on the character and appearance of some streets. The wider use of Article 4 Directions could be considered so that planning permission is required for such alterations.

Retrofitting existing buildings to improve thermal performance and the installation of renewable energy sources may be acceptable, provided they do not harm the character and appearance of the conservation area.

10.2.3 Demolition and redevelopment

There are a significant number of listed buildings and unlisted buildings of merit which contribute positively to the character and appearance of the conservation area, and there is a strong presumption that these are retained.

If new buildings are proposed then these should respect the unique character and appearance of the conservation area and its setting, and should be of appropriate scale, density, height, form, massing, layout, plot position, materials, colours, composition and detailed design, including contemporary design where appropriate in order not to stifle innovation.

While there are relatively few sites in the conservation area which could offer significant development opportunities, the use of design briefs or codes could be considered.

10.2.4 Changes of use

Any proposals for the change of use of existing buildings would require careful consideration of the impact on the character and appearance of the conservation area, including any consequent changes to delivery access, parking, and external services, such as condensing units and other plant.

10.2.5 Vacant and derelict buildings and sites

Re-use of vacant buildings with viable new uses that are sustainable and consistent with their conservation should be encouraged. Retaining and adapting existing buildings means that the carbon embedded in the existing structure is retained. Demolition and redevelopment should avoid unnecessary harm and should be sympathetic to the conservation area's character and appearance. Proposals to demolish buildings or structures which make a positive contribution to the conservation area should be resisted strongly.

Where buildings are vacant and require temporary security measures to prevent anti-social behaviour and protect the building from further deterioration, these measures should be of sufficient quality and be well maintained.

There are few buildings in the conservation area which could be regarded as being at risk. Buildings without a current use should be actively maintained to ensure that their condition does not worsen whilst a new use is found. It is recommended that regular surveys be undertaken to identify potential buildings at risk through neglect or vacancy, and to issue enforcement notices on neglected or dilapidated buildings as necessary.

10.2.6 Climate Emergency

Retrofit proposals to improve energy efficiency should be carefully considered to ensure compatibility with traditional building materials, functionality and significance.

If demolition is proposed, consideration should be given to the whole life carbon cycle, taking into account the embedded carbon of the existing building. It may be appropriate to retain and adapt the existing building rather than to replace it with a new building. The care and reuse of traditional and historic buildings in the area, in order to save energy and carbon dioxide, through better maintenance, management and energy efficiency measures, should be encouraged.

A comprehensive flood-risk management assessment should be considered, in order to ensure that the historic environment, including both above ground and sub-surface remains, is protected from coastal and other types of flooding. Where development is proposed in response to flood risk, such as coastal barriers, the impact on the special interest of the conservation area and its character and appearance should be assessed and harm should be mitigated as far as possible.

10.2.7 Protection of Setting

Development within the conservation area's setting should be carefully assessed to understand the impact of the proposals on the significance of the conservation area. Those which are considered harmful should be resisted.

10.2.8 Protection of Views

New development within the conservation area or its setting should not obscure or detract from important views within, towards or from the conservation area. Important views and landmarks have been highlighted above, however more may be identified by others.

Proposals affecting important views which contribute to the significance of the conservation area, and the heritage assets within it, should be assessed carefully. Verified computer generated views showing the potential impacts of proposals may be required to demonstrate the effect on the character and appearance of the area or its setting. Any proposals for tall buildings some distance from the conservation area should be carefully assessed as they can have significant impacts on views.

10.2.9 Public realm, signage and street furniture

Signage and furniture should be sensitively designed and integrated into the street scene. A coordinated approach would help to unify the character of the area and uplift the quality

of the public realm, providing consistency in the design of signage and street furniture in the conservation area, to ensure a coherent and high-quality approach is achieved.

There is scope for introducing more traditional streetlights, traditional paving materials, shop frontages and greater street tree planting throughout the conservation area. There are a number of small green spaces on the highway which could benefit from planting to promote biodiversity. These include the junctions of Anglesey Road and Green Road, St Mark's Road and Clayhall Road, and Green Road and The Avenue.

It could be beneficial to carry out a detailed study of the potential for improving specific parts of the public realm, for example, in terms of enhancing the pedestrian environment in the historic centre of Alverstoke.

10.2.10 Open space

There are a number of large open spaces in the conservation area which contribute positively to its significance as set out above. These spaces should be actively maintained, and management processes should be adopted which ensure their special interest, and their ecological value, is preserved and enhanced.

10.2.11 Archaeology

When considering any significant development proposal, the potential impact on archaeological remains should be professionally assessed and advice taken as to how they can be best preserved and protected.

10.2.12 Support for community engagement and greater interpretation

It is recommended that the Conservation Area Appraisal and Management Plan is made available on the council's website and in interactive format to encourage its use. The Council should work with stakeholders to further develop proposals to engage the community with the conservation area and its heritage assets.

Increased interpretation should be encouraged. There may be scope to draw public attention to the history of the conservation area, possibly through the use of plaques to inform the public of local people, buildings and events which are noteworthy. For example, the significance of the landmark walls within the conservation area could be highlighted through the use of small plaques. Similarly local people or events of note could be celebrated in a manner similar to the English Heritage blue plaques programme.

10.3 Specific management proposals for the conservation areas

Alverstoke

- Some buildings have been significantly altered by unsympathetic works and their contribution to the conservation area has been diminished. This could be reversed by signposting design guidance to homeowners and encouraging more appropriate features, such as traditional windows and doors. An Article 4 Direction could be used to prevent further erosion of historic character.
- For example, PVCU windows and doors could be replaced with timber ones of traditional design, appropriate to the age and style of the building. Where brick facades have been painted or rendered there may be scope to remove those finishes and expose the original facade, although it may be difficult to achieve successful results, especially in the case of hard render.
- Some roofs are clad with modern tiles and the use of more traditional materials, such as slate, would improve the appearance of buildings and the area generally. Chimney pots should be retained and reinstated where they are missing.
- There has been a loss of traditional boundary treatments and the conservation area would be enhanced with the use of traditional walls and high-quality railings. There is scope for such improvement on the east side of The Avenue where the houses have large areas of hardstanding, without significant loss of parking spaces. Proposals for the removal of more historic boundary walls in the conservation area should be resisted.
- Improvements could be made to the public realm. There are traditional street lighting columns in the centre, and these could be used in adjacent streets. Similarly, where modern pavement surfaces exist these could be replaced with more traditional paving. New seating could be provided.
- There are several modern shopfronts in the centre of Alverstoke which, although not of poor design, do not relate architecturally to the buildings in which they are installed. There is an opportunity to enhance the centre through the use of traditional timber shopfronts and signs.
- There is scope for more tree and other planting to enhance the appearance of the conservation area and its potential for biodiversity. Opportunities could be taken at the two ends of Green Road, at the junctions with The Avenue and Anglesey Road. The open space on the north side of Green Road also presents further significant potential for planting.
- Where there may be scope to redevelop buildings which make a negative contribution to the conservation area they should be replaced with more appropriate new buildings which enhance its significance. For example, if the garages at the west end of Coward Road became a development opportunity, then a design code could be used to guide development so that it related architecturally to, and enhanced, the surrounding context of Alverstoke.

- The setting of the conservation area could be harmed by new development which does not respect the character of the area, particularly its low-rise nature. New buildings which are significantly taller than their context should be resisted if they harm the setting of the conservation area and harm local views.

Anglesey

- Generally, the buildings are in good condition and have not been subject to unsympathetic alterations. The use of the Article 4 Direction will have helped in this regard. Where traditional features have been lost, they could be reinstated.
- However, there has been some loss of traditional boundary treatments and parts of the conservation area would be enhanced with the reinstatement of traditional walls and high-quality railings. There is scope for such improvement in St Mark's Road and the east end of Crescent Road where some houses have large areas of hardstanding, overly wide entrances and little planting. This may be achieved without significant loss of parking spaces.
- An Article 4 direction could be used to prevent painting or other unsympathetic alterations to the significant walls in Clayhall Road and Anglesey Road.
- Improvements could be made to the public realm. There are traditional street lighting columns in the Crescent Road and St Mark's Road, and these could be used in adjacent areas, such as Clayhall Road. Similarly, where modern pavement surfaces exist these could be replaced with more traditional paving. New public seating could be provided, for example, next to the wall of St Mark's Churchyard.
- There may be opportunities for tree planting, on the streets, where pavement widths and services allow, in St Mark's Churchyard and at the junction of St Mark's Road and Clayhall Road. Public seating could be provided in conjunction with tree planting, similar to that created at the junction of Anglesey Road and Clayhall Road. Tree planting along the old railway line could be used to give extra emphasis to the route and enhance biodiversity.
- There are opportunities in Anglesey Arms Road to reinforce its small scale, mews character, through the development of vacant plots and possibly the replacement of post-war buildings which are not particularly sensitive to that historic character.
- Similarly, the lane which provides access to the rear of the houses on the east side of St Mark's Road has a mews character (on the west side) which could be strengthened through appropriately designed, single storey development, to replace modern garages. Historic garden walls should be retained.
- Monckton House and its gardens are key landmark features of the eastern end of the conservation area. Its use as the Institute of Naval Medicine has meant that its setting is compromised with the introduction of security measures, which harm its contribution to the conservation area. If that use ceased, or the security measures could be

reviewed and relaxed, then there are opportunities to enhance the site, which might include removal of the modern entrance lodge and the high security fencing.

- Development in the setting of the conservation area could harm its significance. To the south Stokes Bay, the open character of much of the area is important to the setting of the conservation area and significant development is unlikely to occur. There are important views northwards from Stokes Bay towards the conservation area, for example towards the Regency development of Crescent Road. These views need to be protected from intrusive development within Stokes Bay, and from within the Anglesey Conservation Area itself.
- To the east inappropriate development, over scaled and/or poorly designed, in the Monckton Road area could have a harmful impact on the setting of Monckton House. Similar impacts could occur to the west of the conservation area on Jellicoe Avenue. The relationship between the listed wall and vegetation on the east side (in the conservation area) is balanced by the boundary treatments of the low-rise houses on the west side. This relationship should be maintained.

Stoke Lake

- One of the characteristics of the Stoke Lake area is the absence of development and the dominance of a rural character. This should be safeguarded. There is little or no opportunity for new development without harming the character and appearance of this area.
- There is scope for improving street furniture within the conservation area. Traditional lighting columns could be used more extensively, perhaps similar to those used on Jackie Spencer Bridge. Public seating could be introduced in good viewing points.
- Recreation of the Victorian landscaping and opportunities to enhance planting of Gosport Park could be considered.
- The low-rise nature of development in the setting of the conservation area is important to its setting and to views from the conservation area. Tall buildings or other over-scaled development in adjacent areas such as Haslar, the area immediately north of Gosport Park or north of Little Anglesey Road could harm the setting of the conservation area.
- Similarly inappropriate development in Anglesey or Alverstoke could harm the setting of the Stoke Lake area, but this would be likely to be resisted because of the impact it would have on these conservation areas.
- The Royal Naval Cemetery is a key element of the conservation area, and its boundary wall is a landmark feature on Clayhall Road. The large sign above the wall at its western end detracts from the appearance of the wall and the street scene and should be replaced by a small, more discreet sign, perhaps fixed carefully to the wall.

Appendix I: Sources

Gosport Borough Council

Design Guidance: Supplementary Planning Document

https://www.gosport.gov.uk/media/689/Design-Guidance-Supplementary-Planning-Document/pdf/Design_SPD_Adopted_version.pdf?m=637267929125730000

Gosport's Townscape

https://www.gosport.gov.uk/media/1361/LP-E3-2-Gosport-Townscape-Assessment-GBC-2013/pdf/LP_E3_2_Gosport_Townscape_Assessment_-_May_2013.pdf?m=1561992186753

Conservation and design advice

<https://www.gosport.gov.uk/conservation>

Nature conservation

<https://www.gosport.gov.uk/natureconservation>

Local Plan 2011-2029

<https://www.gosport.gov.uk/localplan2029>

Gosport Borough Local Plan 2038

<https://www.gosport.gov.uk/gblp2038>

Hampshire Integrated Character Assessment: <https://documents.hants.gov.uk/landscape/HICACharacterArea-9FGosportandFarehamCoastalPlain-Final2012-05.pdf>

Historic England

English Heritage/Oxford Archaeology, *Gosport, Urban Characterisation Study*, 2014

Mike Williams and Olaf Bayer, *Stokes Bay, Gosport: Five Centuries of Coastal Defence*, 2019

Design in the Historic Environment

<https://historicengland.org.uk/advice/planning/design-in-the-historic-environment/>

Design in the Historic Environment – Case studies

<https://historicengland.org.uk/content/docs/planning/design-in-the-historic-environment-case-studies/>

Conservation Area Appraisal, Designation and Management

<https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/>

Flooding and Historic Buildings

<https://historicengland.org.uk/images-books/publications/flooding-and-historic-buildings-2ednrev/heag017-flooding-and-historic-buildings/>

The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning Note 3 (Second Edition))

[https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.](https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets)

Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency

<https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>

<https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/>

Archaeological advice

<https://historicengland.org.uk/advice/technical-advice/archaeological-science/>

Existing Alverstone Conservation Area

HERITAGE ASSET	STREET	GRADE OF LISTING	LINK TO LISTING DESCRIPTION
CHURCH OF ST MARY (INCL CHURCHYARD WALL)	ANGLESEY ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1232651
THE OLD RECTORY UNDERCROFT	ANGLESEY ROAD	II*	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276935
STABLES AT REAR OF ALVERSTOKE RECTORY	ANGLESEY ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1232650
2,2A AND 2B,	CHURCH ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1232827
6 AND 6A,	CHURCH ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276908
19,	CHURCH ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276413
12,	LITTLE LANE	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233496
OLD LODGE HOTEL (81)	THE AVENUE	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276977

BURY HALL FARMHOUSE 110	THE AVENUE	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1232655
CLIFTON CORNER (11) CLIFTON COTTAGE (9)	VILLAGE ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276307
KNAPP GREEN (NOS. 5 AND 7)	VILLAGE ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276051
BROOK COTTAGE (NO. 3)	VILLAGE ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276306

Existing Anglesey Conservation Area

HERITAGE ASSET	STREET	GRADE OF LISTING	LINK TO LISTING DESCRIPTION
ANGLESEY LODGE	ANGLESEY ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1232647
WALL BETWEEN ASHBURTON ROAD AND STOKES BAY ROAD	JELICOE AVENBUE	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233493
3 AND 5,	CLAYHALL ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233081
7 AND 9,	CLAYHALL ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233033
CLAYHALL ROYAL NAVAL CEMETERY CHAPEL	CLAYHALL ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1428514

CLAYHALL ROYAL NAVAL CEMETERY	CLAYHALL ROAD	PARK AND GARDEN II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1435448
HMS BOADICEA MEMORIAL	CLAYHALL ROYAL NAVAL CEMETERY	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1428142
HMS L55 MEMORIAL	CLAYHALL ROYAL NAVAL CEMETERY	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1428144
SUBMARINERS' MEMORIAL	CLAYHALL ROYAL NAVAL CEMETERY	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1428138
HMS EURYDICE MEMORIAL	CLAYHALL ROYAL NAVAL CEMETERY	II*	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1428092
HMS THUNDERER MEMORIAL	CLAYHALL ROYAL NAVAL CEMETERY	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1428094
WAKEFIELD HOUSE, 1	CRESCENT ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233035
2 AND 3,	CRESCENT ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233105
FATSHAN HOUSE, 4 AND 4B,	CRESCENT ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233038
THE CRESCENT 7-24	CRESCENT ROAD	II*	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233040

BRAMLEY HOUSE (FLATS 1 TO 7)	CRESCENT ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233169
HOLMFIRTH (FLATS 1 TO 5)	CRESCENT ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233042
WHITE LODGE AND EASTERN HOUSE AND WHITE GATES	CRESCENT ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276701
MONCKTON HOUSE	CRESCENT ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276705
1 AND 2,	LITTLE ANGLESEY ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276566
3 AND 4,	LITTLE ANGLESEY ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276567
5 AND 6,	LITTLE ANGLESEY ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1233495
BOUNDARY WALL OF GRAVEYARD OF FORMER CHURCH OF ST MARK	ST MARK'S ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1276302
ODD CORNER, 2	ST MARKS ROAD	II	HTTPS://HISTORICENGLAND.ORG.UK/LISTING/THE-LIST/LIST-ENTRY/1234059

NON-DESIGNATED HERITAGE ASSET (LOCALLY LISTED)	STREET	GRADE OF LISTING	LINK TO LISTING DESCRIPTION
NOS. 27–37 (ODD)	CLAYHALL ROAD	N/A	N/A
CRESCENT GARDEN	CRESCENT ROAD	N/A	N/A
51 Clayhall Road (not locally listed)	CLAYHALL ROAD	N/A	N/A

Existing Article 4 (2) Directions (July 2001)

The following buildings are covered by an Article 4 Direction which means that specified works which are normally 'permitted development' now require planning permission.

ANGLESEY ARMS ROAD	2 6 21 25 27 30-36 (Even) 31 33 35 41 53
ASHBURTON ROAD	1-13 (Odd) 19 and 21 2-24 (Even)
CLAYHALL RD	2 AND 4
CRESCENT ROAD	26-28 (Consecutive) 31 ADMIRALTY COTTAGE
ELLACHIE MEWS	WARREN MEADE 1 and 2 ST PETERS COTTAGE MONKTON COTTAGE THE WALLED GARDEN COTTAGE
ELLACHIE ROAD	1-4 (Consecutive) 4A
FORT ROAD	KINFAUNS SINGLETON LISNAMANDRA LYNDHURST

	SOLENT HOUSE CRAMSHOLME FLEETLANDS HOUSE MORFA AND MORFA 2
PAGET ROAD	1 AND RODNEY HOUSE
ST MARKS ROAD	1-17 (Odd) 4-20 (Even) 22

Gosport Borough Council is committed to equal opportunities for all.

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in Braille or in another language, please ask.**



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