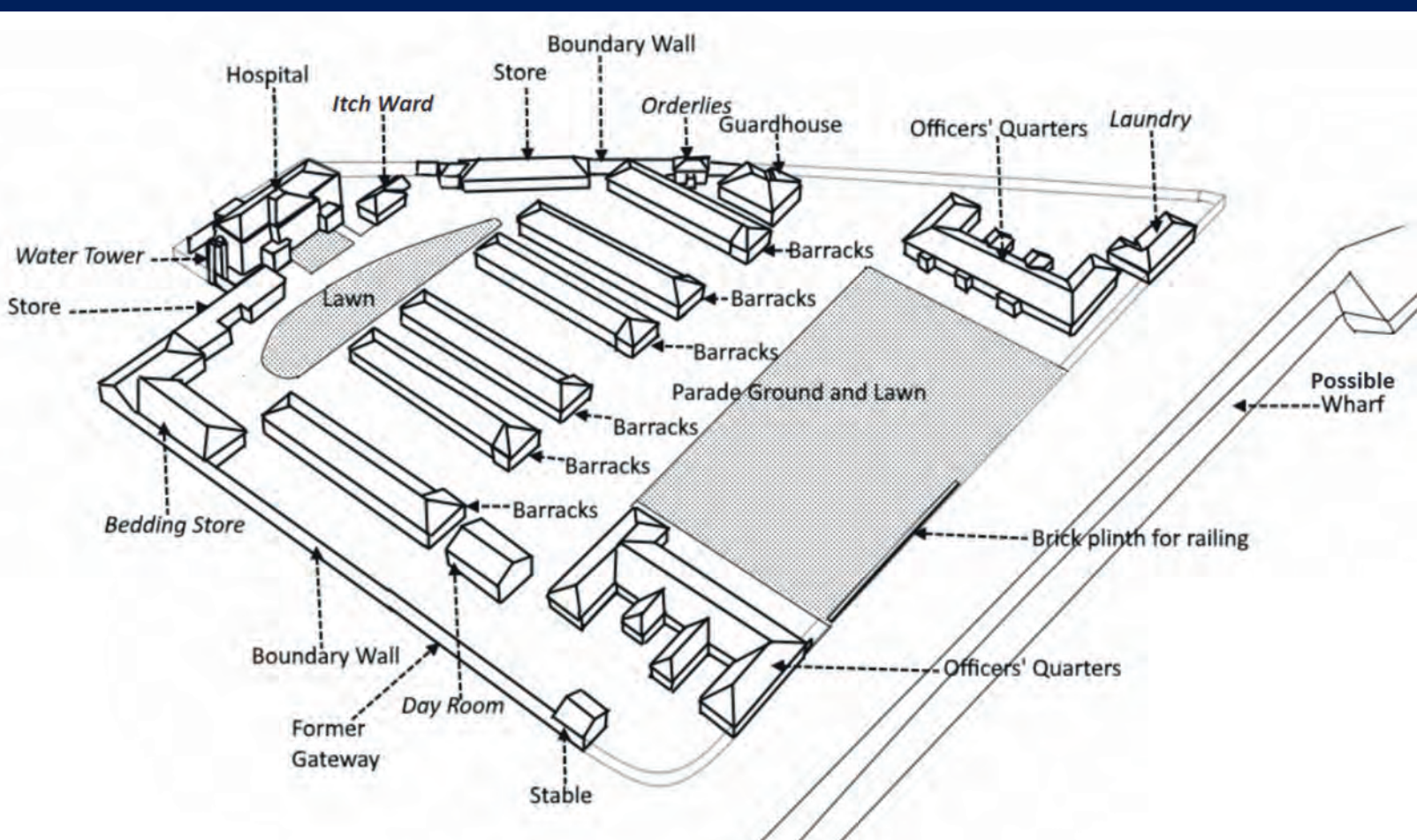


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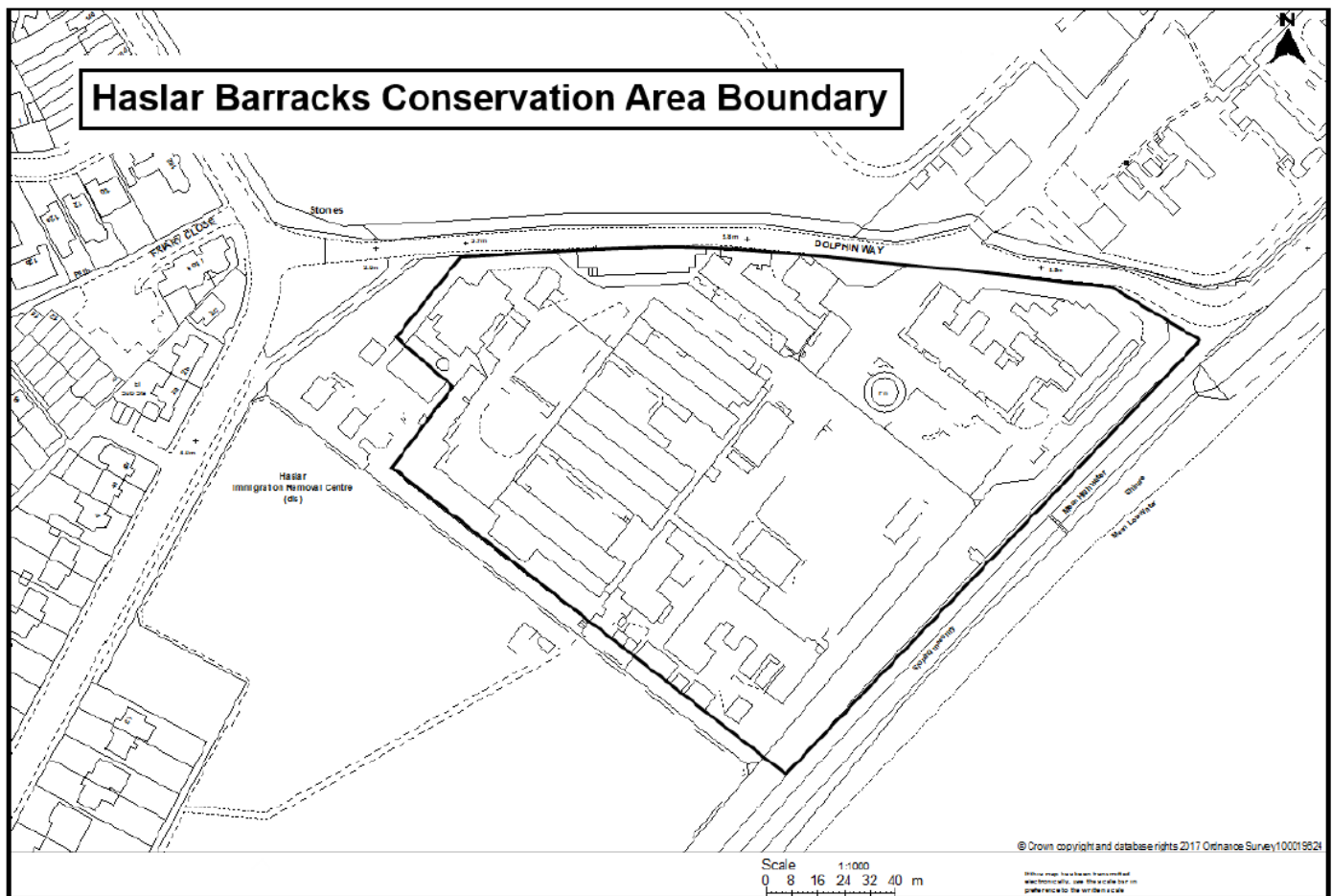
Haslar Barracks Conservation Area Appraisal

March 2018



Contents

Boundary Map, Introduction, Scope and structure of the appraisal, summary of special interest	1
Results of Public Consultation Exercise	2
Character Statement:	
-The broader context of the site	3
-The significance of the Haslar barracks site	3
-The historic development of Haslar Barracks	4
Haslar Barracks Key later Phases	6
Site Appraisal:	
-The Barracks site	9
-Buildings and features of historic interest relating to Haslar Barracks c.1802 to mid-19 th C.	11
Architectural detail	18
Character Areas	19
Management Proposals: Preserving and enhancing the character of the area.	19
Archaeology	22
Planning Policy and Development Management	23
Further information and advice	23
List of Regiments known to have used the site	24
Sources	25



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1. Introduction

Designation of a Conservation Area sets certain parameters that influence future development. With the special historic and architectural character of the area set out in this document, the key priority will be to ensure that planning proposals 'preserve or enhance' this special interest. This will mean that proposals to add new development, or to demolish buildings, will need to consider the impact on the scale, form and setting of the identified historic buildings (which in this case are very clearly defined).

2. Scope and structure of the appraisal

This appraisal is set out to highlight the historic and architectural interest of the site, an evaluation of the character of the area, proposals that would enhance the area and the future management of the site, and planning considerations with regard to future development. Historic plans and images are included to highlight why the area is considered important and photographs and plans stress the key buildings and characteristics that would need to be preserved or enhanced as part of future proposals.

3. Summary of the special interest

The Haslar Barracks site was developed in 1802 as a permanent regimental infantry barracks within a clearly defined boundary wall. The buildings are red brick, nearly all single storey, and retain the original plan form. In 1864 the site was converted into a military hospital as part of the first phase of reform to army hospitals following the Crimean War. Additional buildings included a water tower, day room and covered colonnade linking the wards (formerly the barrack ranges). Although one source suggests new wards may have been constructed, a commissioner's report indicates that the existing barrack buildings were converted. The complete plan form of this early army hospital survives. In the 1890s the site was taken over by the Royal Engineers who have very strong connections to the military defences in the Borough and experiments and training in the use of searchlights and mines. These three

phases, and the retention of the historic buildings associated with them in the scale of the buildings and their plan form, make this site of particular interest.

4. Results of Public Consultation Exercise

Consultation was carried out between November 2017 and January 2018, including in the Discovery Centre, Town Hall, on the Council Website, through site notices, and through notification to a number of interested parties. A talk was given to the Anglesey Conservation Group which largely focused on the site and the exhibition was manned for one day in December.

Seventy-one responses were received with sixty-two in favour of the designation and only four against (the others being unclear). Within the responses many people expressed interest in how the site might be used in future and amongst the suggestions were the following:

- A desire to see more public access and the removal of the concrete wall on the seafront to create cycle and pedestrian access, and that it is an important, integral part of Gosport's Solent Coastline;
- A concern to see the original exterior look maintained, and the railings restored;
- A recognition of the importance of preserving this site, due to the patronage of the services to Gosport;
- A concern to ensure that developers are forced to deliver and implement 'what the public want and need', and that it must not be lost to 'unsympathetic development';
- Some of the buildings should be used for 'rough sleepers and sofa surfers', although one response was against social housing; and one indicated the need to balance the mix of occupants;
- That the economic benefits of the site should be considered through job creation, including with regard to cutting edge marine technology, visitor-based facilities for residents and businesses (such as cafes), and areas that should be used to help train people to get back into work;
- The recreational, sports, and tourism potential;
- That it should be preserved as part of the wider interest of the adjacent Haslar Peninsula;
- The need to consider the green open spaces for walks; trees and good mental welfare (one response saying the site should be left to nature), and one response highlighted the important habitat value of the adjacent playing fields;
- An army museum, or a museum telling the story of the site;
- A veterans' village;
- Concern that housing development, were this to be suggested for the playing fields, would need to be carefully planned;
- One response, who was against the designation, indicated that if viable it would be better to use the buildings for housing or employment, but that if this were not viable it should be knocked down;
- The need to ensure full archaeological recording.

Many of these points are relevant and helpful and will be considered as future proposals come forward.

5. Character Statement

The broader context of the site

Gosport, on the western side of Portsmouth Harbour, was a highly strategic area and recognised as such by the development of fortifications from as early as the 15th Century, with extensive defences added in the 17th to 20th Century in the form of earthworks, redoubts, forts, moats, coastal fortifications and anti-aircraft defences.

By the time of the Napoleonic Wars it was a thriving settlement with many active military sites supplying the navy with food and drink, transporting and encamping troops, caring for sick and wounded soldiers and sailors, constructing small to medium sized naval and private vessels, supplying rope and sails, developing naval ordnance and being the last resting place for many military personnel. The extensive fortifications meant the town had a permanent garrison and its strategic location led to it being the home (for long or short periods) to many branches of the military, including: artificers, engineers, sailors, artillery personnel and many infantry regiments.

The Haslar peninsula is extremely rich in military heritage including: Fort Blockhouse, Haslar Hospital, Haslar Gunboat Yard, the former HMS Hornet and the Admiralty Experimental Works (Qinetiq). The significance of the area was such that the entire coastline was remodelled and reinforced with stone facing walls at the end of the 18th Century to protect it from coastal erosion.

To the immediate north of Haslar Barracks is the settlement of Clayhall, which in its current form developed during the 19th Century but which replaced an earlier medieval settlement known as 'Haselworth'.

Further south-west are the extensive fortifications relating to Fort Monckton, Fort Gilkicker and Stokes Bay: all reminders of the strategic significance attached to this stretch of coast and the vulnerability posed by the potential to land large invasion forces along its beach.

The Napoleonic Wars was a pivotal moment in the historic development of Gosport and resulted in extensive redevelopment of the town centre and the expansion and development of many military sites.



A view of Haslar Barracks from Monckton with Haslar Hospital in the distance. Detail from a watercolour by Captain John Durant, who served in the 2nd West Riding Militia 1800-1814. This regiment was in garrison at Haslar in 1813 and 1814.

The significance of the Haslar Barracks site

The area where Haslar Barracks was built was known as 'Camp Field' in the late 18th Century. Its location on the waterfront, not far from the major naval anchorage at Spithead, must have influenced the decision to build the barracks: both for strategic defence but also to facilitate the transport of regiments to and from Britain. Contextually Gosport was a major focus for troop activity in the French Revolution and Napoleonic era, not only with regard to the transit of numerous armies, but also for coastal defence and garrison duty. As an Appendix the list of regiments known to have occupied this site has been added, including numerous famous regiments rotated through the site or using it prior to embarkation abroad or on first return the England. One regiment was even quarantined on site during a cholera outbreak.

In terms of the Napoleonic era, we know of two sets of specifically constructed barracks: Gosport 'New Barracks' - a temporary barracks built in the mid-1790s on the east side of Weevil Lane (dismantled after the Napoleonic Wars) -

and Haslar Barracks. Forton Military Hospital was converted c1806 into a third infantry barracks and later became St Vincent's.

The Weevil Lane and Haslar Barracks' sites would have been built as part of Colonel De Lancey's programme of national defence under the newly formed Barracks Department. The evidence suggests, however, that permanent brick built regimental barracks (as opposed to timber hutments) are especially rare, making the Haslar site that much more significant.

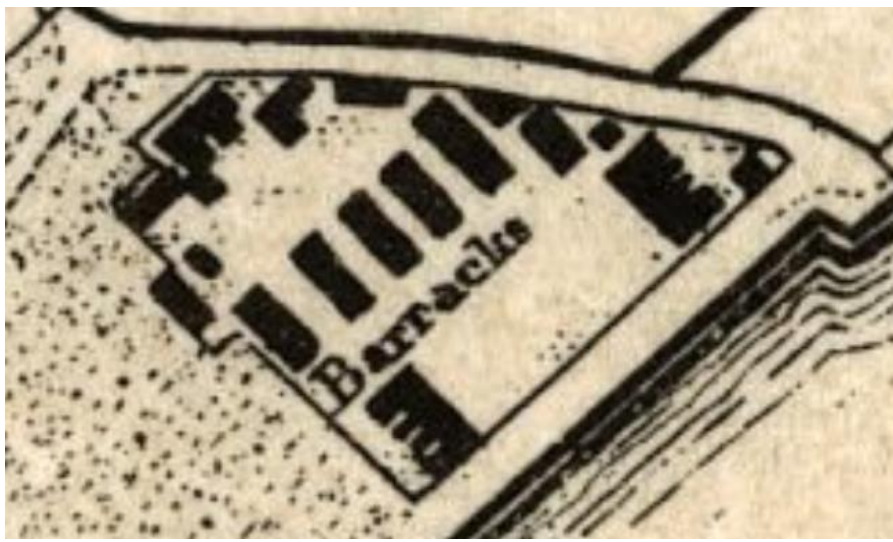
It was the scale of the national mobilisation required to combat the French that for the first time forced the Government to construct purpose built barracks in key strategic locations. The layout and design of buildings on these sites had to be carefully considered and would include the ranges of barracks themselves, the officers' quarters and offices, and various stables and stores.

The Historic Development of Haslar Barracks

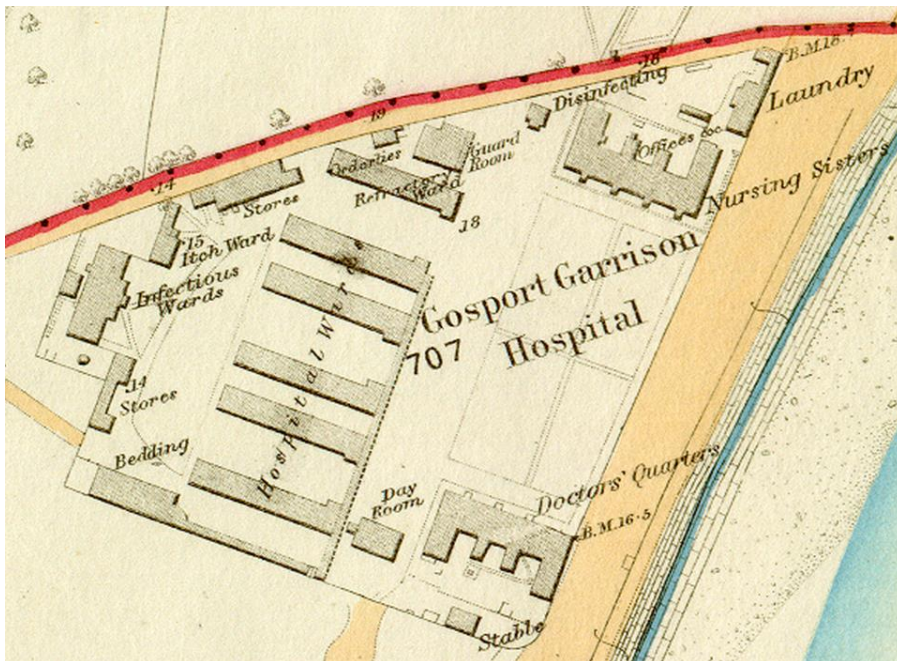
Haslar Barracks is a site of national historic significance due to its rarity by type, and its strategic role in the defence of the wider military establishments in the Gosport and Portsmouth area. It appears to be the only significant regimental infantry barracks' complex that survives in England relating to the threat of invasion in the years leading up to the Battle of Trafalgar (1805): a crucial and nationally significant period, making the site of particular historic value. Many of the original buildings appear to survive on site. In 1864 the site was converted and possibly partly redeveloped as an army hospital, following major reforms to the design of military hospitals after the Crimean War, and around 1892 became the home of the Royal Engineers who have a long and close association with the extensive nationally important military defences in the area.

The historic use of the site for military purposes spans over two centuries and can be chronicled as follows:

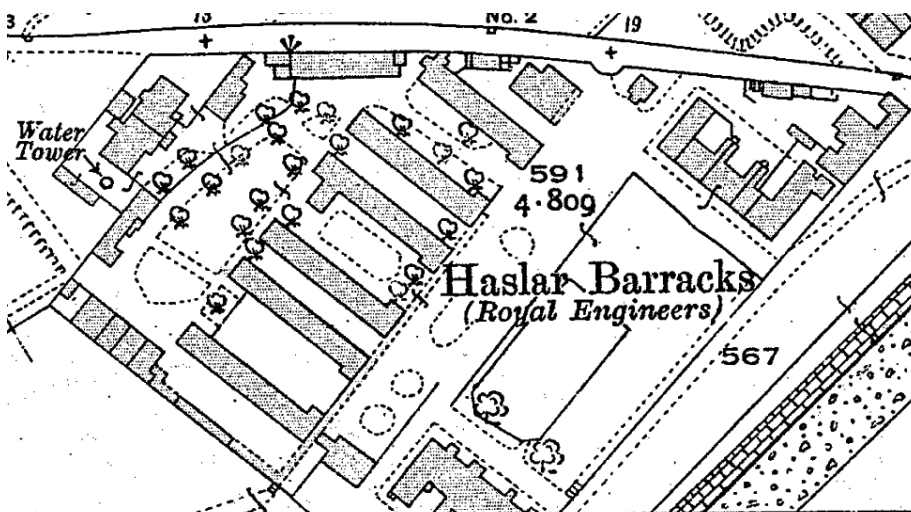
1. A temporary barracks was proposed c.1800.
2. A permanent barracks was constructed in 1802 and was functioning by 1803. These barracks superseded the longstanding use of the site for military encampments as regiments were rotated through the area during the 18th Century.
3. In the decade after the Crimean War the army were in the forefront of designing hospitals and considered this site suitable for conversion. A description of the Barracks site in a Commissioners' Report of 1863 notes that it consisted of 'six detached barrack blocks, one storey high, well separated from each other, with one large and two small rooms in each...' It also specifically mentions a kitchen, school room and privies. That report recommended an upgrade to the ventilation, and overall praises the condition and layout of the barrack blocks. In terms of proposed new build, they advise the addition of a mess room for NCOs and married NCO and soldiers quarters.
4. The above report details the Regimental Hospital as it then existed on the site, describing it as built 'like an ordinary dwelling house, and stands on ground somewhat lower than the barracks'. It had 40 beds in 4 wards, with a further 4 nurses' rooms. It was the building referred to in the c.1870s as 'Infectious Wards' (see the Military Ordnance Survey map on Page 5).
5. In 1864 there is specific reference to the conversion of Haslar Barracks into a Hospital for the sum of £7,500 making it clear that the surplus of new barracks in Gosport (i.e. the St George Barracks ranges) made the buildings within Haslar Barracks available for use as a hospital. During its thirty year existence it was known as Haslar Military Hospital, Gosport Military Station Hospital, and Gosport Garrison Hospital.
6. Around 1892 the Hospital had reverted to barrack use at which time it was occupied by the Royal Engineers. The Royal Engineers (with some references to the 'Electrical Royal Engineers') were still resident in 1939 when there is also reference to the 'School of Electric Lighting, Haslar Barracks'.
7. An Anti-Aircraft Brigade occupied the site during the late 1940s (and probably WW2).
8. In the early 1950s the site was occupied by the Royal Army Ordnance Corps. At some point after the 1950s it became a Youth Offenders' Centre, before its final use as an Immigration Holding Centre. It closed in 2017.



The site as it appeared in 1832. Note: the number of barracks appears to be incorrectly marked.



The Barracks site c1870, when it served as a hospital. The historic plan form survives almost intact. (From a military use Ordnance Survey plan drawn up in 1890).



Part of the site in 1933 (Ordnance Survey)

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Haslar Barracks Key Later Phases

The Hospital Phase 1865-c1892

Whilst the navy had been at the forefront of hospital design during the 18th Century, the army built very few large scale hospitals before the Crimean War. They had focused on small scale regimental hospitals normally comprising a single building on a larger barracks site (as was the case at Haslar Barracks).

In 1857 Florence Nightingale successfully called for a Royal Commission into military hospitals and the health of the army following the high mortality rate suffered in the Crimean War. This Royal Commission and a Barrack Improvement Commission enforced post-Crimean War reforms with regard to the design or remodelling of both hospitals and barracks. The army superseded the navy in the forefront of hospital reform during the late 1850s and 1860s, directly championed by Sidney Herbert and Florence Nightingale, and set the standard which was subsequently followed by civilian and isolation hospitals.

As part of her deliberations in reviewing the state of medical practices Nightingale met with Sir John Richardson of Haslar Hospital in 1857, to discuss how the navy approached medical care. She recognised the advantages of the separation of wards by function through the linked pavilion system, but improved upon it by further isolating the wards through linking them by external covered corridors. She also advocated increased ventilation flows.

After some dispute Haslar Barracks was considered suitable for conversion. The fact that Haslar Barracks had windows to each side would have been considered a significant advantage to ensure an adequate air flow. To this were added independent ventilation arrangements through the external vents evident on site. Each barrack block, therefore, effectively became an independent hospital where cross contamination was minimised.

In 1858, the organisation of military hospitals and the treatment of the sick had been considered by the Select Committee on the Medical Department of the Army, chaired by Lord Sidney Herbert. The recommendations of the Committee included the adoption of larger General Hospitals, most notably the Royal Victoria Hospital, Netley, which was opened in 1863.

The report mentions that the site of Haslar Barracks '*...in the neighbourhood of Haslar, between Haslar and Fort Monckton*' was considered as a potential location for the General Hospital, but was considered unsuitable.

The remodelling of Haslar Barracks for use as a hospital falls within the first generation of post-Crimean War sites impacted by the new approach to medical care in the army. It sits within a short period which pre-dates more general standardisation that resulted from the Cardwell Reforms of 1873. It also pre-dates what is generally considered the exemplar site of Hounslow Cavalry Barracks, built originally in 1793 and heavily altered c1876 (now also a designated conservation area).

The use of the Haslar Barracks as an army hospital adds significantly to the rich legacy of sites in the Borough associated with the care of sick or wounded military personnel. Further analysis of the site is likely to reveal more reforms typical to this key phase and notable buildings will include the water tower, conversion of the former Regimental Hospital, what is likely to have been the site's engine house (referred to as the Day Room on the c1870 plan), and the covered way linking the barrack blocks. Purpose built hospitals of the 1860s were required to have separate toilet annexes off the wards. This is not the case at Haslar Barracks, which adds to the view that this was more likely to have been a conversion rather than a new-build. Even if some of the barracks were remodelled or rebuilt, their original plan form was retained and the importance of the hospital should not be underestimated.

In 1875 the site was formally known as 'Haslar Military Hospital' and White's directory of 1878 refers to the site as 'Gosport Military Station Hospital' which it states was instituted in 1874. The last trade directory reference to the site's use as a hospital is 1891. It is likely to have been intended for general army use across the Gosport area, serving the many separate establishments and troops moving through the area.

The Royal Engineers Phase c1892 to c1939

The Royal Engineers have a very strong association with Gosport, which was to all intents and purposes an extensive military base surrounded by fortifications in brick, stone and earth, and retains amongst the most extensive and complete system of military earthworks and forts in the Country. As a consequence a permanent establishment of Royal Engineers was based in Gosport with responsibility for the town's military defences and forts.

Extant buildings connected with the Royal Engineers within Gosport include the Royal Military Artificers Workshops in Royal Clarence Yard (dated 1802); seven historic forts (each of which included accommodation for engineers); the Royal Engineers Yard towards the southern end of Weevil Lane in the RCY Conservation Area; the Submarine Mining Establishment in and around Fort Blockhouse, and Haslar Barracks. Numerous extant historic buildings would have been constructed under the guidance of the Royal Engineers.

The Haslar Barracks site fell within the remit of the Royal Engineers from c1892 until about 1939. In 1892 two new schools of instruction were formed, one at Stokes Bay and one in Plymouth, the staff at each being responsible for mining and electric light defence at these military ports.

The Engineers were also responsible for the critical role of coastal defence, and anti-aircraft electric light units were established as well as depots to train the men. David Moore notes that 'the Tyne Electrical Engineers took over the navy's responsibility for Coast defence lights in 1905 and frequently visited the area being based at Stokes Bay, Monckton and Haslar Barracks'. (See website <https://www.fortgilkicker.co.uk/>).

The location, administration and training of these Royal Engineers almost certainly became a key function of Haslar Barracks. They do not appear to have added any buildings to the site which therefore retained its layout as noted in 1870. Further research is required to separate out how the engineers and the school of electric lighting functioned on the site.

According to the Trade directories for 1895, 1899, 1903 and 1907 the site fell within the remit of the Southern Division Royal Engineers (one of two in Gosport) who were responsible for the land stretching from Rowner to Blockhouse via Stokes Bay. So in addition to training Royal Engineers and employing the men in works to the extensive defences in this southern division, the Royal Engineers expanded their interest to embrace electrical and mining technology as part of the wider defence of the peninsula.

In 1910 Haslar Barracks is listed as the headquarters for the 4th Fortress Company, Royal Engineers, one of eleven such companies across Britain, who were still there in 1932. Some of these companies were created entirely for Electric Light (that is, searchlight) duty; others also had works responsibilities. The 4th Fortress Company Royal Engineers were one of four fortress companies in the Portsmouth area during World War One, with many serving abroad during the war while their home function was largely taken over by territorials.

David Moore notes that 'as technology advanced so the role and function of the engineers developed and the development in the use of searchlights and cabled electrical mines resulted in intense activity by the Electrical Engineers and Mining Engineers with bases in Blockhouse, Haslar Barracks, Monckton, Stokes Bay and Fort Gilkicker': These sites being connected by a narrow gauge railway line.

Among the earliest extemporised Anti-Aircraft lights manned by the Tyne Electrical Engineers included ones at Forts Monckton, Gilkicker, Elson, Brockhurst and Grange, and anti-aircraft searchlight companies appearing during World War One.

These Electrical Engineers were in residence at Haslar Barracks in 1914 and a newspaper cutting of 20 February 1915 states that Haslar Barracks was the administrative headquarters of the corps of electrical engineers (sometimes still referred to as the Tyne Electrical Engineers) and Major E Robinson, based in Haslar Barracks, was charged with the administration of the unit which was often broken up into as many as fifteen different detachments spread over the Gosport and Portsmouth defences.

Responsibility for manning the whole of the Coast Defences of the UK was transferred to the Territorial Army in 1932. Parties of Royal Engineers remained at Gosport for maintenance duties and a new Regular Fortress Company was formed. They operated some of the local searchlights and were required to keep abreast of technical developments in lights for the benefit of the whole coastal service.

The School of Electric Lighting is specifically mentioned as being housed in Haslar Barracks in the late 1930s. Searchlight platforms are known to survive in Stokes Bay and important evidence for coastal defences, dating from the period the engineers were in Haslar Barracks, stretch from Blockhouse to Browndown.

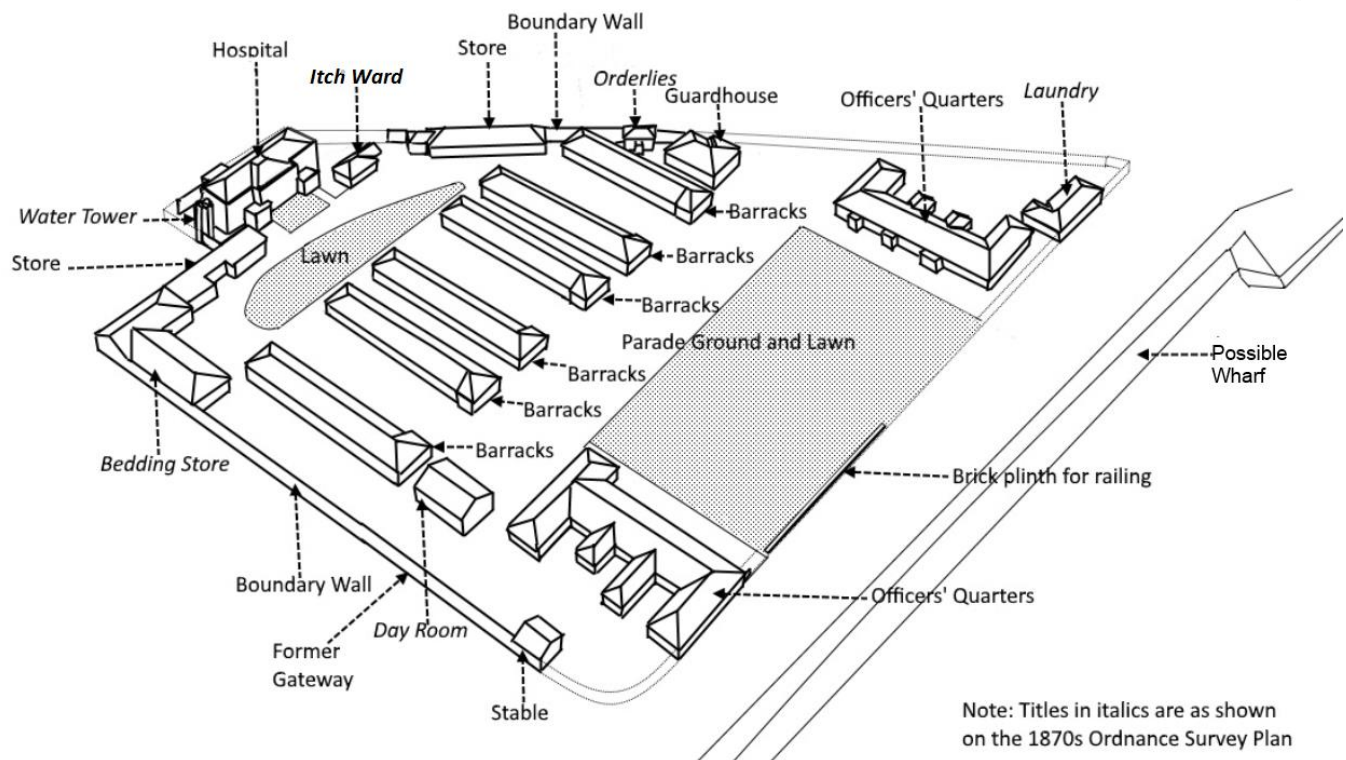
Anti-Aircraft Units WW2-1949

During World War Two three Anti-Aircraft sites were located in Gosport (Holbrook, Gilkicker and Browndown) and anti-aircraft regiments were certainly stationed at the barracks in the years after the war and are likely to have been resident during the war, but unfortunately censorship of local directors leaves the war years blank.



Aerial photograph of the site taken in 1976 showing the remarkably intact historic layout.

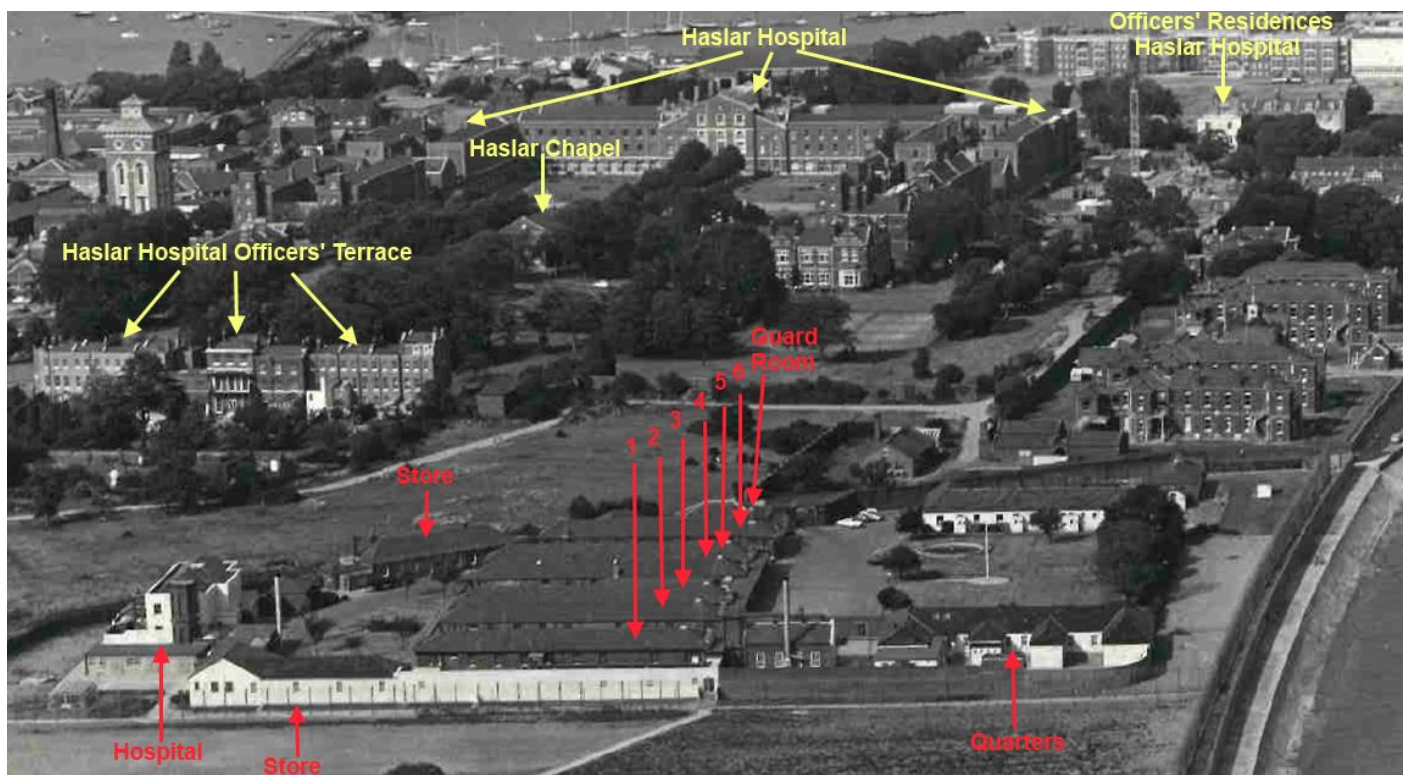
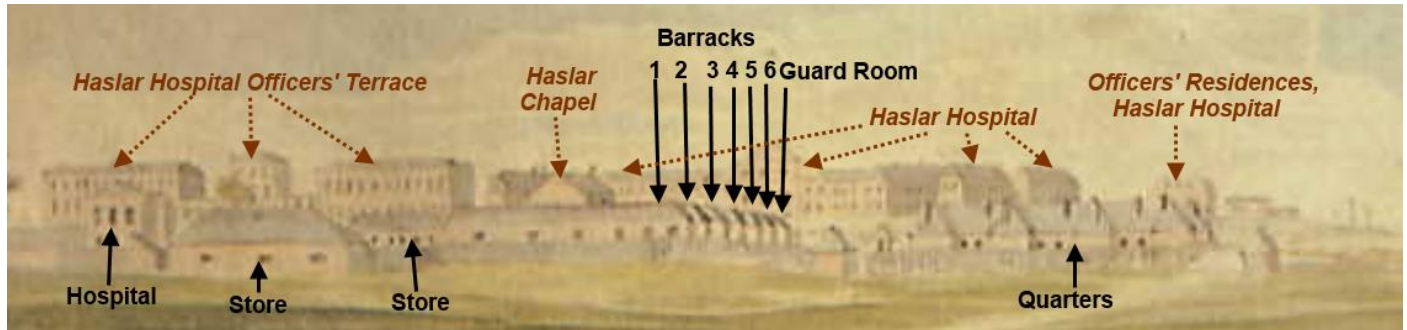
Haslar Barracks Conservation Area: Buildings and features of historic or architectural interest.



B. Site Appraisal

The Barracks Site

Haslar Barracks retains its complete original plan form. The buildings themselves are very simple, plain and functional structures rarely with notable fixtures or fittings (as befits a functional barracks complex). The painting by John Durant of 1813-4 clearly indicates the extent this surviving plan form when compared to an image from 1976 (see below).



Later additions can be readily unpicked and the quality and character of this unique complex can be preserved and enhanced but necessitated designation to assist in ensuring that development is carried out in an appropriately informed manner.

The extensive reconstruction of the sea defences, stretching from Fort Monckton to Blockhouse, date from this same era and included an indented stretch of land immediately adjacent to the site with flights of steps to access the site directly from the sea and which may directly relate to the use of the area by troops. In 1860 it was noted that *soldiers on site* 'enjoyed the salutary recreations of cricket, foot-ball, fives, skittles, quoits, and had the healthy advantage of sea-bathing'.

Between the barracks site and the coast there was also a wide area of what appears to have been hardstanding: possibly related to assembling troops for embarkation or disembarkation.

The site has a very simple and clear layout considering its awkward triangular shape. The six barracks ranges are end-on to the parade ground and formal lawn, with a guardhouse to their east. The flanks of the parade ground and lawn are framed by officers' quarters. To the north of the barracks is a smaller lawn with the former hospital to its north and various ancillary buildings (such as stores and possibly stables and offices) to east and west. Further ancillary buildings are tucked behind the primary buildings and include a laundry, an orderlies building and stable. A Day Room and covered link-corridor (along the southern side of the barracks) were added as part of the hospital development. The covered corridor may originally have been open on its southern side and appears to be heavily altered.

The site was enclosed on three sides by a buttressed brick wall and on the seaward side by railings set in stone capping on a low brick plinth. Sections of this boundary treatment survive.

All buildings on the site are built in red brick (some having been rendered or painted in recent decades) and generally retain slate roofs.

The rigid geometry in the layout of the buildings is the most striking feature of the site, as is the simplicity and formality of the landscaping. This complete complex is therefore easy to understand in plan form and function. The rhythm of the window and door openings are also remarkably intact and in spite of its long-term institutional use the form of all the original buildings can be immediately recognised.

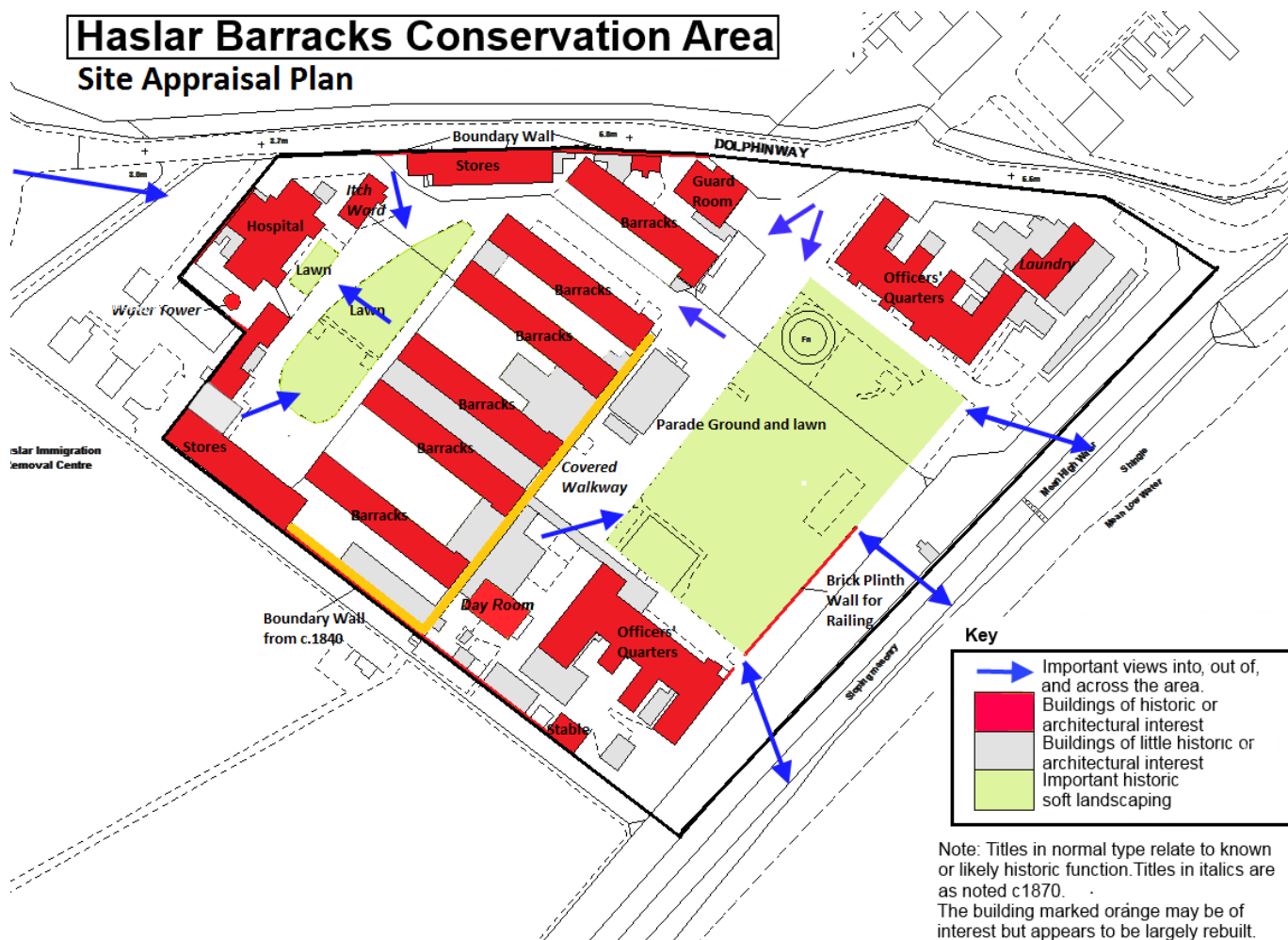
The barracks retain their king-post roof trusses and although they have been adapted through the addition of the linked covered-walkway and some internal subdivision, it should be a straightforward exercise to 'unpick' these later modifications. The buildings were upgraded in the 1860s with improved ventilation prior to the site's conversion to a hospital. The barracks had few if any chimneys historically (note: none are indicated on the Durant's Watercolour, and very few on the 1970s aerial image. It was not uncommon to use free-standing stoves for heating barracks).

From our detailed understanding of the purpose of the site and a wide array of local maps it appears that plans dating before the mid-19th Century erroneously show only 5 barracks, whereas a 6th range can clearly be seen on Captain John Durant's watercolour of c.1813-1814 (the 7th hipped gable shown on the same watercolour being the guard room) and prior to the sites conversion into a hospital. These early maps were not interested in precision and are likely to have replicated errors. The first reliable map for this site is therefore that produced by the Ordnance Survey and published around 1870.

Whilst the barrack buildings have been altered, their modest form has not been substantially diminished by these changes.

Haslar Barracks Conservation Area

Site Appraisal Plan



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Buildings and features of historic interest relating to Haslar Barracks c.1802 to mid-19th C.

In terms of its historic function its use as a barracks has defined the built form and layout very precisely.

The layout and design of buildings on barracks sites had to be carefully considered as the standard layout at the time was to form a 'bilaterally symmetrical quadrangle, with inward facing buildings around a parade square' (Thematic Listing review, English Heritage). The shape of the Haslar site meant this could only be partially realised: hence the barracks being end-on to the parade ground and a secondary group of buildings being further north still. The hierarchy within a regiment was reflected in the buildings and layout and the large open parade ground formed the focus of barrack life.

All but one building were single storey.

In conformity with the requirements of a regimental barracks the range of buildings comprised:

1. Regimental Hospital

A 2 storey hospital block is located towards the junction of Fort Road and Clayhall Road. Built with 9 bays to its south and 8 to its north, it has a raised parapet wall to each elevation and retains most of its historic openings which would have contained sliding sash windows. It has a hipped slate roof but has lost its chimneys above roof level. It is built of red-brick in Flemish Bond, with splayed rubbed brick lintels and stone cills to the windows. It is likely to have a large basement. In the 1870s it was in use as 'Infectious Wards'. Early examples of regimental hospitals are known to be rare.



The Regimental Hospital block South elevation (left) and north elevation (right)

2. Barrack Ranges

Six, single storey, brick-built barrack blocks, in Flemish Bond, with hipped slate roofs supported on several king-post roof trusses. The buildings have a deep brick plinth. Many original openings survive indicating that it would have once had standard 6 over 6 sash windows, with ventilation into the barrack rooms provided by large flues and underfloor ventilation: all seemingly added in the 1860s upgrade. The northern elevations (except on the eastern most building) indicate that the blocks originally had three openings, with semi-circular rubbed brick lintels (two small windows framing a large window). The southern end of the barrack ranges slightly step to left or right and had a single chimney to each: possibly relating to NCOs accommodation. Internally the barracks were historically split into one large and two smaller rooms. Further investigation will reveal the extent to which the internal layout has survived. There are no obvious architectural differences between the barracks, excepting slight variation to the eastern most range.



The barrack ranges showing the southern most slightly projecting bay and precise rhythm of elongated openings with rubbed brick lintels and stone cills. Under floor ventilation can be seen within the plinth.



The northern end of three of the barrack blocks.

3. **Officers' Quarters** (later the Nursing and Doctors' Quarters)

Split internally into about five units respectively each entrance was characterised by a brick-built projecting porch (possibly a later addition) typical of officers' quarters on other local military sites. These single storey brick-built buildings would have been constructed with hipped slate roofs and sash windows and many external openings appear original, identifiable by the arched window lintels and stone cills. The buildings have been painted and rendered (excepting the east elevation of the easternmost range). A basement has been viewed beneath the north wing of the western range, comprising three rooms with a number of arched alcoves.



The eastern of the two ranges of Officers' Quarters



The western range of Officers' Quarters

4. **Guard Room**

A key building on all military sites, the Guard Room would have been located near to the original entrance and would often contain punishment cells. The mass of the building and much of its elevation treatment is easy to understand, although the southern face of the building has at some point been rebuilt. This southern façade would have had a covered canopy supported on brick piers or cast iron columns as indicated on a photograph of 1976 and which has subsequently been enclosed.



The Guardhouse (northern elevation)

5. **Orderlies Building**

This small brick building, built in Flemish Bond with a hipped slate roof forms an attractive ancillary building north of the Guard Room. Its original function is not known but it is shown on all the historic plans.



The Orderlies Building.

6. Stores 1

These stores are built into the boundary wall north of the Orderlies building. They retain many timber sash windows and a basement. The building was sympathetically extended in the mid/late 19th Century. It is built in red brick (in Flemish Bond and some later stretcher bond) with a hipped slate roof. The arched window and door lintels are formed from two rows of headers. It has stone cills. Original buttresses to the historic boundary wall are visible on Dolphin Way.



Stores 1

7. Stores 2

The original function of this multi-phase building, known as the Itch Ward in the 1870s, is not known. It retains many of the characteristics of the original buildings on site, being built in Flemish Bond and with a slate roof. Although modest in scale, once the fencing is removed it would make an important contribution to its setting.



Stores 2. Southern part of the Stores east of the 'Itch Ward'

8. Bedding Store

The bedding store follows the design detail of many of the barrack buildings. A 20th Century extension at its northern end was built across a former entrance to the site. East of this extension further stores pre-date this infill and although significantly compromised by poor additions and the loss of their roof, retain sufficient historic material to form the core of a sympathetic restoration.



Bedding Store

9. Laundry

This original building is sandwiched between later extensions and retains an interesting internal roof structure, sash windows and a slate roof. With the later phases removed this early building could form the focus of more sympathetically designed new build to its north and south.



10. Boundary Wall and plinth to railing

The original boundary wall survives in several sections and appears to have been around 2 metres high when first built. It is supported by numerous shallow buttresses on both sides and visible sections indicate that it is built in Flemish Garden Wall Bond with a simple capping formed by a soldier course. The wall steps out towards ground level to form a wider brick plinth.



Sections of Boundary Wall

The southern boundary to the site was originally enclosed by a brick plinth, capped with stone and surmounted by railing. A large section of the plinth wall and small pieces of the railing survive (cut off near the stone capping). This surviving railing indicates that the bars were square in section and set between more ornate principal supports, which would in turn have been held firm by angled brackets where the

plinth wall regularly steps out on its northern side. The railing and plinth wall would probably have matched the height of the boundary wall.



Plinth Wall for railing

Later 19th Century buildings of interest: The Garrison Hospital

When the site was converted for use as the Garrison Hospital the barracks were upgraded, although one source implies some may have been rebuilt. If this was the case, then they were rebuilt to a design mirroring the original form.

The two most notable additions within the hospital phase are the Day Room and Water Tower.

1. Day Room

Built sometime around the mid-19th Century this large volume single-storey building is built in Flemish Bond with large arched sash windows. It retains its slate roof and its king post roof trusses. The gable ends have raised stone parapets. Although linked to later development to its north this is a largely intact building making a notable contribution to the character of the area in its scale and form. It resembles known examples of engine houses and may initially have served this purpose.



2. Water Tower

This striking structure is prominently located west of the Hospital and is clearly visible from Clayhall and Fort Road towards the northern boundary of the site. It dates to 1867 and is constructed in red brick to an octagonal plan and includes recessed brick panels on two levels split horizontally by a stone ledge. It also retains a slate and lead roof.



The Water Tower.

The Historic Landscape

The key elements of the historic landscape are described in the Character Areas. Overall it was dominated by the large Parade Ground and Lawn, and an aerial photograph of 1976 shows trees immediately north of the railing near the coast. The 1933 Ordnance Survey indicates that these trees extended along the western part of the same open area, with further lower-level planting on the lawn south of the Hospital.

The 1870s Ordnance Survey indicates no planting at that stage. As a functional barracks site landscaping would have been kept to a minimum. Further research is likely to explain the original nature of the paths and road surfaces which may have been formed from hoggin (a mixture of clay, shingle and sand) with elements of Portland stone setts and paving.



View towards the coast from the barrack ranges



View looking north-east from near the seafront

Architectural Detail

The images below show a selection of historic detail evident on site.



1



2



3



4



5



6



7



8



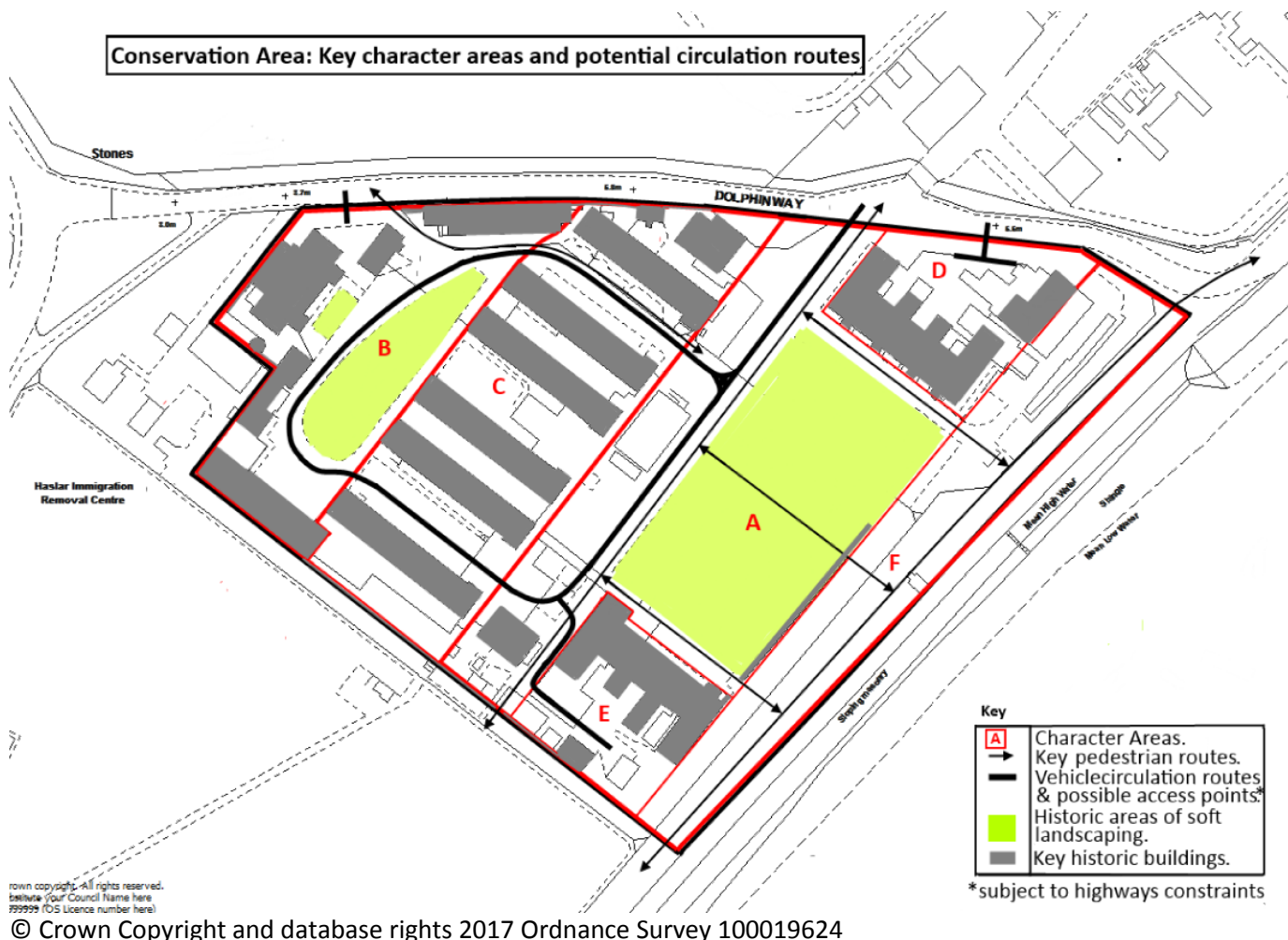
9



10

1. Timber sash Store 1; 2. Arched timber sash Day Room; 3. Architrave detail Officers' Quarters; 4 & 5. Stone plinth and evidence of historic railing; 6. Welsh Slate roof and arched openings; 7. Cellars to Officers' Quarters; 8. Historic ventilation grille; 9. Roof structure within the Laundry; 10. Typical barrack's king post roof truss.

4. Character Areas



Due to the level of survival of the original complex and the historic plan form of the site any development is likely to impact on the character of the former barracks as a whole. The alignment and scale of buildings, use of spaces between buildings, surface treatment, routes of footpaths or roads and proposed external materials will all need to consider how best to preserve, enhance or better reveal the historic character.

New build need not always follow a prescribed historic form. The proportion of the fenestration, rhythm of windows and doors and massing of a building will, however, have a significant impact and would need to reflect the formality of the site. Similarly the choice of surface materials and the layout of roads and paths will need to carefully consider the overall context. The plan above shows some of the obvious road and footways that may be necessary to enable the site to be fully accessible, whilst also reflecting the historic layout. It also highlights the key areas of lawn that should be retained.

As a functional military site the layout is determined by the hierarchy of buildings, shape of the site, and regimental requirements from the Napoleonic era. The 'regimented' and largely balanced geometric form has survived throughout the sites history and should be strictly retained and enhanced where any new built might be considered appropriate. The plan on Page 11 also indicates where buildings are not considered significant to the wider historic context. The characteristics of areas A to F, on the above plan, are examined in more detail later in this document as part of the management proposals.

Management Proposals: Preserving and enhancing the character of the area.

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas. This section

outlines enhancement opportunities which can be used to inform development to conserve the special quality of the area.

There are currently no permitted development rights, but should residential use be considered the Council may consider implementing an Article 4(2) Direction through which further controls on permitted development rights may be considered appropriate.

General observations

The boundary wall was historically lower (as indicated by the height of many of the surviving buttresses). Reducing the height of the boundary wall would significantly enhance the setting. In addition to lowering the wall pedestrian and vehicular access points will need to be carefully considered to improve public accessibility and enjoyment of the area (in particular the waterfront) and safe access.

Lighting for the site should be simple in form and pick up on the precision in the layout of buildings, paths and open spaces. The site lends itself to a unified style of column, lantern (and possibly bollard lighting) in a black finish and to a slender design.

Street Furniture will need to be carefully sited to respect the simple geometry of the site's historic layout and be discrete in colour.

Parking (for both cars and bicycles) will need to minimise visual disruption or the experience of key open spaces. This may necessitate grouping spaces behind the Officers' Quarters and neatly within clearly defined areas. Several spaces could be discretely located on the fringes of the site, but it will be important to limit parking south of the barracks, or along the waterfront. The lawns should remain grassed.

Proposals to demolish buildings will be considered on the basis of the impact on the special interest of the area and in this instance the later additions to the core historic buildings have been clearly defined on the Site Appraisal Plan. The buildings of historic interest are robust in form and universally built in red brick, originally with slate roofs. Further research into the interior layout to identify historic from later interventions will be important but in general terms the buildings are relatively easy to adapt. As the site is so clearly defined, and retains its historic form, opportunities to enhance the setting are straightforward. In summary such opportunities include the following:

- Removal of all modern fencing and barbed wire;
- Removal of high modern brick walls to Dolphin Way and their replacement with low level brick walls or plinth walls with railing.
- Removal of the modern concrete wall along the sea-ward side of the site;
- Implementation of pathways through the site in a uniform style and reflective of the historic layout;
- Analysis of the land between the site and the coastal defences, to identify the historic surface materials and use this to inform a new promenade walkway as a southern extension to Haslar Waterfront. A key part of these works would be public accessibility. Such improvements will also present an opportunity to promote the historic link between the Napoleonic coastal defences, the possible wharf, and the Barracks site.

Externally the rhythm of the openings on the historic buildings will be a key factor in assessing proposals and where possible applicants would be encouraged to reinstate blocked in openings and 'heal' later ill-considered interventions.

Area A: The Parade Ground and Lawn

The primary open space is the extensive parade ground and lawn around which barrack life focused. This principal open area is neatly framed by the Officer's Quarters, the southern end of the barrack ranges and the waterfront.

The area could be significantly enhanced by removing the handful of buildings that have cut into this space, by reinstating the railing to the south and by using the 1870s Ordnance Survey plan to consider improving the clearly defined historic landscape with its lawns and paths. An analysis of the historic surfaces will inform the most appropriate way to enhance the landscape and would answer questions such as the precise extent of the parade ground. To the north-west there is scope to remove buildings between the 'Day Room' and the parade ground to better define the historic relationship and to open the original gated entrance linking the fields to the south to the site. A key issue will be the potential enhancement of the entrance to the site to make it inviting, simple and clear in layout, whilst positively enhancing and opening up the link to Dolphin Way.

Area B: The Hospital and Barracks Yard.

This secondary historic space retains its simple and well defined layout framed by the northern end of the barrack blocks, the hospital and various ancillary buildings. Enhancement opportunities will focus on improved landscaping to reflect its historic character.

Area C: The Barracks

The area was characterised by lawns and paths separating out the 6 barrack blocks and the yard to the rear of the Guard Room. By removing later infills and security fencing, these yards would benefit from retaining lawns and connecting footpaths: visually and practically linking Areas A and B. The existing road access between the two northern most barrack ranges is likely to be required to provide access to Area B. Pedestrian access points should be considered within the area behind the Hospital block. The covered walkway that links 5 of the barrack ranges at their southern end appears to have been heavily remodelled and originally dates from the later 19th Century. Whilst it may be possible to retain this convenient link there is alternatively scope to consider its removal to open some important visual links and create new access points.

Attention will need to be given to the historic boundary walls to consider how to best enhance them and to consider which stretched could be lowered. The lawn between the Hospital and Barrack ranges might be enhanced by sensitive planting, including modest-scale trees.

Area D: Officers Quarters' and Laundry Yard

This area has suffered from piecemeal and poor quality infill. Removal of most of this later 'clutter' will help reveal the two key historic buildings and provide a more manageable and attractive space. The high wall along Dolphin Way should be removed and replaced with a much lower wall which, whilst providing a degree of privacy, should also provide opportunity to see into the site.

Area E: Officers' Quarters and Stable Yard

As with Area D this space has been partially eroded by ill-considered infilling. Clearing much of this away will significantly enhance the context of the Officers' Quarters and draw more attention to the interest of the surviving stables and historic boundary wall.

Area F: the Waterfront

Historic plans seem to indicate that this was once all hardstanding: possibly used as an assembly area relating to the embarkation and disembarkation of troops. The functional and historic relationship of the site to the coast is significant. Enhancement of this area should have particular regard to the historic surfaces and stronger links should be established between the waterfront walkway to each end of the site to ensure more connectivity and an enhanced public experience of the coast.

The existing security wall along the southern side of the site should be removed to open out views to and from the coast. Subject to coastal defence requirements it would be a significant enhancement to replace this wall with low level railing.

The broader setting of the Conservation Area: The surrounding land.

The Conservation Area is bounded to its east by Dolphin Way, which provides a neat separation between the site and Haslar Hospital. Historically there was an entrance to the site from near the junction with Fort Road, Clayhall Road and Dolphin Way. A path led to a point in the northern wall through a gap in the outbuildings clustered at the north-western corner of the site. The area between this junction and the site would be enhanced by clearing away the existing buildings and retaining this as landscaped open space. This area also provides a natural access point to the open land west of the Barracks site.

The western boundary to the site should retain a landscaped strip of land between the existing buildings and any future development to its south-west: possibly with consideration given to tree planting and a footpath link to the waterfront to ensure a degree of separation. Any development would need to have regard to the context of the Barracks site to ensure it would not be overbearing in form or harm its setting.

5. Archaeological significance and potential

There have been a number of archaeological interventions in the vicinity of the Conservation Area, largely related to Royal Hospital Haslar to the north-east. The land within the Conservation Area, however, has been relatively undisturbed and, as such, there is undoubtedly potential for the identification of previously unknown archaeological assets.

The Conservation Area in its entirety is of particular archaeological interest and it is likely that deposits exist that provide valuable information on its early form, use and development and could relate to two main issues:

- 1) The historic use of the site as a military barracks and hospital.
- 2) Earlier evidence for occupation or land-use due to its proximity to the medieval settlement of Hazelworth and its coastal location.

With regard to the historic use of the site as a barracks complex and hospital there is a range of possible evidence that may be revealed by ground disturbance or building works: evidence for specific regiments occupying the site through finds such as buttons or badges; evidence for historic drainage patterns, and key aspects of the functional use of parts of the site or lost buildings that may still survive as below ground remains. The buildings themselves will also form 'built archaeology' where hidden details may reveal unknown aspects of the role and function of the site.

There was a settlement in the immediate vicinity known as Hazelworth and marked on 17th Century maps. It is shown straddling a creek which originally separated this land from the Haslar Hospital site. The focus of this settlement appears to be further north, although it is not clear whether it extended to include this site.

As the site is located between fortifications at Blockhouse and Stokes Bay the potential for works within this area also needs to be given some consideration and the original or earlier phases of the shoreline may also be detectable. It is also important to consider the prehistoric interest of coastal sites and what this site might reveal about early human activity. Such evidence has been forthcoming in Stokes Bay, the Alver Valley and on Forton Creek.

Opportunities for investigation and appropriate levels of recording will be sought during groundworks or when buildings undergo substantial alteration. Any proposed development within the Conservation Area that includes significant groundworks must include, within the heritage statement/heritage impact assessment, an archaeological appraisal to ensure that planning decisions are informed by an appropriate level of site specific information (and accord with Policy LP11 of the Gosport Borough Local Plan, 2011 – 2029 and Paragraphs 126 to 141 of the NPPF).

6. Planning Policy and Development Management

The Gosport Borough Local Plan (Adopted October 2015) sets out the policy position for sites in the local authority area. Key Local Plan Policies particularly relevant to this site include Policies LP12 and LP13. LP12 sets out the need for proposals within a Conservation Area or its setting to have particular regard to the features of historic interest and Policy LP13 highlights the importance of sensitivity towards locally listed non-designated heritage assets.

Design and Parking SPD: The Council adopted a Supplementary Planning Documents with regard to Urban Design and Parking Standards in February 2014. These important documents will be material considerations in determining the suitability of new development within the area and can be accessed through the following link:

<https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/local-development-framework/supplementary-planning-documents/>

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

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

Works to trees in Conservation Areas also require consent from the Planning Section.

Planning applications for sites within Conservation Areas are required to be supported by a 'Heritage Statement' to demonstrate that the significance of heritage assets and/or their setting affected by a development, and of the impacts of that development upon them, have been taken into account when development is brought forward.

Further details can be found on the Council's website: <https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/applying-for-planning-permission/>

7. Further information and advice

Gosport Borough Council welcomes and encourages discussion before a householder, developer or landowner decides to submit a planning application. Details of the Council's pre-application advice service can be found here:

<https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/pre-application-advice/>

List of Regiments known to have used the site (With thanks to Philip Eley)

1804 Royal Glamorgan Militia
1805 100th Regt; 60th Regt
1807 East Kent Militia
1809 West Essex Regt of Militia
1810 2nd West York Militia
1811 North Cork Militia
1813 2nd West York Militia
1814 West York Regt of Militia; Royal Bucks Militia; Wiltshire Local Militia; 2nd Regt
1820 Veteran Battalion
1824 75th Regt; 2nd Foot; 97th Regt
1825 99th Regt; 28th Regt; 55th Regt
1829 28th Regt
1831 90th Light Infantry; 52nd Regt; 14th Regt
1832 81st Regt; 11th Regt; 14th Regt
1833 94th Regt; 12th Regt
1834 86th Regt
1835 86th Regt; 96th; 99th Regt
1837 84th Regt
1839 67th Regt; 11th Regt
1840 1st Bn 60th Rifles
1841 15th Regt
1842 6th Regt; 16th Regt
1844 76th Regt
1846 HQ 24th Regt; 2nd Regt
1848 91st Regt
1849 77th Regt
1851 30th Regt; 13th Foot
1852 93rd Highlanders; 95th Foot ; 13th Regt Light Infantry; 38th Regt.
1853 88th Connaught Rangers.
1854 35th Regt; Hants Militia; 4th South Middx Militia; Royal Wilts; Hants Militia Artillery; 4th West Middx Militia.
1855 Hampshire Regt; 3rd bn. Rifle Brigade; the Foreign Legion (3rd Regt).
1856 Dorset Militia; 97th Regt; 22nd Regt
1857 33rd Regt, the 85th Regt; 1st bn. Scots Fusiliers
1858 2nd West York Light Infantry Militia; Royal North Lincoln Militia; Waterford Militia; Royal Wilts Militia
1859 Tipperary Militia Artillery
1861 10th battery of 4th Brigade
1862 Hants Militia Artillery
1863 Royal Marines; 64th Regt
1864 Hampshire Artillery Militia
1864-5 HASLAR BARRACKS CONVERTED INTO A MILITARY HOSPITAL
c1892-1939 Royal Engineers
1914 Tyneside Electrical Engineers
1915 Royal Engineers
1923 Royal Engineers; R.A.M.C
1924 Tyne Electrician (Fortress) Royal Engineers
1926 Royal Engineers
1933 4th Fortress Company School of Electric Lighting, R.E.
1936-9 The School of Electric Lighting, Haslar Barracks
1948 HQ 10th A.A. Brigade
1949 227 H.A.A. Battery; HQ 10th A.A Brigade
1950-1 R A.O.C. Training School.

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- Website <https://www.fortgilkicker.co.uk/> With thanks to David Moore for permission to use his research.
- Numerous extracts from historic newspapers from 1800 to 1951 (by courtesy Philip Eley): Notably: The Hampshire Telegraph, Hampshire Chronicle, London Courier and Naval and Military Gazette.
- Numerous historic maps.

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**If you need this document in large print, on tape, CD,
in Braille or in another language, please ask.**

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Gosport Borough Council
Town Hall, High Street,
Gosport,
Hampshire,
PO12 1EB

Tel: (023) 9258 4242

www.gosport.gov.uk



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Borough Council