

# A YARD OF ALE

Looking back at Gosport's naval history

The fascinating history of the Royal Clarence Yard stretches back over 400 years, where the land that it now covers was an area of salt marsh bordering on the sea. Replete archaeological digs have unearthed evidence of Bronze Age pits, prehistoric pits used for cutting up fish and scraping animal skins.

It was not until the 17th Century, when Gosport began to grow as a port, that the land came into use again. In 1704, a former Navy Captain, Henry Poyer, had the foresight to build a brewery, producing beer from the fresh water in West Walling and selling it to the Navy.



**Charles Fort** was built in 1704 by Henry Poyer and was the first building on the site. It was destroyed by fire in 1710, but the site was used for the construction of the fort in 1715. The fort was destroyed by fire in 1715, but the site was used for the construction of the fort in 1715.

In its heyday, much of the activities at the Yard were centred around the Bakery and Gunpowder buildings, which were built between 1807 and 1832 and designed by the architect G. Taylor. They remained in use until the closure of the site in 1992 and became the focus of a major regeneration scheme.

These buildings now form an impressive historical landmark on the waterfront of Portsmouth Harbour, facing the sea dockyards and HMS Victory.

# MEET YOUR WILD NEIGHBOURS



Great care has been taken to make sure that wildlife in the Royal Clarence Yard will be protected and enhanced where possible.

More than 100 species of plants and animals are already present in the site. The regeneration scheme will include the creation of new habitats and the planting of native species to enhance the local wildlife.



Property Name	Area	Value
Curzon Cinema	1,200 sq m	£150,000
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## YOUR VIEWS

We would like to comment on the Planning Proposal for Royal Clarence Yard. Please use this form and send it to: Berkeley Homes Project Office, Royal Clarence Yard, West Lane, Gosport, Hampshire, PO12 1XK.

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Postcode: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Comments: \_\_\_\_\_

# GOSPORT MARINER



## CINEMA SET TO RETURN TO GOSPORT

After three years without a cinema, Gosport may see the silver screen return to the town if existing plans to complete the regeneration of the former dockyard site at Royal Clarence Yard are given the go-ahead.

Berkeley Homes, who are leading the restoration and regeneration of Royal Clarence Yard, have agreed terms with Curzon Cinema to operate a cinema on the site. Curzon Cinema will create a 200-seat cinema in the on-going regeneration of Royal Clarence Yard, which has seen the previously derelict and abandoned site transformed with many historic buildings conserved and sensitively refurbished, a walking route from the seafront to the waterfront and a new marina created and the waterfront space to be opened up for public enjoyment.

Keith Tait, the owner of Curzon Cinema, is committed to providing a neighbourhood cinema for Gosport. "I am very pleased that Curzon is coming to Gosport and it is going to be part of the fantastic regeneration of Royal Clarence Yard."

We take pride in being a neighbourhood cinema, and a commitment to serve our local community, and to having as many residents - new and old - on our doorstep will, I am confident, make our cinema a great success.

To secure the contract with Curzon, Berkeley Homes agreed to invest a considerable sum in the cinema project to ensure the highest quality of the construction. The cinema project will be a major element in the on-going regeneration of Royal Clarence Yard, which has seen the previously derelict and abandoned site transformed with many historic buildings conserved and sensitively refurbished, a walking route from the seafront to the waterfront and a new marina created and the waterfront space to be opened up for public enjoyment.

For further details of the next stage of Berkeley Homes plans to complete the regeneration of this important area, see our plans website and let us know your views.

INSIDE PLANS FOR THE WATERFRONT DEVELOPMENT • PROVISION FOR THE NAVY • TAKING CARE OF LOCAL WILDLIFE

Berkeley Homes and the local community have agreed a new social community area workshop, a cinema, shops, bars and restaurants. The planning permission was granted for 360 homes, including 81 affordable homes. A significant number of the related buildings have already been retained and converted to provide a variety of office, workshop, retail and residential use.

Berkeley's new plans for the site will provide further new and enhanced amenities, including a cinema, shops, bars and restaurants. The proposals for new homes, shops, bars and restaurants will be made in line with the government guidance regarding the site. The new homes proposed will also make an important contribution to the economic viability of the whole regeneration scheme, providing customers for the bars, restaurants, cinema and other employment generating commercial uses.



In total a further 400 new homes are proposed including significant additional provision of affordable housing. The homes, with the majority now being 1 and 2 bedroom, will be made affordable by increasing the amount for smaller units which also mean a reduction in price making them more accessible to local people. The majority of the new homes will be provided within buildings which have already been approved in terms of form and position. Only three further buildings are proposed which will take up land allocated to use in half a football pitch. These buildings will complete the street scene and help to provide a greater sense of enclosure for the public open spaces. An anchor landmark building will be created at the north end of the site on the approach across Forton Lake Bridge providing a high quality landmark focus at this end of the site.



Leading architectural practice, John Thompson and Partners have designed the new buildings to make an important visual contribution to the site. Commanding on the promenade, Marcus Adams, the architect behind the scheme said:

"The next phase of Royal Clarence Yard represents the final and most important piece of the jigsaw as the completed"

refurbishment of the listed structures is complemented by new buildings which restore the historic waterfront and North Meads. A new landmark building overlooking the Millennium Bridge will act as a beacon for Royal Clarence Yard's new future."

Aware of local concerns about traffic, generation, Berkeley has also looked very carefully at the impact the new plans were expected to provide a comprehensive assessment of the traffic impacts. In drawing up the assessment, traffic

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The national regeneration of Royal Clarence Yard is expected to bring substantial economic benefits to Gosport and the surrounding area. When the whole site is completed it is estimated that £27 million of direct private investment will also be generated on the site and over 200 new permanent jobs created on the Gosport site.

With its waterfront bars and restaurants, new cinema, landscaped public squares and refurbished historic buildings, Berkeley Homes is confident that Royal Clarence Yard is set to become an attractive and vibrant place for people to live, work and visit.

Most of the outline of the regeneration of Royal Clarence Yard has been done by the end of the regeneration. The next stage will be to bring the site to completion. The next stage will be to bring the site to completion. The next stage will be to bring the site to completion.

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