

Daedalus Waterfront Regeneration Project, HMS Daedalus

Daedalus Development Company with Homes England

● Heritage



Heritage Potential provided comprehensive heritage advice for the regeneration masterplan and planning applications for a 350-home residential-led mixed use scheme at HMS Daedalus, a former WW1 naval seaplane base.

Demonstrating our ability to support complex heritage-led regeneration, combining detailed research, stakeholder engagement, and policy justification to inform sensitive change on a site with extensive heritage assets.

The Challenge

HMS Daedalus is a largely vacant former military base with a long history as a naval seaplane station. The site contains 33 heritage assets, including listed hangars still housing the Hovercraft Museum and the Princess Anne hovercraft, creating a highly sensitive heritage context for regeneration.

Proposals for a residential-led redevelopment required balancing regeneration and viability objectives against the loss of some non-designated heritage assets, while securing support from Conservation Officers and Historic England.

Evidence-led heritage justification for the regeneration of a major mixed-use development and the delivery of wider economic, social, and public benefits.

Our Approach

- Completed literature review, site surveys and archival research
- Prepared a detailed Building Gazetteer covering 33 heritage assets
- Provided heritage advice across masterplan, planning, listed building and EIA processes
- Designed and delivered two public exhibitions, including events within the Princess Anne hovercraft
- Led ongoing engagement with Gosport Conservation Officers through meetings and site visits
- Worked closely with Historic England to explain design progression and heritage justification

The Outcome

- Heritage strategy prepared to support a 350-home residential-led mixed use regeneration scheme
- Historic England agreement that limited heritage loss was justified by wider public benefits
- Support secured from Conservation Officers and Historic England at application stage
- A balanced heritage case addressing viability, regeneration and heritage impact