

**Edwina Mountbatten House,
Broadwater Road, Romsey -**

Heritage Statement

Planning Issues

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Ecus Ltd

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Contents

EXECUTIVE SUMMARY	V
1. INTRODUCTION	1
1.1 PROJECT BACKGROUND.....	1
1.2 THE SITE.....	1
1.3 AIMS AND OBJECTIVES.....	2
1.4 REGULATORY AND POLICY CONTEXT.....	3
2. METHODOLOGY	4
2.1 STANDARDS.....	4
2.2 SCOPE OF ASSESSMENT.....	4
2.3 ASSESSMENT OF SIGNIFICANCE.....	7
3. HISTORIC CONTEXT	9
3.1 INTRODUCTION.....	9
3.2 HISTORIC DEVELOPMENT OF ROMSEY.....	9
3.3 HISTORIC DEVELOPMENT OF THE SITE.....	10
3.4 HISTORIC LANDSCAPE ASSESSMENT AND TOWNSCAPE CHARACTER ASSESSMENT.....	11
3.5 SUMMARY OF POTENTIAL HERITAGE CONSTRAINTS.....	11
4. STATEMENT OF SIGNIFICANCE	14
4.1 INTRODUCTION.....	14
4.2 ROMSEY CONSERVATION AREA.....	14
4.3 BROADLANDS.....	21
5. STATEMENT OF IMPACT	27
5.1 INTRODUCTION.....	27
5.2 REDEVELOPMENT OVERVIEW.....	27
5.3 ASSESSMENT OF PROPOSAL.....	27
5.4 IMPACT UPON IDENTIFIED HERITAGE ASSETS.....	30
6. CONCLUSIONS	33
7. REFERENCES	34
7.1 BIBLIOGRAPHY.....	34
7.2 CARTOGRAPHIC SOURCES.....	35
FIGURES	36
APPENDIX 1: REGULATORY AND POLICY CONTEXT	37
INTRODUCTION.....	37
ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979.....	37
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.....	37
NATIONAL PLANNING POLICY FRAMEWORK.....	37
LOCAL PLAN.....	38
APPENDIX 2: GAZETTEERS	39
APPENDIX 3: OS MAPPING	42

TABLES

Table 1. Criteria for determining the significance of heritage assets	8
Table 2. Criteria for valuing the contribution of the Site to the significance of heritage assets.....	8
Table 3. Figure 2 Data Records	39
Table 4. HHER Unlisted Buildings	41

PLATES

Plate 1. View towards the Site from the north	1
Plate 2. View towards the Site from the north	2
Plate 3. View towards the Site from the south east	2
Plate 4. View towards 30-36 and 38-52 Palmerston Street.....	16
Plate 5. View towards Manor House	17
Plate 6. View south along Palmerston Street towards the Site	18
Plate 7. View towards 23A and 23B Palmerston Street	18
Plate 8. View towards Mill Cottage	19
Plate 9. View along Palmerston Street towards the Site	20
Plate 10. View along Palmerston Street towards the Site	20
Plate 11. View towards the Site from the junction between Palmerston Street and The Hundred	21
Plate 12. View towards Red Lodge	22
Plate 13. View towards Broadlands entrance.....	23
Plate 14. View of the RPG boundary wall.....	24
Plate 15. Winter View towards the Site from Red Lodge.....	25
Plate 16. Winter view along Palmerston Street towards the Site.....	25
Plate 17. Winter view from Broadlands RPG entrance towards the Site	26
Plate 18. Example of summer view towards the Site from Broadlands RPG © Google Streetview May 2018)	26

FIGURES

Figure 1: Site Location
Figure 2: Designated Heritage Assets and HHER Unlisted Buildings
Figure 3: Historic Landscape Types
Figure 4: Extract from the Parish of Romsey Tithe Map 1845

Executive Summary

Ecus Ltd was commissioned by Planning Issues in January 2023 to prepare a Heritage Statement to inform a forthcoming planning application for Edwina Mountbatten House Broadwater Road in Romsey.

The Site is proposed for redevelopment, with the demolition of all existing built form and construction of a retirement living development with associated services, utilities, access, and car parking.

The Site comprises Edwina Mountbatten House, a purpose-built care facility, no longer in active use. The building is not considered a heritage asset and its demolition is not considered a constraint to the redevelopment.

This assessment has concluded that whilst the proposed redevelopment would result in a change to the setting of the Romsey Conservation Area, there would be no harm to the ability to understand, experience and appreciate the heritage significance of the historic environment. The proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the National Planning Policy Framework and local planning policies relating to the protection of and development within the historic environment.

This assessment has also identified no harm as a result of the proposals on other designated and non-designated heritage assets including Broadlands, a Grade II* Registered Park and Garden.

This assessment has been commissioned to focus solely on impacts to setting and therefore does not discuss the proposals regarding buried archaeological potential. This has been provided in a separate Archaeological Desk-Based Assessment produced as part of the planning application by Ecus Ltd in May 2023.

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd was commissioned by Planning Issues in January 2023 to prepare a Heritage Statement to inform a planning application for Edwina Mountbatten House on Broadwater Road in Romsey (hereafter the Site). The Site is centred on National Grid Co-ordinate 435492, 121014 (Figure 1).

1.2 The Site

1.2.1 The Site is situated south of Broadwater Road and west of Palmerston Street in Romsey. The Site is roughly square in plan and measures 2,957 sqm in extent. The Site lies c. 16 m above Ordnance Datum.

1.2.2 The Site currently comprises Edwina Mountbatten House, a former residential care facility, which ceased to operate in July 2022 (Plate 1-3). The building extends along the perimeters of the Site centred around an open courtyard which was utilised for car parking and as gardens. Access is afforded from Broadwater Road to the north and amenity grass and planting is located to the north and east. Outbuildings, including garages, are located in the west and north western extent of the Site. Woodland along the River Test forms the southern boundary of the Site beyond which is Bypass Road.



Plate 1. View towards the Site from the north

1.2.3 The boundaries of the Site to the north are demarcated by a low brick wall with hedge along the east. Wooden fencing is present to the south.

1.2.4 The Site lies within an area of commercial and residential activity on the edge of the settlement.

The eastern side of Palmerston Street is characterised predominately by residential buildings, and commercial buildings are located north of Broadwater Road. Further built form associated with the townscape of Romsey is located to the north, north east and north west of the Site, with the landscape south of Bypass Road undeveloped and comprising both agricultural fields and estate land of Broadlands.



Plate 2. View towards the Site from the north



Plate 3. View towards the Site from the south east

1.3 Aims and Objectives

1.3.1 The purpose of this heritage statement is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:

- an assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests;
- an assessment of the impact of the proposed redevelopment on the significance of the heritage assets and their settings.

1.3.2 This assessment has been commissioned to focus solely on the potential impacts to setting and therefore does not discuss the proposals with regard to potential buried archaeology. This has been provided in a separate Archaeological Desk-Based Assessment (ADBA) produced as part of the planning application by Ecus Ltd in May 2023 (Ecus ref. 20125.1).

1.4 Regulatory and Policy Context

1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England’s Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - *The Historic Environment in Local Plans* (2015a);
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
 - *The Setting of Heritage Assets* (2017a).
- Historic England’s *Understanding Place – Historic Area Assessments* (2017b);
- Historic England’s Advice Notes:
 - 1 (Second Edition): *Conservation Area Appraisal, Designation and Management* (2019a); and
 - 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019b).
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists’ *Code of Conduct* (CIfA 2019); and
- The Chartered Institute for Archaeologists’ *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

2.2 Scope of Assessment

2.2.1 The initial step of the HEDBA process is the identification of heritage assets likely to be affected by the proposal due to their presence within the Site or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England’s GPA3 (2017a).

2.2.2 The following sources were consulted to form a baseline for the assessment of the significance of the Site:

- National heritage datasets including the National Heritage List for England (NHLE);
- The Hampshire Historic Environment Record (HHER),
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP);

- Historic England’s Aerial Photo Explorer;
- Historic mapping available online;
- Hampshire County Council (HCC)’s 2010 *Romsey Townscape Assessment*;
- HCC’s Historic Landscape Assessment (1999)¹;
- Extensive Urban Survey (EUS) for Romsey which comprises an archaeological assessment and archaeological strategy (Hopkins 2014a-b)²;
- Purcell’s *Romsey Conservation Area Appraisal and Management Plan (2020a)* and *Romsey Conservation Area Boundary Amendment Report (2020b)*;
- Romsey’s HICA Townscape Assessment (2010);
- Google Earth imagery;
- Google Earth imagery;
- Relevant primary and secondary sources; and
- A site visit undertaken in January 2023.

2.2.3 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

NHLE

2.2.4 Designated heritage assets are illustrated on Figure 2 and referenced to by their NHLE entry reference.

HHER Data

2.2.5 All of the spatial data held by HHER for the study area was requested, assessed and analysed as part of this assessment. Whilst a 500 m study area search was submitted to HHER, this was reduced to 250 m to inform this ADBA. The data within the 500 m was reviewed initially to develop an understanding of the historic environment.

2.2.6 The HHER data received was provided in four categories: archaeology, historic buildings, Hampshire County Council (HCC) cropmarks and historic landscape types.

2.2.7 The HHER data is discussed in further detail in relation to the buried archaeological resource in the ADBA produced by Ecus Ltd for the Site. The majority of data records are not reproduced on any

¹ Available at: <https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/landscape>.

² Available at: https://archaeologydataservice.ac.uk/archives/view/hampshire_eus_2003/downloads.cfm.

accompanying figures and only referred to in Section 3 where relevant.

- 2.2.8 HHER unlisted buildings are illustrated on Figure 2. They are not discussed individually within this heritage statement. The buildings are not considered a constraint to the redevelopment; where they form part of Romsey Conservation Area, they are assessed in conjunction with it in Section 4 and 5.
- 2.2.9 Historic Landscape Types, alongside Townscape Assessments is discussed in Section 3 and reproduced on Figure 3.

EUS

- 2.2.10 The EUS is discussed in detail with regard to the buried archaeological resource in the ADBA produced by Ecus Ltd for the Site in May 2023. It was reviewed as part of this heritage statement in order to understand the strategy and policies in place for the protection and conservation of the historic environment in Romsey.

Limitations

- 2.2.11 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.
- 2.2.12 Archival material relating to the Site and study area was not consulted in person at Hampshire Archives and Local Studies. The online catalogue was reviewed and no further information which would inform our understanding of the Site was identified.
- 2.2.13 Whilst there may be other material held in private collections, local repositories and the National Archives, it was not possible to view these as part of the assessment. All Ordnance Survey (OS) mapping obtained as part of the assessment is provided in Appendix 3.
- 2.2.14 Historic England's Archives were not visited as part of this assessment for either documentary material or aerial photographs. The online catalogue for the archive did not provide any information relating to the Site. The online aerial photo explorer was utilised for the purpose of this assessment although material was not reproduced due to copyright. This is discussed further in Section 3. No aerial photographs covering the Site were available on the other sources listed above.
- 2.2.15 A site visit was undertaken as part of this assessment. Whilst access to the Site was not afforded, sufficient access was afforded from adjacent footpaths and roads to view the building in relation to the setting of nearby heritage assets.
- 2.2.16 There was sufficient access to the surrounding landscape from Public Rights of Way. Due to location of the Listed Buildings in private properties, no access was afforded to their immediate

grounds. As such, an assessment of the likely impacts upon the significance of the assets due to changes to their setting was taken from the adjacent footpaths and roads.

2.3 Assessment of Significance

2.3.1 The National Planning Policy Framework (NPPF 2021) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 194).

2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF):

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

2.3.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.

2.3.5 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

2.3.6 Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 203 of the NPPF.

Table 1. Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Buildings, landscapes or townscapes of such limited heritage significance it does not merit identification as a non-designated heritage asset. This is typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2. Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance.
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Context

3.1 Introduction

3.1.1 In accordance with Step 1 of Historic England's GPA3 (2017a) and *Understanding Place – Historic Area Assessments* (2017b) – Level 1 Outline Assessment, information has been provided below to inform understanding about the historic development of the Site. The information has been summarised to ensure it is appropriate and proportionate, in accordance with the NPPF, to understanding the significance and assessment of impact of the redevelopment.

3.2 Historic Development of Romsey

3.2.1 Settlement in Romsey dates from the early medieval period and likely began as a village. The place name is suggested to mean 'Rum's Island' which refers to an area of dry land surrounded by marsh. The origins of settlement during this period are uncertain and there is little archaeological evidence known to provide an indication about the exact form or extent of settlement. The area is suggested to have comprised a relatively high-status settlement during this period, likely centred around the later market place and abbey to the north west of the Site (Hopkins 2004a).

3.2.2 The medieval settlement of Romsey was defined by the abbey (Grade I Listed; NHLE: 1092649), suggested to have been founded in 907, and the market place. The latter was triangular in character and was approached from the east via The Hundred. The Hundred is the principal street which runs east to west. The shape of the market place is unusual for Hampshire. In contrast to the market place, the town had a strong rectilinear form which is broken in the south east by a later 16th century development. The full extent of the precinct is unknown but is likely to have included an area bounded by Horsefair and Mill Lane to the north, the market place and Church Street to the east and Newton Lane to the south. Boundary plots in Romsey exhibit less regularity than in other settlement areas in Hampshire, with the exception of those along Church Street and Bell Street (Hopkins 2014a). These may attest to early origins of settlement, and this is supported by the HHER data records which are centred closer to the historic core.

3.2.3 During the medieval period the undeveloped land surrounding Romsey, including Broadlands Registered Park and Garden (Grade II*; NHLE: 1000166) to the south, was associated with the abbey and likely used as farmland. Broadlands c. 40 m south of the Site formed part of the abbey until its dissolution in 1544; it later was developed into a park although its present form was created in the later 19th century.

3.2.4 Palmerston Street which lies to the east of the Site is of 15th or 16th century origin and is suggested to have been linked with the diversion of the Southampton Road from Banning Street in the 16th century to avoid parkland which was formerly abbey farmland. The buildings along the east side of

the street represent post-medieval expansion linked with the development of the road and date from the 18th to early 19th centuries. The majority of these have been designated Grade II Listed.

3.2.5 Since the medieval period Romsey has been subject to continual redevelopment. The greatest area of change identified is around Banning Street which was truncated by the construction of Bypass Road which runs to the south of the Site. During the twentieth century the town was subject to expansion and infill development, particularly to the north of the town centre, and the construction of new roads. Broadwater Road is a modern addition, linking Bell Street and Palmerston Road. Its southern side is characterised by modern development.

3.3 Historic Development of the Site

Historic Mapping

3.3.1 The Parish of Romsey Tithe Map dating to 1845 (Figure 4) records the Site as predominately part of one land parcel, referred to as House and Garden, held by William Jeffery and owned by the Viscount Palmerston.

3.3.2 By the late 19th century the Site had been subject to redevelopment with the subdivision of land and construction of several buildings. The majority of the buildings are set back from the road, roughly within the centre of the Site, and orientated north to south. The remainder of the Site does not appear to have been subject to any significant development. OS mapping from the 19th century records change, albeit limited, within the Site with the introduction of additional buildings in the western extent and reorganisation of internal boundaries.

3.3.3 OS mapping from the early 20th century continues to record the presence of buildings within the Site which have been subject to alteration, with removal and introduction. The function of these buildings cannot be discerned from the available sources.

3.3.4 Significant change is recorded in the Site during the mid-20th century with further development. By this date, the buildings within the centre and western extent of the Site are aligned in two parallel rows, orientated north to south, and accessible via Palmerston Street to the north east. The eastern extent of the Site does not appear to have been subject to any significant development.

3.3.5 From the 1940s to 1960s OS mapping illustrates that the Site was subject to another phase of redevelopment, with the removal and introduction of further buildings in the central and western extents of the Site. By the publication of the 1965-1966 OS map, Broadwater Road to the north has been established. A large building is also recorded in the south eastern corner of the Site, accessed off Broadwater Road.

3.3.6 By 1967 the large building in the southern eastern corner of the Site had been developed to form

the existing building, Edwina Mountbatten House. All earlier buildings within the Site had been removed and Edwina Mountbatten House was opened in the late 20th century, c. 1970, as a purpose-built care facility. It was founded in memory of Edwina, a relief worker and the first vicereine of India as the first Countess Mountbatten of Burma, wife of Rear Admiral Viscount Mountbatten of Burma. Edwina was also the eldest daughter of politician Wilfrid William Ashley, Baron Mount Temple of Lee, and goddaughter to King Edward VII. The building within the Site remained in operation until its closure in July 2022.

Historic England Aerial Photographs

3.3.7 There is one photograph available on Historic England's aerial photo explorer. Dated to 2015 this records the Site in use as a care facility³.

3.4 Historic Landscape Assessment and Townscape Character Assessment

3.4.1 As illustrated on Figure 3, HHER records the historic landscape type within the Site as 'Old Settlement' which is described as town and city 1810 extent identified from OS maps. The Site, in its current character and appearance, reflects development in the mid to late 20th century.

3.4.2 The Site lies within an area (TCT08) defined as 'residential post-1945-present (houses and bungalows)' in the Hampshire Town Character Assessment for Romsey (HCC 2010). In its current character and appearance, as a vacant building, it is not in keeping with the residential character of the area and has an inactive public realm. The building within the Site is not considered to make either a positive or meaningful contribution to its surroundings; overall it is considered to be neutral.

3.4.3 The Site lies immediately adjacent to, but outside of, Character Area 4 of Romsey Conservation Area – 'The Hundred and Palmerston Street' (Purcell 2020a). The character of this area is defined by mixed use, although residential is the dominant use, and the character of buildings plot along Palmerston Street is defined as small and narrow. This is discussed further in Section 4.

3.4.4 The environs to the west of the Site are characterised by larger 20th century coarse grain development with large areas of hardstanding south of Broadwater Road. Banning Street is characterised by medium rise development which is formed of grouped rectilinear buildings laid out in an informal arrangement orientated to roads and central open green spaces.

3.5 Summary of Potential Heritage Constraints

3.5.1 The following provides a summary of known and potential constraints. Buried archaeology is not addressed in this heritage statement but provided in the accompanying ADBA produce by Ecus

³ Available at: https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/29640_010.

Ltd in May 2023.

Designated

Archaeology

- 3.5.2 The assessment undertaken above has identified no designated archaeological remains that would be indirectly affected by the proposed redevelopment through a change posed to their setting.

Conservation Area and Listed Buildings

- 3.5.3 Historically the Site formed part of Romsey Conservation Area. A review of publically available online data indicates that following a review of the conservation area in 2020 it was excluded from the designed area.
- 3.5.4 As the Site lies immediately adjacent to and forms part of the setting of the conservation area, it is discussed in further detail in Section 4.
- 3.5.5 The conservation area forms an inherent part of the setting of designated and non-designated buildings located within it. As such, the majority of these buildings will be assessed in conjunction with the conservation area. Grade II Listed Buildings which will be assessed as part of the conservation area but subject to further detailed discussion as they form part of the shared streetscape of Palmerston Street comprise:
- 30-36 (NHLE: 1232471) and 38-52 (NHLE: 1277049) Palmerston Street which form the eastern side of the streetscape directly opposite the Site;
 - Manor House, also known as 91-21, Palmerston Street (NHLE: 1232433) which is located on the north side of Broadwater Road directly opposite the Site;
 - 20-28 Palmerston Street (NHLE: 1277088) which are located c. 30 m north east of the Site;
 - 23A and 23B Palmerston Street (NHLE: 1232472) and Mill Cottage, also known as 64 Palmerston Street (NHLE: 12312473), will be assessed. These are located c. 60 m east of the Site.

Registered Park and Garden

- 3.5.6 Broadlands, a Grade II* Registered Park and Garden, is located c. 40 m south of the Site on the southern side of Bypass Road (NHLE: 1000166). Whilst the redevelopment would not directly impact upon the park and garden, or any of the historic buildings located within it including Red Lodge (Grade II Listed; NHLE: 1093645), the Site forms part of the wider landscape of this heritage asset. A limited level of intervisibility was also identified in the site visit. As such, Broadlands will be subject to further assessment as part of Section 4 and 5.

Non-Designated

HHER Unlisted Buildings

- 3.5.7 HHER unlisted buildings located within Romsey Conservation Area will be assessed as part of the designated area. No HHER unlisted buildings located outside of the conservation area have been identified as potential receptors to the proposed redevelopment. As these buildings would not be harmed, either directly or indirectly, they are not subject to any further assessment.

The Site

- 3.5.8 The existing building within the Site, Edwina Mountbatten House, is of 20th century date and not of heritage interest. Whilst it retains a level of historic interest, through the association with the first Countess Mountbatten of Burma, Edwina, this does not commensurate with identification as a heritage asset. Within the NPPF a heritage asset is identified as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)' (2021, p. 67).

- 3.5.9 Non-designated heritage assets are identified in the National Planning Policy Guidance (NPPG) as:

'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.'

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets' (Paragraph 39, ID: 18a-039-20190723).

- 3.5.10 The NPPG recognises that buildings can be of heritage interest but do not necessarily constitute identification as non-designated heritage assets. Only a minority of buildings are considered to have enough significance to meet this identification. This assessment has concluded that the building is not of heritage interest and does not require consideration in the planning process. Its removal from Romsey Conservation Area boundary in 2020 also supports this conclusion.

4. Statement of Significance

4.1 Introduction

- 4.1.1 The following section assesses the heritage significance of heritage assets which have been identified as being potentially sensitive towards change within the Site in Section 3 above.
- 4.1.2 In accordance with Step 2 of Historic England's GPA3 (2017a) the following section assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.
- 4.1.3 With regard to the Romsey Conservation Area discussed below, it is not the intention to repeat information provided in the Conservation Area Appraisal (2020a). Whilst this document has been reviewed for the purpose of this assessment, the following is a summary and therefore should be read in conjunction with that document.

4.2 Romsey Conservation Area

- 4.2.1 Romsey Conservation Area was first designated in 1970 and its boundaries has since been subject to several amendments, the most recent of which was in November 2020, discussed in further detail below.
- 4.2.2 The designated area is c. 37 ha in extent and covers the core of the historic town centre (centred on the abbey church (NHLE: 1092649) and Market Place) and historic approaches including The Hundred, Palmerston Street, Middlebridge Street and Cherville Street. The conservation area is of high heritage significance due to its historic, architectural, aesthetic and archaeological interests. Its interests derive from its historic development, surviving historic fabric and potential archaeological remains. The conservation area has a total of 180 listed buildings within its boundary. The conservation area's character and appearance is a mix but key features are summarised in the appraisal as follows:
- Its character as a *'quintessential historic English market town set within a rural agricultural landscape'* (Purcell 2020a, p. 9);
 - The historic development of Romsey from the 10th century to present day and post-war suburban expansion restricted to the north and east;
 - The character and appearance of historic buildings, both designated and non-designated, creating ribbon development along Middle Bridge Street, Cherville Street and Winchester Road. Buildings date from the medieval to present and illustrate the historic evolution of Romsey;

- The physical fabric of buildings with themes such as materiality and detailing contributing to the overall character and appearance of the townscape. These comprise red brick and clay tiles for roofs with stone and flint present on higher-status housing, civic and educational buildings;
 - Archaeological and historical interest of the medieval core with narrow streets leading to Market Place and the abbey church;
 - Importance of the abbey both in the historic development and townscape of Romsey and presence in views;
 - Presence of burgage plot boundaries;
 - Open spaces, including the War Memorial Park, and regular active use of the Market Place and Corn Market;
 - Vegetation and green spaces including the abbey garths which contribute to the setting of the abbey church;
 - The River Test which influenced both the growth and economy of Romsey and remains of former industries in the form of mill buildings surviving along the river banks. These contribute to our understanding of the industrial past of Romsey;
 - Broadlands Estate located to the south, and outside of, the conservation area which has restricted growth and expansion of the town but provides an important contribution to the setting and our understanding of the historic development of Romsey from the medieval period onwards; and
 - The setting of the conservation which comprises four key elements: rural (derived from the meandering River Test and associated branches and tributaries and water meadows/agricultural fields to the south west and west of the town), residential suburbs to the north and east, Broadlands estate to the south (noted for '*although limited in visibility from the Conservation Area itself, the estate forms a historic and attractive part of the wider green setting of the Conservation Area*' (Purcell 2020a, p. 56)) and former Strong and Co Brewery Site to the north.
- 4.2.3 There are 10 character areas identified within the conservation area and these are discussed in detail in the appraisal produced by Purcell (2020a). The closest to the Site comprises Area 4: The Hundred and Palmerston Street. The character of this area is defined by mixed use, although residential is the dominant use, and the character of buildings plot along Palmerston Street is defined as small and narrow. Buildings are typically of two to three storeys, with the taller structures located to the northern end of Palmerston Street, and there is a varied appearance through widths, heights and roof forms. Building materials comprise red brick, although render or painted in neutral colours are present, with modest detailing on the majority of built form. Greater architectural

detailing on grander buildings, notably along the west side of Palmerston Street, comprises classical doorcases, quoining, timber farming and herringbone brickwork. Roofs vary but typically are pitched or hipped with materials comprising slay and clay. The buildings along Palmerston Street, notably on the east side, are positioned onto the road with the limited historic boundary treatments comprising brick walls or railings. There is limited planting along Palmerston Street, except for that to the south of Manor House and front garden of 52-52 Palmerston Street (Purcell 2020a, p. 24-26).

4.2.4 There are several buildings along Palmerston Street considered to be of high heritage significance and that contribute to the streetscape. These have been designated Grade II Listed and are illustrated on Figure 2. Those within proximity to the Site, and identified for further assessment, comprise:

- 30-36 (NHLE: 1232471; Plate 4) Palmerston Street which form the eastern side of the streetscape directly opposite the Site. These buildings are two storey in height, with basement, and constructed of brick with a tiled roof. They are late 18th century in date and symmetrical in appearance. The buildings are set back from the road beyond a footpath. Their principal elevation faces onto the road (west) with narrow linear gardens to the rear (east);



Plate 4. View towards 30-36 and 38-52 Palmerston Street

- 38-52 (NHLE: 1277049; Plate 4) Palmerston Street also form the eastern side of the streetscape directly opposite the Site. These buildings form a continuous terrace but no. 48 has a separate roof and higher/wider frontage. No 50 and 52 are similar but set back from the road. All the buildings are two storey in height and constructed of brick with a slate roof. They date from the early 19th century and are set back from the road beyond a footpath. Their principal elevation faces onto the road (west) with narrow linear gardens to the rear (east);

- Manor House, also known as 91-21, Palmerston Street (NHLE: 1232433; Plate 5) which is located on the north side of Broadwater Road directly opposite the Site. This building is of 15-16th century origin but was restored in the 20th century. Two storey in height with attic it has an almost symmetrical front facing onto Palmerston Street (east elevation). The building is constructed with a timber-frame with brick infilling and plastered on the northern gable. A herringbone pattern is present on the centre gable and red brick infilling, in the form of stretchers, is present on the south gable. The building is set north of the junction between Broadwater Road and Palmerston Street, beyond a footpath. The grounds associated with this listed building extend to the south and west and are in use as gardens and a car park associated with the function of the building as a restaurant. They are enclosed from the roadside by a red brick boundary wall;



Plate 5. View towards Manor House

- 20-28 Palmerston Street (NHLE: 1277088; Plate 6) which are located c. 30 m north east of the Site. These are late 18th century in date and two storey in height. No 20, 22 and 23 have an attic. They are constructed of red brick with a tile roof. The buildings are set back from the road beyond a footpath. Their principal elevation faces onto the road (west) with narrow linear gardens to the rear (east);
- 23A and 23B Palmerston Street (NHLE: 1232472; Plate 7) located c. 60 m east of the Site. The buildings are likely to be of late 18th or early 19th century date and constructed of red brick with a tiled gabled roof. 23B adjoins 23A to the east with its southern elevation facing onto the Bypass to the south. No 23A's principal elevation faces west onto Palmerston Street, although it is set back from the road beyond an area of grassland and mature trees; and



Plate 6. View south along Palmerston Street towards the Site



Plate 7. View towards 23A and 23B Palmerston Street

- Mill Cottage, also known as 64 Palmerston Street (NHLE: 12312473; Plate 8)), is located c. 60 m east of the Site. Early 19th century in date, it is two storey in height with the small wall treatment as the west elevation of 23A but with a different asymmetrical window arrangement. The mill cottage has a slate gabled roof and evidence of its former use is visible both in the physical fabric as well as remnants of mill machinery and a wooden footbridge.

4.2.5 These buildings are of high heritage significance which derives from their historic, archaeological and architectural interest inherent in their historic development and physical fabric. There is also the potential for surviving physical fabric and buried archaeological remains relating to former activity. Collectively they form a group of buildings along Palmerston Steet which contribute to the

aesthetic interest and experience along the streetscape into the historic core. The setting of the buildings derives from their immediate groups and position on the streetscape of Palmerston Street and in conjunction with each other.



Plate 8. View towards Mill Cottage

4.2.6 The conservation area appraisal includes detailed commentary on views and notes that the area *'does not contain any specifically designed vistas'* but rather kinetic incidental transitional views as you move through the townscape (Purcell 2020a, p. 43). The undulating character of the streetscene results in most views being narrower and channelled, often terminating with specific buildings. More open views are afforded across open areas such as the Market Place. Views along Palmerston Road are important for documenting the approach into the historic core. The undulating character of the road, building lines and strong historic grain funnel views along the streetscape and emphasis the transition from the Bypass into the historic core (Plate 6, 9-11 and 16).

4.2.7 The Site is visible on the approach into Romsey's historic core along the west side of Palmerston Street and forms part of the gateway experience into/from the conservation area. Whilst the Site is also encompassed in views along the streetscape due to its positioning, such views also incorporate the listed buildings discussed above, any views from the wider landscape are more restricted with those from the northern extent of Palmerston Street encompassing the eastern extent of the Site.



Plate 9. View along Palmerston Street towards the Site



Plate 10. View along Palmerston Street towards the Site

4.2.8 The Site is located outside of Romsey Conservation Area. The Site forms part of the setting of the designated area and is located along Palmerston Road, a street identified as an important historic approach to the town centre (Purcell 2020a, p. 5). As discussed in Section 3, historically the conservation area encompassed the Site. The reason for its exclusion is outlined as follows in the *Romsey Conservation Area Boundary Amendment Report*: ‘this building dates to the later 20th century and is of no heritage value. Its larger footprint means it does not reflect the historic character of the area’ (Purcell 2020b, p. 8). This heritage statement agrees with these conclusions and concludes that the Site does not positively or meaningfully contribute to the setting of the conservation area or the setting of the listed buildings along the shared streetscape of Palmerston Road. The Site does not reflect the historic character of the area through its larger footprint nor

does it preserve or enhance the conservation area.



Plate 11. View towards the Site from the junction between Palmerston Street and The Hundred

4.3 Broadlands

- 4.3.1 Broadlands comprises a Grade II* Registered Park and Garden (RPG) located c. 40 m south of the Site (NHLE: 1000166). The designated area encompasses a house and gardens of 16th-17th century origin suggested to have been originally the work of William Kent, although later remodelled in the late 18th century as part of a comprehensive new landscape of pleasure grounds and parkland by Lancelot Brown. Additional planting was introduced in the early to mid-19th century by the third Viscount Palmerston.
- 4.3.2 Broadlands comprises a total area of c. 188 ha in extent and 15 listed buildings, the closest of which to the Site comprises Red Lodge (Grade II Listed; NHLE: 1093645; Plate 12) located on the entrance of the RPG. The building dates from c. 1870 and is a lodge dwelling in an Old English (Tudor) design by W E Nesfield.
- 4.3.3 Broadlands, and the designated buildings located within it, are of high heritage significance and this derives from their individual and collective interests, shared setting and group values. The heritage significance of the heritage assets derives from their historic, architectural, aesthetic and archaeological interests, individually and collectively, and the heritage interests interrelate thus providing group values. In sum, the historic interest derives from the development and use of the area, from the medieval period to present day, and its historic and current function. This includes its former association and use as farmlands with the abbey church. The historic interest also derives from the occupants who were responsible for the development and the association with designers/individuals for the construction of both the buildings and RPG. The historic interest is

further heightened by the documentary material which illuminates the understanding of Broadlands. The architectural/aesthetic interest relates to the physical fabric of the buildings (internal and external) as well as the planned RPG, and the deliberate design to form a visually interesting and engaging landscape. Furthermore, the architectural/aesthetic interest derives from the sensory and intellectual stimulation drawn from this designated area. The archaeological interest derives from the buildings and potential for buried archaeological remains and documentary material to provide information relating to use, function, and historic development.



Plate 12. View towards Red Lodge

4.3.4 The RPG and listed buildings located within it each have their own as well as shared setting which contributes to the heritage significance individually and collectively. The setting is summarised as follows:

- The position of the RPG south of Bypass Road and west of the A27;
- The position of the RPG in relation to the historic core of Romsey, located north of Bypass Road centred along Market Place and the abbey church. This contributes to our understanding of its context and historic development from the medieval period onwards;
- The position of the buildings in relation to each other, the RPG, kitchen garden and entrance off Bypass Road as this contributes to our understanding of the historic and current context, development, function and use;
- The position of the Listed Buildings in relation to features and infrastructure in the gardens and park which facilitate movement and contribute to the experience and appreciation;
- The layout of the RPG comprising formal garden, kitchen garden, pleasure grounds, park and pathways interconnecting them;

- The RPG entrance off Bypass (Plate 13);
- The boundary wall which runs along Bypass Road enclosing the RPG from the wider landscape to the north;
- Deliberately designed views and the course of the River Test and its influence on the design of the RPG; and
- The position of the RPG in relation to the wider landscape today which has been subject to a level of change notably the expansion of Romsey to the north and its continued development and growth.



Plate 13. View towards Broadlands entrance

4.3.5 As illustrated on Figure 2, the Site lies on the northern side of Bypass Road outside of the RPG boundary. This assessment has identified a historical relationship between the Site and RPG with the Site held under the same ownership of Broadlands, by Viscount Palmerston, during the mid-19th century. The Site has since been subject to significant alteration and thus its former character and appearance, as an undeveloped land parcel in agricultural use, cannot be appreciated within the landscape today. The former character and appearance of the Site, along with the historical relationship with Broadlands through shared ownership, is best understood on cartographic and historic sources.

4.3.6 The boundaries of the RPG are clearly demarcated on both historic mapping and within the landscape today. There is no indication that the Site formed part of the park and no deliberately designed views which incorporate the Site has been identified as part of this assessment. The Site, as part of the wider landscape of Romsey, was not intended to appear as a landscape feature which attracted and drew attention (as an eye catcher) and this assessment has not identified any

historic intervisibility which would not be incidental due to the close proximity between the two.

4.3.7 A tall boundary wall (Plate 14) runs along the south side of Bypass Road, and along with dense vegetation prevents any visibility into/from the RPG today. The Site is not considered to be encompassed in any views from within the RPG or in views from the majority of listed buildings located within the RPG. Any intervisibility between the Site and RPG is restricted to the RPG entrance off Bypass Road. This intervisibility is considered incidental and fortuitous due to the position of the entrance and the close proximity between the two. This statement has concluded that such views afforded from the RPG entrance, and Red Lodge which is located immediately adjacent to it, are more extensive during the winter months due to the seasonality of vegetation cover from the mature trees located south of the Site along the north side of Bypass Road (Plate 15-18). Where visible, the Site is encompassed within the townscape of Romsey and does not contain any elements which are designed as key viewpoints from the RPG. Its appearance in such views does not positively enhance or meaningfully contribute.



Plate 14. View of the RPG boundary wall

4.3.8 Taking the above into account, this statement has concluded that whilst the Site forms part of the wider landscape setting of Broadlands, through its position in Romsey townscape, the Site itself does not contribute to the setting or significance of the RPG.



Plate 15. Winter View towards the Site from Red Lodge



Plate 16. Winter view along Palmerston Street towards the Site



Plate 17. Winter view from Broadlands RPG entrance towards the Site



Plate 18. Example of summer view towards the Site from Broadlands RPG © Google Streetview May 2018)

5. Statement of Impact

5.1 Introduction

5.1.1 This section sets out a description of the scheme and provides an assessment of impact with regards to the works undertaken.

5.2 Redevelopment Overview

5.2.1 The proposed redevelopment of the Site comprises:

- Demolition and removal of all existing built form and infrastructure including Edwina Mountbatten House;
- Construction of retirement development building – a single building with C-shape footprint and central amenity space. The elevations will front onto Broadwater Road to the north, Palmerston Street to the east and Bypass Road to the south;
- Retention of access via the existing site entrance in the north west, off Broadwater Road, although this will be modified to accommodate the scheme. The existing main access off Broadwater Road to the north will be removed;
- Establishment of a car park in the south west corner of the Site with a drive/road along the west boundary; and
- Landscaping including amenity grass and planting.

5.3 Assessment of Proposal

Character

5.3.1 The redevelopment would be residential. This use is in keeping with the residential character of the streetscape of Palmerston Street and would introduce positive public realm into a space currently vacant and inactive.

Footprint

5.3.2 Taking into account the reasons for removal from Romsey Conservation Area, the proposed C-shaped footprint has been designed to introduce continuous frontages along Palmerston Street and Broadwater Road reflecting the characteristics of built form (i.e. creating continuous frontages along the streetscape) in the area. The redevelopment would contribute to funnelling views along the streetscape into/from the town and the sense of enclosure afforded along the streetscape of Palmerston Street.

5.3.3 The footprint would also reflect characteristics present within the town, with buildings with larger

footprints present in the environs in the immediate vicinity of the Site and setting of the conservation area.

Positioning and Layout

- 5.3.4 The overall position and layout is considered positive and appropriate as it is orientated to and thus corresponds with the surrounding roads. The retirement development is orientated to the streetscape of Palmerston Street and Broadwater Road. It respects and reflects the established building lines, and thus is in keeping with the characteristics of the townscape along the streetscape of Palmerston Street, i.e. continuous development overlooking the road and channelling views along the routes.
- 5.3.5 Through its positioning, the redevelopment is setback within the Site beyond the existing footprint and a proposed area of amenity grass. This is considered positive as it prevents the building being located immediately adjacent to the roadside drawing attention in views from the surrounding streets. Its setback position means it would not overshadow, and would be subservient in views to the listed buildings on the eastern side of Palmerston Street and on the north side of Broadwater Road. Through its setback position visibility from the northern end of Palmerston Street would be reduced. Views from the northern extent would only encompass part of the east elevation.
- 5.3.6 Through its setback positioning and footprint, the redevelopment prevents the introduction of a landmark building on the junction of the roundabout to the south east of the Site. Views from this location would be seasonal, with dense vegetation cover along the River Test restricting visibility of the majority of the building. During winter months, glimpsed views of the building in the context of the streetscape of Palmerston Street are not considered to result in harm. The undulating character of the streetscape would remain appreciable, and the historic buildings located upon the roadside and character of Palmerston Street would continue to be experienced.
- 5.3.7 By locating the area of car parking in the south west corner of the Site, this prevents the area of hardstanding becoming a dominant or visible feature in the townscape and streetscape of Palmerston Street. It also prevents a 'gap site' in the streetscene and the redevelopment would introduce a strong building line along the surrounding roads.

Mass and Scale

- 5.3.8 The redevelopment comprises a single building which extends along three of the four boundaries of the Site. The Site is considered to have the capacity to accommodate the redevelopment proposed and through its footprint and design, as a terrace of individual units, avoids the introduction of a single building of perceivable scale and mass that extends across the entirety of the Site.

- 5.3.9 The building has been designed to respect the topography within the area and through the design of the roofscape. As such, it will have a staggered roof height with the elevation along Palmerston Street varying between 2-2.5 storeys in height. The number of storeys is considered appropriate and reflects the number of storeys present along Palmerston Street which enables the proposed development to blend in with the existing and historic mass and scale. Funnelled enclosed views are a characteristic of the conservation area, created due to the undulating character of the streets and the presence of built form lining the roadside. Whilst the redevelopment would appear in views from the south along Palmerston Street, through its design and sympathetic proposed materials (discussed below), it will appear as a series of terrace units thus reflecting the characteristics of built form on the east and west side of the streetscape. The appearance of the proposed redevelopment in such views would not negatively impact upon the ability to understand and experience the streetscape and approach into the historic core. The majority of built form along Palmerston Street will be 2 storey in height with some accommodation within the roof. The number of dormers limited and their design reflects those extant along the streetscape. Although the elevations along Broadwater Road and Bypass Road will comprise 3 storey elements, this is not considered inappropriate and would not negatively impact upon the historic environment. By designing a building of varying number of storeys, the proposed scale reflects the variances in the surrounding built environment and the undulation of the surrounding topography.
- 5.3.10 The building has also been designed to demarcate the junction between Palmerston Street and Broadwater Road and provides a solid definition without appearing visually striking and drawing attention in the streetscape.

Design and Materials

- 5.3.11 The design of the redevelopment takes inspiration from the surrounding townscape both in design and materials complementing the streetscape and our understanding, appreciation, and experience of the historic development of the town. The redevelopment would introduce a building which is sympathetic, appropriate and of visual interest, without the introduction of a dominant or focal structure. It achieves this through combining elements of the historic environment and showcasing them in a modern architectural way: the design takes inspiration from the terraced buildings located along Palmerston Street and appears as a series of units reflecting this; the roof design is in keeping with the characteristics of those along the streetscape and within the wider townscape broken by changing heights of buildings; and the design of the dormers reflects those already extant along Palmerston Street.
- 5.3.12 The proposed materials include the combined use of red brick and white-painted brick with roof materials comprising grey recon slate roofs and red roof tiles. Chimneys are present along the roofscape. Architectural detailing includes window heads and cills of buff facing brick and cast

stone, and buff brick quoins. As part of the design projecting canopies are also proposed over the doors. These chosen materials, detailing and designs reflect the surrounding townscape and add interest to the vertical elements of the building aiding it to appear as a series of separate units with strong vertical rhythm and simple variation rather than one uniform building. The materials and colour palate reflect that which is already present within Romsey and on the streetscape of Palmerston Street and Broadwater Road.

Vegetation and Landscaping

5.3.13 The proposed landscaping strategy within the Site is considered positive and appropriate as the majority of the streetscape of both Palmerston Street and Broadwater Road is defined by hard landscaping. The proposed location of the central amenity space is considered appropriate as it prevents the introduction of a large area of green space along either streetscape which would be out of character with the surrounds and reflects the characteristics of built form along the streetscape of Palmerston Street (i.e. rows of terrace buildings fronting on to the streetscape with gardens to the rear).

5.4 Impact upon Identified Heritage Assets

Romsey Conservation Area

5.4.1 The existing building within the Site is not of heritage interest and its demolition is not considered a heritage constraint. In its current character and appearance the Site does not contribute to Romsey Conservation Area and its removal from the conservation area boundary in 2020 corresponds with this.

5.4.2 The Site is considered to have the capacity to accommodate the redevelopment without resulting in harm to the setting and thus significance of Romsey Conservation Area, or any of the historic buildings located within it due to changes in the shared streetscape of Palmerston Street. The redevelopment would not directly impact upon any of the principal contributors to the conservation area and would remove a building which has been identified not to reflect the historic character of the area.

5.4.3 The redevelopment therefore provides an opportunity to enhance the setting of the conservation area by removing a currently vacant building of inactive public realm, which does not reflect the historic character, and introduce a building which would enhance the quality of the streetscape by reflecting those characteristics which positively contribute to the conservation area.

5.4.4 Whilst this assessment recognises that the redevelopment would appear in views along Palmerston Street, its appearance is not considered to harm the understanding, experience and appreciation into the historic town. The redevelopment would be in keeping with the residential

character of the streetscape, and through its design would complement the historic buildings along the streetscape. It would maintain the continuous frontage along the streetscape and building line along the road and thus continue to funnel views into and out of the town. Its appearance in such views is not considered to negatively detract from the heritage interests inherent in either the physical fabric, group values or context of the historic buildings located along the street. The legibility of these heritage assets would not be reduced or affected and our ability to understand them, and their interests, would not be diminished. By taking inspiration from the historic buildings within the design, the materials and colour palette, the redevelopment would be harmonious and in keeping with its surroundings. The overall design which reflects the established urban pattern and draws inspiration from the surrounding streetscape/townscape would preserve those elements which make a positive contribution.

5.4.5 Whilst the redevelopment would introduce a new building in views from the designated historic buildings located along Palmerston Street encompassing the Site, its appearance in such views would be in keeping with the context in which these buildings are located. Whilst the redevelopment would introduce new development in such views, these views already encompass the existing Edwina Mountbatten House, and the appearance of the redevelopment, through its sympathetic and appropriate design, is not considered to equate to harm. The setting of these heritage assets would therefore continue to be understood, experienced and appreciated in such views.

5.4.6 The Site, in its current character and appearance, does not positively contribute to or enhance the setting and thus the heritage significance of Romsey Conservation Area. Overall it is considered that the redevelopment takes the opportunity to both preserve and enhance those elements which positively contribute to the streetscape of Palmerston Street and the historic buildings located along it, whilst reinvigorating the Site and enhancing the quality of the streetscene which in turn positively benefits views into and out of the conservation area. Consequently, no harm to the significance of Romsey Conservation Area, or the historic buildings located within it, as a result of a change in the setting and streetscape has been identified as part of this heritage statement.

Broadlands

5.4.7 Broadlands, a Grade II* RPG located c. 40 m south of the Site (NHLE: 1000166), which encompasses 15 listed buildings, would not be directly or indirectly impacted upon by the redevelopment. The change posed to the wider setting of the RPG would not impact upon the ability to understand, experience and appreciate the RPG and would reflect the continuing growth and development of the townscape of Romsey. No harm has consequently been identified.

5.4.8 This heritage statement has also concluded that the redevelopment would not harm Red Lodge, the Grade II Listed lodge dwelling located on the entrance of the RPG. The Site does not form part

of the key setting of this listed building, i.e. its position in relation to Broadlands, and although there is a level of seasonal intervisibility afforded between the two, the change posed to the wider landscape surrounding the listed building would not affect the ability to understand and appreciate the heritage interests inherent in the physical fabric or experience it within its context. Any seasonal visibility, which would be partial and glimpsed, would also encompass the Site in the settlement of Romsey to the north and the wider townscape context would remain legible.

6. Conclusions

- 6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify heritage assets which could be affected by the proposals. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.
- 6.1.2 This Heritage Statement has been produced to support a planning application for retirement living accommodation on the Site following the demolition of the existing building, Edwina Mountbatten House. The existing building is not of heritage interest and the Site was removed from Romsey Conservation Area in 2020 as it is not in keeping with the historic character of the area. The Site does not positively contribute to or enhance the streetscape or surrounding townscape which forms part of Romsey Conservation Area and its setting.
- 6.1.3 In line with paragraph 206 of the NPPF the redevelopment of the Site takes the opportunity to enhance the Romsey Conservation Area (and designated and non-designated heritage assets located within it) through the removal of a building/area which currently does not contribute positively to its setting. This proposed building will reinvigorate the Site and improve the streetscene of Palmerston Street. Although the redevelopment presents a change, such change would not diminish our understanding of the historic environment, those key elements which contribute to it, or the ability to understand and experience it.
- 6.1.4 This heritage statement has concluded no harm to either Romsey Conservation Area, or the listed buildings located along Palmerston Street, through the change posed by the redevelopment within the Site. No harm was also concluded to Broadlands, a Grade II* Registered Park and Garden, and associated listed buildings. As the assessment has identified no harm, therefore, the proposals are considered to accord with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the NPPF and local planning policy.
- 6.1.5 This assessment has been commissioned to focus solely on impacts to setting and therefore does not discuss the proposals regarding buried archaeological potential. This has been provided in a separate Archaeological Desk-Based Assessment produced as part of the planning application by Ecus Ltd in May 2023.

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7.2 Cartographic Sources

1845 Parish of Romsey Tithe Map

All OS mapping was provided by Emapsite and is reproduced in Appendix 3. N.B. The Site boundary is not illustrated on these maps.

Figures

KEY



Site



Study Area



HHER Unlisted Buildings



Grade II* Listed Building



Grade II Listed Building



Romsey Conservation Area



Registered Park and Garden

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The HHER data in this figure was obtained on 20.12.2022. Not all HHER data received is illustrated on this figure. See the Heritage Statement for further details.

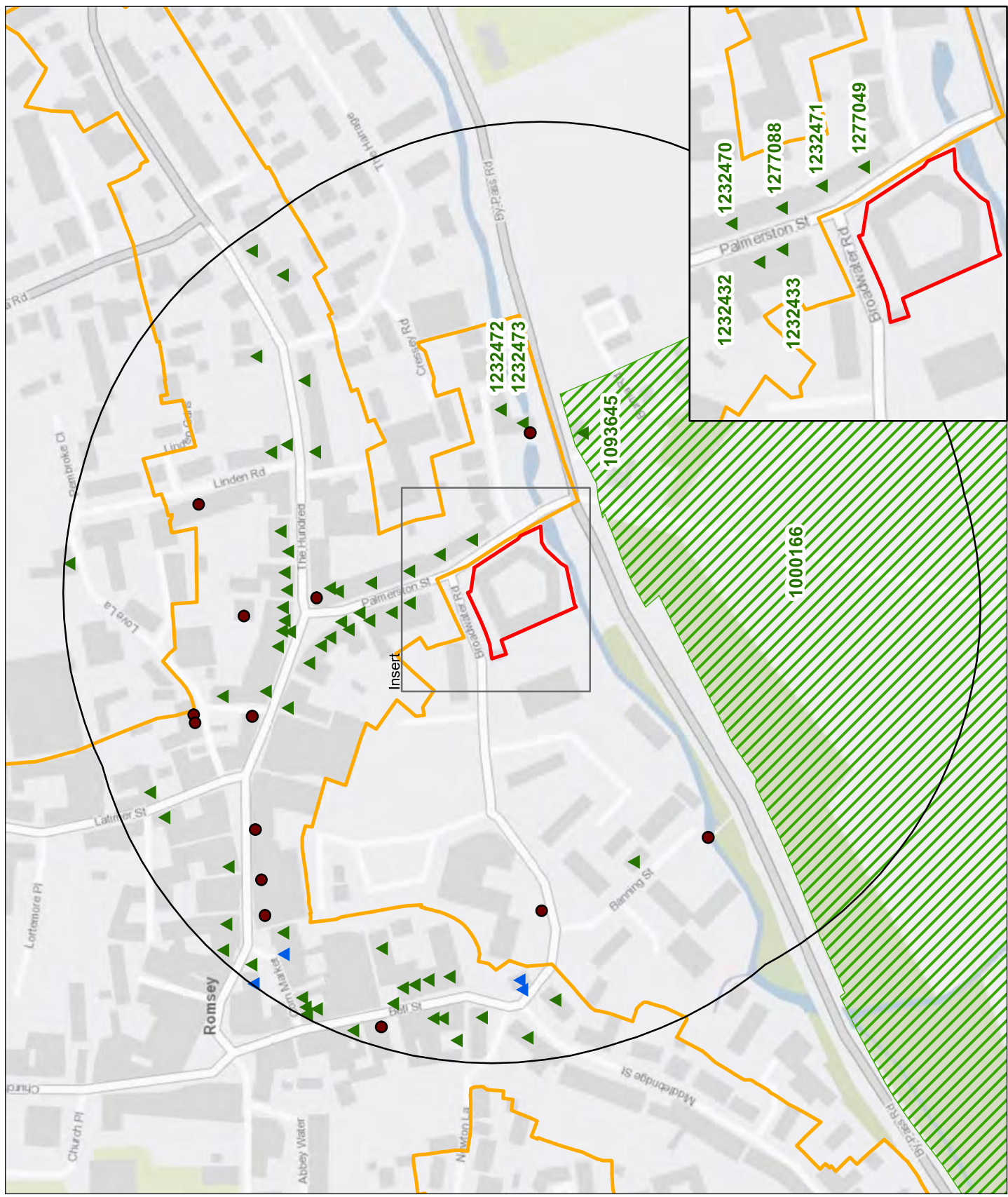


Planning Issues

Edwina Mountbatten House,
Broadwater Road, Romsey -
Heritage Statement

Figure 2: Designated Heritage Assets and HHER Unlisted Buildings

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KEY



Site



Old Settlement



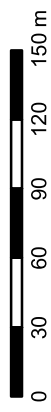
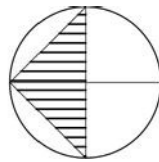
Recent Settlement



Parks

The Historic Landscape Types data was supplied by HHER. This was obtained on 20.12.2022.

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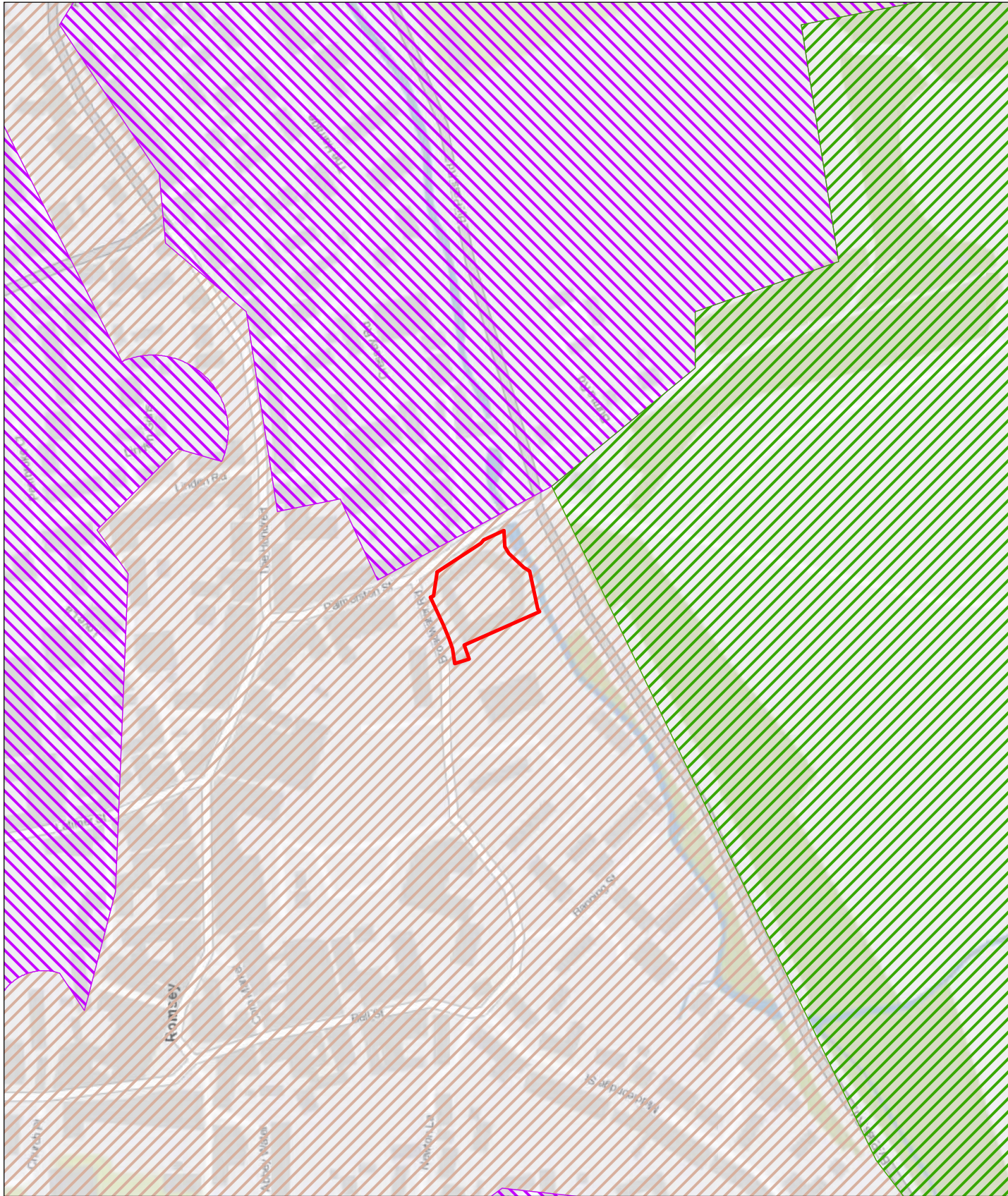


Planning Issues

Edwina Mountbatten House,
Broadwater Road, Romsey –
Heritage Statement

Figure 3: Historic Landscape Types

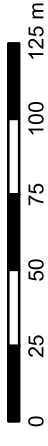
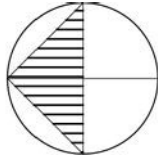
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KEY



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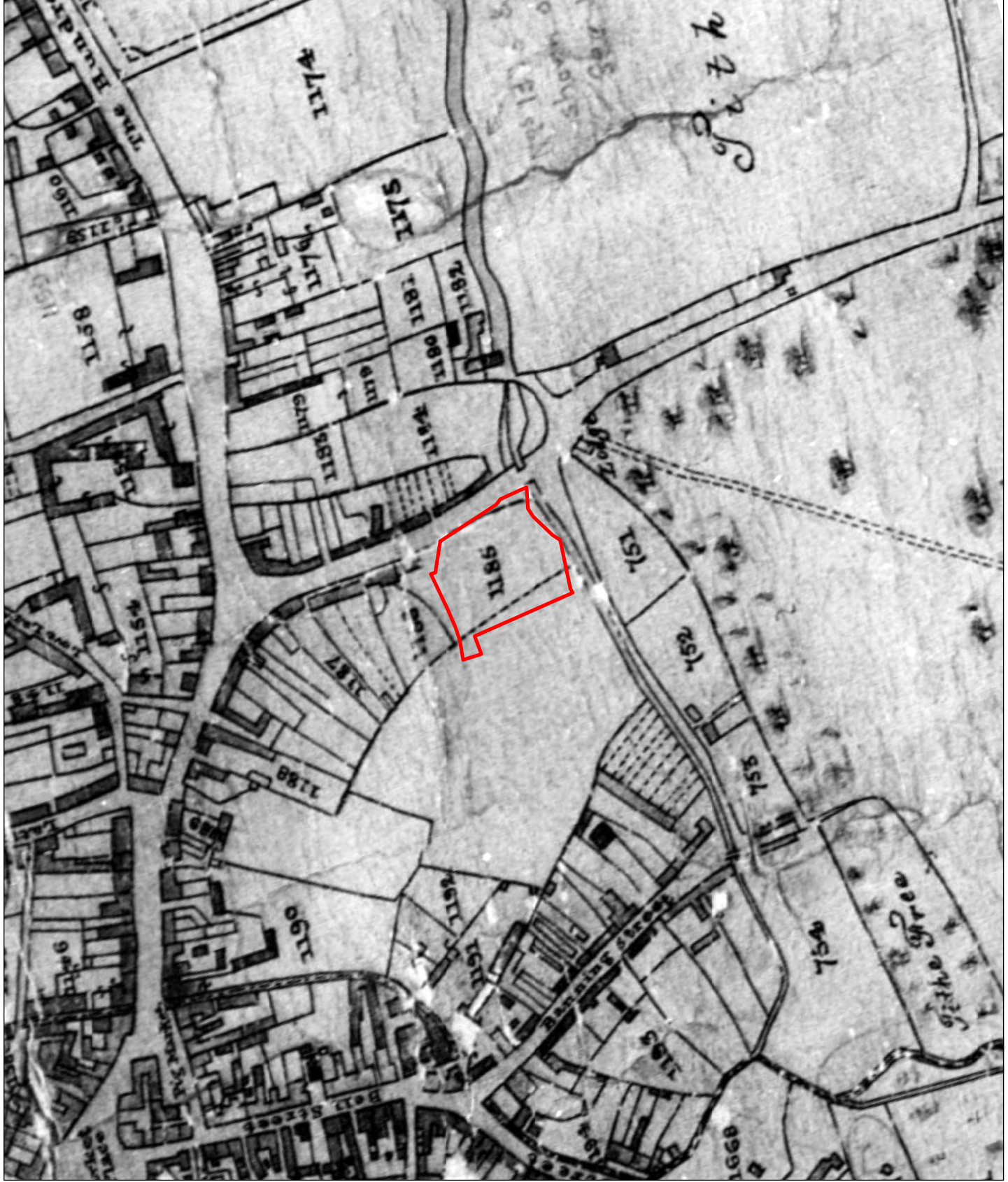


Planning Issues

Edwina Mountbatten House,
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Figure 4: Extract from the Parish of
Romsey Tithe Map 1845

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Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed redevelopment.

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

The Site lies within the administrative boundaries of Test Valley Borough Council which formally adopted *the Test Valley Borough Revised Local Plan DPD Adopted Local Plan 2011-2029* in January 2016. Policies of this plan relevant to the assessment comprise Policy E9: Heritage⁴.

A Town Design Statement also exists for Romsey, adopted in 2008. This was reviewed as part of this statement. Within this the Site lies in Area 8: Romsey Old Town.

⁴ Available at the time of assessment completion – May 2023

Appendix 2: Gazetteers

Table 3. Figure 2 Data Records

NHLE ref.	Name	Designation	NGR
1093645	Red Lodge	Grade II Listed Building	SU 35580 20968
1231537	27, Bell Street	Grade II Listed Building	SU 35218 21054
1231538	East To West Wing Behind Number 31 Along Newton Lane	Grade II Listed Building	SU 35205 21045
1231543	10, Bell Street	Grade II Listed Building	SU 35221 21138
1231544	12, Bell Street	Grade II Listed Building	SU 35224 21132
1231545	South West Walls And Piers Enclosing Garden Before Baptist Church	Grade II Listed Building	SU 35227 21085
1231602	26 And 28, Bell Street	Grade II Listed Building	SU 35239 21071
1231604	32, Bell Street	Grade II Listed Building	SU 35244 21050
1231949	Red Lion Public House	Grade II Listed Building	SU 35410 21150
1231950	47 And 49, The Hundred	Grade II Listed Building	SU 35438 21137
1231951	71-79, The Hundred	Grade II Listed Building	SU 35568 21133
1231953	113-121, The Hundred	Grade II Listed Building	SU 35692 21172
1231954	10, The Hundred	Grade II Listed Building	SU 35276 21188
1232040	76, The Hundred	Grade II Listed Building	SU 35458 21154
1232041	Railings At No 76	Grade II Listed Building	SU 35457 21149
1232043	78, The Hundred	Grade II Listed Building	SU 35464 21152
1232045	The Kings Head Public House	Grade II Listed Building	SU 35472 21153
1232046	82 And 84, The Hundred	Grade II Listed Building	SU 35483 21151
1232047	86, The Hundred	Grade II Listed Building	SU 35494 21152
1232048	Coach House Adjoining West End Of No 88	Grade II Listed Building	SU 35507 21150
1232094	Linden House	Grade II Listed Building	SU 35568 21160
1232095	Beauchamp House	Grade II Listed Building	SU 35627 21169
1232096	11, Latimer Street	Grade II Listed Building	SU 35358 21235
1232135	The Old House At Home Public House	Grade II Listed Building	SU 35499 21285
1232187	22, Market Place	Grade II Listed Building	SU 35260 21190
1232294	1 And 3, Middlebridge Street	Grade II Listed Building	SU 35219 21030
1232368	8-12, Middlebridge Street	Grade II Listed Building	SU 35229 20984
1232429	1, Palmerston Street	Grade II Listed Building	SU 35453 21124
1232430	3-7, Palmerston Street	Grade II Listed Building	SU 35458 21112
1232431	Piers To North And South And Gateway To North Of No 9	Grade II Listed Building	SU 35469 21106
1232432	11-17, Palmerston Street	Grade II Listed Building	SU 35469 21086
1232433	Manor House	Grade II Listed Building	SU 35475 21075
1232469	2, Palmerston Street	Grade II Listed Building	SU 35484 21124

NHLE ref.	Name	Designation	NGR
1232470	6-18, Palmerston Street	Grade II Listed Building	SU 35487 21099
1232471	30-36, Palmerston Street	Grade II Listed Building	SU 35505 21056
1232472	23a And 23b, Palmerston Street	Grade II Listed Building	SU 35594 21018
1232473	Mill Cottage	Grade II Listed Building	SU 35586 21005
1277049	38-52, Palmerston Street	Grade II Listed Building	SU 35514 21036
1277069	Railings In Front Of Numbers 5 And 7	Grade II Listed Building	SU 35463 21117
1277070	Park House	Grade II Listed Building	SU 35464 21100
1277087	4, Palmerston Street	Grade II Listed Building	SU 35482 21119
1277088	20-28, Palmerston Street	Grade II Listed Building	SU 35494 21075
1277163	9-13, Middlebridge Street	Grade II Listed Building	SU 35206 21002
1277227	4-10, Latimer Street	Grade II Listed Building	SU 35342 21226
1277264	Garden Railings, Overthrow And Gates To No 98	Grade II Listed Building	SU 35572 21150
1277266	18, 20 And 20a, The Hundred	Grade II Listed Building	SU 35312 21186
1277277	54-58, The Hundred	Grade II Listed Building	SU 35420 21163
1277278	70-74, The Hundred	Grade II Listed Building	SU 35448 21156
1277279	88, The Hundred	Grade II Listed Building	SU 35519 21154
1277310	51-55, The Hundred	Grade II Listed Building	SU 35448 21130
1277311	Sawyers	Grade II Listed Building	SU 35612 21140
1277312	Police House Adjoining To South West Romsey Police Station	Grade II Listed Building	SU 35677 21153
1277313	Tudor House	Grade II Listed Building	SU 35417 21190
1277348	Tudor Rose Public House	Grade II Listed Building	SU 35231 21141
1277351	11-15, Corn Market	Grade II Listed Building	SU 35271 21153
1277376	1, Corn Market	Grade II Listed Building	SU 35225 21139
1277377	Fountain Before Main Entrance To Corn Exchange	Grade II Listed Building	SU 35251 21172
1277492	Baptist Church	Grade II Listed Building	SU 35261 21092
1277497	24, Bell Street	Grade II Listed Building	SU 35237 21079
1277498	30, Bell Street	Grade II Listed Building	SU 35242 21063
1277505	13 And 15, Bell Street	Grade II Listed Building	SU 35211 21109
1277506	25, Bell Street	Grade II Listed Building	SU 35218 21060
1390809	64, Banning Street	Grade II Listed Building	SU 35315 20936
1231605	Railings At Broadwater House	Grade II* Listed Building	SU 35236 21005
1231843	Dolphin Hotel	Grade II* Listed Building	SU 35258 21152
1231877	Former Corn Exchange	Grade II* Listed Building	SU 35240 21171
1277499	Broadwater House	Grade II* Listed Building	SU 35242 21007

NHLE ref.	Name	Designation	NGR
1000166	Broadlands	Grade II* Registered Park and Garden	SU35602 20056
-	Romsey Conservation Area	Conservation Area	-

Table 4. HHER Unlisted Buildings

Period	Name	HHER ref.	Eastings	Northing
Post-medieval	19 Bell Street	497	435213	121092
Post-medieval	57 The Hundred	1129	435478	121132
Post-medieval	Mitchel's Garage	24850	435330	120890
Post-medieval	6 Love Lane	41004	435406	121208
Post-medieval	Boundary Wall At The Dukes Mill Centre	14455	435285	120993
Post-medieval	Fox Mill, Romsey	24847	435580	121000
Post-medieval	4 Love Lane	41003	435401	121207
Post-medieval	Boots Chemist	54284	435282	121164
Post-medieval	48 The Hundred	54286	435405	121172
Post-medieval	64-68 The Hundred	54844	435467	121177
Post-medieval	16 Linden Road	54865	435536	121205
Post-medieval	Cellars At 17 The Hundred	55770	435335	121170
Post-medieval	7-9 The Hundred	54266	435304	121166

Appendix 3: OS Mapping

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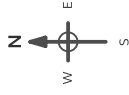
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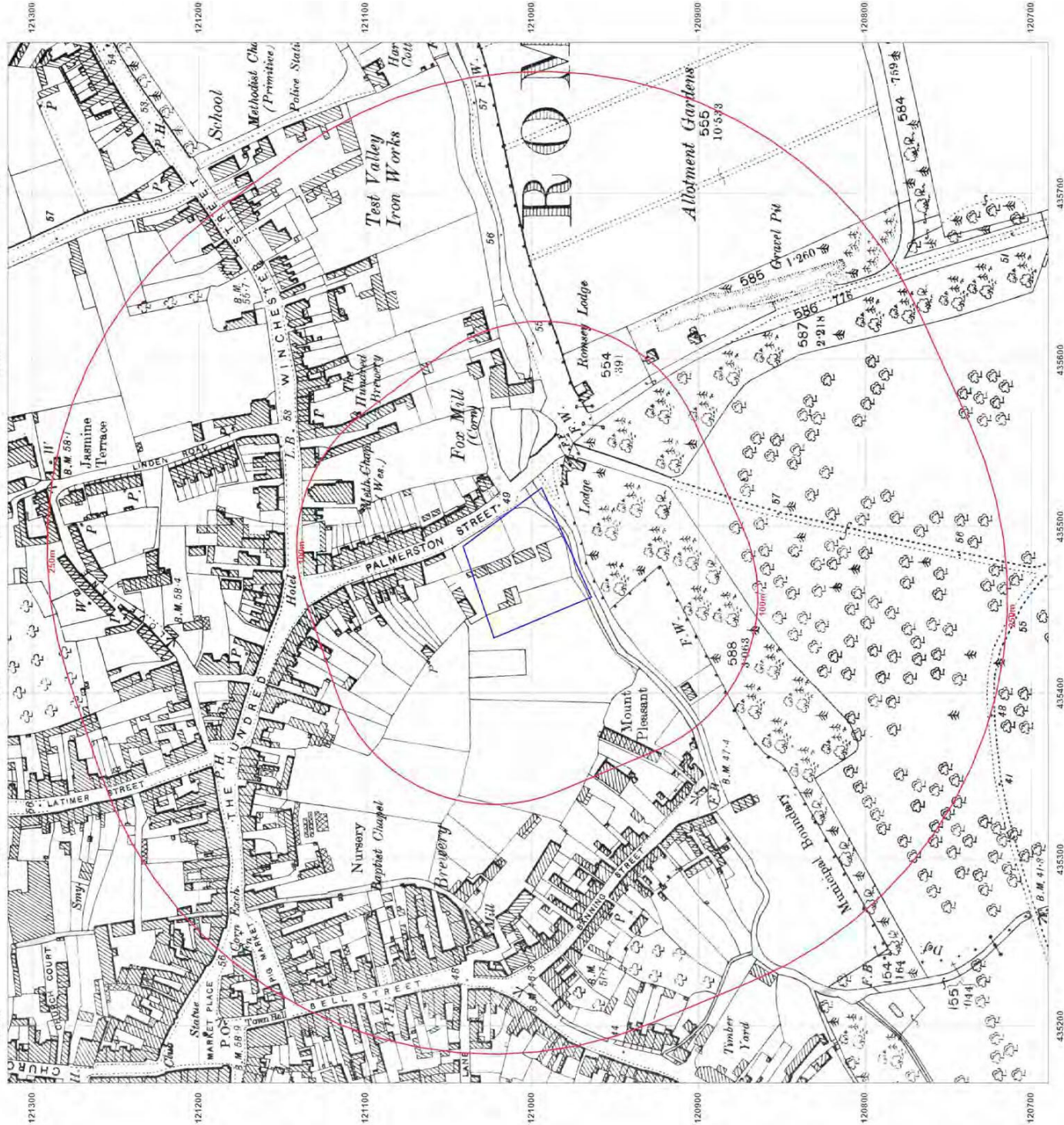


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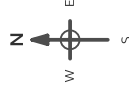
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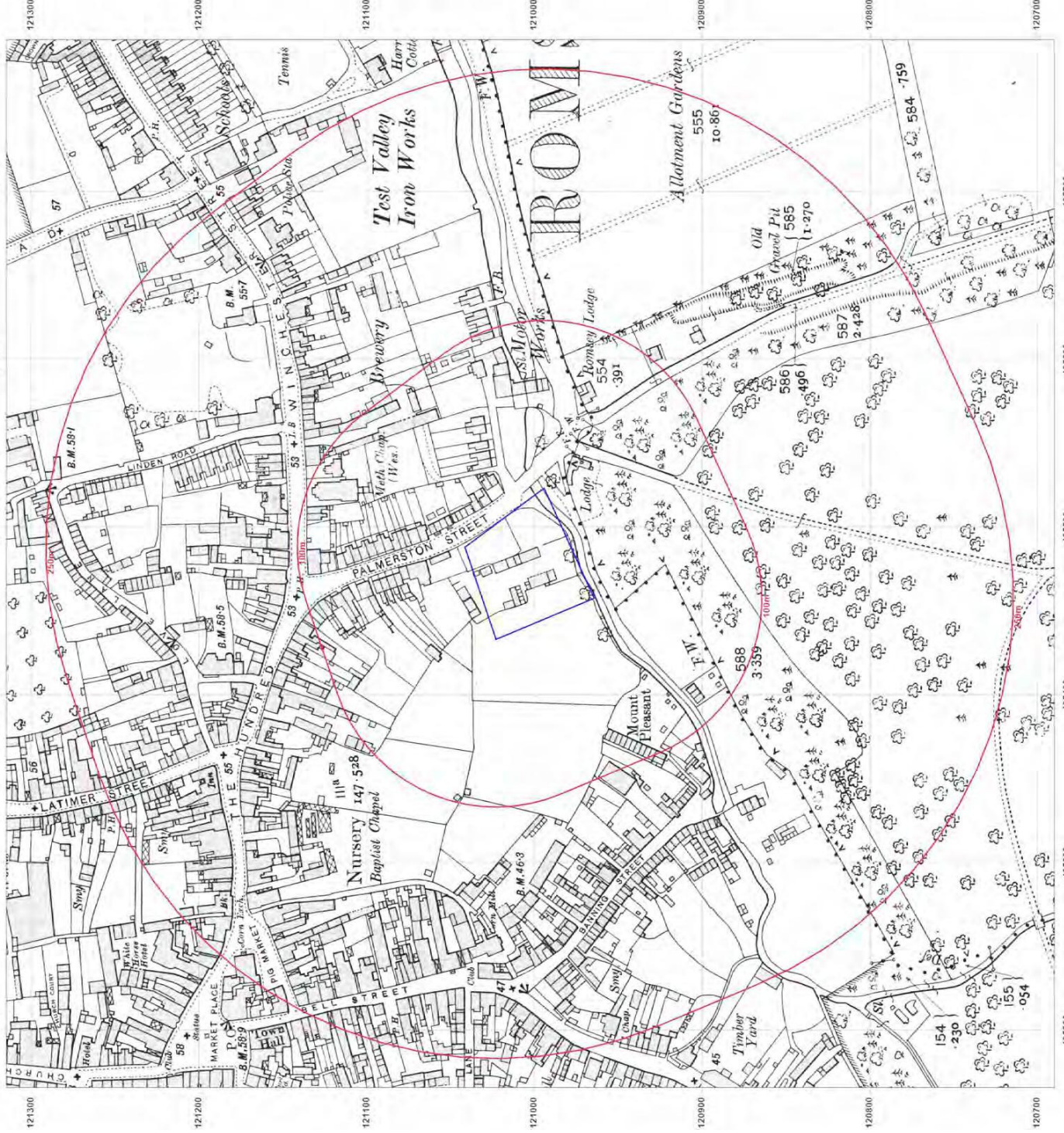


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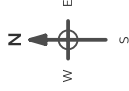
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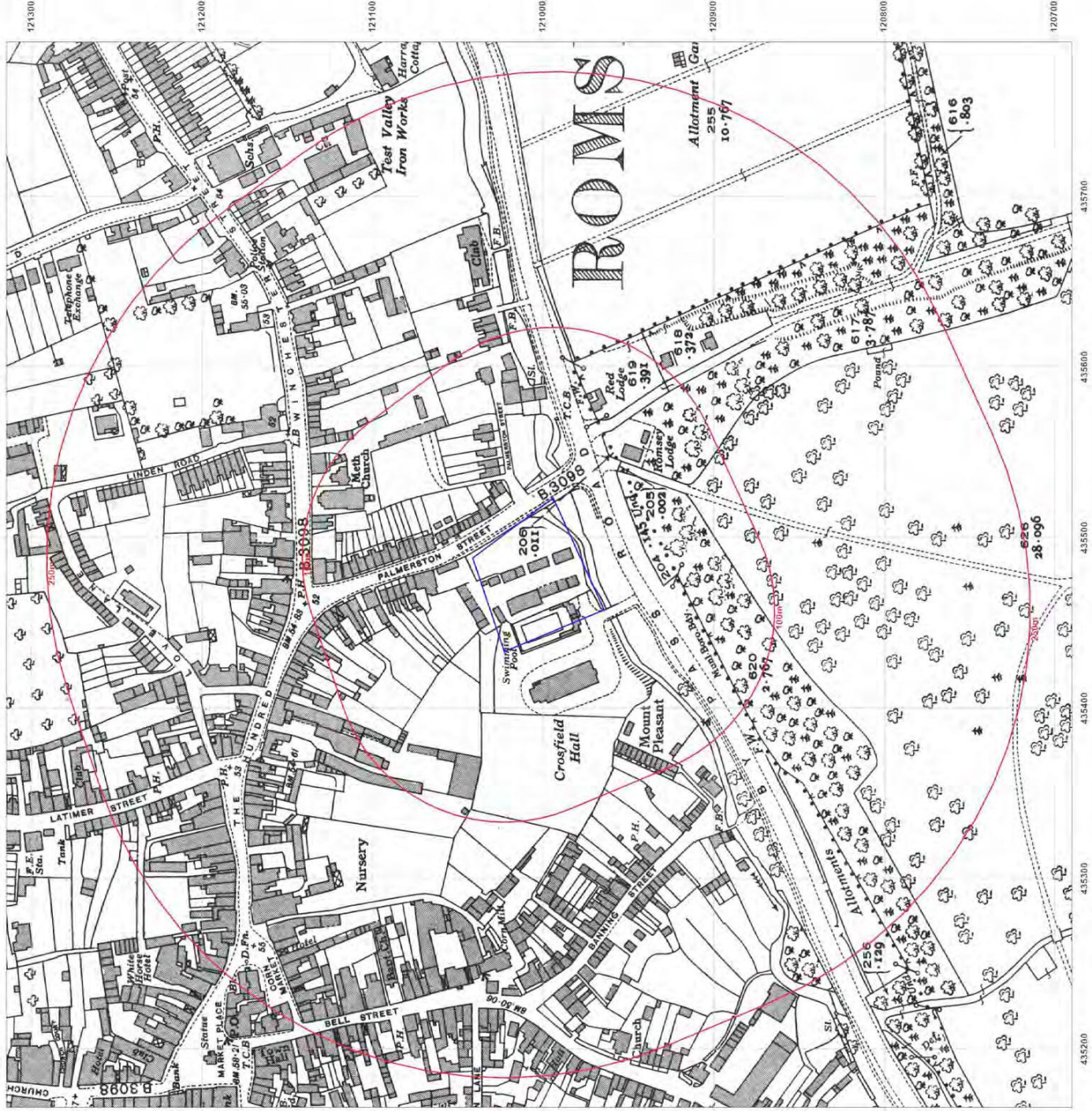


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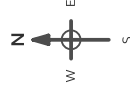
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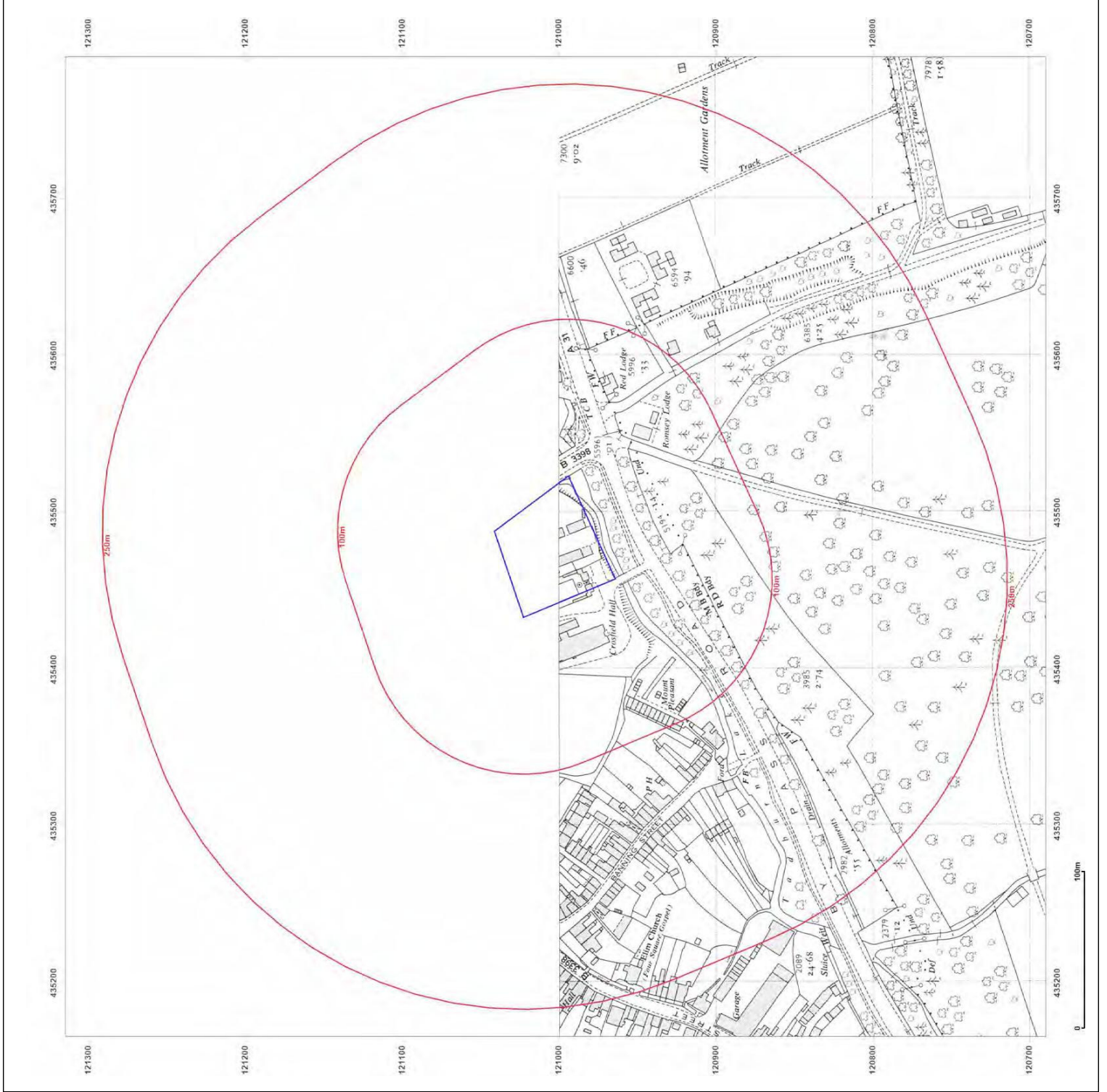


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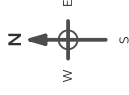
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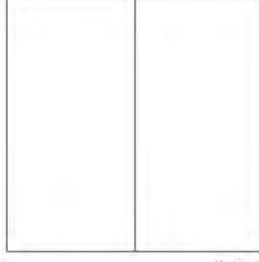
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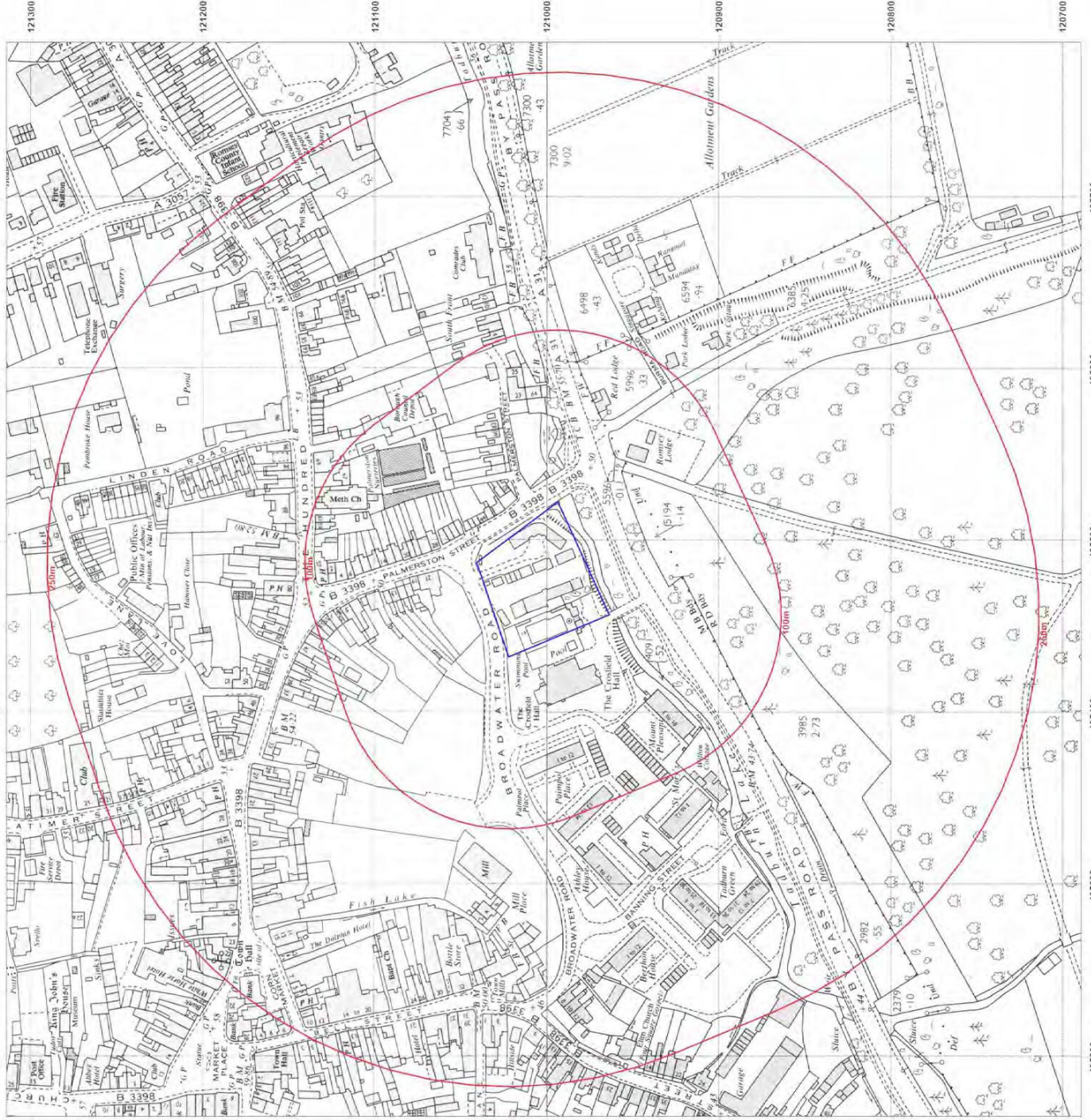
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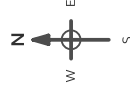
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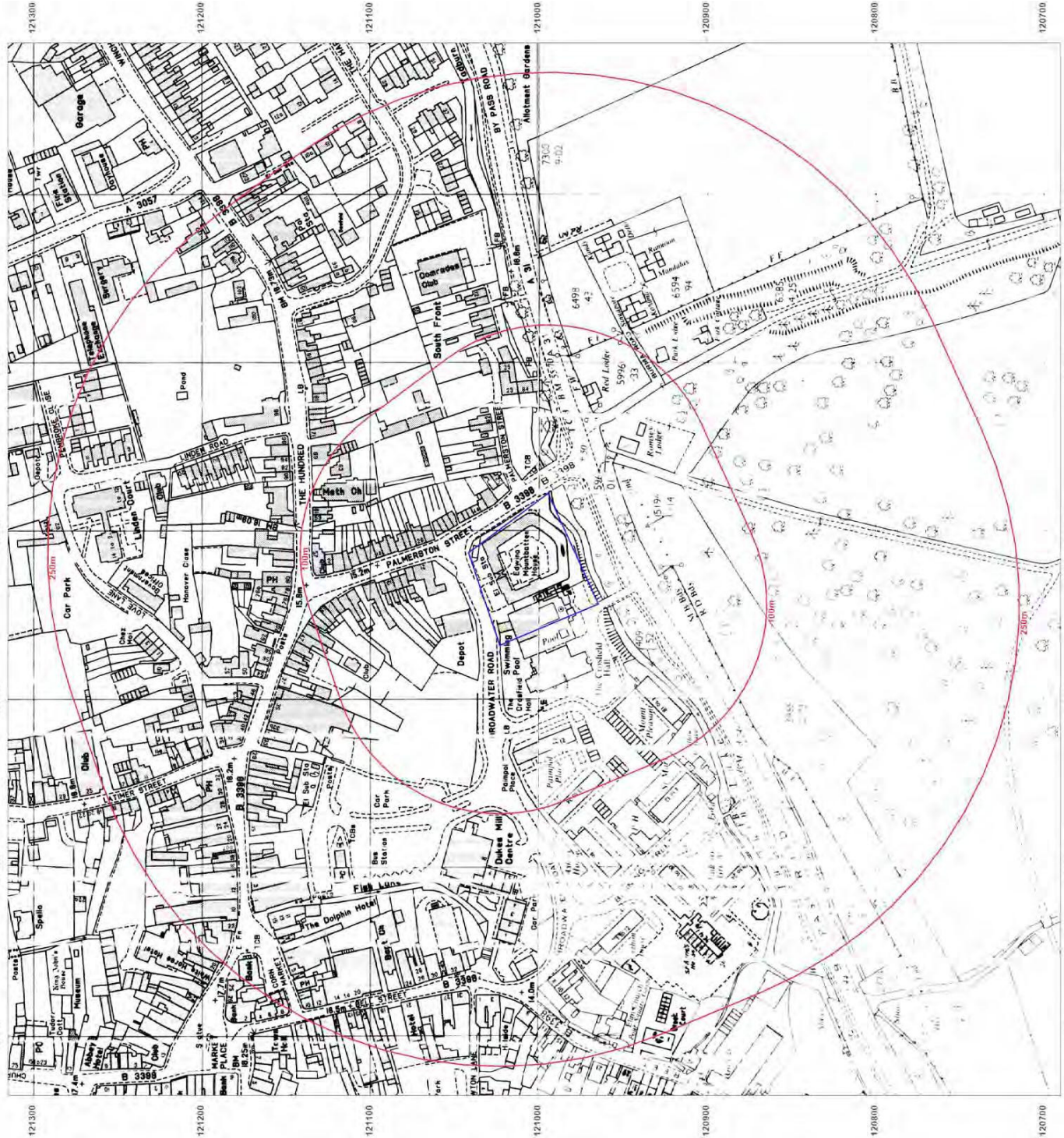


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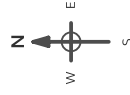
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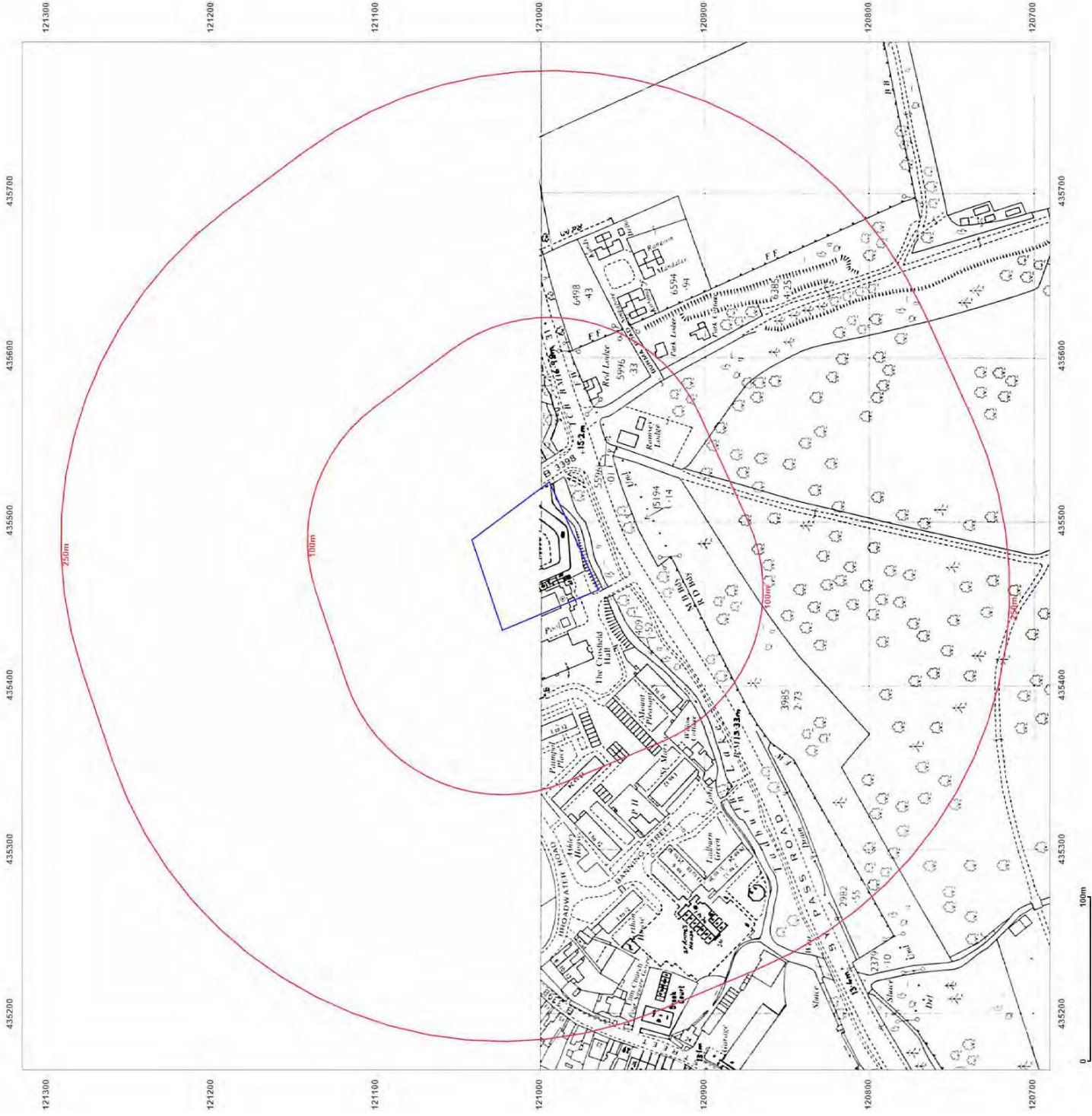


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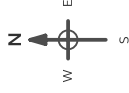
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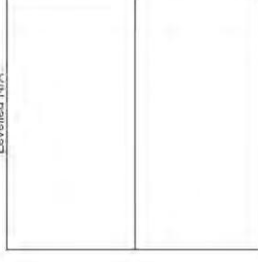
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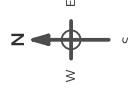
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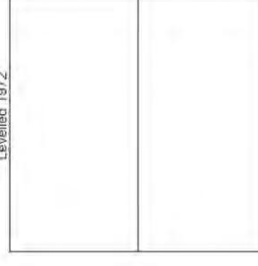
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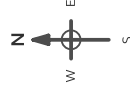
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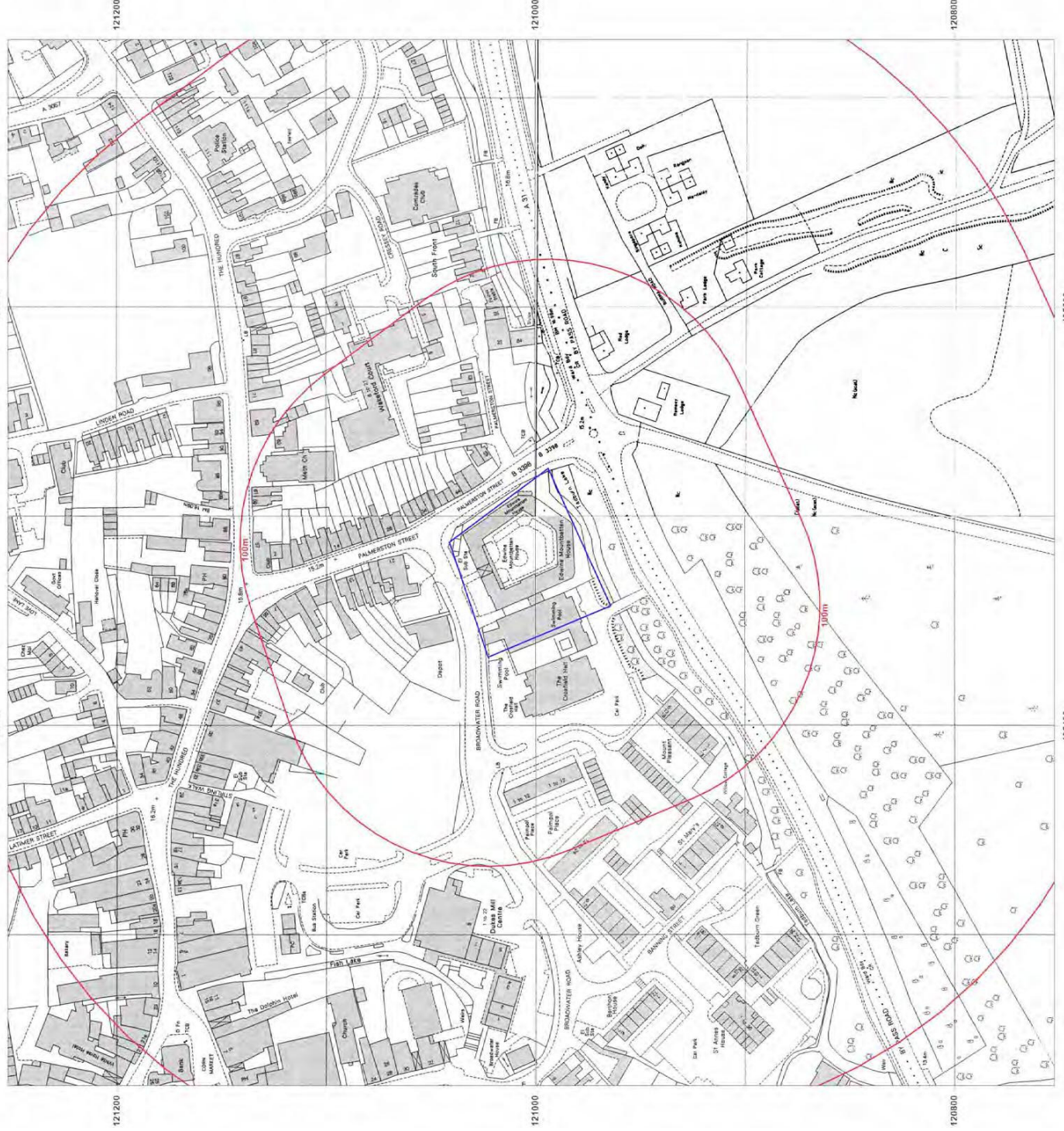


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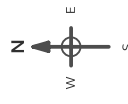
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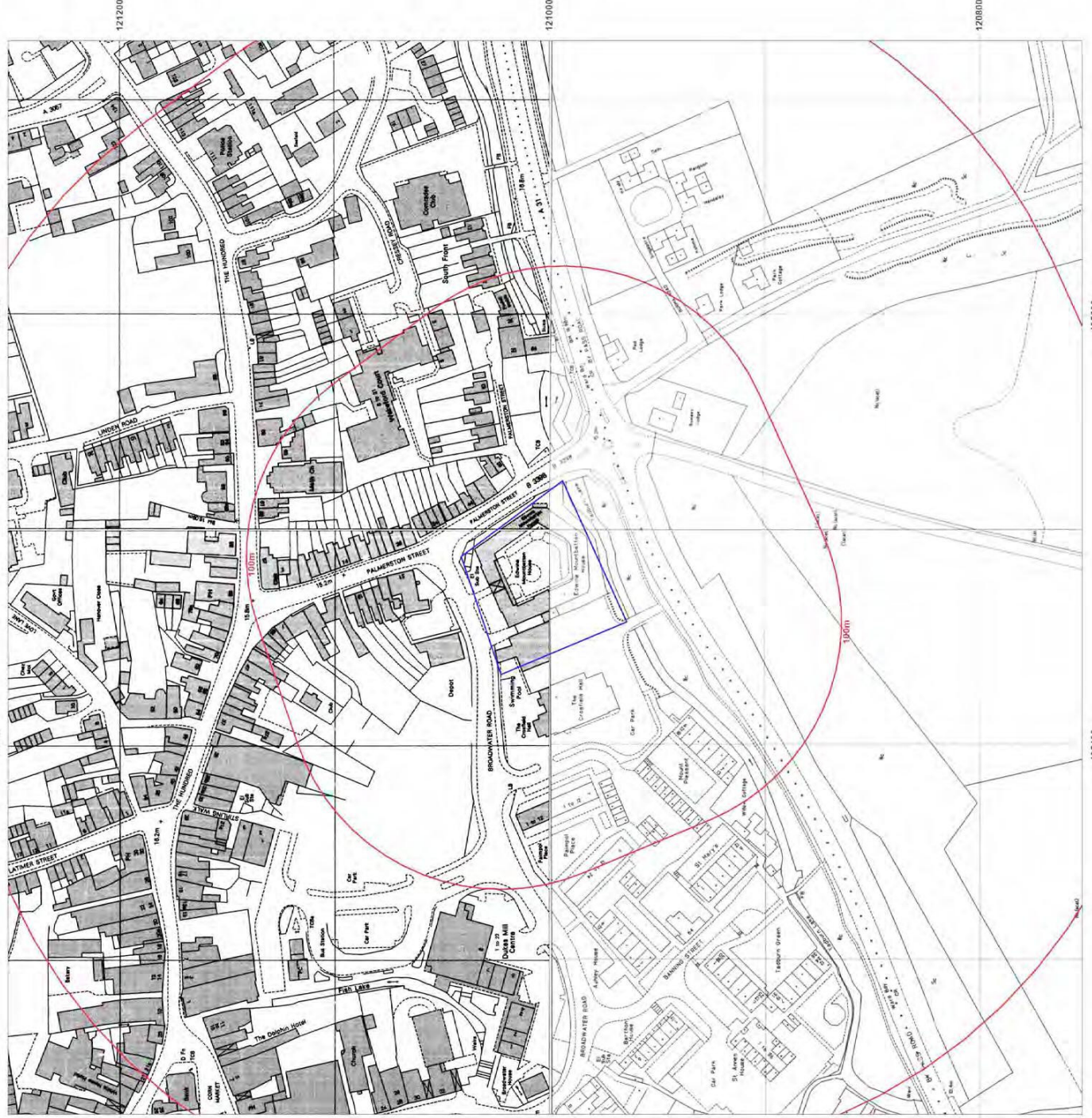


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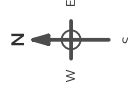
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Report Ref: EMS-845138-1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A



Surveyed 1993
Revised N/A
Edition N/A
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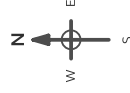
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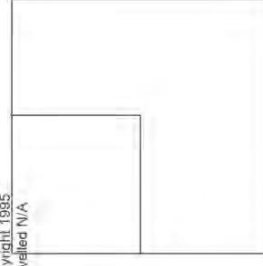
Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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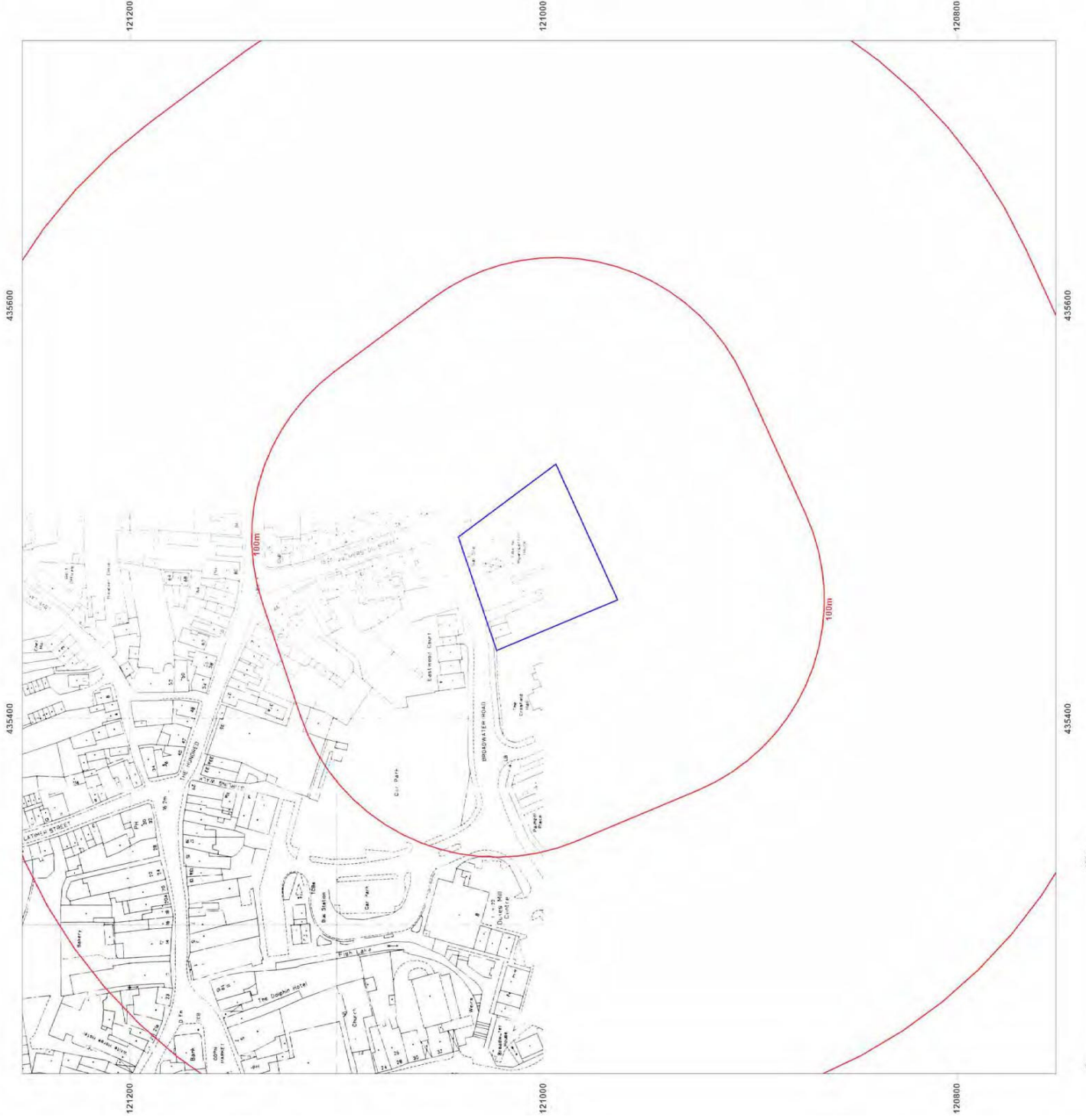


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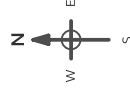
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Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1986
Revised 1995
Edition N/A
Copyright 1995
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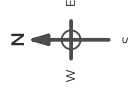
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Grid Ref: 435478, 121002

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



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0 50m

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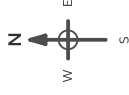
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Report Ref: EMS-845138-1084613
Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1867

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
Revised 1867
Edition N/A
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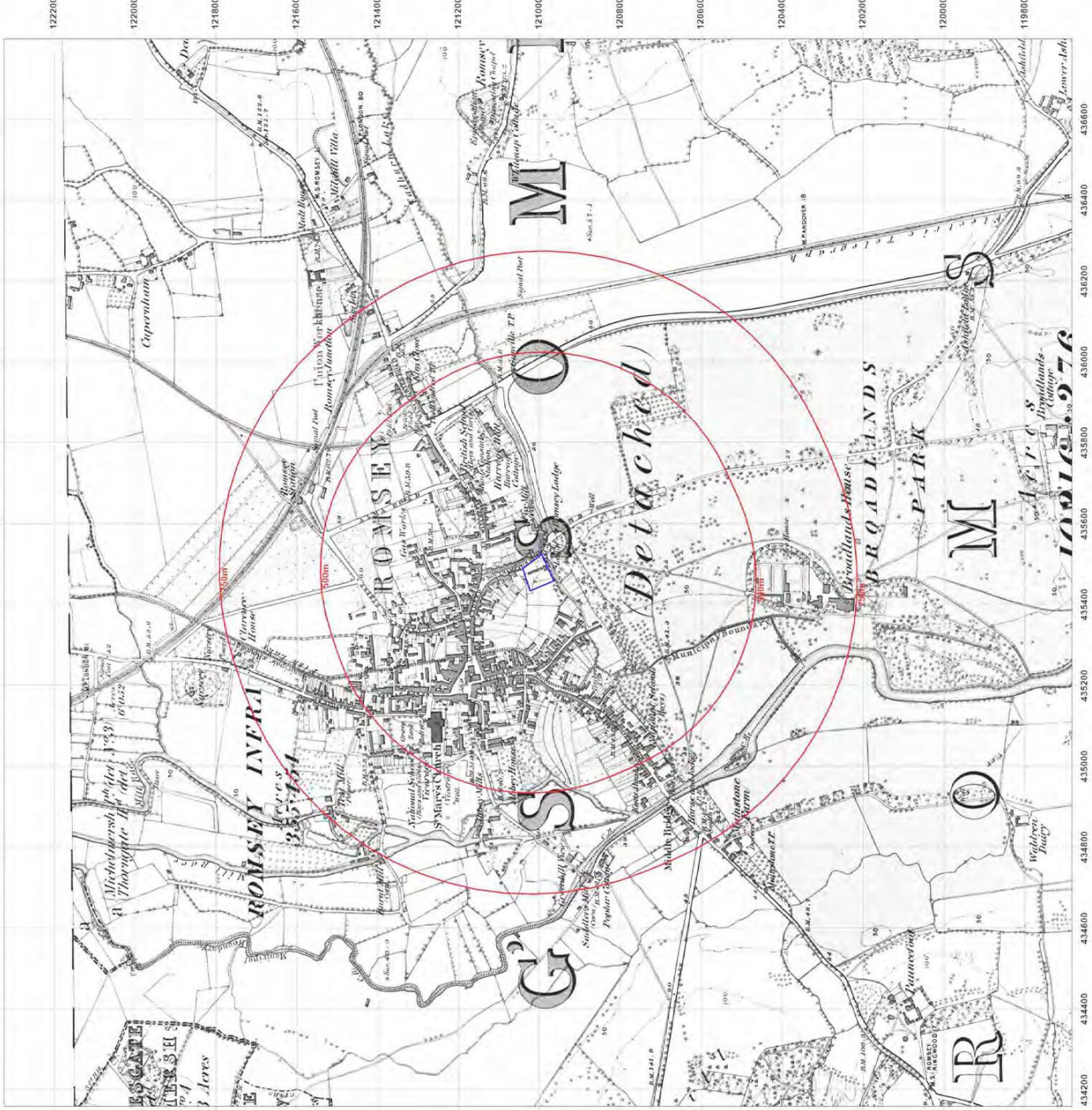


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500m

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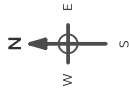
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Map Name: County Series

Map date: 1867

Scale: 1:10,560

Printed at: 1:10,560



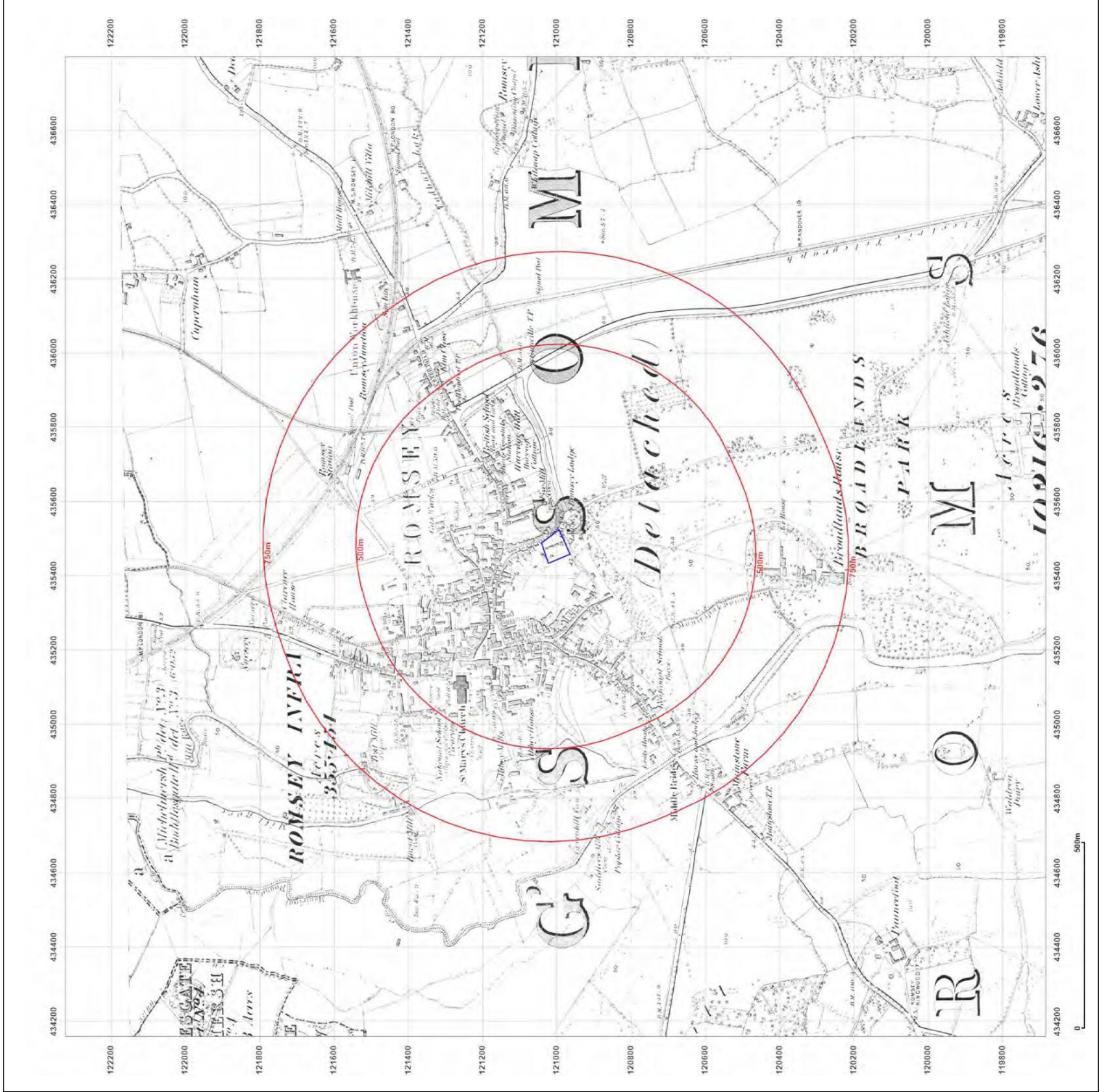
Surveyed 1867
 Revised 1867
 Edition N/A
 Copyright N/A
 Levelled N/A



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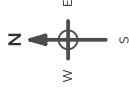
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 Report Ref: EMS-845138-1084613
 Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1888

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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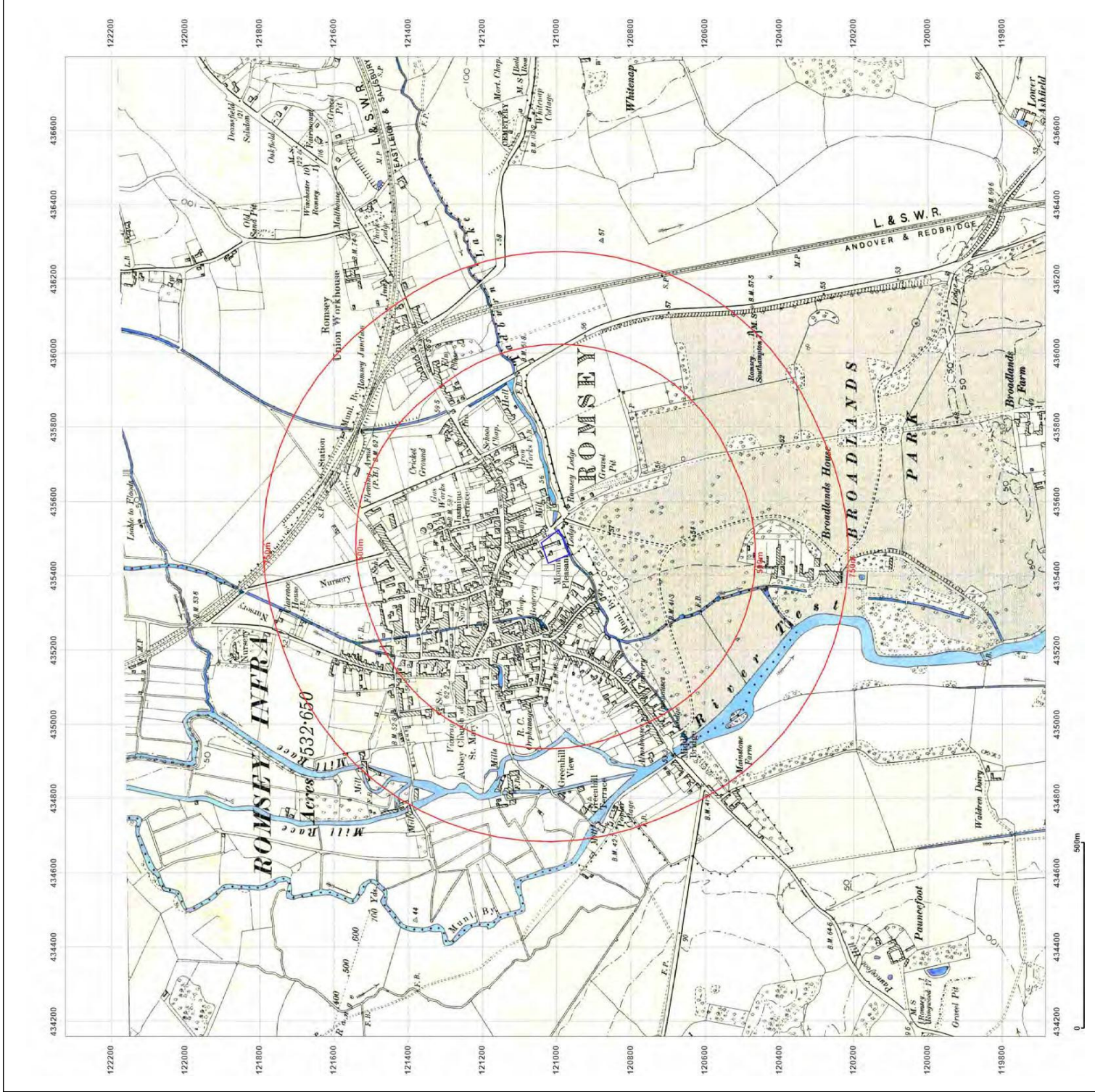


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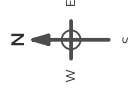
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Map Name: County Series

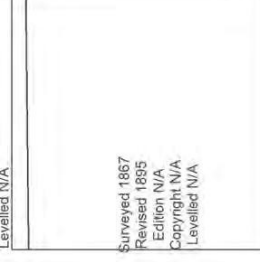
Map date: 1895-1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1867
 Revised 1895
 Edition N/A
 Copyright N/A
 Levelled N/A



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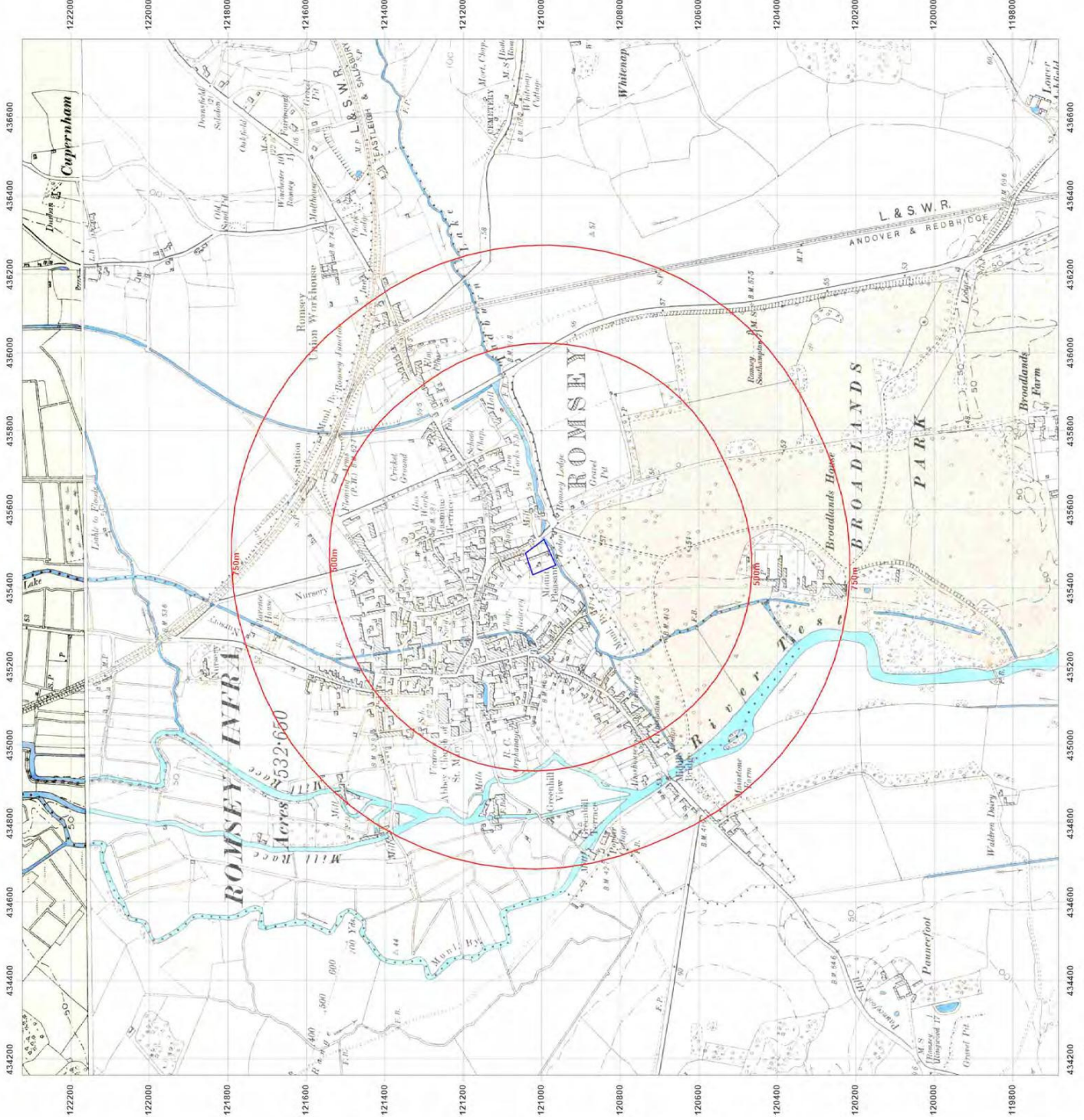


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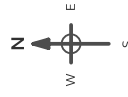
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Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1908

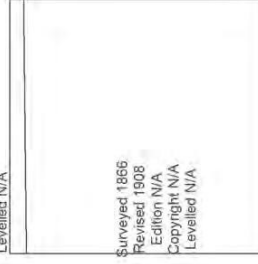
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
 Revised 1808
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1866
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A



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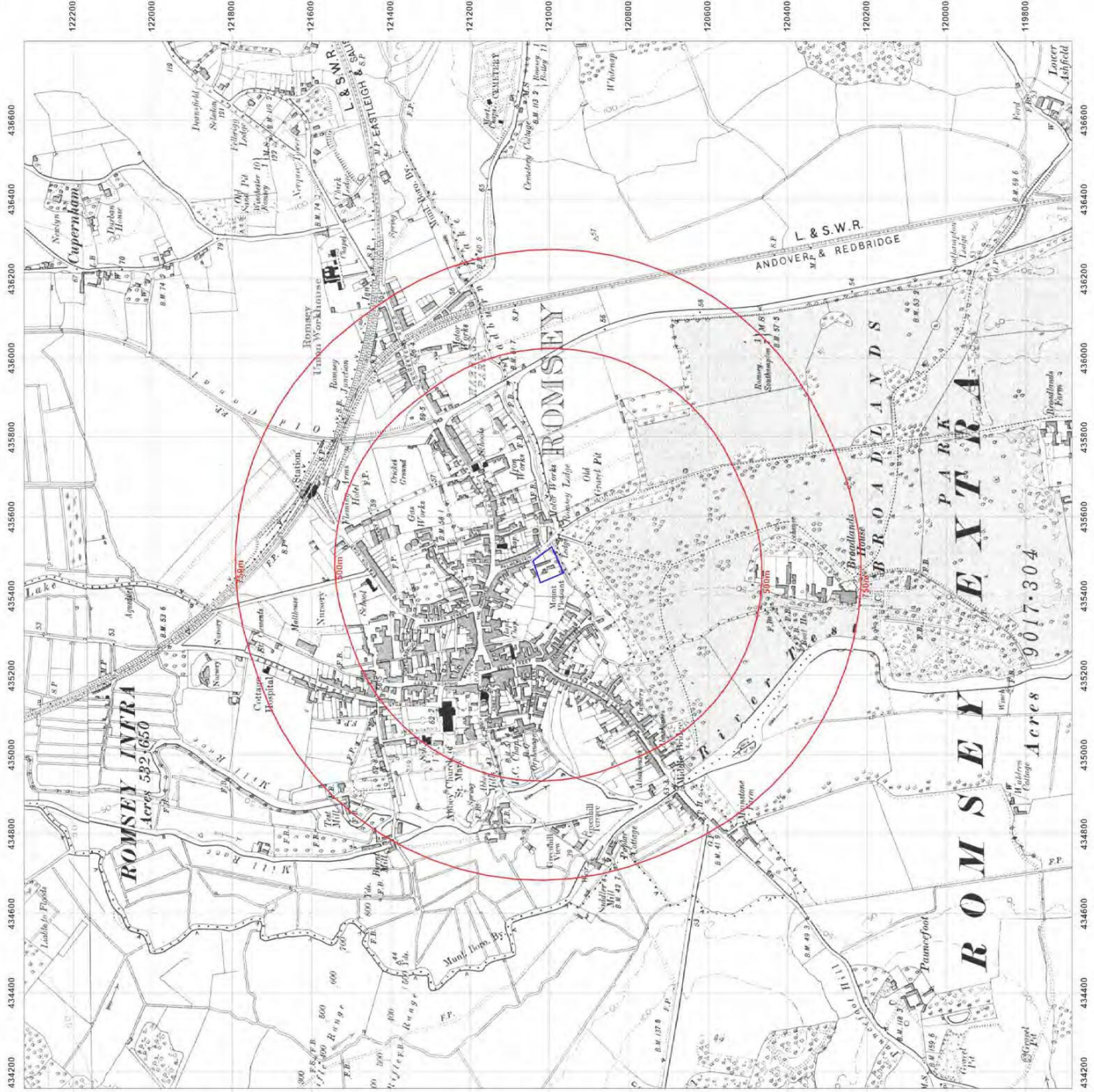


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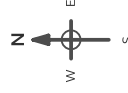
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Grid Ref: 435478, 121002

Map Name: County Series

Map date: 1938

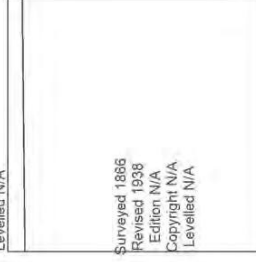
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
 Revised 1838
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1886
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A



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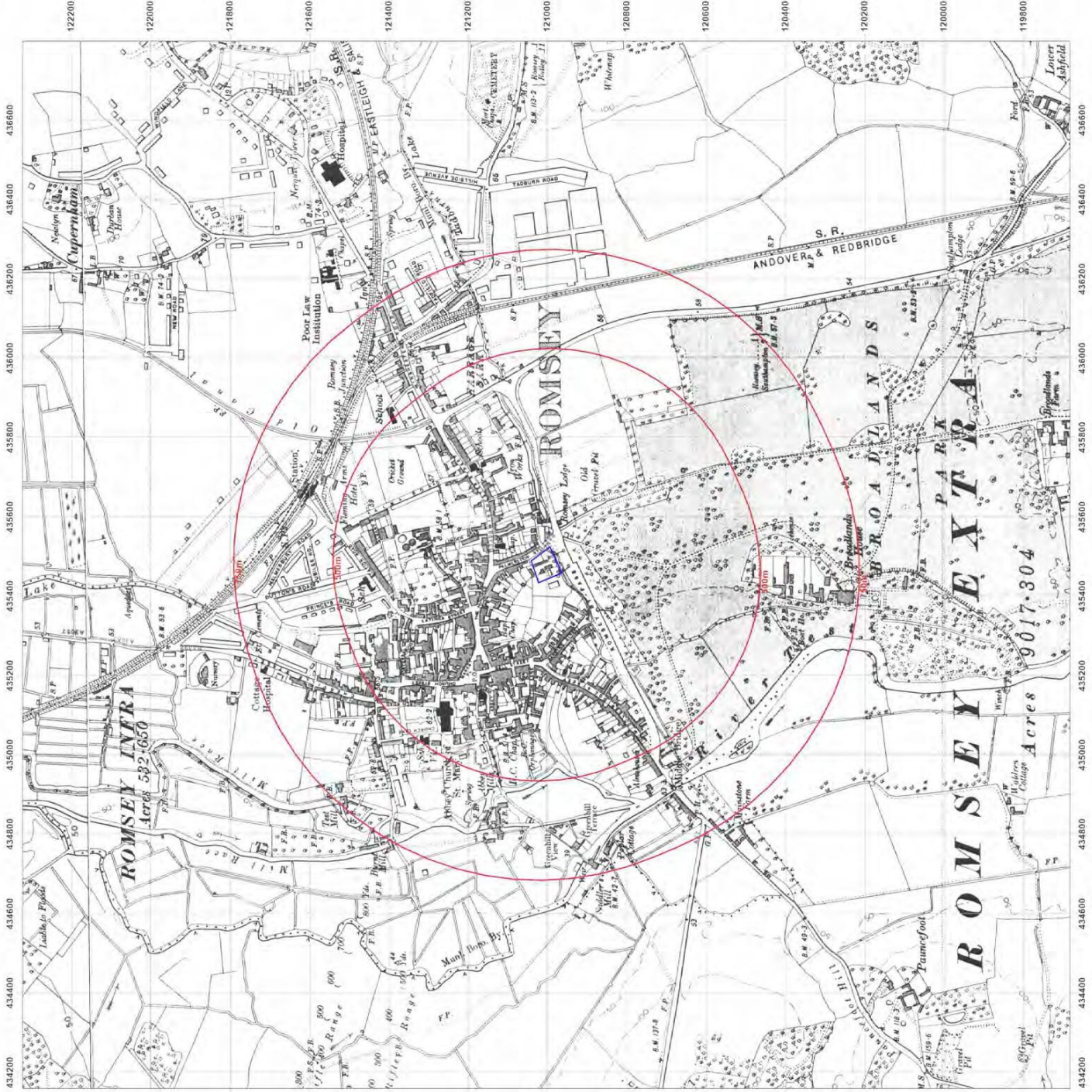


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Client Ref: EMS-845138-1044505
Report Ref: EMS-845138-1084613
Grid Ref: 435478, 121002

Map Name: Provisional
Map date: 1962
Scale: 1:10,560
Printed at: 1:10,560



Surveyed N/A
 Revised 1961
 Edition N/A
 Copyright 1962
 Levelled N/A



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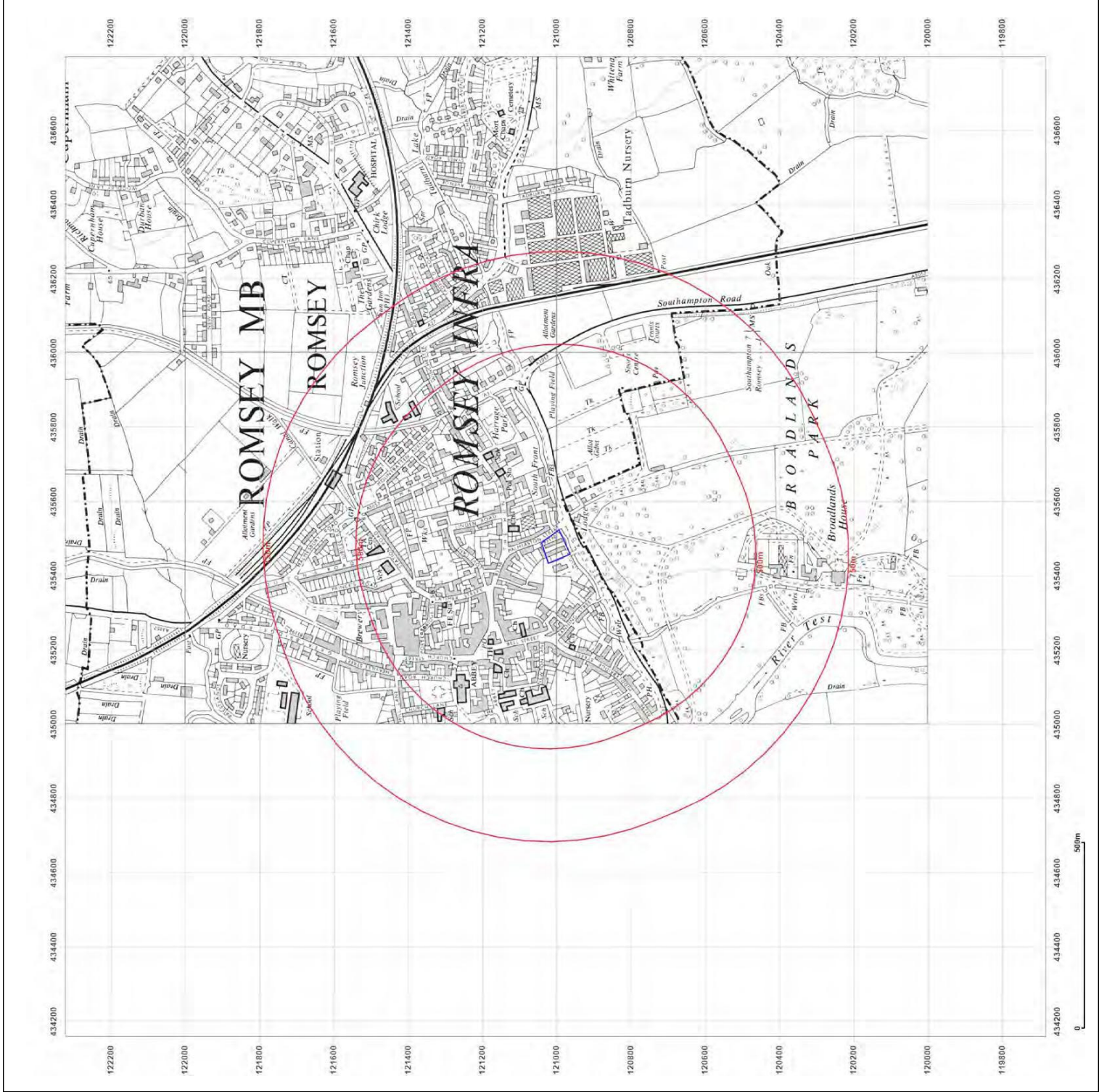


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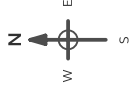
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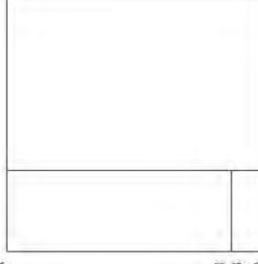
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Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: Provisional
Map date: 1968-1969
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1969
 Revised 1969
 Edition N/A
 Copyright N/A
 Levelled N/A



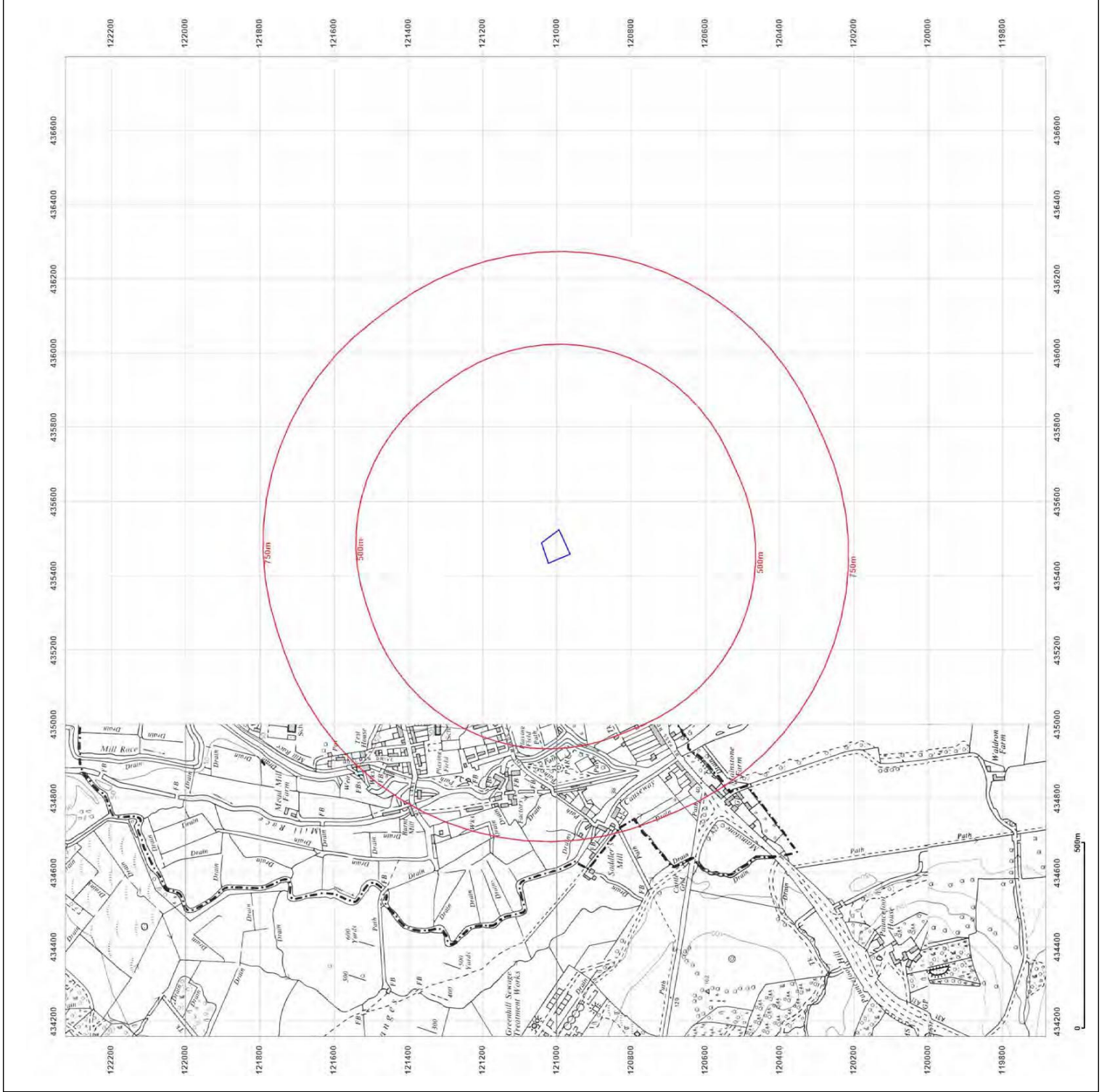
Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright N/A
 Levelled N/A



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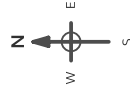
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Report Ref: EMS-845138-1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 1984-1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1984
 Revised 1988
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1983
 Revised 1984
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1986
 Revised 1987
 Edition N/A
 Copyright N/A
 Levelled N/A



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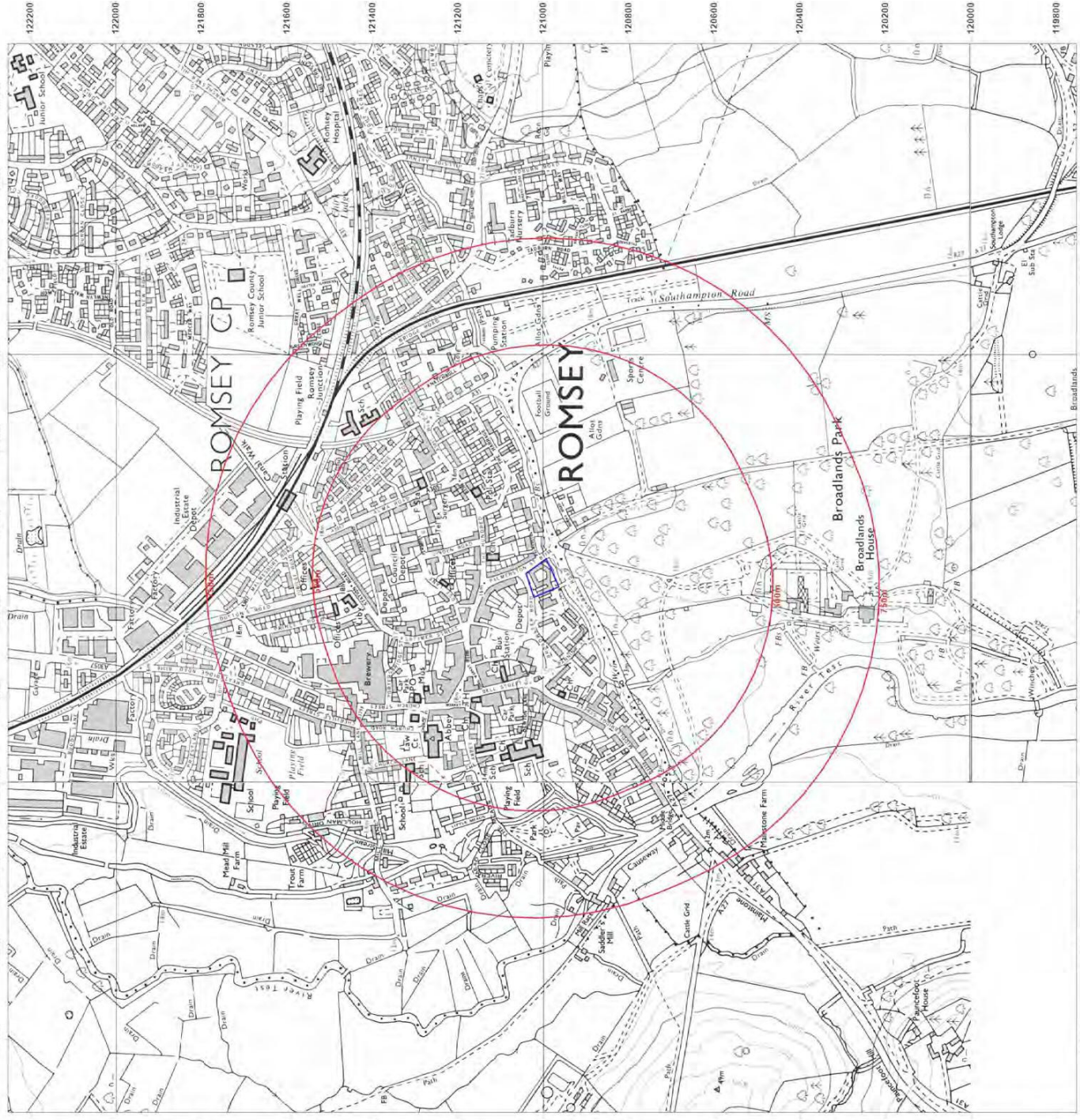


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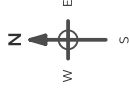
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Map Name: National Grid

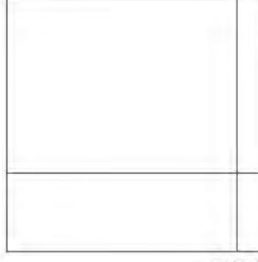
Map date: 1990-1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
 Revised 1992
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1989
 Revised 1990
 Edition N/A
 Copyright N/A
 Levelled N/A



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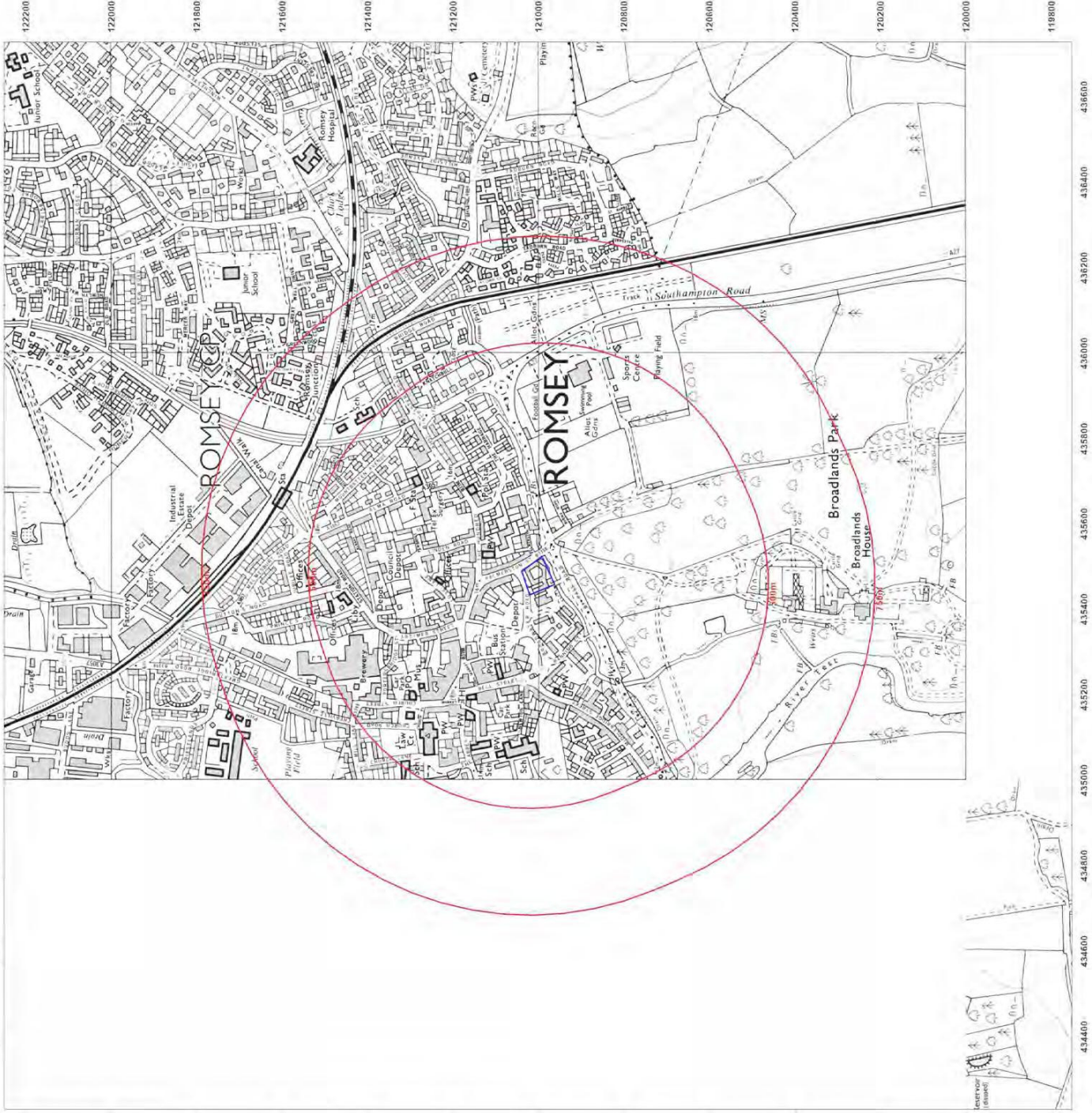


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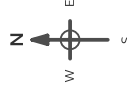
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Report Ref: EMS-845138, 1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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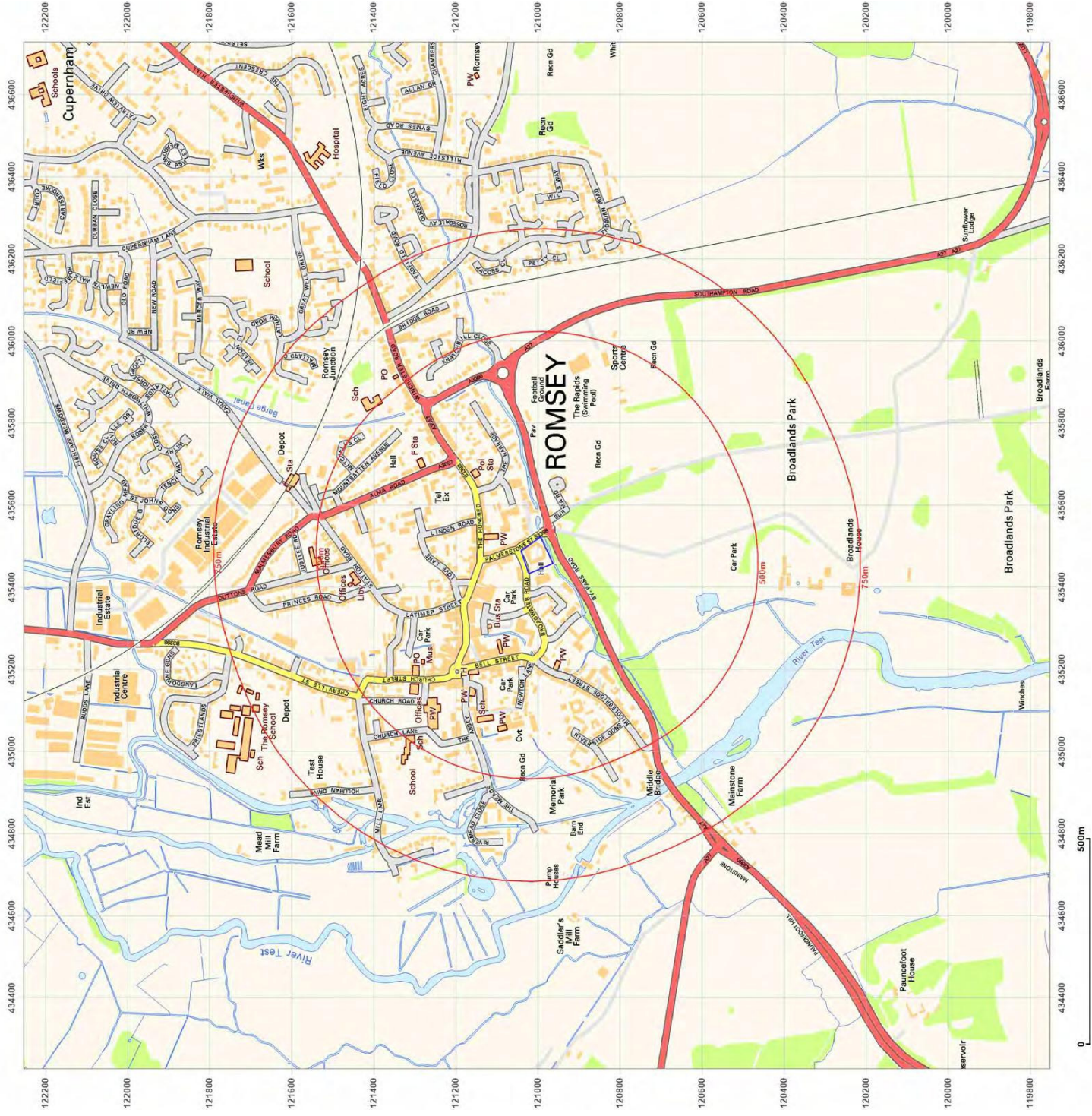


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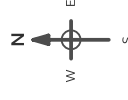
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Report Ref: EMS-845138_1084613
Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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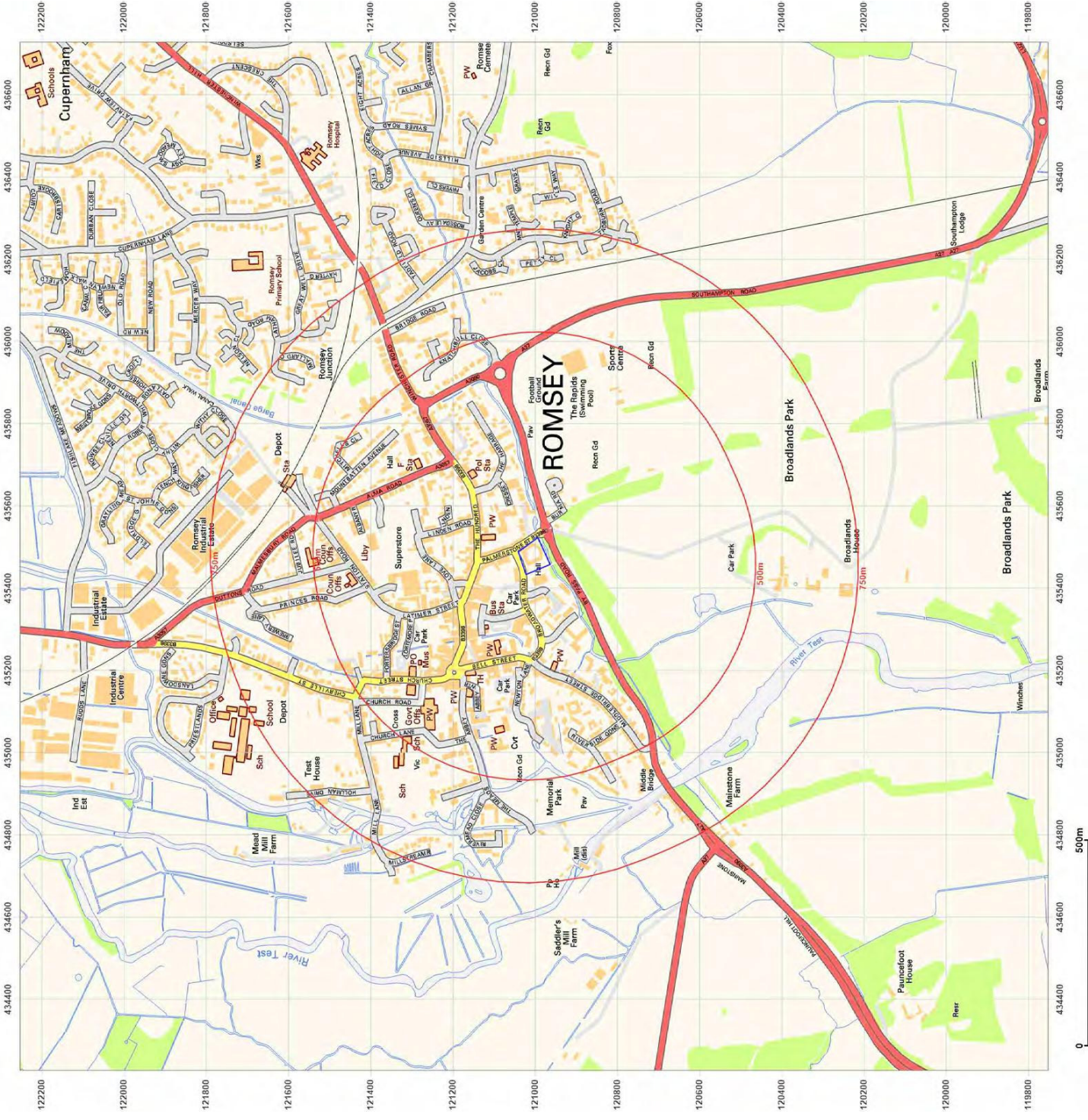


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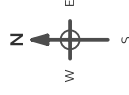
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Grid Ref: 435478, 121002

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



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