



**Heritage Proof of Evidence:**

**Edwina Mountbatten House Broadwater Road  
Romsey Hampshire SO51 8GH**

**Appeal by Churchill Retirement Living**

**Planning Application: 23/01700/FULLS  
PINS: APP/C1760/W/24/3342514**

**Prepared by:**

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# 1. Introduction

## 1.1 Qualifications and Experience

- 1.1.1 My name is Paul White. I am a company director and Practice Area Lead for the Historic Environment at Ecus Ltd. Since 2013 I have led regional and heritage teams at Ecus Ltd, an multi-disciplinary environmental consultancy providing management advice and services to a variety of public sector and private clients in the UK.
- 1.1.2 I graduated with a Bachelor of the Arts (Special Honours) degree in Archaeology from the University of York in 1995, and a Masters of Philosophy in Geographic Information Systems and Remote Sensing from the University of Cambridge in 1999.
- 1.1.3 Since 1995, I have worked as a professional archaeologist and heritage consultant which has included: (i) six years as a Landscape Archaeologist with Herefordshire Council, leading projects on recording and analysing local distinctiveness of the non-designated built heritage of the county; and (ii) eight years with Wessex Archaeology where I was part of the Conservation Management team specialising in built heritage, setting and historic landscapes. I am a Professional Member of the Chartered Institute for Archaeologists' (MCIfA), and a Practitioner of the Institute for Environmental Management and Assessment (PIEMA).
- 1.1.4 Since 2015 I have worked with Churchill Retirement Living on multiple schemes across the country advising on heritage issues from initial due diligence appraisals, planning application support and expert witness at appeals. This has included successful planning applications within the World Heritage Site of the Cornwall and West Devon Mining Landscape in Tavistock and Conservation Areas at Aldridge, Banbury, Barnstaple, Basingstoke, Bridgnorth, Bury St Edmunds, Calne, Chippenham, Cowbridge, Evesham, Hythe, Littlehampton,

Lymington, Poole, Ruddington, Taunton, Thame, Thornbury and Wells.

- 1.1.5 I can confirm that the evidence which I have prepared and provide for this appeal (reference number APP/C1760/W/24/3342514) is true and has been prepared and is given in accordance with the guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions.

## **1.2 Statement of Involvement and Scheme Development**

- 1.2.1 I have been involved with the design of the scheme from the outset since October 2022 and have advised the appellant on heritage constraints and how the design can respond to these constraints. I can confirm that consideration of the historic environment around the Appeal Site has been at the forefront of the design of the appeal scheme and has ensured that there is no harm to the heritage significance of designated heritage assets.
- 1.2.2 This was achieved through assisting the design team to identify characteristics of the townscape and historic environment that would ensure the appeal scheme sits harmoniously into the streetscape. Examples include designing the scheme so that it read as a continuous terrace of housing of varying heights, how the building responds to the corners of the site, the use of articulation of gables, the height of the building onto Palmerston Road avoiding full three storey height, use of accommodation in roof and dormers and how the footprint responds to the road.
- 1.2.3 Furthermore, I was involved in discussing the scheme with the planning officer and conservation officer in September 2023 following initial consultation on the planning application. The Conservation Officer raised initial concerns on the proposals and following a walkover survey of the site and surrounding conservation area and heritage assets it became clear that some of the concerns were based on not fully appreciating the character and appearance of this part of the town and how the scheme had responded to its surroundings. Suggestions

were made by the Conservation Officer and taken onboard that concerned fenestration and elevational treatment along Palmerston Street, treatment of gable ends and making more of a feature to the southeast corner of the appeal scheme.

1.2.4 This resulted in revisions to the appeal scheme and following the amendments to the design of the appeal scheme the Conservation Officer considered that the changes had sufficiently overcome the concerns previously raised.

1.2.5 At paragraph 8.20 of the Officer's Report (OR) to the planning committee it was considered that the approach proposed, informed by the comments of the Conservation Officer, and reflected in the revised proposals, was "*appropriate and would broadly **enhance** the character of this site situated adjacent to the Conservation Area and make a **positive** contribution to sustaining the significance of the surrounding heritage assets*". The revised designs had taken account of the character, appearance and setting of heritage assets and those assets had informed the design of the proposals.

### **1.3 Scope of Evidence**

1.3.1 This evidence is submitted on behalf of Churchill Retirement Living Ltd (the Appellant) in support of its appeal against the refusal of a planning application (23/01700/FULLS) by Test Valley Borough Council (the Council) in March 2024 for the redevelopment for retirement living accommodation comprising 47 retirement apartments including communal facilities, access, car parking and landscaping.

1.3.2 My evidence relates to Reason for Refusal #1 which states:

*By virtue of the scale, bulk and design of the proposal the development would be detrimental to the special architectural and historic importance of the setting of the Romsey Conservation Area and the setting of heritage assets. This harm is compounded further when the proposal is viewed from the roundabout junction*

*of the A27 and Palmerston Street. It is acknowledged that the development would result in less than substantial harm to the significance of these designated heritage assets and the conservation area. However, the public benefits arising from the development would not outweigh this real and identified harm. As such, the proposal is considered to be contrary to Policies E1 and E9 of the Test Valley Borough Revised Local Plan (2016).*

1.3.3 As the Appeal Site is located outwith the Romsey Conservation Area, section 72 (1) of the TCP (LB&CA) Act 1990 is not engaged although consideration to the heritage significance of the conservation area is required through planning policy and national planning guidance.

1.3.4 With regards to RfR1 it is important to note that, as clearly set out by Historic England within their guidance (CD 4.12, para 9):

*“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”*

1.3.5 As such setting itself cannot be harmed but consideration to how changes within the setting of a designated heritage assets results in harm to their heritage significance (and the reason for their designation) is what is required to be considered.

1.3.6 Neither the Reason for Refusal or the Council’s Statement of Case identified the listed buildings alleged to be harmed.

1.3.7 The High Court has ruled that within the NPPF there are three categories of harm that are recognised: substantial harm, less than substantial harm and no harm<sup>1</sup>. Even so, when establishing harm to heritage assets, the Planning Policy

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<sup>1</sup> The Queen on the application of James Hall and Company Limited v City of Bradford Metropolitan District Council v Co-Operative Group Limited, Dalehead Properties Limited [2019] EWHC 2899 (Admin), 2019 WL 05864885, para34.



Guidance is very clear that ‘within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated’<sup>2</sup>.

- 1.3.8 Although less than substantial harm was identified in RfR1, the actual extent of harm within this threshold had not been identified in neither the RfR1 or the Council’s SoC. In addition neither document identifying which designated heritage assets were harmed.
- 1.3.9 At the CMC on the 10 June 2024 the appellant requested the listed buildings to be identified along with the extent of harm within the less than substantial harm category. On the 28 June 2024 an extensive list of designated heritage assets which the Council’s heritage witness considers to be subject to less than substantial harm was provided to the appeal in the document ‘Impact on Heritage Assets, June 2024’. The Council’s heritage witness did not state where the extent of harm sits within the less than substantial harm category. These are listed in Table 1 below.
- 1.3.10 To assist the Inspector, the listed buildings are listed geographically broadly north to south and those marked with an asterisk were considered as part of the heritage statement submitted with the planning application as those that would have the potential to be impacted by the appeal scheme and taken forward for detailed assessment. Their locations are illustrated in Figure 1 and in Appendix 1 of my proof.
- 1.3.11 The list of heritage assets identified by the Council’s heritage witness now includes Broadlands Registered Park and Garden (RPG) which according to him has a ‘low level of less than substantial harm’.
- 1.3.12 Subsequently, following the exchange of the ‘Impact of Heritage Assets’ document, correspondence from the Council’s Heritage Witness on the 16<sup>th</sup> July

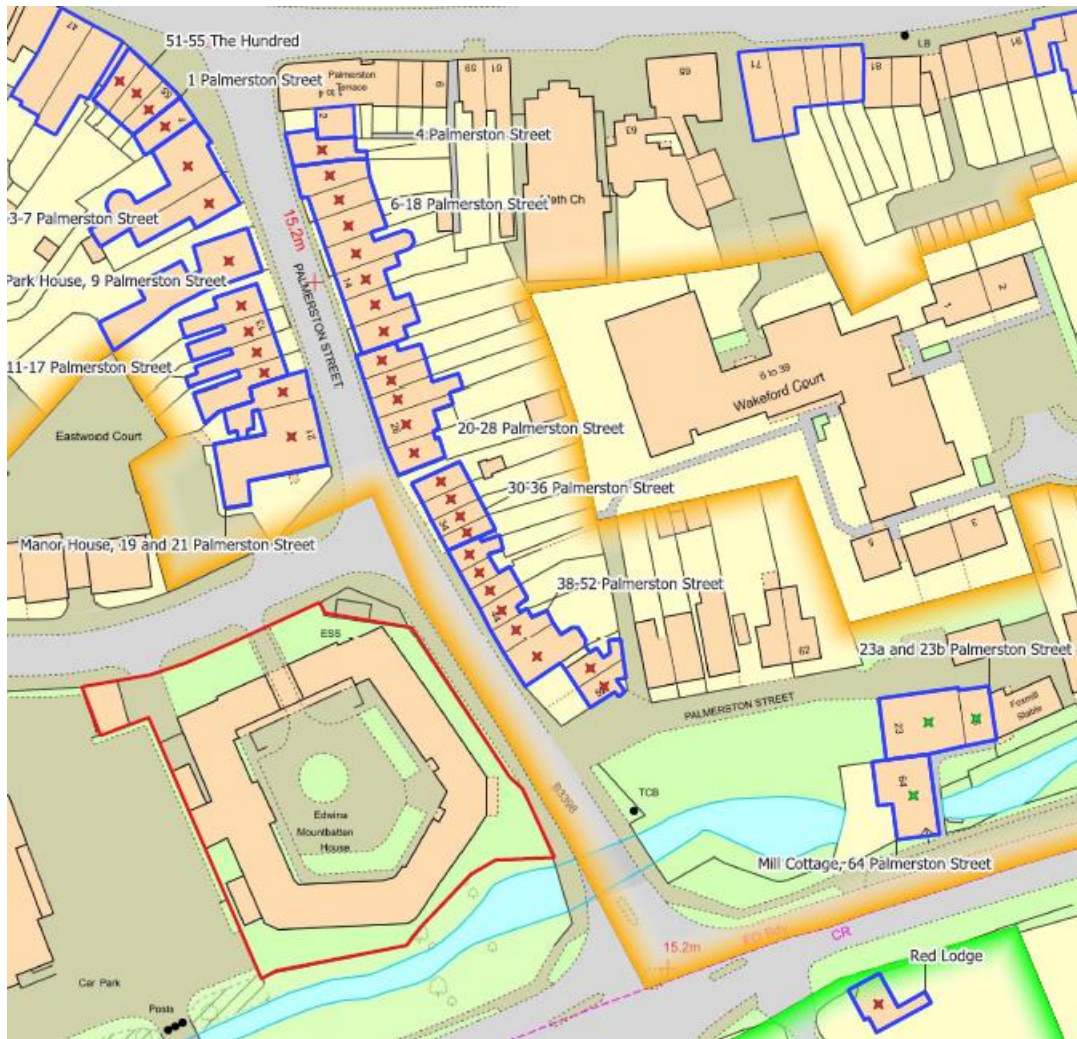
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<sup>2</sup> NPPG Historic Guidance Paragraph 018 reference ID 18a-018-20190723

2024 to myself stated “Having further scrutinised the Appeal proposal and its relationship to the nearby listed buildings, aided by a second review of the assets and their settings on site, I have concluded that the Appeal Proposals would not cause harm to the buildings of Fox Mill: 23a and 23b Palmerston Street, and 64 Palmerston Street.”

**Table 1: List of heritage assets identified by the Council’s Witness**

Address (all Palmerston Street unless otherwise noted)	Listing Grade	Alleged Degree of Harm to Heritage Asset
Romsey Conservation Area	n/a	Less than Substantial
51-55 The Hundred	II	Less than Substantial
1Palmerston Street	II	Less than Substantial
3-7 Palmerston Street	II	Less than Substantial
4 Palmerston Street	II	Less than Substantial
6-18 Palmerston Street	II	Less than Substantial
Park House, 9 Palmerston Street	II	Less than Substantial
11-17 Palmerston Street	II	Less than Substantial
* 20-28 Palmerston Street	II	Less than Substantial
* Manor House, 19-21 Palmerson Street	II	Less than Substantial
* 30-36 Palmerston Street	II	Less than Substantial
* 38-52 Palmerston Street	II	Less than Substantial
* 23a & 23b Palmerston Street	II	Less than Substantial (Subsequently changed to no harm on 16/07/24)
* Mill Cottage (64 Palmerston Street (wrongly attributed to Foxmills, Mill House and 62 by TVBC)	II	Less than Substantial (Subsequently changed to no harm on 16/07/24)
* Red Lodge, Broadlands Park	II	Less than Substantial
Broadlands RPG	II*	Low level of less than substantial harm



**Figure 1: Designated Heritage Assets**

1.3.13 It is my professional opinion that the scheme would not result in harm to the character and appearance of the Romsey Conservation Area, to the heritage significance of the nearby listed buildings or to Broadlands RPG. In contrast it is considered by the Council' heritage witness that there would be less than substantial harm to the conservation area, Broadlands RPG and numerous listed buildings. As such NPPF 208 is engaged.

1.3.14 If the Inspector is minded to consider that there is less than substantial harm to one or more of the designated heritage assets, then in accordance with NPPF 208 that harm should be weighed against the public benefits of the proposal. The public benefits of the proposal are identified in Mr. Shellum's planning evidence, and he considers the paragraph 208 balancing exercise.

## **2. Planning Context**

### **2.1 Planning Policy, Legislation and Guidance**

2.1.1 Those policies, legislation and guidance that are considered relevant to heritage are:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework, revised December 2023, Section 16  
Conserving and enhancing the historic environment
- National Planning Practice Guidance. Updated July 2019, Historic  
Environment Conserving and enhancing the historic environment
- Test Valley Borough Council Revised Local Plan DPD Adopted Local Plan  
2011-2029 January 2016: Policy E1 and E9 (CD 3.1)
- Purcell, Romsey Conservation Area Appraisal and Management Plan  
December 2020a (CD 4.10)
- Purcell, Romsey Conservation Area: Boundary Amendment Report  
November 2020b (CD 4.11)
- Historic England, The Setting of Heritage Assets Good Practice Advice in  
Planning Note 3 (2nd edition, December 2017- CD 4.12)
- Historic England, Understanding Place: Historic Area Assessments (April  
2017)
- Historic England, Conservation Area Appraisal, Designation and  
Management. Historic England Advice Note 1 (Second Edition, February  
2019)

### **2.2 National Planning Framework and Planning Policy Guidance**

2.2.1 Section 16 of the NPPF relates to the conservation and enhancement of the historic environment within the planning regime. This is informed by the statutory

duties as established in the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”).

2.2.2 Paragraph 200 of the Framework establishes that the starting point for assessing harm to heritage assets is to identify and assess the significance of the assets in question. Heritage significance is defined as *‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’*.<sup>3</sup>

2.2.3 Paragraphs 205 to 208 consider the assessment of potential impacts to designated heritage assets. Paragraph 205 states:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

2.2.4 In addressing harm to heritage assets, the Framework makes a distinction between ‘substantial harm’ and ‘less than substantial’ harm. Paragraphs 206 and 207 of the NPPF relate to the assessment of substantial harm to designated heritage assets, These state:

*206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and*

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<sup>3</sup> Annex 2 Glossary NPPF

*World Heritage Sites, should be wholly exceptional.*

*207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: (a) the nature of the heritage asset prevents all reasonable uses of the site; and (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and (d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

2.2.5 Paragraph 208 of the NPPF relates to less than substantial harm and states:

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

2.2.6 The courts have clarified that substantial harm comprises serious harm to a heritage asset in that the impact on significance was required to be serious such that very much, if not all, of the significance was drained away<sup>4</sup>.

2.2.7 The National Planning Policy Guidance refines this to state that substantial harm is a high test and in determining whether works to a listed building constitutes substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale

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<sup>4</sup> Bedford BC v SoS [2013] EHC 2847 (Admin) paragraph 24

of the development that is to be assessed<sup>5</sup>.

2.2.8 The Council do not consider NPPF 206-207 are engaged as part of the appeal (citing less than substantial harm within their reason for refusal and NPPF 208 is engaged). The decision of the Court of Appeal in *Bramshill*<sup>6</sup> has reaffirmed previous case law (*Jones v Mordue* [2015]) that if the approach in NPPF 206-208 is followed then the section 66 (1) duty is likely to be properly performed<sup>7</sup>.

2.2.9 The *Bramshill* judgment has provided clarity on the meaning of 'great weight' within NPPF 205. The concept in NPPF 205 does not predetermine the appropriate amount of weight to be given to the conservation of a heritage asset in a particular case<sup>8</sup>. The judgment continues that the imperative of giving 'considerable weight' to harm to the setting of a listed building does not mean that the weight to be given to the desirability of preserving it or its setting is 'uniform'. That will depend on the extent of the assessed harm and the heritage value of the asset in question<sup>9</sup>. Therefore to apply the policy contained in those paragraph 205-208 correctly, it is necessary to first establish whether there will be any harm to the significance of a designated heritage asset as a consequence of what is proposed and, if so, to form a view on the extent and nature of that harm.

2.2.10 Paragraph 208 of the Framework states that less than substantial harm needs to be weighed against the public benefits of the scheme. The *Bramshill* judgment has confirmed that, in light of previous cases, such as *Palmer*<sup>10</sup>, there is no prescribed, single, correct approach to the balancing of such harm against any likely benefits. In terms of public benefits these do not need to be heritage benefits and all types of public benefits can be taken together and weighed

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<sup>5</sup> NPPG Historic Guidance Paragraph 018 reference ID 18a-018-20190723

<sup>6</sup> City & Country Bramshill Ltd v SoS for Housing, Communities and Local Government, Hart District Council, Historic England and National Trust [2021] EWCA Civ 320

<sup>7</sup> *Ibid*, paragraph 72

<sup>8</sup> *Ibid*, paragraph 73

<sup>9</sup> *Ibid*, paragraph 75

<sup>10</sup> *Palmer v Herefordshire Council* [2016] EWCA Civ 1061

against harm. Cases will vary and that the balancing exercise under policies 207 and 208 of the NPPF is not the whole decision-making process but only part of it.<sup>11</sup> I do not deal with or consider the public benefits of the appeal scheme which is dealt with in Mr. Shellum's planning evidence.

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<sup>11</sup> Ibid, paragraphs 76-79



## 3. Baseline Assessment

### 3.1 Introduction

3.1.1 This section summarises the detailed assessment of heritage significance of the designated heritage assets that have been identified by the Council's heritage witness.

### 3.2 Romsey Conservation Area

#### Heritage Significance

3.2.1 Romsey Conservation Area was first designated in 1970 and its boundaries have since been subject to several amendments, the most recent of which was in November 2020, which is discussed in further detail below.

3.2.2 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 mixed but key features are summarised in the appraisal as follows:

- i. Its character as a '*quintessential historic English market town set within a rural agricultural landscape*' (CD 4.10, p. 9);
- ii. The historic development of Romsey from the 10th century to present day and post-war suburban expansion restricted to the north and east;
- iii. 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;

- iv. 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;
- v. Archaeological and historical interest of the medieval core with narrow streets leading to Market Place and the abbey church;
- vi. Importance of the abbey both in the historic development and townscape of Romsey and presence in views;
- vii. Presence of burgage plot boundaries;
- viii. Open spaces, including the War Memorial Park, and regular active use of the Market Place and Corn Market;
- ix. Vegetation and green spaces including the abbey garths which contribute to the setting of the abbey church;
- x. 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;
- xi. Broadlands Estate located to the south, and outside of, the conservation area which has restricted growth and expansion of the town; and
- xii. 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*' (CD 4.10, p. 56)) and former Strong and Co Brewery Site to the north.

- 3.2.3 The undulating character of the streetscene within the conservation area results in most views being narrow and channelled, often terminating with specific buildings. More open views are afforded across open areas such as the Market Place.
- 3.2.4 There are 10 character areas identified within the conservation area and the closest to the appeal site comprises *Area 4: The Hundred and Palmerston Street* (Figure 2 of my proof; reproduced from CD 4.10, page 24).



**Figure 2: Character Area 4. The Hundred and Palmerston Street**

- 3.2.5 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, and there is a varied appearance through widths, heights, roof forms and pitches.
- 3.2.6 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 slate 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 (CD 4.11, p. 24-26).

- 3.2.7 The appeal site was within the Conservation Area until a review of the boundary in 2020 when it was removed. The justification for its removal was that *“the 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”* (CD 4.11, Justification J, page 8).

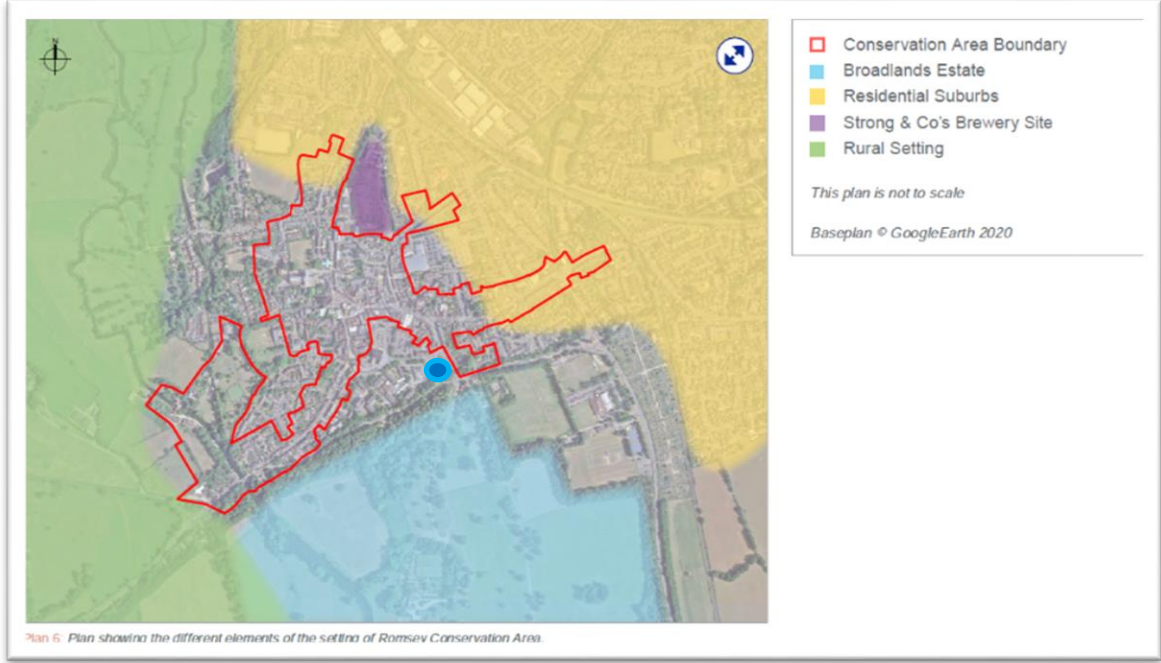
#### **Contribution of Setting to Heritage Significance**

- 3.2.8 The CAA highlights some of the important components of the area’s setting which assist in the understanding, legibility and appreciation of what is special about the Conservation Area. As a result, divides the setting of Romsey Conservation Area into four key elements of the setting of the Conservation Area (CD 4.10, p. 54-57 and 117):

1. Broadlands Estate
2. Residential Suburbs
3. Strong & CO’s Brewery Site
4. Rural Setting.

- 3.2.9 The appeal site is not located in any of these areas that are identified as key elements of the setting of the Conservation Area. The appeal site is located a large built-up area to the south of the conservation area, that forms a triangle of development to the north of the by-pass (Figure 3 of my proof). Even though it is in close proximity to the designated asset it is clear from the appraisal that this area does not make a positive contribution to the setting of the conservation area which can better reveal its understanding, legibility and appreciation of its special interests.

3.2.10 In addition, the appeal site is not identified as an important open space which contributes to the heritage significance of the conservation area (CD 4.10, p118).



**Figure 3: Reproduced from CD 4.10, p. 55- Contribution of setting to the Romsey conservation area; site shown as blue dot**

**Contribution of the Appeal Site to Heritage Significance**

3.2.11 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 (CD 4.10, p. 43).

3.2.12 The undulating character of Palmerston Road means the building lines and strong historic grain funnel views along the streetscape and emphasise the transition from the bypass into the historic core. The appeal site is visible on the approach towards Romsey's historic core along the west side of Palmerston Street and forms part of the experience into the conservation area.

3.2.13 It is clear by looking at the townscape that the appeal site sits within the triangle of modern development between the historic core and the by-pass which is

defined by modern, larger footprint and taller building than are within the conservation area.

3.2.14 The appeal site is in an area of townscape between the historic core and the modern bypass to the south. This area is defined by loose grained, larger footprint and taller buildings that does not make a meaningful contribution to the heritage significance of the conservation area.

3.2.15 It is my professional opinion that the appeal site does not positively or meaningfully contribute to the setting of the conservation area and makes a **neutral** contribution to its heritage significance but in its current derelict form **detracts** from the conservation area.

### **3.3 Listed Buildings**

3.3.1 This section considers the extensive number of listed buildings that have recently been identified by the Council's heritage witness. These are presented from north to south.

#### ***51-55 The Hundred (NHLE:1277310)***

##### **Heritage Significance**

3.3.2 These listed building is Grade II, first listed in 1951, and located at the northern end of Palmerston Street on the junction with The Hundred on its western side over 100m north of the appeal site. The building is attributed to the 18<sup>th</sup> century.

3.3.3 The listing description for No.51-55 The Hundred notes the attic storey on these buildings had been removed at the time of listing in 1951 and are under modern roof tiles. This group of buildings are rather plain and simple in design comprising of brick construction, sash windows with door surrounds and hoods.



**Plate 1: 51-55 The Hundred (centre of image)**

**Contribution of Setting to Heritage Significance**

3.3.4 These listed buildings are set back from the roadway behind a wide pavement and are appreciated as part of the wider historic core of Romsey at an important historical road junction. The setting of these listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the west side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

**Contribution of the Appeal Site to Heritage Significance**

3.3.5 The appeal site is located over 100m south of this listed building beyond the road junction of Palmerston Street with Broadwater Road. The appeal site is located

beyond the historic core of the town. The heritage significance of these listed buildings is best appreciated when one is standing on The Hundred looking directly at the listed buildings.

- 3.3.6 The appeal site does not hold key elements that contribute to the setting which better reveals or allows appreciation of these buildings. The appeal site forms part of the modern backdrop to the listed buildings. As such the appeal site makes **no contribution** to the heritage significance of these listed buildings.

**1 Palmerston Street (NHLE: 1232429)**

**Heritage Significance**



**Plate 2: 1 Palmerston Street**

- 3.3.7 This listed building is Grade II, first listed in 1951, and located at the northern end of Palmerston Street on the junction with The Hundred on its western side over 100m north of the appeal site. The building is attributed to the 18<sup>th</sup> century although the official list entry for 1 Palmerston Street does not match the physical building. The listing states:

*“C18. 2-storeys and attic. Brick. Moulded eaves cornice. Old tile roof. One slate*



*roofed dormer; sash window. 2 windows on 1st floor; sash windows with architrave frames, 3 panes wide. Small early C19 shop front of 3-lights with glazed door on ground floor with angle pilasters, plain frieze and flat moulded cornice hood over on cut brackets.”*

- 3.3.8 It is clear that the building does not have an attic, moulded eaves cornice, old tile roof, dormer, shop front or glazed door. The building has been heavily altered. The only remaining architectural feature appears to be the door frieze and flat moulded cornice hood on cut brackets.

#### **Contribution of Setting to Heritage Significance**

- 3.3.9 This listed building is set back from the roadway behind a wide pavement and are appreciated as part of the wider historic core of Romsey at an important historical road junction. The setting of this listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the west side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what its setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

#### **Contribution of the Appeal Site to Heritage Significance**

- 3.3.10 The appeal site is located over 100m south of this listed building beyond the road junction of Palmerston Street with Broadwater Road. The appeal site is located beyond the historic core of the town. The heritage significance of this listed building is best appreciated when one is standing on The Hundred looking directly at the listed buildings.
- 3.3.11 Putting aside the issue of the integrity of the historic fabric of 1 Palmerston Street, the appeal site does not hold key elements that contribute to the setting which

better reveals or allows appreciation of these buildings. The appeal site forms part of the modern backdrop to the listed buildings. As such the appeal site makes **no contribution** to the heritage significance of these listed buildings.

**3-7 Palmerston Street (NHLE: 1232430)**

**Heritage Significance**



**Plate 3: 3-7 Palmerston Street**

3.3.12 These listed buildings are Grade II, first listed in 1951, and are located on the western side of Palmerston Street between 80-100m north of the appeal site. The buildings are attributed to the 18<sup>th</sup> century and are listed for their architectural and historical interests.

3.3.13 The buildings are constructed of brick with no.3 comprises of a capped parapet and is a former stable block which is indicated by the large arch doorway. The buildings share the same roof span, with large casement dormers in the roof space. Nos5-7 comprise of paired central doorway which are accessed by a flight of shallow stone steps with architectural detailing including cornice eaves and Doric door surrounds and brick voussoirs.

### **Contribution of Setting to Heritage Significance**

3.3.14 The listed buildings are located near to the junction of Palmerston Street with The Hundred where the buildings no longer follow the modern carriageway but start to curve around the line of the junction. As such the buildings are set back from the roadway behind a wide pavement and are appreciated as part of the wider historic core of Romsey at an important historical road junction. The setting of these listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the west side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

### **Contribution of the Appeal Site to Heritage Significance**

3.3.15 The appeal site is located between 80m south of this listed building beyond the road junction of Palmerston Street with Broadwater Road. The appeal site is located beyond the historic core of the town. The heritage significance of this listed buildings is best appreciated when one is standing on the western side of Palmerston Street with The Hundred or standing directly in front of it.

3.3.16 The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these buildings. The appeal site forms part of the modern backdrop to the listed buildings. As such the appeal site makes **no contribution** to the heritage significance of these listed buildings.

### ***4 Palmerston Street (NHLE: 1277087)***

#### **Heritage Significance**

3.3.17 This listed building is Grade II, first listed in 1972, and located at the northern end of Palmerston Street on its eastern side about 80m north of the appeal site. The

building is attributed to the early 19<sup>th</sup> century and is listed for their architectural and historical interests.



**Plate 4: 4 Palmerston Street (left-white building)**

3.3.18 The two storey building comprises of a slate hipped roof set at a different pitch to its adjoining neighbour (no.6) with painted render to its elevations with a single central sash window with rendered voussoir over. The main door comprises of simple decorative reveal and flat hood porch over the door, with another small simple door at its southern end of the elevation.

**Contribution of Setting to Heritage Significance**

3.3.19 The listed building is located at the end of the terrace that defines the eastern side of Palmerston Street. The setting of this listed buildings is defined by its physical relationship to no.6 and being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the east side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town.

The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

### **Contribution of the Appeal Site to Heritage Significance**

- 3.3.20 The appeal site is located between 80m south of this listed building beyond the road junction of Palmerston Street with Broadwater Road. The appeal site is located beyond the historic core of the town. The heritage significance of this listed buildings is best appreciated when one is standing on the western side of Palmerston Street with The Hundred or standing directly in front of it.
- 3.3.21 The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these buildings. The appeal site forms part of the modern backdrop to the listed buildings. As such the appeal site makes **no contribution** to the heritage significance of these listed buildings.

### ***6-18 Palmerston Street (NHLE: 1232470)***

#### **Heritage Significance**

- 3.3.22 6-18 Palmerston Street is Grade II, listed in 1951, and is located on the eastern side of Palmerston Street with no.18 located approximately 47m north of the appeal site and no.6 located 80m north of the appeal site. They are attributed to the early 19<sup>th</sup> century and are listed for their historic and architectural interests.
- 3.3.23 Numbers 8-16 form a single terrace of uniformity and symmetry. These buildings are set back to those to the south although no6 projects forward at the northern end. This set back results in a variation in ridge height to surrounding buildings on the eastern side of the. The buildings comprise of two tall floors with basement windows at pavement level and are approached by sets of shared stone steps to grouped front doors.



**Plate 5: 6-18 Palmerston Street**

**Contribution of Setting to Heritage Significance**

3.3.24 The setting of these listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the east side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town, especially when compared to the dominant three storey town houses on the opposite side of Palmerstone Street. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

**Contribution of the Appeal Site to Heritage Significance**

3.3.25 The appeal site is located beyond the road junction of Palmerston Street with Broadwater Road and is located beyond the historic core of the town. The heritage significance of these listed buildings is best appreciated when one is facing them on the opposite (western) side of Palmerston Street and observed

as a row within the wider streetscape.

3.3.26 The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these buildings. The appeal site forms part of the modern backdrop to the listed buildings. As such the appeal site make **no contribution** to the heritage significance of these listed buildings.

***Park House, 9 Palmerston Street (NHLE: 1277070)***



**Plate 6: 9 Palmerston Street**

**Heritage Significance**

3.3.27 Park House is Grade II, listed in 1951, and is located approximately 70m north of the appeal site on the eastern side of Palmerston Street. It is attributed to the early 19<sup>th</sup> century and is listed for its historic and architectural interests.

3.3.28 It is rather unique on Palmerston Street in that it is a detached dwelling reflective of its high status which is also reflected in the architectural detailing. It comprises of two storeys with stucco finish under hipped slate roof with large flat eaves. The building is set back behind railings (also listed) and approached up a flight of stone steps to a delightful Doric porch.

### **Contribution of Setting to Heritage Significance**

3.3.29 The listed building is set back from the pavement which contributes to its sense of grandeur on the street and reinforces the difference between the smaller dwellings on the eastern side of the street to those on the western side. The setting of this listed building is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the west side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates its setting is the spatial relationship of these buildings to each other within the townscape.

### **Contribution of the Appeal Site to Heritage Significance**

3.3.30 The appeal site is located beyond the road junction of Palmerston Street with Broadwater Road and is located beyond the historic core of the town. The heritage significance of the listed building is best appreciated when one is facing it from the opposite (eastern) side of Palmerston Street or passing directly in front of it.

3.3.31 The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these buildings. The appeal site forms part of the modern backdrop to the listed buildings. As such the appeal site makes **no contribution** to the heritage significance of these listed buildings.

### **11-17 Palmerston Street (NHLE: 1232432)**

#### **Heritage Significance**

3.3.32 11-17 Palmerston Street is Grade II, listed in 1951, and is located on the western side of Palmerston Street with no.17 located approximately 45m north of the appeal site and no.11 located 65m north of the appeal site. They are attributed to the early 19<sup>th</sup> century and are listed for their historic and architectural interests.



3.3.33 Numbers 11-17 form a single terrace of three floors with basement and are noticeable taller than other buildings on Palmerston Street. They are constructed of brick with moulded eaves cornice under a slate roof. The elevations display a classic hierarchy to fenestration with each house having one window bay to the north and door to the south.



**Plate 7: 11-17 Palmerston Street**

**Contribution of Setting to Heritage Significance**

3.3.34 The listed buildings are set back from the pavement which contributes to their sense of grandeur on the street and dominates the adjacent medieval Manor House and housing on the opposite side of the street. The setting of these listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the west side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates

what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

**Contribution of the Appeal Site to Heritage Significance**

3.3.35 The appeal site is located beyond the road junction of Palmerston Street with Broadwater Road and is located beyond the historic core of the town. The heritage significance of these listed buildings is best appreciated when one is facing them on the opposite (eastern) side of Palmerston Street or passing directly by them.

3.3.36 The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these buildings. The appeal site forms part of the modern backdrop to the listed buildings. As such the appeal site makes **no contribution** to the heritage significance of these listed buildings.

***20-28 Palmerston Street (NHLE: 1277088)***

**Heritage Significance**

3.3.37 Numbers 20-28 are Grade II listed, first listed in 1951, with 28 Palmerston Street nearest to the appeal site next to the junction with Broadwater Road on the eastern side; 20 Palmerston Street is located 45 m north of the appeal site. They are attributed to the late 18<sup>th</sup> century and are listed for their historic and architectural interests.

3.3.38 The buildings comprise of single bay widths except for 28 which comprises of two bays. The northern end of the row comprises of a higher ridge line which enables the insertion of mid-roof hipped dormer windows forming two storey with attic accommodation. Although the ridge line varies along the row the eaves height is the same and comprises of an unusual but distinct slate verge. The presence of door surrounds, door hoods and brick voussoirs indicate higher status buildings than those to the south.



**Plate 8: 20-28 Palmerston Street**

**Contribution of Setting to Heritage Significance**

3.3.39 The setting of these listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the east side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town. The back of pavement position contributes to the sense of contraction in road width of the street scape as one moves northward into the historic core. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

**Contribution of the Appeal Site to Heritage Significance**

3.3.40 The appeal site is located beyond the road junction of Palmerston Street with Broadwater Road and is located beyond the historic core of the town. The appreciation of the listed buildings is when one is facing them on the opposite (western) side of Palmerston Street or looking across the road junction with the

appeal site to the rear of the observer.

3.3.41 The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these buildings. As such the appeal site, due to its proximity to 28 makes a **neutral** which becomes **no contribution** to the heritage significance of these listed buildings as one travels northward along the terrace.

***Manor House also known as 19-21 Palmerston Street (NHLE: 1232433)***



**Plate 9: Manor House- 19-21 Palmerston Street**

**Heritage Significance**

3.3.42 Manor House is Grade II listed, first listed in 1951, which is located on the north side of Broadwater Road directly opposite the appeal site. This building is of 15-16th century origin but was restored in the early 20th century. It is currently converted to commercial use as an Italian restaurant.

3.3.43 Given its age, the buildings is distinctive with its exposed timber framing with decorative brick-infilling, first floor jetty and trio of gables fronting onto the street. The roof is to clay tile but the pitch is indicative that it was once thatched.

### **Contribution of Setting to Heritage Significance**

3.3.44 The building is set north of the junction between Broadwater Road and Palmerston Street, beyond the pavement. 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. The modern creation of Broadwater Road has made the building a focal point when viewed from the south.

3.3.45 The building may have once been on the periphery of the town but was gradually incorporated into the townscape with the late 18<sup>th</sup> - early 19<sup>th</sup> century expansion of development. This is best reflected in the views to the north of the listed building where the tall three-storey Georgian townhouses abut the Manor House and their height dominate the earlier building. This contributes positively to the historical narrative of the development of the town.

3.3.46 Therefore the setting of the listed building is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths along Palmerston Street. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

### **Contribution of the Appeal Site to Heritage Significance**

3.3.47 The appeal site is located on the opposite side of Broadwater Road to the listed building in an area that is defined by modern 20<sup>th</sup> century development which is in contrast to its immediate surroundings on Palmerston Street that is defined by a range of Georgian buildings.

3.3.48 The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these buildings and forms part of the

modern backdrop to the listed building. As such the appeal site does not make a meaningful contribution (**neutral**) to the heritage significance of these listed buildings.

**30-36 Palmerston Street (NHLE: 1232471)**



**Plate 10: 30-36 Palmerston Street**

**Heritage Significance**

3.3.49 Number 30-36 are Grade II listed, first listed in 1951, and are located on the opposite side of Palmerston Street to the northeast corner of the appeal site across the junction with Broadwater Road. They are attributed to the late 18<sup>th</sup> century and listed for their historic and architectural interests.

3.3.50 The buildings present themselves to the street as a pair of symmetrically linked cottages with pairs of central doors that are approached by a flight of five wide stone steps. These assist in focussing the view down Broadwater Road towards the listed building whilst accentuating the set back from the road created by the steps and the height of the building with lower basement windows at pavement

level which are not present on neighbouring properties. This gives a sense of higher status than the neighbouring listed buildings although they are very plain in architectural detail and one bay wide.

#### **Contribution of Setting to Heritage Significance**

3.3.51 The setting of these listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the east side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town. The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

3.3.52 The declivity of Broadwater Road towards these listed buildings contributes to their prominence as a focal point when viewed from the west which would not have been historical but has been created by the modern road junction. They are set back from Palmerston Road but form a building line with the buildings to the south and are not readily appreciable in views from the south, apart from the presence of the steps. This setback emphasises the slate hung gable end of 28 Palmerston Street.

#### **Contribution of the Appeal Site to Heritage Significance**

3.3.53 The appeal site is located on the opposite side of the road to these listed buildings in an area that is defined by modern 20<sup>th</sup> century development which is in contrast to the eastern side of the street and beyond the road junction with Broadwater Road. The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these buildings. As such the appeal site does not make a meaningful contribution (**neutral**) to the heritage significance of these listed buildings.

**38-52 Palmerston Street (NHLE: 1277049)**



**Plate 11: 38-48 Palmerston Street**



**Plate 12: 50-52 Palmerston Street**

**Heritage Significance**

3.3.54 Numbers 38-52 are Grade II listed, first listed in 1951, and are located on the opposite side of Palmerston Street to the eastern edge of the appeal site. They



are attributed to the early 19<sup>th</sup> century and are listed for their historic and architectural interests.

3.3.55 These buildings form a continuous terrace comprise of more variation in contrast to 30-36 Palmerston Street. Numbers 38-46 comprise of similar one bay dwellings under a shallower pitch slate roof in contrast to the buildings to the north and south. No. 48 has a separate roof and higher and wider frontage. No 50 and 52 are similar to 38-46 but are set back set back from the road behind a low walled garden. All the buildings are two storey in height and constructed of brick with very little embellishment in terms of architectural detailing, except for the brick voussoirs on 48-52 and simple porch detailing, when combined with the width of 48 and the set back of 50-52 indicates an elevated status when compared to the rest of the row.

#### **Contribution of Setting to Heritage Significance**

3.3.56 The setting of these listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the east side of Palmerston Street. This reveals and contributes positively to the historical narrative of the development of the town. The set back position of 50-52 reveals the deep brick elevation of no48 and assists in funnelling views along the street towards the Manor House (19-21 Palmerston Street). The official list entry notes '*All the listed buildings in Palmerston Street with Nos 70 to 84 (even) and 47 to 55 (odd) The Hundred form a group*'. This clearly demonstrates what their setting is, i.e. the spatial relationship of these buildings to each other within the townscape.

#### **Contribution of the Appeal Site to Heritage Significance**

3.3.57 The appeal site is located on the opposite side of the road to these listed buildings in an area that is defined by modern 20<sup>th</sup> century development which is in contrast to the eastern side of the street. The appeal site does not hold key elements that contribute to their setting which better reveals or allows appreciation of these

buildings. As such the appeal site does not make a meaningful contribution (**neutral**) to the heritage significance of these listed buildings.

***23a and 23b Palmerston Street (NHLE: 1232472)***

**Heritage Significance**

3.3.58 This listed building is Grade II, listed in 1972, and located c. 65 m east of the Site. It is attributed as either late 18<sup>th</sup> or early 19<sup>th</sup> century in date but was clearly associated with the adjoining mill. No23b is labelled as 25 on maps and set to the east of 23a whilst the listing notes its south front faces onto the stream (Tadburn) and to the by-pass. The western elevation comprises of a symmetrical frontage of sash windows with central doorway with Doric doorcase. The roof is tiled with a pair of hipped dormer windows. The south front to the rear of the mill comprises a two storey canted bay.



**Plate 13: 23a and 23b Palmerston Street**



**Plate 14: 23a and 23b Palmerston Street, south elevation**

**Contribution of Setting to Heritage Significance**

3.3.59 As with Mill Cottage the most significant contribution to the setting of this listed building is the physical relationship with each other, forming a discrete group of former mill buildings. The setting is somewhat compromised by the noise, movement and busyness of the by-pass but the architectural interest of the building can be appreciated from eastern spur of Palmerston Street, which provides access towards the listed building and from the large green space located between Palmerston Street and the buildings. To the north of the open space is a row of 19<sup>th</sup> century house that provides a development link between the main street and the mill buildings.

**Contribution of the Appeal Site to Heritage Significance**

3.3.60 The appeal site is located 65m west of the listed building beyond a substantial open green space which contributes to its setting of the adjacent Mill Cottage and at least part of the listed building (no23a). The open space has provided a large

green buffer between the listed building and the appeal site. The appeal site is in an area that is defined by modern 20<sup>th</sup> century development beyond the more historic buildings that are present on the eastern side of Palmerston Street.

3.3.61 The appeal site does not hold key elements that contribute to its setting which better reveals or allows appreciation of these buildings. As such the appeal site makes **no contribution** to the heritage significance of 23a and 23b.

***Mill Cottage, 64 Palmerston Street (NHLE: 1232473)***



**Plate 15: Mill Cottage, 64 Palmerston Street**

**Heritage Significance**

3.3.62 Mill Cottage is Grade II, listed in 1972, and located c. 65 m east of the Site. It is early 19th century in date and is two storey in height with the same 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 with hoist door at upper level, and wide stable door as well as remnants of mill machinery and a wooden footbridge. It derives its heritage significance as evidence of former industrial milling.

### **Contribution of Setting to Heritage Significance**

3.3.63 The primary and most significant contribution of the setting to heritage significance of the listed building is its location on the Tadburn, a tributary of the River Test and from which the mill derived its power. The setting is somewhat compromised by the noise, movement and busyness of the by-pass but the architectural interest of the building can be appreciated from eastern spur of Palmerston Street, which provides access towards the mill and the listed building and from the large green space located between Palmerston Street. The adjoining listed buildings of 23a and 23b Palmerstone Street also contributes to its heritage significance by forming a discrete group. To the north of the open space is a row of 19<sup>th</sup> century house that provides a development link between the main street and the mill buildings.

### **Contribution of the Appeal Site to Heritage Significance**

3.3.64 The appeal site is located 65m west of the listed building beyond a substantial open green space which contributes to its setting of Mill Cottage. The open space has provided a large green buffer between the listed building and the appeal site. The appeal site is in an area that is defined by modern 20<sup>th</sup> century development. The appeal site does not hold key elements that contribute to its setting which better reveals or allows appreciation of these buildings. As such the appeal site makes **no contribution** to the heritage significance of this listed building.

### ***Red Lodge (NHLE: 1093645)***

#### **Heritage Significance**

3.3.65 The Red Lodge is Grade II, listed in 1986, and is c.60m for the southeast corner of the appeal site. Built in the late 19<sup>th</sup> century (c.1870) the building is one of a number of lodges set around the parkland and designed by architect W E Nesfield, which provides historic association interest to the building. It is listed for its historical and architectural interests.



**Plate 16: Red Lodge**

3.3.66 The one and half storey lodge is designed in an Old English (Tudor) style with a prominent north gable aligned onto the boundary wall of the parkland. The gable being tile-hung with scalloped pattern and jettied at the first floor; with the jetty expressed as timber frame with plaster infill panels. As with such lodges the building is a simple rectangular form but is enriched by varied architectural details. The oak-framed casements have leaded lights of very small panes and comprises irregular fenestration of different sized openings. The roof contains decorative barge boards. The entrance comprises of a Tudor doorframe and boarded door.

**Contribution of Setting to Heritage Significance**

3.3.67 The setting of Red Lodge is inherently linked to the Broadlands RPG and was located on the former Southampton Road that at one stage, before the late 19<sup>th</sup> century, passed through the Broadlands Estate. Its setting is now dominated by the noise and busyness of the by-pass which does not make a positive contribution to its setting.

### **Contribution of the Appeal Site to Heritage Significance**

3.3.68 The appeal site is located on the opposite side of the busy by-pass to the listed building. The appeal site sits within the modern townscape of Romsey and does not contain any elements which are designed as key viewpoints from the RPG or listed building. Its appearance in such views does not positively enhance or meaningfully contribute to its heritage significance. Given the setting of the listed building is linked to the RPG the appeal site does **not contribute** to the heritage significance of the listed building.

### **3.4 Broadlands RPG**

3.4.1 To assist the Inspector, the official list entry is reproduced in Appendix 2 of my proof.



**Plate 17: Northern boundary wall of Broadlands RPG near to appeal site**

### **Heritage Significance**

3.4.2 Broadlands comprises a Grade II\* Registered Park and Garden (RPG) located c. 40 m south of the appeal 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.

- 3.4.3 Broadlands comprises a total area of c. 188 ha in extent and 15 listed buildings, the closest of which to the appeal site comprises Red Lodge (Grade II Listed; NHLE: 1093645) located on the northern edge of the RPG.
- 3.4.4 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, 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 as a parkland. This includes its former association and use as farmlands with the abbey church.
- 3.4.5 The historic interest also derives from the historic association of the occupants and architects, designers and individuals who were responsible for the development, design and construction of both the buildings and RPG. The historic interest is further heightened by the documentary material which illuminates the understanding of Broadlands.
- 3.4.6 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.
- 3.4.7 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.



### **Contribution of Setting to Heritage Significance**

- 3.4.8 The official list description notes the setting of the parkland as being linked to its topographical location in the river valley of the River Test. The northern and eastern boundaries are partly walled, from the adjacent Romsey bypass and town buildings to the north and from the A27 and open farmland to the east, the latter boundary enclosed by the Mile Wall, erected in the mid-19 century.
- 3.4.9 To the south, the parkland is enclosed by a minor lane (Spaniard's Lane) from flat arable farmland beyond, while to the west, the southern half of the park is bordered by the tree-fringed Test and the northern half by meadowland, beyond which the west side of the valley rises steeply to wooded ridges.
- 3.4.10 As the CAA notes the estate has always been private and is screened from the town by its boundary wall meaning that inter-visibility into the RPG is relatively limited (CD 4.10, p56). Appreciation of the Capability Brown landscape, within which the 18th century house lies, is possible from the Test Way long distance path that runs along the western edge of the RPG and is approximately 1km southwest of the appeal site. The boundary wall that was constructed in the 19<sup>th</sup> century and re-routed the former Southampton Road around the estate is appreciable along the by-pass and the southern end of Palmerston Street.
- 3.4.11 The by-pass along the northern edge of the RPG is not considered to make a positive contribution to the setting of the RPG and detracts from it due to the noise, movement and busyness of the road. The creation of the by-pass has also created a visual severance between the town, which includes the appeal site, and the RPG.

### **Contribution of the Appeal Site to Heritage Significance**

- 3.4.12 Whilst the appeal site forms part of the wider setting of Broadlands, through its position within the townscape of Romsey to the north of the RPG, the appeal site itself does not contain any key elements that make a positive or meaningful contribution to the setting or heritage significance of the RPG.

### 3.5 Summary

3.5.1 In summary, the contribution the appeal site I consider makes to the heritage significance within the settings of the designated heritage assets, as identified by the Council's heritage witness, is out in Table 2, below.

**Table 2: Contribution of the Appeal Site to heritage significance within the setting of designated heritage assets**

Heritage Asset	Contribution of the Appeal Site to heritage significance within the setting of designated heritage assets
Romsey Conservation Area	Neutral/ detracting
51-55 The Hundred	None
1 Palmerston Street	None
3-7 Palmerston Street	None
4 Palmerston Street	None
6-18 Palmerston Street	None
Park House, 9 Palmerston Street	None
11-17 Palmerston Street	None
20-28 Palmerston Street	Neutral/ none
Manor House, 19-21 Palmerston Street	Neutral
30-36 Palmerston Street	Neutral
38-52 Palmerston Street	Neutral
23a & 23b Palmerston Street	None
Mill Cottage 64 Palmerston Street	None
Red Lodge, Broadlands Park	None
Broadlands RPG	None

## **4. Analysis of the Appeal Scheme and Reason for Refusal No.1**

### **4.1 The Role of the Current Appeal Site on Heritage Significance**

- 4.1.1 The design of the appeal scheme is detailed in Mr Jackson's evidence, whilst my evidence considers the appeal scheme regarding the historic environment.
- 4.1.2 The RfR states that the appeal scheme would lead to less than substantial harm by virtue of its scale, bulk and design of the proposal. The RfR1 states "*The development would be detrimental to the special architectural and historic importance of the setting of the Romsey Conservation Area....*". I do not consider the location in which the appeal site is located has any special architectural and historic importance to the conservation area.
- 4.1.3 As noted in Section 3 of my proof, the appeal site either makes a neutral or no meaningful contribution to the heritage significance of the surrounding designated heritage assets. The appeal site in its current character and appearance as a derelict building with deteriorating public realm detracts from the Romsey Conservation Area. If the baseline condition continues in its deteriorating trajectory, then this would over time become increasingly detrimental to the setting and heritage significance of the adjacent listed buildings.

### **4.2 The Appeal Scheme**

#### ***Assessment of the Appeal Scheme***

- 4.2.1 The redevelopment would be residential in scale designed as a series of different building forms presented as a continuous terrace of buildings. This is in keeping with the residential character of Palmerston Street and would introduce positive public realm into a space currently vacant and inactive.
- 4.2.2 The footprint has been designed to introduce continuous frontages along Palmerston Street and Broadwater Road reflecting the characteristics of built

form 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 towards the conservation area.

4.2.3 The appeal scheme also reflects characteristics already present within the town, with buildings with larger footprints present in the immediate vicinity of the appeal site and which already comprise the setting of the conservation area and listed buildings. Funnelled enclosed views are a characteristic of the conservation area, created due to the undulating character of the streets and the presence of strong built form lining the roadside.

4.2.4 I consider the appeal site 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 singular building of perceivable scale and mass that extends across the entirety of the Site.

4.2.5 The building has been designed to respect the character of the streetscape through its elevational design and its roofscape. The appeal scheme 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. Whilst the redevelopment would appear in views from the south along Palmerston Street, through its design and sympathetic proposed materials it will appear as a series of terrace units thus reflecting the characteristics of built form within Romsey.

4.2.6 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 proposed built form along Palmerston Street will comprise of two floors with some accommodation within

the roof. The number of dormers are limited and their design reflects those extant along the streetscape.

4.2.7 The elevations along Broadwater Road and Bypass Road will comprise 3 storey elements. This is not considered inappropriate within the context of the existing townscape, with the existence of similar height buildings and within the setting of the designated heritage assets. By designing a building of varying number of storeys, the proposed scale and mass reflects the variances in the existing surrounding built environment. As such the appeal scheme would not negatively impact upon the historic environment.

4.2.8 The design of the redevelopment takes inspiration from the surrounding townscape both in terms of design and materials which complement the streetscape as well as reinforcing 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. It achieves this through combining elements of the historic environment and showcasing them in a modern architectural way. For instance,

1. the design takes inspiration from the terraced buildings located along Palmerston Street and appears as a series of units reflecting this;
2. 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;
3. the design of the dormers reflects those already extant along Palmerston Street; and
4. Reference to the design of gable ends with the conservation area.

4.2.9 The proposed materials include the combined use of red brick and white-painted brick with roof materials comprising natural slate roofs and red roof tiles.

Chimneys are present along the roofscape. Architectural detailing includes matching window heads and cills. These chosen materials, detailing and designs reflect the surrounding townscape and add interest to the elevational treatment of the building making it 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.

### **4.3 The Role of the Proposed Appeal Scheme on Heritage Significance *Romsey Conservation Area***

- 4.3.1 I consider the Appeal Site to have the capacity to accommodate the proposed scheme without resulting in harm to the setting and thus heritage significance of Romsey Conservation Area, due to changes in the shared streetscape of Palmerston Street. The redevelopment would not directly impact upon any of the principal contributors of character and appearance to the conservation area character of the area.
- 4.3.2 The appeal scheme takes the 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, as set out in Section 4.2 of my evidence, which positively contributes to the conservation area.
- 4.3.3 Whilst the appeal scheme would be visible in views along Palmerston Street, its appearance is not considered to harm the understanding, experience and appreciation into the historic core of the town.
- 4.3.4 The appeal scheme 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 reinforce the continuous frontage character along

the streetscape and maintain a strong building line along the road and thus funnel views into and out of the town.

- 4.3.5 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.
- 4.3.6 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.
- 4.3.7 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.
- 4.3.8 Overall, it is considered that the redevelopment takes the opportunity to preserve 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 this part of the setting of the conservation area which currently is not considered to contribute to the . Consequently, the appeal scheme would result in **no harm** to the significance of Romsey Conservation Area, as a result of a change in its setting.

#### ***Listed Buildings***

##### ***51-55 The Hundred (NHLE:1277310)***

- 4.3.9 These listed buildings are located at the far northern end of Palmerston Street and their setting is defined by their position on the junction with The Hundred, surrounded by other listed buildings, rather than at the other end of the street

where the appeal site is located.

4.3.10 Whilst the redevelopment would introduce a new building in the appeal site in glimpsed views that might encompass the listed buildings, its appearance in such views would be in keeping with the context in which these buildings are already located. That is a townscape that is defined by a mixture of building types of varying widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying building lines.



**Plate 18: 51-55 The Hundred and 1 Palmerston Street view towards the appeal site**

4.3.11 The appeal scheme would introduce a new form of development, but these views already encompass the existing development of Edwina Mountbatten House, and the change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these heritage assets would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the



listed buildings.

**1 Palmerston Street (NHLE: 1232429)**

4.3.12 This highly altered listed building is located at the far northern end of Palmerston Street and its setting is defined by its position on the junction with The Hundred, surrounded by other listed buildings, rather than at the other end of the street where the appeal site is located.

4.3.13 Whilst the redevelopment would introduce a new building in the appeal site in glimpsed views that might encompass the listed building, its appearance in such views would be in keeping with the context in which this building is already located. That is a townscape that is defined by a mixture of building types of varying widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying building lines.

4.3.14 The appeal scheme would introduce a new form of development, but these views already encompass the existing development of Edwina Mountbatten House, and the change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these heritage assets would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the listed buildings.

**3-7 Palmerston Street**

4.3.15 These listed buildings are located at the far northern end of Palmerston Street and their setting is defined by their position on the junction with The Hundred, surrounded by other listed buildings, rather than at the other end of the street where the appeal site is located.

4.3.16 Whilst the redevelopment would introduce a new building in the appeal site in glimpsed views that might encompass the listed buildings, its appearance in such views would be in keeping with the context in which these buildings are already

located. That is a townscape that is defined by a mixture of building types of varying widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying building lines.

4.3.17 The appeal scheme would introduce a new form of development, but these views already encompass the existing development of Edwina Mountbatten House, and the change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these heritage assets would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the listed buildings.

***4 Palmerston Street (NHLE: 1277087)***

4.3.18 The setting of this building is defined by its spatial relationship with its immediate neighbouring listed properties. Its heritage significance is most importantly appreciated when one is standing outside of the property looking eastwards directly at it.

4.3.19 Whilst the redevelopment would introduce a new building in glimpsed views that encompass a small part of the appeal site, its appearance in such views would be in keeping with the context in which these buildings are already located. That is a townscape that is defined by a mixture of building types of varying widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying building lines.

4.3.20 The appeal scheme would introduce a new form of development, but these views already encompass the existing development of Edwina Mountbatten House, and the change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of this listed building would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the

listed building.



**Plate 19: View southwards to appeal site with 4, 6-18 Palmerston Street**

***6-18 Palmerston Street (NHLE: 1232470)***

4.3.21 The setting of these buildings are defined by their spatial relationship with the immediate neighbouring listed properties. The heritage significance is most importantly appreciated when one is standing outside of the property looking directly at it from the west which does not encompass the site. When viewed at an angle from the northwest a small part of the eastern side of the appeal site can be seen in the periphery as part of the wider townscape beyond the other listed properties on the eastern and western sides of the street.

4.3.22 Whilst the redevelopment would introduce a new building in glimpsed views that encompass a small part of the appeal site, its appearance in such views would be in keeping with the context in which these buildings are already located. That is a townscape that is defined by a mixture of building types of varying widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying

building lines.

4.3.23 The appeal scheme would introduce a new form of development, but these views already encompass the existing development of Edwina Mountbatten House, and the change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these listed buildings would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the listed buildings.

***Park House, 9 Palmerston Street***

4.3.24 The setting of this building is defined by its spatial relationship with its immediate neighbouring listed properties. Its heritage significance is most importantly appreciated when one is standing outside of the property looking directly at it. From the north a small part of the appeal site can be seen as part of the wider townscape beyond the other listed properties (i.e. 11-17 Palmerston Street and Manor House).

4.3.25 Whilst the redevelopment would introduce a new building in possible glimpsed views that encompass a small part of the appeal site, its appearance in such views would be in keeping with the context in which these buildings are already located. That is a townscape that is defined by a mixture of building types of varying widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying building lines.

The appeal scheme would introduce a new form of development, but these views already encompass the existing development of Edwina Mountbatten House, and the change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of this listed building would therefore continue to be understood, experienced and appreciated in such views and would result in **no harm** to the heritage significance to the

listed building.



**Plate 20: 9, 11-17 and 19-21 Palmerston Street with view towards appeal site**

***11-17 Palmerston Street (NHLE: 1232432)***

4.3.26 These listed buildings are the tallest on Palmerston Street and along with their set back from the roadway reflects their high status which complements the high status of their neighbouring, detached 9 Palmerston Street. The appeal scheme does not compete with these buildings.

4.3.27 The setting of these listed building is defined by the spatial relationship with its immediate neighbouring listed properties. Their heritage significance is most importantly appreciated when one is standing outside of the property looking directly at it. From an angled view along the street from the north a small part of the appeal site can be seen as part of the wider townscape beyond the other listed properties (i.e. Manor House).

4.3.28 Whilst the redevelopment would introduce a new building in possible glimpsed views that encompass a small part of the appeal site, its appearance in such views would be in keeping with the context in which these buildings are already

located. That is a townscape that is defined by a mixture of building types of varying widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying building lines.

4.3.29 The appeal scheme would introduce a new form of development, but these views already encompass the existing development of Edwina Mountbatten House, and the change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these listed building would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the listed buildings.



**Plate 21: 6-18 and 20-28 Palmerston Street looking southwards to appeal site**

***20-28 Palmerston Street (NHLE: 1277088)***

4.3.30 The heritage significance of the listed buildings is best appreciated when one is facing them on the opposite (western) side of Palmerston Street or looking across the road junction with the appeal site to the rear of the observer. From the south the large, prominent slate hung gable end of 28 is visible in the streetscape and

with the Manor House on the opposite side of the road this forms the gateway into the historic core of the town. This relationship will not be impacted by the proposed scheme, and design references are used from these buildings on the appeal scheme which makes sure the proposal sits harmoniously into the wider streetscape.

4.3.31 From the northwest there is a sharply angled view across the front elevation of the listed buildings where a small part of the eastern side of the appeal site can be seen as part of the wider townscape. The change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these listed buildings would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the listed buildings.



**Plate 22: View towards appeal site and the Manor House outside 20 Palmerston Street**

***Manor House also known as 19-21 Palmerston Street (NHLE: 1232433)***

4.3.32 The heritage significance of this listed building is derived from its early survival of historic fabric and is now in a setting that is much altered from the time of its

original construction. It is also unique to this part of Palmerston Street as being converted to commercial use as an Italian restaurant as opposed to the surrounding residential properties. The creation of the modern road junction has made it a focal point along the street and as the photomontages produced in Mr Jackson's design evidence demonstrates the appeal scheme does not disrupt or challenge this prominence but helps to reinforce the focal point.

4.3.33 The proposed scheme in such views would be in keeping with the context in which this listed building is already located. That is a townscape that is defined by a mixture of building types of varying widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying building lines. The change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these listed building would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the listed building.

***30-36 Palmerston Street (NHLE: 1232471)***

4.3.34 The setting of these listed buildings is defined by being part of a streetscape of a group of buildings of varying age, design, architectural detailing eaves and ridge heights, building widths on the east side of Palmerston Street. The declivity of Broadwater Road towards these listed buildings contributes to their prominence as a focal point when viewed from the west pass the northern side of the appeal site. This view would not be harmed by the proposed scheme. Their heritage significance is best appreciated when facing towards from the western side of the road.

4.3.35 Whilst the redevelopment would introduce a new building in the appeal site in views that encompass the listed buildings, its appearance in such views would be in keeping with the context in which these buildings are already located, i.e. a mixture of historic and modern buildings along Broadwater Road and Palmerston Street. It is a townscape that is defined by a mixture of building types of varying



widths, heights, eaves and ridge lines, varying roof pitches and roof materials and varying building lines.

4.3.36 The appeal scheme would introduce a new form of development, but these views already encompass the existing development of Edwina Mountbatten House, and the change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these heritage assets would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the listed buildings.



**Plate 23: 30-36 and 38-50 Palmerston Street**

***38-52 Palmerston Street (NHLE: 1277049)***

4.3.37 The appeal site is in proximity to these listed buildings on the opposite side of the road. The set back of 50-52 reveals a large gable to 48 which is prominent in the streetscape when viewed from the south. The appeal scheme is specifically designed to avoid competing with this prominence even though the appeal

scheme building is taller in height than these listed buildings. However the surrounding historic buildings, including listed and non-listed buildings, are also taller in height than these listed buildings and this dominance in height does not harm the appreciation of their heritage significance that is embedded within their physical fabric or spatial relationship to other buildings in the townscape. Neither will the appeal scheme.

4.3.38 Whilst the appeal scheme would appear in views from the south along Palmerston Street, through its design and sympathetic proposed materials it will appear as a series of terrace units thus reflecting the characteristics of built form within Romsey.

4.3.39 The change to the appearance of the proposed appeal site, with its sympathetic and appropriate design, does not equate to harm. The setting of these listed buildings would therefore continue to be understood, experienced and appreciated in such views and would not result in harm to the heritage significance to the listed buildings.

#### ***23a and 23b Palmerston Street***

4.3.40 Located to the east of the appeal site the inherent heritage interests of these listed buildings are derived from their historic fabric and intimate spatial relationship to each other as former industrial mill buildings set back from Palmerston Street and with the neighbouring listed Mill Cottage. They are set among later built development, which beyond their key element of setting upon the Tadburn, defines their setting. As such there would be **no harm** from the appeal scheme to these listed buildings.

#### ***Mill Cottage, 64 Palmerston Street***

4.3.41 Located to the east of the appeal site the inherent heritage interests of this listed building is derived from its historic fabric and intimate spatial relationship to listed 23a and 23b as well as its setting on the Tadburn as a source of power for the

mill. It is set back behind a wide area of open space and greenery beyond which is later development to the north and east and the busy by-pass road to the south. There would be **no harm** from the appeal scheme to this listed building.

***Red Lodge (NHLE: 1093645)***



**Plate 24: View from Red Lodge to the appeal site**

4.3.42 Red Lodge, the Grade II Listed lodge dwelling located on the northern boundary of Broadlands RPG. The appeal 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 by the proposed scheme which is on a site already defined by modern development 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 of the RPG. **No harm** has consequently been identified.

### ***Broadlands RPG***

4.3.43 The change posed by the proposed scheme to the wider setting of the RPG would not impact upon the ability to understand, experience and appreciate the RPG and in fact would reflect the continuing growth and development of the townscape of Romsey, in an area that is already defined by modern development. There would be **no harm** from the appeal scheme to the heritage significance of the RPG.



**Plate 25: View towards the appeal site from the entrance to Broadlands**

## **4.4 Summary**

4.4.1 The difference between the parties for the alleged harm to the heritage significance to heritage assets is set out in Table 4, below.

**Table 3: Comparative table of alleged harm to heritage significance**

Heritage Asset	Alleged Harm by the Proposed Development to Heritage Significance			
	Appellant	Conservation Officer	Officer's Report	Council's Heritage Witness
Romsey Conservation Area	No harm	No harm	Positive	Less than substantial harm
51-55 The Hundred	No harm	N/A	N/A	Less than substantial harm
1 Palmerston Street	No harm	N/A	N/A	Less than substantial harm
3-7 Palmerston Street	No harm	N/A	N/A	Less than substantial harm
4 Palmerston Street	No harm	N/A	N/A	Less than substantial harm
6-18 Palmerston Street	No harm	N/A	N/A	Less than substantial harm
Park House, 9 Palmerston Street	No harm	N/A	N/A	Less than substantial harm
11-17 Palmerston Street	No harm	N/A	N/A	Less than substantial harm
20-28 Palmerston Street	No harm	N/A	N/A	Less than substantial harm
Manor House, 19-21 Palmerston Street	No harm	No harm	No harm	Less than substantial harm
30-36 Palmerston Street	No harm	No harm	No harm	Less than substantial harm
38-52 Palmerston Street	No harm	No harm	No harm	Less than substantial harm
23a & 23b Palmerston	No harm	No harm	No harm	No harm

Heritage Asset	Alleged Harm by the Proposed Development to Heritage Significance			
	Appellant	Conservation Officer	Officer's Report	Council's Heritage Witness
Street				
Mill Cottage, 64 Palmerston Street	No harm	No harm	No harm	No harm
Red Lodge, Broadlands Park	No harm	No harm	No harm	Less than substantial harm
Broadlands RPG	No harm	No harm	No harm	Lower end of less than substantial harm

4.4.2 As set out in Table 3 above my assessment of the appeal scheme accords with the opinions of the professional heritage expert of the Council's Conservation Officer and with the findings of the Planning Officer, which is in contrast to the Council's heritage witness who states less than substantial harm. On receipt of the Council's heritage witness evidence it is hoped that the extent of harm within the less than substantial harm category will be expressed and Table 3 can be updated accordingly.

4.4.3 I do not share the opinion of the Council's heritage witness that the scheme would result in less than substantial harm to numerous designated heritage assets as set out in my evidence and therefore, my view is that para 208 of the NPPF is not engaged. If, contrary to my view, the Inspector is minded to conclude that the proposal would result in less than substantial harm to one or more of the designated heritage assets, then, in line with para 208 of the NPPF, the Inspector will need to weigh that harm against the public benefits of the appeal scheme which are set out within Mr. Shellum's evidence.

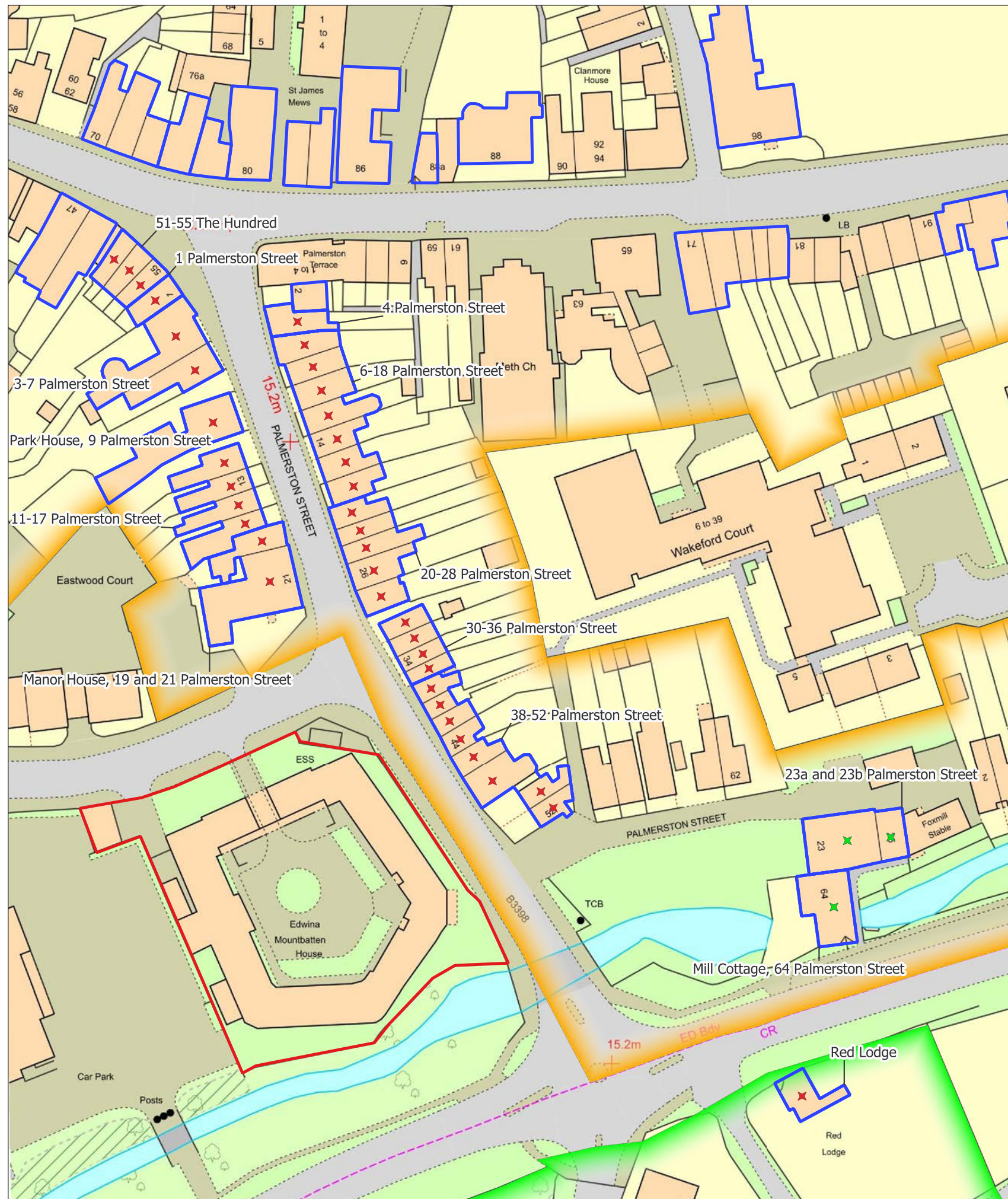
## **5. Conclusion**

### **5.1 Summary**

- 5.1.1 It is my professional opinion that the appeal site can accommodate the proposed scheme without resulting in harm to the heritage significance of the conservation area or listed buildings due to changes within their setting.
- 5.1.2 The Site currently comprises a vacant building of no visual interest and poor public realm. It is not considered to be of heritage interest and its removal is not considered a constraint in heritage terms. The removal of the existing building within the appeal site presents the opportunity for regeneration and to introduce a building which will have a positive benefit to the streetscape.
- 5.1.3 As the appeal site is located within an area of varying architectural design, materials and scale, a building of its own design, which embraces aspects of the built environment and incorporates them into its design, is appropriate. The introduction of such a building will not result in harm to the heritage significance of designated heritage assets.
- 5.1.4 The proposals present a change, such change would not diminish our understanding of the historic environment, those key elements which contribute to it, or ability to appreciate and experience it. The appeal scheme will preserve the setting of listed buildings and therefore the statutory obligations under section 66 of the LBCA Act 1990 are also achieved.

**Appendix 1- Map of Designated Heritage Assets**

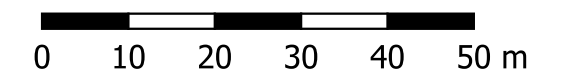




### Key

- Site Location
- Listed Buildings
- ★ Listed Buildings identified by the Council's Witness as being harmed
- ★ Listed Buildings no longer alleged as harmed by the Council's Witness
- Conservation Area
- Registered Park and Garden

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### Churchill Retirement Living

Edwina Mountbatten House Broadwater Road  
Romsey Hampshire SO51 8GH

Figure 1  
Designated Heritage Assets

A	18.07.24	PFP	PAW
Rev	Date	Drawn by	Checked by
Site centred on:	SU 35486 21007		

## Appendix 2- Broadlands Official List Entry

Heritage Category: **Park and Garden**

Grade: **II\***

List Entry Number: **1000166**

Date first listed: **31-May-1984**

### Location

The building or site itself may lie within the boundary of more than one authority.

County:

**Hampshire**

District:

**Test Valley (District Authority)**

Parish:

**Romsey**

National Grid Reference:

**SU3560220056**

### Details

A house and garden of C16 and C17 origin with work possibly by William Kent, remodelled in the late C18 as part of a comprehensive new landscape of pleasure grounds and parkland by Lancelot Brown, which was additionally planted by the third Viscount Palmerston in the early to mid C19.

### HISTORIC DEVELOPMENT

Broadlands formed part of the abbey of Romsey in the C10. Surrendered to the Crown at the Dissolution in 1539, it was granted first to John Foster, a former steward to the abbey and then in 1544 to Sir Thomas Seymour, an uncle of Edward VI. He sold it in 1547 to Sir Francis Fleming whose granddaughter, Frances, married Edward St Barbe. It remained in the St Barbe family until the mid C17 and Sir John Barbe, who succeeded in 1661, made considerable improvements to the house and laid out an elaborate formal garden which was described by the writer Celia Fiennes on her visit c 1696 (Morris 1947). Sir John died in 1723 and his cousin and heir, Humphrey Sydenham, sold Broadlands in 1736 to Henry Temple, first Viscount Palmerston, the estate around the house and gardens consisting at this time of only the central part of the present park. Lord Palmerston began the replanning of the gardens down to the river along more informal lines in 1738-9, for which he is reported to have employed William Kent (1685-1748), before his death in 1757 and the succession of his grandson. In 1767 the second Lord Palmerston commissioned Lancelot Brown (1716-83) to provide a comprehensive design for remodelling the house and surrounding grounds and for laying out and planting the parkland (Estate maps, 1785, 1787; Estate papers). Brown's son-in-law, the architect Henry Holland (1745-1806), further remodelled the house and two major garden buildings in 1788. The third Viscount Palmerston (1784-1865), who became Queen Victoria's Prime Minister in 1855, succeeded in 1802. He acquired further land to the west and south which allowed him to extend the park to its present boundaries and to continue with its improvement by replanting and adding to Brown's work and by new planting in Brown's style. Following Lord Palmerston's death, Broadlands passed first in 1865 to his younger step-son, William Cowper-Temple, Lord Mount Temple, for whom W E Nesfield (1835-88) designed a new formal garden with a pool on the south front. In 1917 Lord Palmerston's nephew, Evelyn Ashley, later created Lord Mount Temple of Lee (of the second creation), inherited. Broadlands then passed to his daughter, Edwina, who in 1922 married Lord Louis Mountbatten, later created Earl Mountbatten of Burma. The Romsey bypass was built along the northern edge of the park in the 1930s and after the Second World War, the Earl and Countess Mountbatten began planting commemorative trees in the park and simplified Nesfield's work in the garden. Broadlands passed to Lord Louis' grandson in 1979 and during the 1990s, following severe storm damage, the parkland planting was restored to Brown's design. Broadlands remains (1998) in private hands.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Broadlands is situated on the southern edge of Romsey, between the A31 and the A27 and some 6km north of Southampton. The registered site comprises 186ha, of which some 16ha are formal and walled gardens and pleasure grounds and c 170ha parkland and farmland, part of the latter being used as a showground. The site occupies the floor of the Test Valley, the ground rising up a slight bank east of the course of the river to form a level plateau. The northern and eastern boundaries are partly walled, from the adjacent Romsey bypass and town buildings to the north and from the A27 and open farmland to the east, the latter boundary enclosed by the Mile Wall, erected in the mid C19. An early C19 milestone (listed grade II) stands at the foot of the wall some 1.5km south of the junction of the A31 and A27. To the south, the parkland is enclosed by a minor lane (Spaniard's Lane) from flat arable farmland beyond, while to the west, the southern half of the park is bordered by the tree-fringed Test and the northern half by meadowland, beyond which the west side of the valley rises steeply to wooded ridges.

**ENTRANCES AND APPROACHES** The main entrance lies at the northernmost point of the park, on the A31. A drive enters through gates beside the C20 Romsey Lodge and follows a gentle 'S' curve for c 800m through the park to the principal, east entrance front. A secondary drive to the house enters from the Southampton road on the eastern boundary (some 850m south-east of the house) at Sunflower Lodge (listed, as Ashfield Lodge, grade II\*, with flanking walls and gates grade II), a two-storey, Tudor-style building of brick and a timber-framed upper floor with panels of pargetting, designed by W E Nesfield in 1868 (Riley 1993). A further drive runs due south from the east side of Romsey Lodge to Lee Lodge and Lee House on Spaniard's Lane. This, known as the Burma Road, was the route of the former main Romsey to Southampton road (and the boundary of the park in the C18), which was diverted to its present line on the eastern boundary in the C19. The present main drive, and the section of the south-east drive west of the Burma Road, were laid out by Lancelot Brown, the south-east drive terminating at a pair of lodges on the Burma Road which were replaced by Nesfield's new lodge in 1868. Brown designed a third entrance on the northern boundary beside Middle Bridge over the Test (the entrance lost in the 1930s when the bypass was built) from which a drive (now a track) wound east then south, giving vistas of the house. The bridge was rebuilt in 1783 by the architect and engineer Robert Mylne (1734-1811), with an embellished south side, paid for by the second Lord Palmerston, which formed a feature in the view from the west front of the house.

**PRINCIPAL BUILDING** Broadlands (listed grade I) stands north of the centre of the park, on a slightly raised terrace above the Test with views westwards over lawns and the river to parkland and the wooded ridges around Sparsholt (with the remains of a gothick eyecatcher facade) beyond. The house is square in plan, of two storeys with an attic on the east and west sides and with a hipped, slate roof. Its walls are faced with yellow brick and the principal, east front consists of nine bays with a central three-bay portico with pediment, rendered to appear as stone. The main structure of the house was built in the C16 as an east-facing 'U'. Brown's external work from 1767 consisted of its refacing with the present brick and the remodelling of the west front with its Ionic portico and of the south front with its projecting pedimented bays. Henry Holland carried out internal alterations in 1788-9 and added the east front portico which enclosed the former, open entrance courtyard. Further alterations were made in 1859 to the east front when T L Donaldson raised the attic to a full extra storey and in 1899 when the walls which form the present entrance forecourt (listed grade II) were built by C H Nisbett.

To the immediate north-east of the house are the stables (listed grade II), a C17 and C19 red-brick block of two storeys with a hipped, tiled roof and with upper window openings of alternate circles and ovals. North-west of the stables is the Dairy House (listed grade II), an C18, part brick and part stuccoed building with gothic detailing which was probably converted by Brown from an older structure and was altered in the late 1780s by Henry Holland.

**GARDENS AND PLEASURE GROUNDS** The formal gardens and pleasure grounds lie to the west and south of the house, enclosed between the river along the west side and a brick ha-ha, with a footbridge to the park (ensemble listed grade II) on the eastern side.

The portico on the west front faces onto open lawn sloping gently down to the river. This is

framed by trees, those at the northern end lining a stream which flows southwards, parallel to the Test (culverted beneath the lawn), into the pleasure grounds. Some 50m north-west of the house, beside the stream and buried beneath a grassed mound, is a late C17 engine house of vaulted chambers (rebuilt C19, listed grade II). Further north (c 25m north-west of the Dairy House), a late C19 brick and weatherboarded Pavilion (listed grade II), which formerly housed a generator, stands beside the stream. The south front opens onto a gravelled walk and a rectangular terrace laid to open lawn and enclosed by a low stone wall and by topiary yew hedges. At the southern end is a circular pool. Beyond the terrace, further open lawns extend towards the ha-ha, those to the south open in character with a vista over the park and those to the east planted with tree groups including exotics. An C18 rectangular orangery (listed grade II\*) of yellow brick stands some 120m south of the house, the Ionic portico at the western end designed by Brown in 1769 and the eastern four bays added by Holland in 1788. Immediately south of the south wall an early C19 Coade stone urn stands on a square pedestal (listed grade II).

A series of formal garden enclosures to the south of the house and extending south-west into the present pleasure grounds are shown, with the Orangery, on two mid C18 plans, one undated, the other of 1747 (Broadlands archive). Two surveys by Randall in 1785 and 1787 show these replaced by Brown's design of open lawns enclosed to the east on the line of the present ha-ha. By 1856 (early draft of OS 1st edition), a parterre had reappeared on the south front and in 1868-75, W E Nesfield was commissioned to lay out a formal terrace with a parterre and a pool which was simplified to its present appearance in 1954 (Riley 1993).

South and south-west of the formal garden, several paths lead into the pleasure grounds. These are planted informally with groups, loose belts, and individual trees of mixed ages and species, including exotics, interspersed with winding grassy glades. The stream, with occasional small waterfalls and an ornamental stone bridge, runs southwards through the centre of the grounds to the southern boundary where it flows into the Test. The redesigning of the gardens in a more informal style was begun in the mid C18 by the first Viscount Palmerston who reputedly employed William Kent (ibid). Lord Palmerston wrote in 1736 that he was making 'a fine gentle descent from the garden to the river, a little walk on each side, and a walk by the river half a mile long' (CL 1923). The plan of 1747 shows a wilderness at the southern edge of the present west lawn and trees planted along the stream. Randall's survey of 1785 shows Brown's pleasure grounds with a few tree clumps and the belt along the stream retained but with sweeping lawns of a largely open character. Further land east of the stream, which formed the limit of the garden in the mid C18, is shown enclosed as pleasure ground, although only the north-eastern length of the new boundary appears to follow the line of the present ha-ha. An extensive second phase of tree planting and the creation of shrubbery beds, which established the present character of the pleasure grounds, was begun in 1807. This appears on a plan at Broadlands dated 1825 and on the 1st edition OS map surveyed in 1866, this latter also showing the ha-ha wall on its present line.

**PARK** The park surrounds the house although only to a limited extent on the western side in the area known as Mainstone. To the north, north-east, and immediate east of the house as far as the Burma Road, the park is laid to permanent pasture and extensively planted with clumps, groups, and individual trees of mixed ages and species, including exotics, and with a perimeter belt along the northern boundary. To the immediate south-east, towards Broadlands Farm in the area known as the South or New Park, the land is also laid to grass (re-established from arable in the 1990s) but is more open in character with largely clump planting. These areas of the park, with the eastern half of Mainstone, represent the extent of the land imparked and then laid out by Brown from 1767 to 1779, as shown on Randall's surveys of 1785 and 1787. The land was previously common fields, its only ornamental feature being a double avenue (described by Randall as of chestnut) which ran east from the house to the former main Southampton (now the Burma) Road (plan, 1747).

By 1811 (William Tubb survey), land south-west of Broadlands Farm to the present southern site boundary appears to have been added to the park and planted in Brown's style with clumps, a perimeter belt with rides, and a belt around the newly acquired farm itself. Tubb's survey also shows the beginnings of similar planting, including a perimeter belt, on land east of the Burma Road which was complete by the mid C19 (early draft of OS 1st edition, 1856). This land is now largely occupied by the showground and is laid to grass, its planting pattern surviving from the early to mid C19. Considerable thinning and additional planting to Brown's clumps by the third

Viscount was also carried out in the early to mid C19 and in the C20, Lord and Lady Mountbatten undertook the planting of commemorative trees. Following the loss of elms in the 1970s and severe storm damage in 1987 and 1990, the park has undergone comprehensive replanting to restore the structure of the Brown design as shown on the surveys of 1785 and 1787 and the additional areas laid out in the C19 in Brown's style.

**KITCHEN GARDEN** The kitchen garden lies some 70m north of the house and comprises a walled enclosure of c 125m x 100m built of red brick and dating from the C18 and C19 (walls listed grade II). The garden is subdivided by internal walls into a series of four compartments, the largest of which contains a range of glass (now, 1998, in poor condition), perimeter paths running beneath tunnel arbours of fruit trees, shrub beds, and lawn. The remaining compartments are laid to grass. The garden is enclosed from the park to the north and west by an ornamental belt of largely evergreen trees and shrubbery containing a gravelled walk which was planted as part of Brown's design and is shown on Randall's surveys. Within the tree belt, some 10m east of the east wall, is an early C19 icehouse (listed grade II) with a vaulted passage leading to a domed chamber.

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OS 6" to 1 mile: 1st edition surveyed 1866 2nd edition published 1897 3rd edition published 1911 1938 edition OS 25" to 1 mile: 2nd edition revised 1896 3rd edition revised 1908 1941 edition

Archival items The Broadlands archive, with material dating from 1736, is held by the University of Southampton.

Description written: September 1998 Amended: May 2000 Register Inspector: VCH Edited: January 2004

## Legacy

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