



**Land at Southampton Road,
Lymington –**

Heritage Statement

Planning Issues Ltd

Report prepared by:
Ecus Ltd.
Unit 1,
Woodlands Business
Village,
Coronation Road,
Basingstoke,
RG21 4JX

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Ecus Ltd

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Originated By:

Emily Taylor
Heritage Consultant

Date: 17.05.2021

Reviewed By:

Jennifer Oliver
Senior Heritage Consultant

Date: 25/05/2021

Approved By:

Paul White
Head of Heritage

Date: 27/05/2021

Prepared by:
Ecus Ltd.
Unit 1,
Woodlands Business Village,
Coronation Road,
Basingstoke,
RG21 4JX

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Executive Summary

Ecus Ltd were commissioned by Planning Issues Ltd in May 2021 to prepare a heritage statement for the proposed redevelopment of the former Police Station on Southampton Road in Lymington (hereafter the 'Site'). The Site will be redeveloped to a three storey with further accommodation within the roof retirement apartment building, with associated parking and soft landscaping.

The Site lies outside of Lymington Conservation Area and the closest designated historic buildings comprise 81 and 83 Southampton Road (Grade II Listed Building NHLE: 1274592). This assessment has concluded that the key contributors to the heritage significance of these assets would not be affected by the proposals. Although the redevelopment would result in the introduction of new built form, through careful design and layout the changes resulting from the proposal would not harm the heritage significance of these assets.

As the Listed Buildings and Conservation Area would be not be harmed by the proposed redevelopment, the proposals comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and local planning policies relating to the protection of the historic environment.

This assessment has concluded that the former Lymington Police Station comprises a non-designated heritage asset. Although considered to be of low local heritage significance it is not considered to necessarily preclude development. . As a non-designated heritage asset it will require consideration in the planning process and in line with paragraph 197, a balanced judgment is required when weighing up the loss of the built form against its significance (low and local).

Consultation should be undertaken with the Local Planning Authority to determine whether a programme of historic building recording would be a proportionate response in regards to mitigation. Such a programme would secure an understanding of the building and its significance through preservation by record. Whilst the total loss of a historic building can never be fully mitigated, any residual effects should be weighed against the public benefits of the proposal in securing an optimum viable use of the Site.

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd was commissioned by Planning Issues Ltd in May 2021 to prepare a Heritage Statement to inform a planning application for the proposed redevelopment of the former Police Station on Southampton Road in Lymington (hereafter the Site). The Site is centred on National Grid Co-ordinate 431780, 95732 (Figure 1).

1.2 The Site

- 1.2.1 The Site is located within Lymington which lies on the western bank of the River Lymington in the New Forest District of Hampshire. Located immediately west of Southampton Road (A337), the northern boundary of the Site is demarcated by Queens Elizabeth Avenue. The Site measures approximately 2200 sqm (Plate 1).



Plate 1: View towards the Site from the north east

- 1.2.2 Until October 2020 the Site was in use as Lymington Police Station. The principal police station building is situated centrally within the Site. The built form is surrounded by areas of hardstanding, utilised as car parking and access onto Southampton Road. Amenity grass and vegetation are situated along the northern and eastern boundaries of the Site. Boundary treatments comprise a brick wall to the south and west and a wooden picket fence to the north and east. The Site is bordered to the south and west by residential development, with Farringford Court Retirement Living on the eastern side of Southampton Road. The wider environment is characterised by residential development.
- 1.2.3 The Site is relatively level, and situated at c. 25 m above Ordnance Datum (aOD).

1.3 Planning History

- 1.3.1 This assessment has been compiled to support a forthcoming planning application for the Site, and a pre-application meeting with the Local Planning Authority (LPA) was held on the 13th January 2019 (ref. ENQ/19/20798/LDNF). This was attended by the Client and representatives of New Forest District Council including the LPA Senior

Conservation and Design Officer.

1.3.2 As part of the meeting, the LPA identified that the Site was located adjacent to a Conservation Area and within the setting of a Listed Building. It was advised that the following documents be submitted with any forthcoming planning application:

- Elevation information (proposed and existing);
- Heritage Statement; and
- Contextual Analysis.

1.3.3 The following key considerations were also raised:

- Key views into the Site. These should be considered as part of the Heritage Statement. The LPA Senior Conservation and Design Officer indicated that the view from Cardinal Mews/Eastern Road junction looking north east into the Site was important;
- Lymington Police Station is possibly a non-designated heritage asset. Research should be undertaken to determine who the architect for the building was.

1.3.4 It is understood that since the meeting in January 2019, further consultation has been undertaken with the LPA by the Client with the LPA Senior Conservation and Design Officer on the most recent design proposals.

1.4 Aims and Objectives

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

- An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests; and
- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings.

1.4.2 It should be noted that the scope of this report is confined to designated heritage assets and non-designated built heritage and does not address any potential impacts of the proposed redevelopment on the buried archaeological resource within the Site. This is addressed within a separate archaeological desk-based assessment (ADBA) produced by Ecus Ltd in May 2021.

1.4.3 As part of this report an assessment of the police station and its heritage significance is also included. Whilst a photographic record of the exterior was compiled during a site visit and a detailed description the physical fabric of the built form is provided in Section 4, the scope of this report does not comprise a programme of Historic Building Recording.

1.5 Regulatory and Policy Context

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

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment *Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans* (2015a);
- Historic England's Historic Environment *Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (2015b);
- Historic England's *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (2017a);
- Historic England's *Understanding Place – Historic Area Assessments* (2017b);
- Historic England's *Historic England Advice Note 7: Local Heritage Listing* (2021a);
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2019); and
- The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

2.2 Scope of Assessment

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

2.2.2 The spatial scope of the assessment was defined by a 500 m study area around the Site to inform for designated heritage assets.

2.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), England's Places, National Record for Historic Environment Excavation Index, Parks and Gardens UK;
- The Hampshire Historic Environment Record (HHER);
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP);
- Satellite imagery from Google Earth;
- Historic manuscripts and maps available online; and
- Lymington Conservation Area Appraisal (New Forest District Council 2002) and Conservation Area Character Statement (New Forest District Council n.d.).

2.2.4 A site visit was undertaken during 2020 in order to assess the general character of the Site, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the Site were visited to assess the attributes of their setting that

contribute to their significance, ground truth views between heritage assets and the Site, and viewpoints where they may be seen alongside one another. At the time of assessment the Hampshire Constabulary continued to operate out of the Site and therefore access was not afforded. Despite this, sufficient access to inform this assessment was provided from the adjacent streetscape.

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

Assumptions and Limitations

- 2.2.6 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined.
- 2.2.7 A remote search of Hampshire Archives and Local Studies online catalogue was undertaken for the purpose of this assessment; this did not yield any new sources of information which required consultation in person. Historic mapping, where available online, was utilised online. There also may other material held in private collections, local repositories and the National Archives, which was not possible to view these as part of the assessment.
- 2.2.8 Whilst online mapping was utilised as part of this assessment, it was not able to be reproduced due to copyright. A link to the websites where it can be viewed is provided in Section 6.
- 2.2.9 Aerial photography held at Historic England's archives was not viewed as part of this assessment. Due to Covid-19 access to the archives currently remains restricted and aerial photography, where available online, was utilised to fully understand the historic development.
- 2.2.10 No aerial photography which encompasses the Site clearly was available via Britain from Above or the Cambridgeshire Aerial Photographic collection online.
- 2.2.11 Although Hampshire's Historic Landscape Characterisation was reviewed as part of this assessment, which identified the Site as 'Post-1810 Settlement', it was excluded from any further discussion as it did not provide any additional information which would inform our understanding of the historic built form.
- 2.2.12 A Site visit was undertaken as part of this assessment. Due to location of the Listed Buildings in private properties, no access was afforded to their immediate grounds. As such, an assessment of the likely impacts upon the significance of the assets due to changes to their setting was taken from the adjacent footpaths and roads.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 189).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2):
- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
 - **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors and group value of the site.
- 2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.3.4 The heritage interest of an asset's setting is assessed in accordance with Step 2 of Historic England's The Setting of Heritage Assets (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2).
- 2.3.5 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.3.6 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

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

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

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

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 2.
- 3.1.2 In accordance with Step 1 of Historic England's *Good Practice Advice Note 3* (July 2017a) an outline assessment of the historic and archaeological baseline was undertaken to identify which of these heritage assets possessed settings that could be affected by the proposed scheme, and thereby scope out those assets that would not be affected. The details of this assessment are documented in Section 3.2 of this report.
- 3.1.3 National Heritage List for England entries are referenced by their NHLE entry number, listed in Appendix 2 and depicted on Figure 2 (Appendix 3).

3.2 Historic Area Assessment

- 3.2.1 The following assessment has been undertaken in accordance with Historic England's *Understanding Place – Historic Area Assessments* (2017b) – Level 1 Outline Assessment.

Outline Assessment

- 3.2.2 Lymington is recorded in the Domesday Survey of 1086 as *Lentune*, a name of Celtic and Saxon origin, suggesting an early settlement. The settlement during this period was relatively small, comprising one villager, three smallholders and two slaves. The landscape was characterised by two ploughlands and four acres of meadow (Palmer and Powell-Smith 2016; Victoria County History 1911). Although there is some uncertainty over the sequence of phases of growth of the medieval town of Lymington, largely due to the absence of tangible archaeological evidence, it is suggested that the earliest settlement would have been located near the Grade II* Listed Parish Church of St Thomas the Apostle (NHLE: 1217370) c. 460 m south east of the Site (New Forest District Council 2002). This correlates with evidence that the town developed along the High Street between the late twelfth and early thirteenth century (New Forest District Council n.d.).
- 3.2.3 The location of the settlement immediately west of the River Lymington, ensured its importance as a port and also a major centre for the salt industry until the end of the eighteenth century. A map (undated; author unknown) available via the Lymington and District Historical Society¹ suggests that the town was centred along the High Street and bounded to the north by East Hill (B3054), River Lymington to the east and Grove Road and Church Lane to the south.
- 3.2.4 During the post-medieval period there was limited expansion in Lymington with the only significant growth noted along St Thomas's Street, a post-medieval continuation of the High Street. There is suggested to have been a slow increase in smaller buildings on established routes off the High Street and a consolidation of earlier areas of settlement (New Forest District Council 2002).
- 3.2.5 From the late eighteenth century onwards Lymington was subject to terraced development lining existing or newly established streets, including Southampton Road which appears to have become a principal route through this area (New Forest District Council 2002). Other terraces comprised Belamore Lane, Stanford Hill, New Street, Gosport Street and side streets such as Emsworth Road, Station Street and North

¹ <https://www.lymingtonanddistricthistoricalsociety.co.uk/chapters/history-of-lymington/>

Place. A review of the Parish of Lymington 1843 Tithe Apportionment (Figure 3) illustrates the road network. It also illustrates how densely developed the High Street was by this date, with buildings fronting onto the road and narrow linear gardens/yards to the rear. Several outbuildings appear to be present in these areas. The built form along this route contrasts to the wider landscape which appears more sporadic interspersed by large areas of the landscape utilised for agricultural activity.

- 3.2.6 By the 1870s Lymington had been subject to expansion centred on roads leading off the High Street. Development began to expand north of the High Street, in the landscape east of Southampton Road. Despite this, much of the earlier settlement plan remains visible within the town.
- 3.2.7 During the early twentieth century Lymington was subject to modern expansion, with the establishment of roads lined with terraced dwellings. The built form was interspersed by large areas of open space used as sports grounds and allotment gardens. Several new health and welfare facilities were established during this period.
- 3.2.8 The development of Lymington continued post 1960, the majority of development being residential. This continued expansion throughout the late twentieth century was largely located on former agricultural land or the grounds of larger buildings. The growth of Lymington during this period resulted in the loss and erosion of much of the former medieval and post-medieval agricultural landscape. Despite this, the presence of burgage plots remain visible within the town and there has been no major change to the highway network, a recognisable feature of the early settlement's framework (New Forest District Council 2002).
- 3.2.9 Within the vicinity of the Site, the townscape is defined by the road network, notably Southampton Road which is an important route leading into/ through Lymington. As a result of settlement growth this area was primarily residential, with such character, purpose and function reflected in the extant architecture which comprises early nineteenth century fine grain terraces alongside modern large scale coarse grain detached/semi-detached buildings. The majority of built form is slightly set back from the roadside with gardens to the rear. Vegetation lies within the boundaries of the building plots and areas of open space are associated with recreational and leisure facilities. Between the residential dwellings are several larger buildings, utilised for civic and administrative, education, religious and health and welfare purposes. The material palette varies with red brick, painted brick, stucco and render all present along Southampton Road.

The Site

- 3.2.10 The earliest cartographic sources consulted for this assessment comprised Speed's map of 'The Kingdome of Great Britaine and Ireland' (1676, not reproduced) and Cary's 'A new map of England' (1809, not reproduced). Whilst these provided a more general depiction of the landscape during these periods, no conclusions relating to the Site could be inferred.
- 3.2.11 Greenwood's 'Map of the county of Southampton' (1829, not reproduced) illustrates that during this period the Site comprised part of an area of undeveloped land, most likely used for agricultural land, to the west of Southampton Road. This is confirmed by the publication of the 1843 Parish of Lymington Tithe Map (Figure 3; Appendix 3) and its accompanying Tithe Apportionment which records the Site as arable land held by Henry Dennet and owned by Style Rich².
- 3.2.12 Ordnance Survey (OS) mapping from the 1860s onwards (Appendix 4) records limited change within the Site, which from the late 1890s onwards was utilised as Allotment

² The Site did not encompass part of Southampton Road during this period as illustrated on Figure 3; this is due to differences in scales when georeferencing the data.

Gardens. By 1932 a footpath/access trackway was established running directly to the north of the Site, along the route of the present day Queen Elizabeth Avenue. An aerial photograph dated to 21st June 1942 encompassing Buckland, Lymington and Pennington (ref. HLA/0623) on the NCAP records the Site comprising undeveloped land utilised for horticultural activity.

- 3.2.13 From 1952 onwards the Site became the location of Lymington Police Station³, with the existing layout of the built form and boundaries (see Section 4) established by this period. OS mapping from this date onwards records very little change within the Site which remained a functional police station until it was closed in 2020.
- 3.2.14 A review of satellite imagery available from Google Earth for the Site records its civic and administrative use during the late twentieth and early twenty-first century. No major changes are depicted in the Site during this period. A review of New Forest District Council planning portal did not provide any information relating to the Site.

3.3 Potential Heritage Constraints

Designated Heritage Assets

- 3.3.1 The assessment has identified no known designated archaeological remains that would be directly affected or their heritage significance harmed by the proposed redevelopment.
- 3.3.2 Although located outside of Lymington Conservation Area, the Site lies immediately adjacent to its boundary and may be considered to form part of its setting. The Conservation Area will therefore be subject to further assessment in order to determine whether the change posed within the Site as a result of its redevelopment would result in harm to the heritage significance of the Conservation Area.
- 3.3.3 Several Listed Buildings are located within the Conservation Area and these will be assessed in conjunction with the Conservation Area as these Listed Buildings contribute positively to the heritage significance of the Conservation Area. The closest of these Listed Buildings comprises 81 and 83 Southampton Road (Grade II Listed, NHLE: 1274592) which as a result of their proximity to the Site will be assessed separately.
- 3.3.4 Redevelopment of the Site would not harm the remainder of the designated heritage assets located within the 500 m study area due to their distance from the Site, the absence of intervisibility and the lack of any meaningful historic relationship. The change posed to the Site would not affect their setting or heritage significance. They have therefore been excluded from any further assessment.

Non-Designated Heritage Assets

- 3.3.5 Within Lymington several heritage assets have been identified as Locally Listed Buildings. Although they are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus require consideration as part of the planning process in line with paragraph 197 of the NPPF.
- 3.3.6 Several of these buildings lie within Lymington Conservation Area and therefore will be considered in the assessment of the Conservation Area. Those within close proximity to the Site comprise 59, 61, 63, 65, 67, 69, 71, 73, 75, 85 and 87 Southampton Road. Given that they have a shared setting with the Site, they will be assessed separately and as a group in Section 4.
- 3.3.7 As outlined in Section 1, the Site currently comprises the built fabric and infrastructure

³ Hampshire Constabulary History Society. n.d *Timeline*. Available at <https://www.hampshireconstabularyhistory.org.uk/history/timeline/>

associated with the former Lymington Police Station. Although the station is not recorded on HHER or identified as a designated or non-designated Locally Listed building, the proposed redevelopment would result in its removal and as such, its heritage significance and the potential impacts are discussed in further detail in Section 4.

- 3.3.8 No further non-designated heritage assets or Locally Listed Buildings outside of Lymington Conservation Area were identified for assessment.

4. Statement of Significance

4.1 Introduction

- 4.1.1 The following section assesses the heritage significance of heritage assets which have been identified in Section 3 as potentially sensitive to change within the Site.
- 4.1.2 In accordance with Step 2 of Historic England's *Good Practice Advice Note 3* (2017a) the following section assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.

4.2 Designated Heritage Assets

Lymington Conservation Area

- 4.2.1 The land encompassed within Lymington Conservation Area was first designated in 1977 and several amendments to the boundary were made in 1988, 1992 and 1999. A Conservation Area Appraisal was produced for Lymington by New Forest District Council in 2002, and a Conservation Area Character Statement (date unknown) also exists. The characteristics of the area presented below are based on the information supplied in these documents and observations made during the site visit.
- 4.2.2 The designated area covers the majority of the historic settlement and encompasses both designated and non-designated heritage assets (Figure 2). The Conservation Area has been sub-divided into ten (A-J) zones which reflect specific characteristics that differentiate them. The closest to the Site, and discussed in further detail below, comprises Conservation Area Zone D – Western.
- 4.2.3 During the site visit, a walkover of the wider Conservation Area was undertaken to determine potential impacts of the proposed redevelopment. As the Site lies outside of the designated area, this assessment will focus on the effects of the proposed redevelopment on the setting as well as the effects on a view identified by the LPA Senior Conservation and Design Officer during the pre-application meeting held in January 2019: the view from Cardinal Mews/Eastern Road junction looking north east.

Heritage Significance

- 4.2.4 The special interest of the Conservation Area derives from the historic core of the town, which comprises the medieval centre. It is characterised by the wide straight High Street orientated east to west. This area retains historic, architectural and artistic interest demonstrable through its layout, architecture and historic links. The area's archaeological and historic interest is heightened through the known and potential surviving remains relating to early settlement.
- 4.2.5 The following elements contribute to the special character and appearance of the Conservation Area:
 - History: the historic, unchanged street pattern which dates from the thirteenth century and the layout of lanes and medieval burgage plots;
 - Buildings:
 - Georgian buildings, their outbuildings and boundary treatments aligned on the burgage plots including the walls which separate them;
 - Terraces; and
 - Architectural materials including Lymington brick, mathematical tiles, canted bay windows etc.;

- Archaeology: the remains of earlier medieval timber-framed buildings hidden by later brick facades;
- Landscape/Townscape: the network of narrow alleys and courtyards and the experience/atmosphere along them. Other features include surface treatments, the relationship of building form and walled rear gardens; and
- Setting: skyline vistas of built form as topography rises as well as views of Walhampton, the Solent and the Isle of Wight (New Forest District Council n.d., p. 1-2).

Area Zones

- 4.2.6 The closest to the Site is Conservation Area Zone D – Western. This encompasses Queen Street, Priestlands Place, Belamore Lane, St Thomas Park, Stanford Road and part of Southampton Road. The area derives its character and appearance from:
- The presence of built form, both designated and non-designated, varying in ages, styles, materials and uses which range from villas on Highfield to terraced housing on the western side of Southampton Road and small brick cottages;
 - Significant areas of housing redevelopment which results in contrasting built form (i.e. eastern and western sides of Southampton Road);
 - Residential activity being the predominant building type and function in this area;
 - Areas of High Archaeological Importance (between St Thomas Park and St Thomas Street) and Areas of Low Archaeological Importance (between Stanford Road, Priestlands Place and Queen Street and south of Priestlands Place);
 - Open green space restricted to private gardens and Lymington Sports Ground. The Conservation Area Appraisal has not identified an important open spaces within this zone;
 - Groups of trees important for their townscape value (i.e. north of Highfield and along Stanford Road and St Thomas Park); and
 - activity caused by movement through the area along the road network, some of which predates to the medieval period.
- 4.2.7 Although several important views have been identified within the Conservation Area Appraisal, there are none within this character area.

Views and Vistas

- 4.2.8 As noted within the Conservation Area Appraisal, the strength of Lymington lies within its ensemble of buildings and although there are many groupings, no formal composition directs attention towards a focal building (New Forest District Council 2002, p. 47). Similarly, no focal point closing out the views is also noted on those streets of earlier origin in the town.
- 4.2.9 Long-distance views from Walhampton are noted within the Conservation Area Character Statement as they allow the town to be experienced within the context of its setting adjacent to the River Lymington a result of the local topography. The Site is not identifiable in such views.
- 4.2.10 The LPA Senior Conservation and Design Officer during the pre-application meeting held in January 2019 noted that 'key' views into the Site should be considered, including the view from Cardinal Mews/Eastern Road junction looking north east.
- 4.2.11 Due to the setback position of the Site, and position of Buckland House adjacent to the road, no clear views are afforded from the very southern extent of Southampton Road (i.e. the junction between Stanford Road and Queen Street; Plates 2-3). Views are

restricted to the footpath along the eastern side of the road as you approach the junction between Southampton Road, Avenue Road and Eastern Road, although these are seasonal and encompass the undeveloped frontage of the Site set within a residential context and surrounded by built form of varying design, scale and material (Plate 4).



Plate 2: View towards the Site from the south



Plate 3: View towards the Site from the south



Plate 4: View towards the Site from the south east

- 4.2.12 There are clearer views of the Site afforded from Southampton Road, Avenue Road and Eastern Road (Plate 5-6), and the very north eastern corner of this part of the Conservation Area. These views are, seasonal and illustrate the Site within an area of existing development and subject to ongoing expansion and redevelopment (i.e. along Eastern Road and Cardinal Mews). These views also illustrate the importance of Buckland House, which acts as a bookend, demarcating the edge of the Conservation Area from the urban surroundings to the north. The presence of Buckland House also complements and corresponds with Farringford Court and together they act as large focal buildings on the northern side of the road junction. The site visit confirmed this, with the scale of this building resulting in it being a recognisable feature on the periphery of the Conservation Area boundary in views from the south east/south.
- 4.2.13 Whilst this assessment does recognise the value and contribution Southampton Road has as an avenue of traffic and movement leading into/out of the character area and wider Conservation Area, the contribution past the junction between Southampton Road, Avenue Road and Eastern Road is limited. Whilst views illustrate the settlement and growth of Lymington from the nineteenth century onwards, the development past this road junction is typically of twentieth and early twenty-first century origin and does not have a level of architectural or historic interest to be considered to hold heritage significance. No views across the wider Conservation Area are afforded.
- 4.2.14 As a result of settlement growth both along this route, and in its immediate vicinity, the experience of Lymington from Southampton Road (heading either north or south) is not in the form of views which were present during the post-medieval period. These views do not afford an appreciation of the historic core or key elements of the character and appearance of Area Zone D until the junction between Southampton Road, Avenue Road and Eastern Road. It is therefore concluded that the views afforded from the Southampton Road, Avenue Road and Eastern Road junction heading south provide a greater contribution to the overall setting and significance of the Conservation Area, whilst the views/ experience north illustrates the modern residential surroundings of Lymington and provides a neutral contribution to the setting of the Conservation Area.



Plate 5: View towards the Site (January 2020) from the south west



Plate 6: View towards the Site from the south east (*Image capture June 2018 © 2021 Google*)

- 4.2.15 The view from Cardinal Mews/Eastern Road junction looking north east is considered important by the LPA Conservation Officer. This was not identified as part of the Conservation Area Appraisal. A detailed assessment of this view was undertaken during the site visit. As illustrated in Plates 7-8, this view encompasses the rear of the Site alongside Buckland House and the roofscape of surrounding built form. It also encompasses modern development along Eastern Road. Whilst this view encompasses part of the Conservation Area (i.e. Buckland House and car parking to the rear) it predominately illustrates the urban settlement which surrounds and forms the setting of the Lymington Conservation Area. This view is not considered fall under any of the following categories of views:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Those where town- or village-scape reveals views with unplanned or unintended beauty;
- Those with historical associations, including viewing points and the topography of battlefields;
- Those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paints of the English landscape tradition, and those views which have otherwise become historically cherished and protected; or
- Those where relationships between the asset and other heritage assets or natural features (Historic England 2017a, p. 6).



Plate 7: View towards the north east from Eastern Road

- 4.2.16 The view is primarily across a car park from the edge of the Conservation Area, it is not positioned along a historic route into or out of the Conservation Area and it does not include any designated heritage assets or built heritage assets identified as key/important unlisted buildings considered to contribute to the heritage significance of the Conservation Area.
- 4.2.17 As such this assessment has concluded that the view highlighted from Cardinal Mews/Eastern Road junction looking north east is considered to provide a neutral contribution to the heritage significance of the Conservation Area.



Plate 8: View towards the north east from Cardinal Mews/Eastern Road

Contribution of the Site to the Heritage Significance

- 4.2.18 The Site lies outside but adjacent to the boundary of Lymington Conservation Area.
- 4.2.19 The Site does not lie within the Conservation Area, and therefore does not fall under the duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 specifically the duty to provide special attention to '*the desirability of preserving or enhancing its character or appearance*'. The Site forms part of the wider modern urban setting and townscape to the Conservation Area.
- 4.2.20 The Site is located beyond the main areas of historic settlement between two separate character areas, created through the extant built form along Southampton Road. To the south of Buckland House lies a built form of tighter grain whilst that to the north, beyond Queen Elizabeth Avenue, is more dispersed. Buckland House and Farringford Court form distinctive buildings demarcating these areas, and the boundary of the Conservation Area. The Site, in its current character and appearance, forms part of this townscape situated between the two. The Site is considered to demonstrate the twentieth century expansion and infill of the town and as such is considered make a neutral contribution to the heritage significance of Lymington Conservation Area.

81 and 83 Southampton Road

- 4.2.21 Grade II listed, 81 and 83 Southampton Road comprises an early nineteenth century, two-storey building (Figure 2; NHLE: 1274592; Plate 9). The building is stuccoed with a cornice and parapet and its principal (eastern) elevation features sash windows with glazing bars and a recessed round arched doorway with moulded architraves to each property (Historic England 2021).
- 4.2.22 The heritage significance of these buildings derives from their historic and architectural interest inherent in the physical form and fabric. The interests relates to the architectural detail and built form as a strong example of a nineteenth century

residential property. The physical fabric of the buildings, in surviving features and plan all contribute towards their architectural interest. The historic interest of the buildings is heightened as it was constructed during a period of expansion along Southampton Road in the early nineteenth century. Its significance also derives from its group value with no. 85 to 89 (odd) buildings, several of which are identified to be of local interest, and collectively form a group of visually aesthetic buildings fronting the western side of Southampton Road. The Listed Buildings are considered to be of high heritage significance.



Plate 9: View towards 81 and 83 Southampton Road from the east

- 4.2.23 The designated heritage asset faces onto Southampton Road. As noted above, it is part of a group of terraces situated on the western side of the road. The built form on the eastern side of Southampton Road is of different architectural form, material and scale. The primary aspect of setting which contributes to the significance of 1 and 83 Southampton Road comprises its immediate surroundings, including position overlooking Southampton Road, position in a row of terraces, and the gardens to the rear of the building. These illustrate the historic context within which the building was constructed.
- 4.2.24 Although views along Southampton Road to the north and south east allow the Listed Buildings to be appreciated within their setting, in conjunction with the surrounding built form, such views do not allow for the architectural interest to be fully appreciated. This is best appreciated from direct views onto the principal elevation from the east. Views from further along Southampton Road are restricted due to intervening built form. The available glimpsed views are not considered to allow for a full understanding or appreciation of the architectural detailing or the historic context of the building.

Contribution of the Site to the Heritage Significance

- 4.2.25 Due to the presence of intervening built form, no clear views are afforded between the Site and the Listed Building. Whilst glimpsed views may be afforded of the Listed Building from the pavement in front, and from the opposite side of Southampton Road, of the Site these views would not be affected by development within the Site (Plate 10).



Plate 10: View along Southampton Road to the north

- 4.2.26 Given the degree of separation and absence of any meaningful historic relationship between the Site and this heritage asset, it is considered that the Site makes no contribution to the heritage significance of 81 and 83 Southampton Road.

4.3 Non-Designated Heritage Assets

Locally Listed Buildings on Southampton Road

- 4.3.1 No.s 59, 61, 63, 65, 67, 69, 71, 73, 75, 85 and 87 Southampton Road have been identified as Locally Listed Buildings as part of Lymington Conservation Area Appraisal (New Forest District Council 2002; Plate 11). They form a group of terraced houses dating from the early nineteenth century onwards, although some have been subject to later alterations, on the western side of Southampton Road. They are described in the Lymington Conservation Area Appraisal to...

‘have been the first example in Lymington of large-scale speculative building. They are apparently identical, but subtle variations in joinery and entrance details may have been provided by the builder on request for the first residents. The later continuation of terrace to the edge of the Conservation Area was developed piecemeal over a period of forty years’ (New Forest District Council 2002, p. 28).

- 4.3.2 Predominately two-storey in height with accommodation in the roof, although there are exceptions, these buildings are constructed of red brick, painted brick, stucco render and feature a variety of door and window types. Painted in a variety of colours they form an attractive group of buildings along Southampton Road. The buildings are set back slightly from the roadside behind a small front yard. Boundary treatments vary although brick is predominant.



Plate 11: View along Southampton Road of locally listed buildings

- 4.3.3 The significance of these buildings derives from their historic interest as an example of terraced houses built during a period of settlement expansion in Lymington. As noted above the architecture varies between properties which provides information about their construction and craftsmanship during the period. They have also been subject to later alterations. Such changes contribute to the historic and architectural interest of these buildings. The buildings also retain group value as a result of their relationship with one another the Grade II Listed 83 and 85 Southampton Road. As non-designated Locally Listed Buildings, these buildings are considered to be of medium heritage significance as a result of the heritage interests outlined above. This is in keeping with criteria set out in Table 1 in Section 2.
- 4.3.4 The principal elevation of these buildings fronts onto Southampton Road, with long linear gardens to the rear (west). Consequently it is these elements which comprise the principal aspects of setting which contribute to their significance and retain a strong relationship, providing a context within which they can be experienced and appreciated. Aside from the level of visibility afforded along Southampton Road, which allows the buildings to be fully understood, experienced and appreciated as a group, clear views from the wider townscape are restricted due to the presence of intervening built form.

Contribution of the Site to the Heritage Significance

- 4.3.5 The Site, at its closest, lies c. 30 m north of this group of Locally Listed Buildings.
- 4.3.6 Due to the orientation of these buildings, set east/west, and the presence of intervening built form, no views of the Site are likely to be afforded from these Locally Listed Buildings. The presence of intervening built form also restricts views from the Site towards the south. Whilst views may be afforded these would be restricted due to intervening boundary treatments and only encompass the upper-stories of the western elevations. Such views are considered to provide a limited contribution to the heritage significance, with those views providing a greater contribution are afforded directly from the east (onto the principal elevation) or along Southampton Road (encompassing the buildings as a group on the streetscape) as demonstrated in Plate 11.
- 4.3.7 Whilst the Site forms part of the wider shared streetscape with these Locally Listed

Buildings, it is considered to make no contribution to their overall heritage significance.

Lymington Police Station

- 4.3.8 Lymington Police Station is situated within the Site. It comprises a two-storey red brick building with a hipped, red clay pan-tile roof. The building is L-shape in plan and situated back from the street frontage, behind a tree-lined, hedge boundary. To the rear of the primary police station building is a carpark and a garage. The building appears to have received relatively little alteration over the years and the current plan form suggests that only minor alterations such as the addition of internal partition walls has occurred. This would need confirmation as an inspection of the interior of this building was not possible at the time of the site visit.
- 4.3.9 The building holds some historic interest as part of the later development of the Hampshire Constabulary and the history of policing in Lymington. Although the existing police station dates to 1952, the police service in Lymington was formed in 1836. The Lymington Borough force joined Hampshire in 1852 (Hampshire Constabulary History Society 2017-2010). A photograph titled 'The original Lymington Police Station' is available via Hampshire Archives Trust⁴. This building is now designated a Grade II Listed Building (Queen Anne's Restaurant; NHLE: 1234808).
- 4.3.10 The Southampton Road police station was constructed in response to an update in policing techniques. A larger site was required to accommodate both a larger police force with an increased administration responsibility and motorised vehicles. The Southampton Road development provided both of these with the construction of the large administration block the surrounding car parking and garage. The building was positioned to have easy access into and out of the town as well as into the surrounding countryside by vehicle. Whereas the former police station was more centrally located.
- 4.3.11 Architecturally the building is of some interest as it is an example of a purpose built mid-century police station. It is a late example of the inter-war 1914-1950 purpose built-station (Ecus 2015). The architect for the building is unknown, although it is considered likely that plans were undertaken on behalf of the County Architect's office. From a review of modern plans it appears that the interior of the police station has received relatively little alteration, with the administration block forming the north-south aligned wing, with the cell block and exercise situated to the rear.
- 4.3.12 Although only two floors the building has a dominating façade with larger windows on the first floor which gives the impression of increased height and sense of civic authority. The simple façade of the building and the utilitarian nature of the cell block and buildings to the rear of administration block is representative of the programme of modernisation expansion which took place in the 1950s, with the strict national regulations giving little room for architectural experimentation, but in turn hark back to an earlier architectural reference, resulting in these streamlined designs (HE 2017b). Similar examples of varying sizes can be found across the country including Worcester Station, Worcestershire; Gerrards Cross, Buckinghamshire; Salisbury Station, Wiltshire; Southam Police Station, Warwickshire; the Former Maderia Road Police Station Bournemouth, and Dover Station, Kent to name a few (Ecus 2015).
- 4.3.13 A feature of the former Lymington Police Station comprises its principal administrative block which occupies the central part of the Site and comprises the largest building on site overlooking Southampton Road. Comprising a two-storey front range with single-storey extension to the rear, the building is constructed of brick with hipped roof and central doorway with a ramp which provides access into the building. Sash windows set in window surrounds are present on the eastern elevation. The first floor comprises of over-scaled windows which contribute to the sense of civic authority. The rear flat

⁴ <https://hampshirearchivestrust.co.uk/supporting/local-history-groups/hampshire-constabulary-history-society/>

roofed extension and alterations to the western elevation are constructed of similar materials although there are variations in window type. The buildings' guttering is painted a police blue and a police mast is present on top of an extension to the building to the west.

- 4.3.14 Access into the police station is afforded via a break in the picket fencing along the Site boundary, in the north eastern corner. An area of hardstanding extends around the front of the building to police yard in the west. A single-storey flat roofed building in the south western corner of the Site was utilised as garages. The remainder of the plot comprises an area of amenity grass to the north and east, populated by trees, and boundary wall to the south and west.
- 4.3.15 The immediate setting of the building is characterised by the surrounding yards, ancillary buildings such as the garage to the rear of the Site and the public facing green space situated between the Police Station and Southampton Road. The position of the building back from the road frontage sets this building apart from the surrounding streetscape emphasising its difference in purpose and function from the surrounding residential properties. The yards and garages contribute to the understanding of the operation of the police station whilst the public face space indicates the importance of creating an imposing but publically accessible building. Beyond its immediate environs constructed at the same time as the police station, an associated police house (known as 'The Old Police House') was located to the west on Queen Elizabeth Avenue. Although separated from the police station by boundary treatments, OS mapping illustrates a footpath historically connected the property with the station running through the northern part of the Site. Although the footpath is recorded on OS mapping into the early twenty-first century, Google Earth imagery from 2005 illustrates that that the footpath was removed/disused by this point.
- 4.3.16 The position on Southampton Road also contributes to the understanding of the operation of the building, by demonstrating the importance of ease of access to a key road into and out of the town. This aspect is best appreciated when on Southampton Road, directly opposite the police station building (Plate 12). It is not considered that long views to or from the building form a key part of its setting, many of these potential views being screened either by trees or the surrounding built environment (Plates 14-15). There are views towards the upper storeys of the rear of the police station from Eastern Road and Cardinal Mews (Plate 7) this is not a designed or intentional view and as such is not considered to contribute towards the heritage significance of the building.
- 4.3.17 As a result of the buildings historic and architectural interest as described above, alongside the contribution made to its understanding and appreciation of its setting, it is considered that the Lymington Police Station is of low (local) heritage significance. It is considered to be a late example of the Neo-Georgian style of inter-war purpose built police station that is typical of its type and which can be seen in a variety of locations across the country.



Plate 12: View towards the Site from the south east



Plate 13: View towards the Site from the south east



Plate 14: View towards the Site from the north



Plate 15: View towards the Site from the north west

5. Statement of Impact

5.1 Introduction

- 5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

Scheme Proposal

- 5.1.2 The Site is proposed for redevelopment, with the replacement for the former police station and its associated infrastructure with retirement living apartments. The proposals comprise the construction of a three storey building with accommodation within the roof space, situated in the centre of the plot. Access will be afforded from Queen Elizabeth Avenue to the north and an area of hardstanding utilised for car parking will be established in the south western and western extent of the Site. A terrace will be present to the south, with the building accessible to the south and south west.
- 5.1.3 Landscaping will involve the retention of and introduction of further amenity grass and trees, with the existing brick wall to the south and west retained. The existing fence to the north and east will be replaced with a black metal rail fence.

5.2 Assessment of Proposal

Mass and Scale

- 5.2.1 The building will comprise a single building, the footprint of which will encompass that of the former police station in the Site. Although of larger plan than the existing built form within the Site, larger footprint buildings are not uncommon in this area as evidenced by Buckland House immediately to the south and Farringford Court to the east.
- 5.2.2 The building is more residential and human in scale as opposed to the over-scaled civic appearance of the current police station and along Southampton Road reflects the ridge and eaves height of the adjacent Buckland house whilst the mass of the building sets down along Queen Elizabeth Avenue. In order to avoid the appearance of a monolithic structure, the development is designed with elements, notably the variations in roof height, setbacks and mixture of elevation finishes, which break up the perceived scale and mass.
- 5.2.3 The scheme will comprise of a double width building which does result in a larger bulk than the current building. Although larger than the current building on the Site due to the siting of the building that bulk will not be readily perceived from the public realm along Southampton Road or Queen Elizabeth Avenue. Where the bulk of the building might be seen it would be within the context and screened by the bulk of Buckland House to the south and set back elevations from the west. Observing the building would not result in harm to the heritage significance of any heritage assets due to this change within their setting.
- 5.2.4 The location of the proposed redevelopment would not compromise the setting of nearby designated and non-designated heritage assets of Lymington Conservation Area. The scheme would introduce a building of visual interest along Southampton Road. The mass and scale of the proposed redevelopment is not considered inappropriate on this Site as it would be visible in the context of surrounding large built form, i.e. Buckland House and Farringford Court to the east. It would not challenge the focal point role Buckland House plays within the streetscape or appear over dominant.

Design Details and Layout

- 5.2.5 The overall positioning of the building, setback within the Site with areas of soft landscaping is considered positive and respectful to existing views and character along Southampton Road. The variation in rooflines and styles is also considered positive and responsive to the townscape. The orientation of the building to the public realm of Southampton Road and its setback position ensures that the majority of the building would be screened, similar to the existing building. As such, the proposed location softens the appearance of the building and ensures it is not prominent in the streetscape thus blends into the urban environment.
- 5.2.6 Although closer to the road than the existing building the proposed scheme is set back within the Site and the verdant tree screen will be retained. The setback position of the proposed building also ensures that it would not dominate views from within Lymington Conservation Area.
- 5.2.7 Attention has been paid to the surrounding urban environment and the design has sought to introduce a building which reflects and harmonises with its surroundings. Given its location outside and away from the historic core, the architecture is considered appropriate and the materials used reflect the residential built form (which comprises varying design and material) in the area.
- 5.2.8 The building utilises varying roof heights and introduces brick detailing as quoins and window and header details. The use of dormers within the roofspace is not unprecedented within the surrounding streetscape.
- 5.2.9 Whilst the proposed redevelopment would result in the introduction of balconies, attention has been paid to their locations and they are not included on the principal (eastern) elevation which will provide the greatest contribution to the streetscape of Southampton Road. The avoidance of balconies on this elevation and on the north, overlooking Queen Elizabeth Avenue, is considered positive and ensures they do not impact upon the views along Southampton Road. The balconies would therefore be restricted to the south and west elevation and in limited number. This assessment has concluded that their presence on such elevations would not impact upon the surrounding landscape and would be in keeping with those on Buckland House.
- 5.2.10 The elevational treatments comprise several different materials in order to break up the perceived massing of the proposed building. The materials are chosen to be respectful, sympathetic and complement the surrounding built form. The proposed materials include brick and render, both common materials present along Southampton Road, with architectural detailing comprising detailed quoins and decorative lintels. The materials and colour palate reflect that already present in the townscape of Lymington and would complement Buckland House, Farringford Court and residential development to along Queen Elizabeth Avenue.

Vegetation and Landscaping

- 5.2.11 By ensuring the built form is surrounded by soft landscaping, with the retention of and addition of new planting along the north eastern and eastern boundaries, the verdant character of the edges of the Site will be preserved and enhanced with new planting.
- 5.2.12 The retention of vegetation planting along the north eastern and eastern boundaries is considered positive as it provides a green element to the built up character of Southampton Road.

5.3 Impact Upon Identified Heritage Assets

- 5.3.1 In its current character and appearance the Site forms part of the wider urban townscape of Lymington. It does not make any meaningful contribution to the identified heritage assets: Lymington Conservation Area or Nationally Listed and Locally Listed

Buildings. Its historical association as a former civic and administrative building serving the local community has diminished somewhat as a result of its closure and the relocation of the police service elsewhere.

- 5.3.2 The change posed to the Site as a result of the proposed redevelopment would not physically harm these heritage assets, their principal settings or hinder the ability to understand, experience and appreciate their heritage significance. Although the built form within the Site would result in a change, the residential character of this area and urban setting of the assets would be retained and it would continue to form part of the wider townscape.
- 5.3.3 Visibility of the proposed redevelopment within Lymington is not considered to result in harm to designated and non-designated heritage assets and where visible it would appear as a modern building which responds to its surroundings. The presence of the proposed redevelopment in any views is therefore not considered to result in a degradation of our ability to understand, experience or appreciate the townscape of Lymington or the experience along Southampton Road within the Conservation Area.
- 5.3.4 During the site visit it was also noted that the Site lies adjacent to an area of Lymington Conservation Area and its immediate setting which has been subject to relatively recent development. This includes Farringford Court and the new residential development along Eastern Road/Cardinal Mews. Redevelopment of the Site would therefore not appear alien in this context, would be in keeping with the character of the area and contribute to the historic development and continued growth of Lymington.
- 5.3.5 Whilst the proposed redevelopment will result in a change, change does not necessarily equate to harm, in heritage terms, unless a level of harm has been identified. Taking into account the comments above, and the neutral/ no contribution the Site currently makes to the setting of designated and non-designated heritage assets, the proposed redevelopment is not considered to result in harm to Lymington Conservation Area, 81 and 83 Southampton Road (Grade II Listed; NHLE: 1274592) or to the Locally Listed Buildings (No. 59, 61, 63, 65, 67, 69, 71, 73, 75, 85 and 87) along Southampton Road.

Lymington Police Station

- 5.3.6 The former Lymington Police Station is not considered to be of sufficient interest to warrant designation as a Listed or Locally Listed Building, the building has been identified as a non-designated heritage asset of low heritage significance and local value.
- 5.3.7 Its replacement takes inspiration from the civic and institutional appearance of the building. The architectural detailing is contemporary but complimentary to that of the former police station and neighbouring buildings. The new building is not designed to match the existing police station or create a pastiche, but reference details without imitating through subtle variation.

6. Conclusion

- 6.1.1 This assessment has included a review of a comprehensive range of available sources, in accordance with professional standards and guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposed redevelopment.
- 6.1.2 An appropriate and proportionate level of settings assessment was undertaken for potentially sensitive designated heritage assets in accordance with Historic England's guidance.
- 6.1.3 Although the proposals would result in a degree of change, the Site lies within an urban environment which is constantly evolving and any change introduced would reflect the continuing development of this area. The proposed redevelopment would not harm the heritage significance of the Grade II Listed 81 and 83 Southampton Road (NHLE: 1274592) or special character and appearance of Lymington Conservation Area due to the proposed changes within their setting.
- 6.1.4 As the assessment has identified no instance of harm to the significance of the designated heritage assets in the vicinity of the Site, the proposals are considered to comply with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and local planning policy relating to the historic environment.
- 6.1.5 No harm has been identified to the Locally Listed Buildings along Southampton Road, No. 59, 61, 63, 65, 67, 69, 71, 73, 75, 85 and 87.
- 6.1.6 With regard to the former Lymington Police Station within the Site, the built form is not considered to be of sufficient architectural merit as to be worthy of national designation or identification as a Locally Listed Building. It is proposed to be replaced with a high quality designed retirement living apartments that are sympathetic to the streetscape and surrounding built form. Notwithstanding these factors this assessment recognises that it comprises a non-designated heritage asset of low local heritage significance and thus requires consideration in the planning process. In line with paragraph 197 of the NPPF:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Recommendations

- 6.1.7 Whilst the loss of significance from the demolition of any historic building, designated or non-designated, cannot be fully mitigated, it is recommended that a programme of building recording (in accordance with Historic England's (2006b) *Understanding Historic Buildings: A Guide to Good Recording Practice*) would ensure the building is preserved by record. Any programme of historic building recording should be agreed in consultation with the local Planning Authority either prior to, or conditioned following, a planning application being approved.
- 6.1.8 Whilst the total loss of a historic building can never be fully mitigated, any residual effects should be weighed against the public benefits of the proposal in securing an optimum viable use of the Site.

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7.2 Cartographic Sources

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1809 Cary's 'A new map of England' (reviewed at: <https://www.davidrumsey.com/>)

1829 Greenwood's 'Map of the county of Southampton' (reviewed at: <https://www.davidrumsey.com/>)

1843 Parish of Lymington Tithe Map and Apportionment (reviewed at: <https://www.thegenealogist.co.uk/>)

All OS mapping was obtained from www.emapsite.com and is provided in Appendix 4. N.B. the blue line depicted on the mapping does not represent the Site boundary but was utilised for the purpose of submitting the data search.

Appendix 1: Regulatory and Policy Context

Introduction

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

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

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

National Planning Policy Framework

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

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 189).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 185/192).

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

193/194).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 197).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 199).

Local Plan

The Site lies within the unitary authority of New Forest District Council. The Development Plan guides development in the area and is formed of the Local Plan. The Local Plan 2016-2036 Part 1: Planning Strategy was adopted in July 2020 for land (outside the National Park) and relevant policies comprise⁵:

Policy SO3 Built environment and heritage:

To provide high quality, safe and attractive living and working environments in our towns, villages and rural areas. To ensure that valued local character and distinctiveness is maintained, that new development is well-designed and is appropriate in scale, density, form and character to its context and landscape setting. To conserve, manage and where possible enhance listed buildings and other built heritage assets

Saved Policy DM1: Heritage and Conservation of the New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management (2014):

a.) Development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets.

In particular:

- All heritage assets will be protected in proportion to their significance. The more significant the heritage asset, the greater the presumption in favour of its conservation.
- Development proposals should conserve or enhance the significance, character and appearance of heritage assets.
- Any development that may affect archaeological remains should demonstrate the likely impact upon the remains and where appropriate include mitigation measures to reduce that impact. Any information gained as a result of the investigation should be publicly available.
- Development proposals should respect historic road, street and footpath patterns that contribute to the character and quality of an area.

b.) In assessing the impact of a proposal on any heritage asset, account will be taken of:

- the impact of the proposal on the heritage asset and its significance, with regard to the nature of the significance of the heritage asset and the value that it holds for this and future generations
- the impact of the proposal on the setting of the heritage asset

⁵ Available at the time of assessment completion – May 2021.

- the impact of the proposal on public access to, and enjoyment and appreciation of, the heritage asset.

If there would be harm to the heritage asset, account will be taken of:

- how any conflict between climate change objectives and the conservation of the heritage asset is addressed and mitigated
- whether the public benefits of a proposal outweigh any harm caused to the heritage asset. Exceptions to the principle of safeguarding heritage assets from inappropriate development will only be considered where substantial harm is avoided and where the public benefits of a proposed development can be clearly demonstrated to outweigh the level of harm to the significance of the heritage asset.

c.) Where appropriate and necessary to secure the long term future of a heritage asset, in particular where it is in a poor condition or at risk, an exception may be made to other local plan policies, providing:

- the nature of the heritage asset means it is not suitable for all reasonable uses of the site which accord with local plan policies
- the proposal will not materially harm the significance of the heritage asset and its setting, and is sympathetic to its conservation
- any variance in, or departure from, other policies is minimised to that necessary to secure the heritage asset, and the benefits of securing the long term conservation of the heritage asset outweigh the disbenefits.

d.) The local planning authority will work with others, and in particular with local communities, to identify, record and give appropriate recognition to heritage assets not subject to a national designation, but which are of local significance.

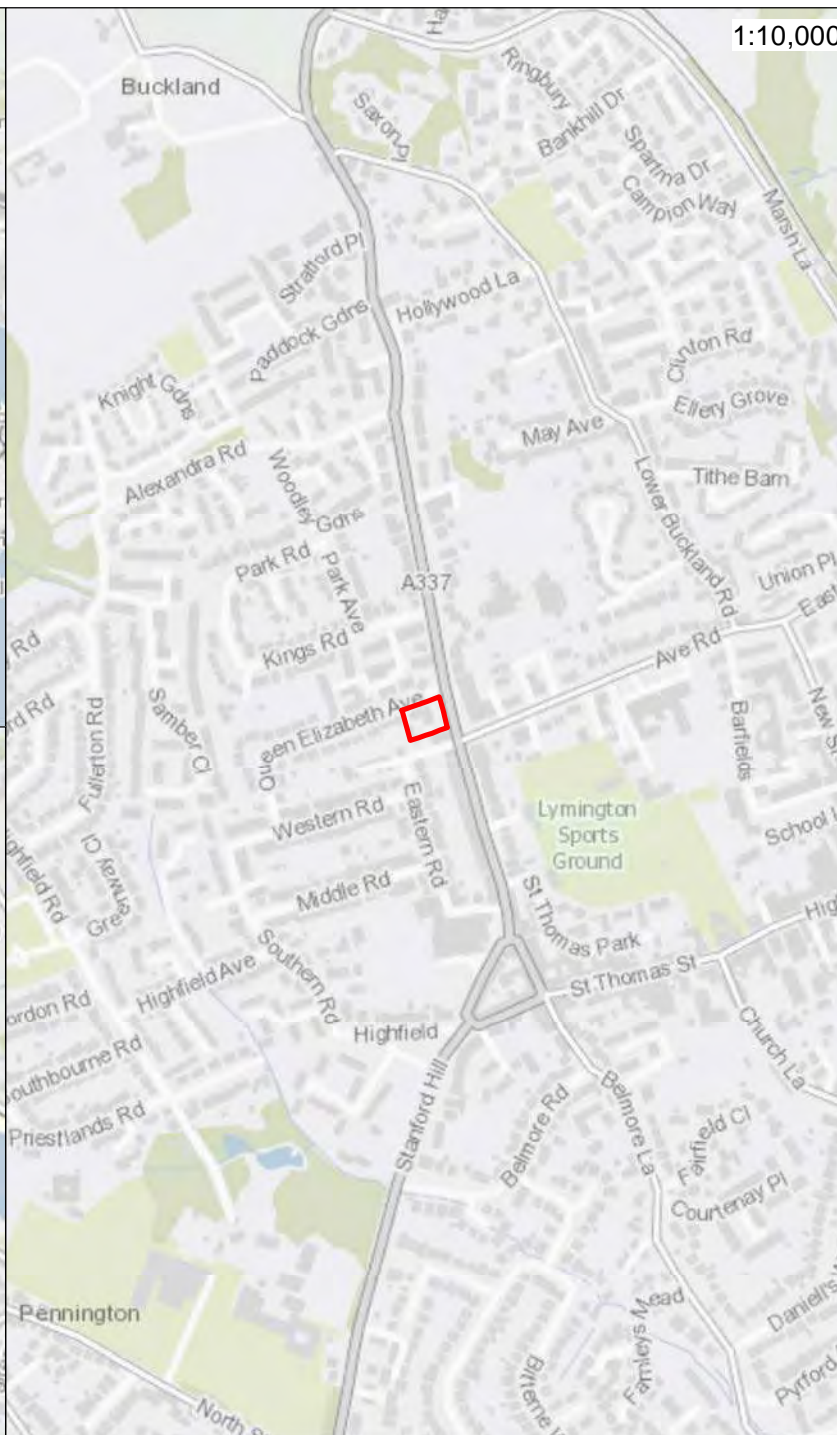
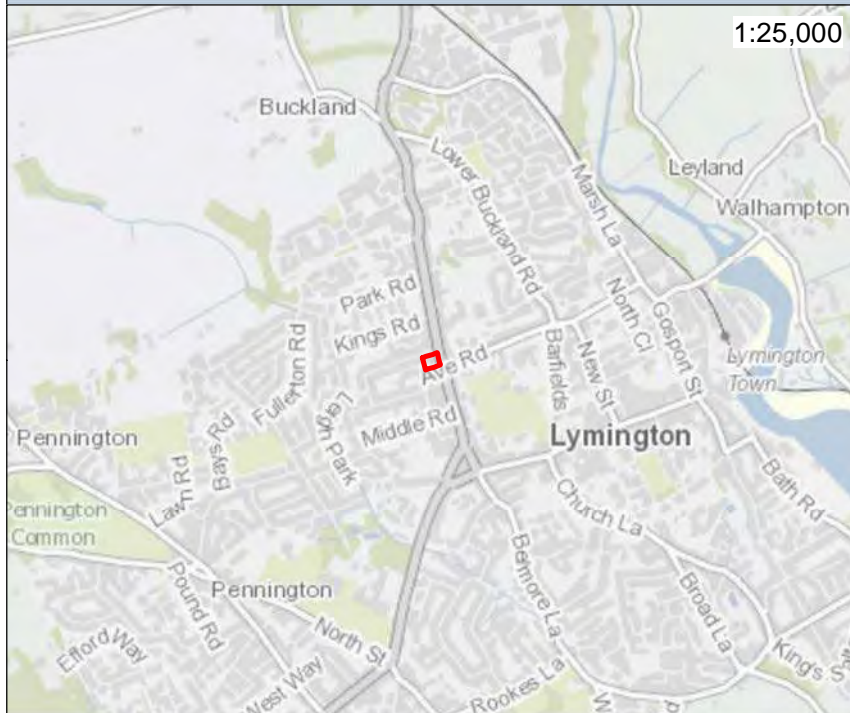
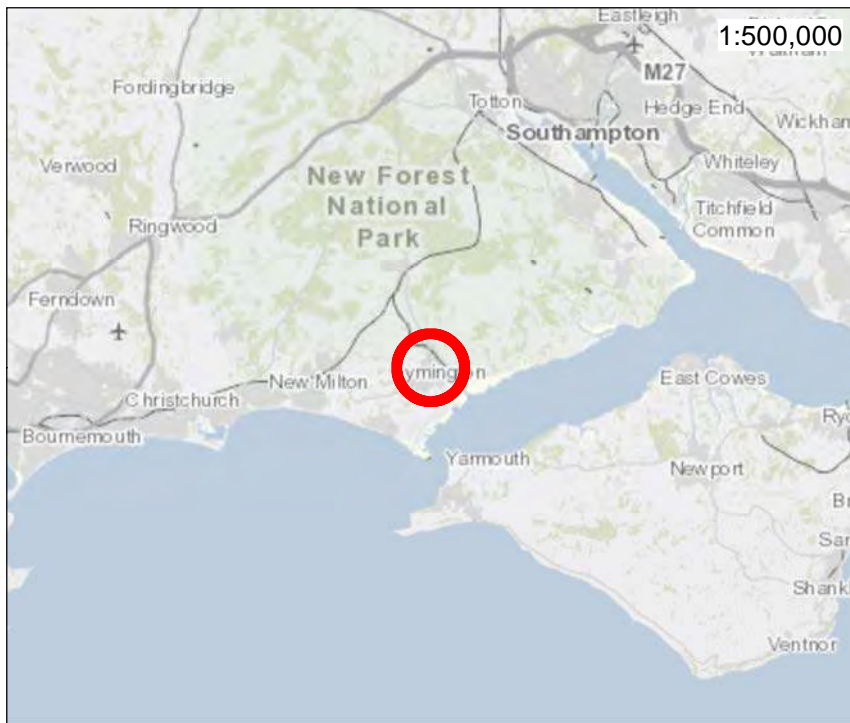
Appendix 2: Gazetteers

Table 3: Gazetteer of Designated Heritage Assets

NHLE	Name	Designation	Easting	Northing
	Lymington Conservation Area	-	432365	95495
1217370	Parish Church Of St Thomas The Apostle	Grade II* Listed Building	432180	95442
1217678	Ivy House No 63 And Area Railings Twynham House	Grade II* Listed Building	432210	95455
1222296	Monmouth House (Including The Former Office Of The Clerk To The Justices)	Grade II* Listed Building	432154	95394
1222298	Boundary Wall And Gate At Quadrille Court	Grade II* Listed Building	432131	95400
1274709	Gate With Overthrow At Monmouth House	Grade II* Listed Building	432149	95404
1274710	Quadrille Court No 3 Quadrille Court Nos 1 And 2	Grade II* Listed Building	432118	95375
1275436	60, High Street	Grade II* Listed Building	432192	95407
1217350	56 And 57, High Street	Grade II Listed Building	432217	95422
1217352	Pilgrim	Grade II Listed Building	432211	95418
1217353	Courtyard House	Grade II Listed Building	432198	95413
1217371	Wall With Tablet, Gate Piers And Gate To Parish Church Of St Thomas The Apostle	Grade II Listed Building	432196	95434
1217373	War Memorial With Enclosing Railings	Grade II Listed Building	432207	95440
1217679	66 And 67, High Street	Grade II Listed Building	432238	95467
1217680	Area Railings At No 68 Old Bank House	Grade II Listed Building	432246	95469
1217683	71, High Street	Grade II Listed Building	432261	95478
1217685	Rear Garden Wall At No 73	Grade II Listed Building	432246	95526
1221883	Newington Place Nos 1-5 (Consecutive) Newington Place	Grade II Listed Building	432312	95677
1221921	6, Priestland Place	Grade II Listed Building	431898	95332
1221922	7, Priestland Place	Grade II Listed Building	431895	95327
1221923	5 And 4, Priestland Place (See Details For Further Address Information)	Grade II Listed Building	431886	95322
1221924	3, Priestland Place	Grade II Listed Building	431882	95321
1221950	1, Priestland Place	Grade II Listed Building	431872	95318
1222187	26 And 26a, Queen Street	Grade II Listed Building	431936	95411
1222299	16 And 17, St Thomas's Street	Grade II Listed Building	431999	95367
1222302	26, St Thomas's Street	Grade II Listed Building	431949	95380
1222303	28 And 29, St Thomas's Street	Grade II Listed Building	431996	95394
1222304	The Wysteria	Grade II Listed Building	432016	95396

NHLE	Name	Designation	Easting	Northing
1222306	33 And 34, St Thomas's Street	Grade II Listed Building	432031	95395
1222307	Heathcote House	Grade II Listed Building	432052	95395
1222351	25a, St Thomas's Street	Grade II Listed Building	431938	95378
1222387	35 And 36, St Thomas's Street	Grade II Listed Building	432043	95395
1222542	The Old Manor House	Grade II Listed Building	431758	96232
1222546	Garden Wall And Gate At No 86 (The Old Manor House)	Grade II Listed Building	431748	96233
1222549	Barn At No 86 (The Old Manor House)	Grade II Listed Building	431771	96252
1222555	Garden Wall At No 88	Grade II Listed Building	431730	96257
1222556	Thomas Tripp	Grade II Listed Building	431898	95422
1222558	J R Hill, Stanford House (Number 12)	Grade II Listed Building	431869	95386
1234100	Ashdon House Belmore Cottage	Grade II Listed Building	431933	95342
1234101	10 And 12, Belmore Lane	Grade II Listed Building	431950	95317
1234490	Wall And Barn At North End Of Church Street	Grade II Listed Building	432174	95385
1234491	Former Warehouse Adjoining Wall And Barn To North And Opposite Nos 5, 7 And 9	Grade II Listed Building	432181	95372
1234652	Lymington Infirmary	Grade II Listed Building	432239	95895
1234911	Down House	Grade II Listed Building	431771	95334
1234912	5, Highfield, And Highfield Ridge, 6 Highfield	Grade II Listed Building	431744	95333
1274579	1-9, Stanford Road	Grade II Listed Building	431857	95369
1274592	81 And 83, Southampton Road	Grade II Listed Building	431814	95665
1274641	5-57, Southampton Road	Grade II Listed Building	431841	95583
1274676	39-42, St Thomas's Street	Grade II Listed Building	432094	95409
1274713	The Peela House	Grade II Listed Building	432005	95392
1274718	43, St Thomas's Street	Grade II Listed Building	432112	95413
1274776	Ye Olde Englishman Public House	Grade II Listed Building	431921	95431
1274922	2, Priestland Place	Grade II Listed Building	431878	95320
1275312	70, High Street	Grade II Listed Building	432252	95480
1275437	61 And 62, High Street	Grade II Listed Building	432184	95404
1275466	55, High Street	Grade II Listed Building	432229	95425
1275888	Hill House	Grade II Listed Building	431802	95336

Appendix 3: Figures




Planning Issues Ltd
 Southampton Road, Lymington -
 Heritage Statement

Figure 1: Site Location


Brook Holt 3 Blackburn Road Sheffield S61 2DW
 T: 0114 2669292 www.ecusltd.co.uk


KEY


 Site

 Study Area

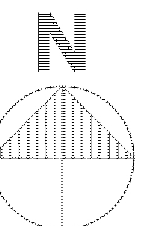
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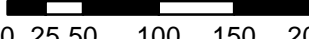
 Grade II* Listed Building

 Grade II Listed Building

 Lymington Conservation Area

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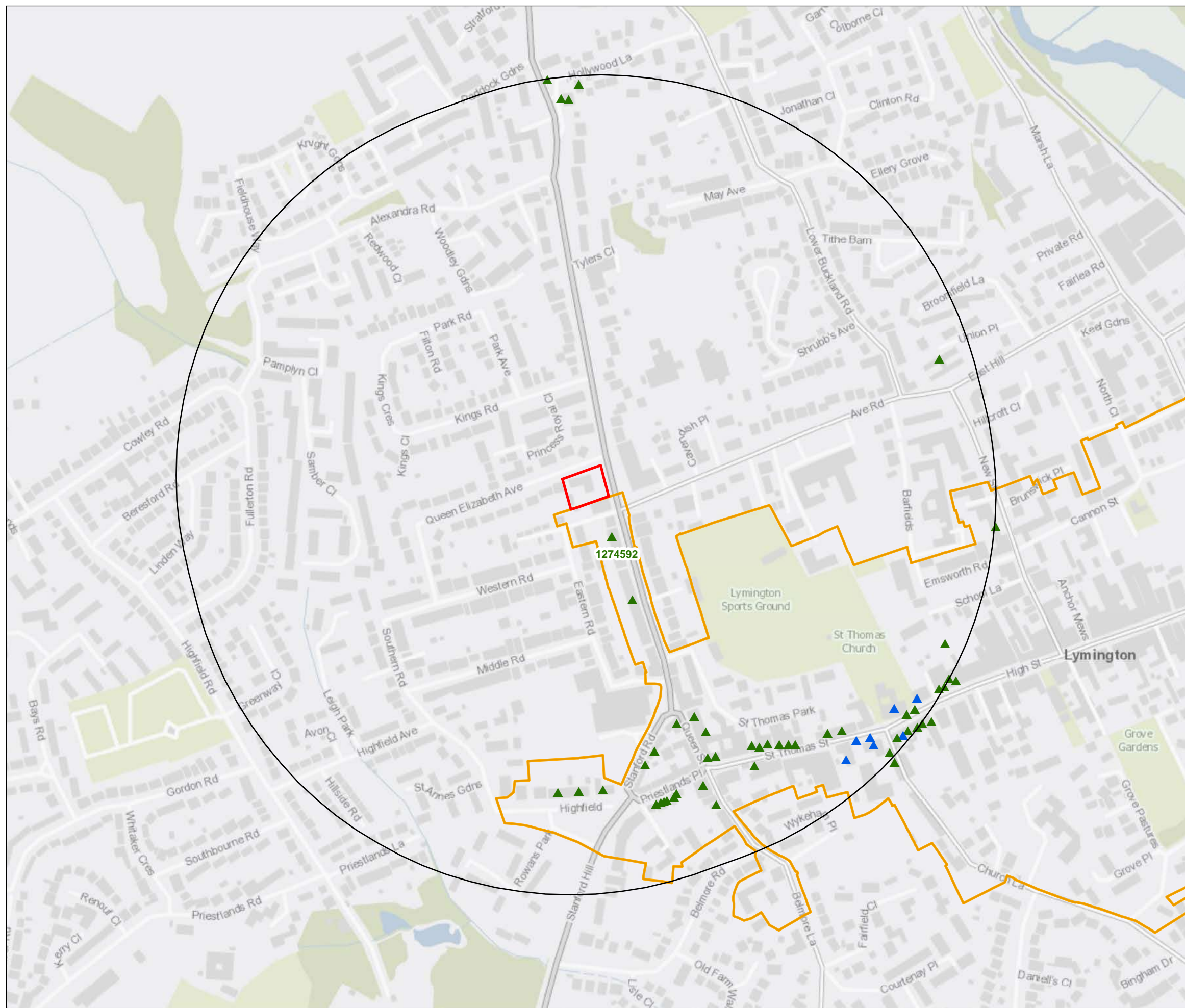



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Metres

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Southampton Road, Lymington -
Heritage Statement

**Figure 2: Designated Heritage Assets
in a 500 m Study Area**

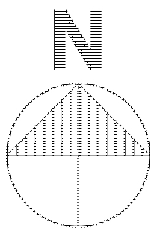
Head Office Brook Holt 3 Blackburn Road
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KEY

 Site



Planning Issues Ltd
Southampton Road, Lymington -
Heritage Statement
Figure 3: Parish of Lymington
1843 Tithe Map

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Appendix 4: Ordnance Survey Mapping

Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: County Series

Map date: 1867-1870

Scale: 1:10,560

Printed at: 1:10,560



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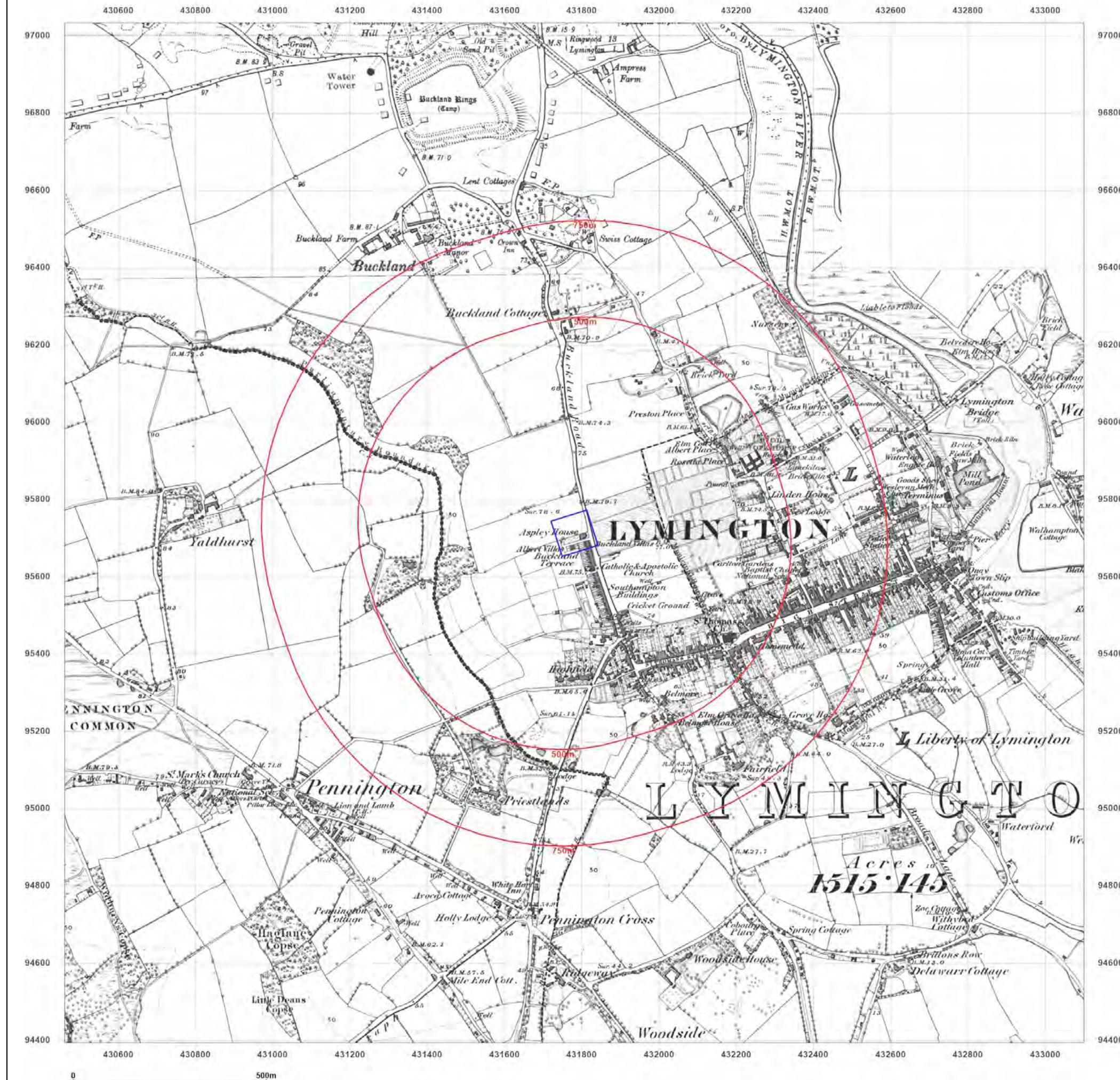


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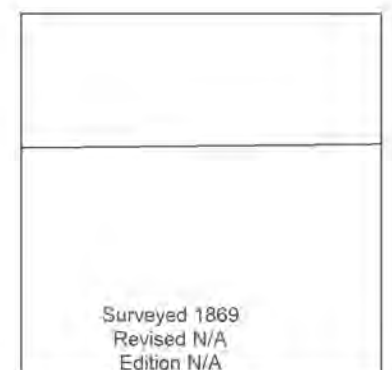
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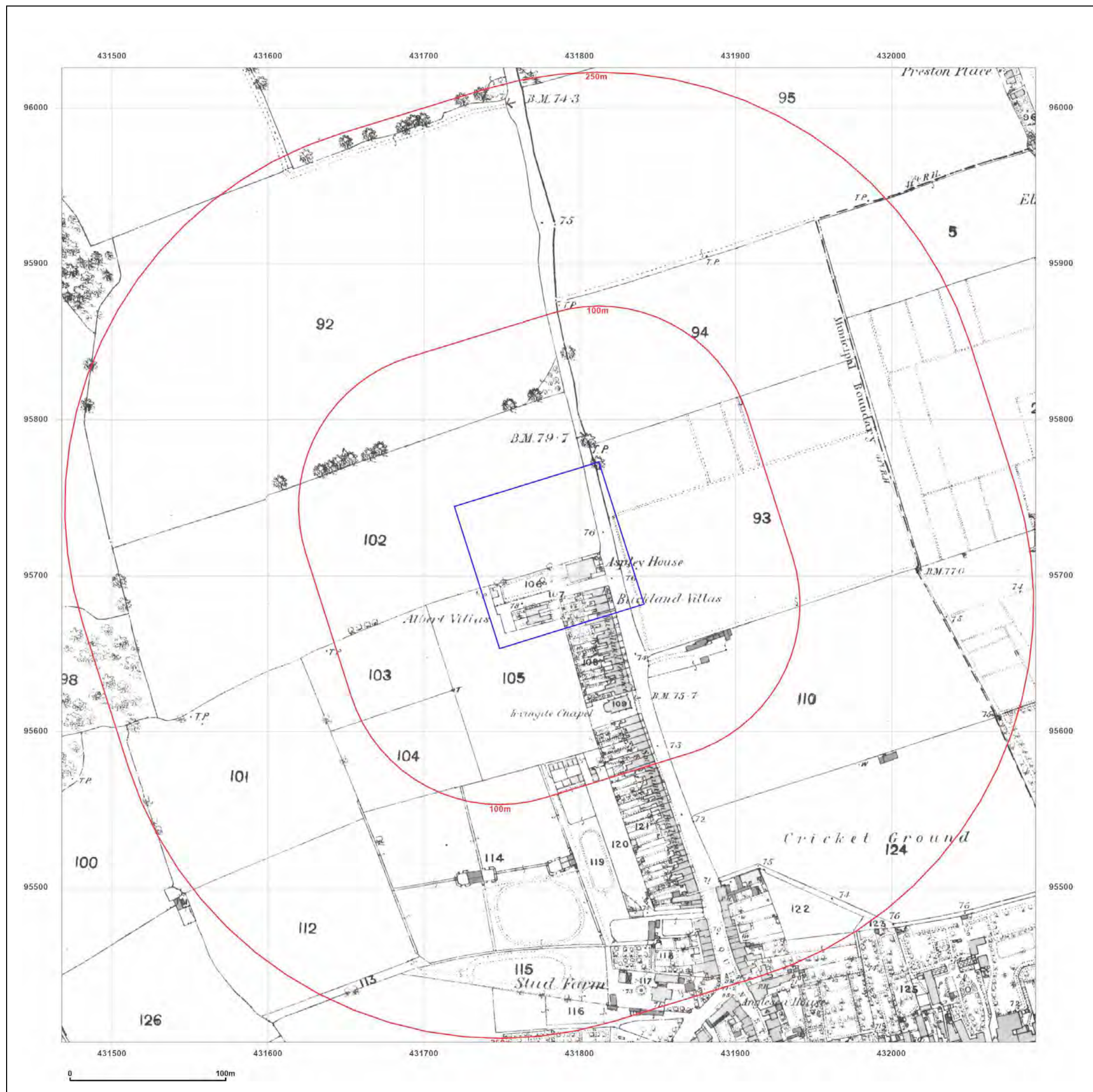
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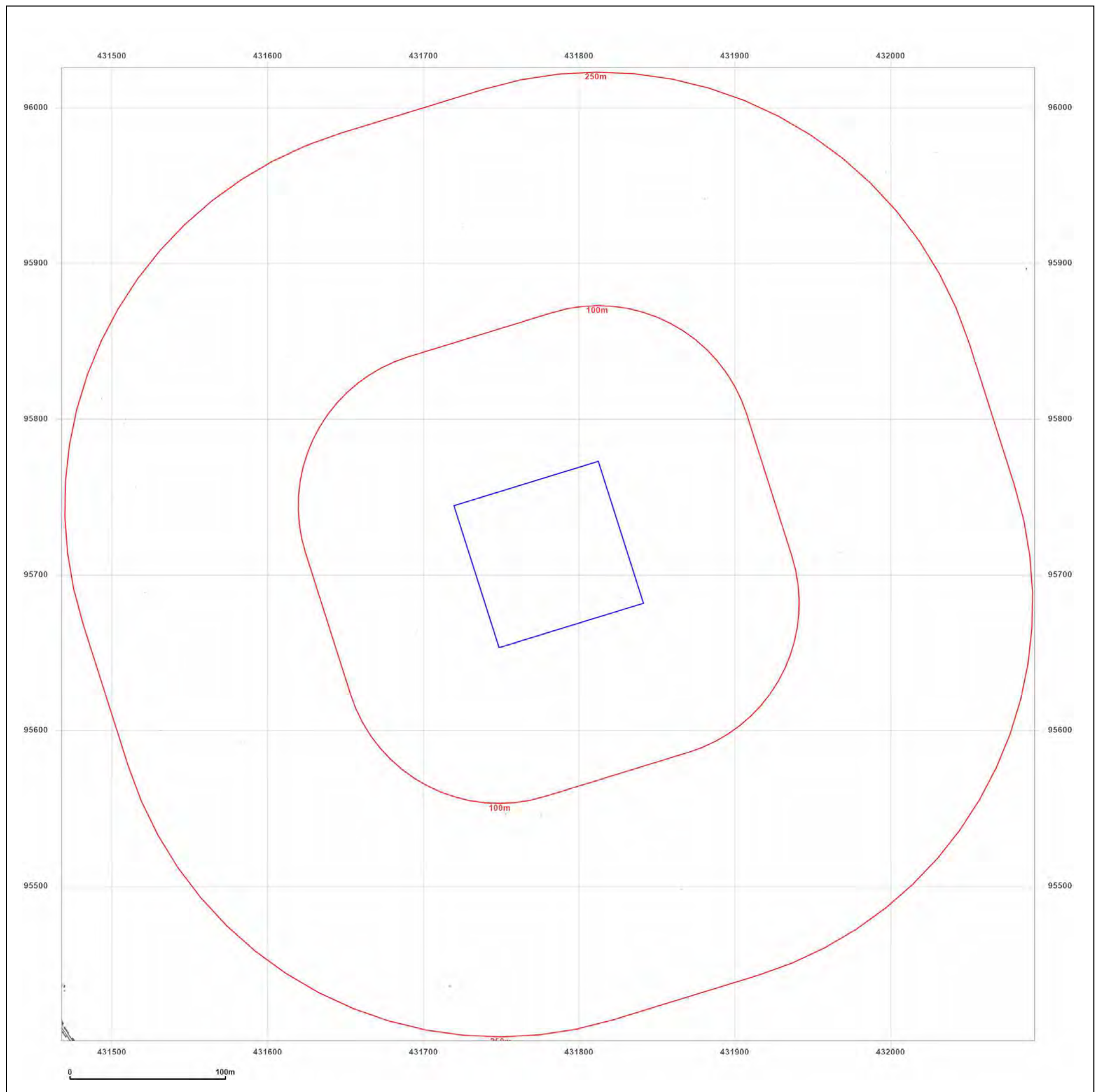


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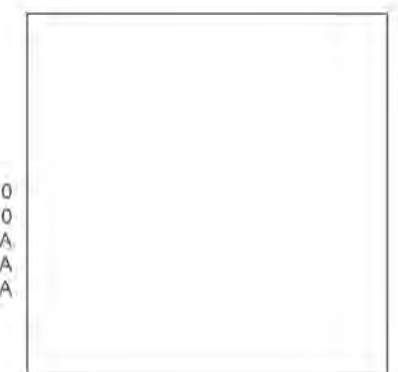
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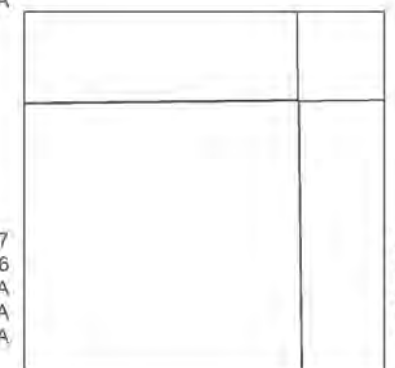
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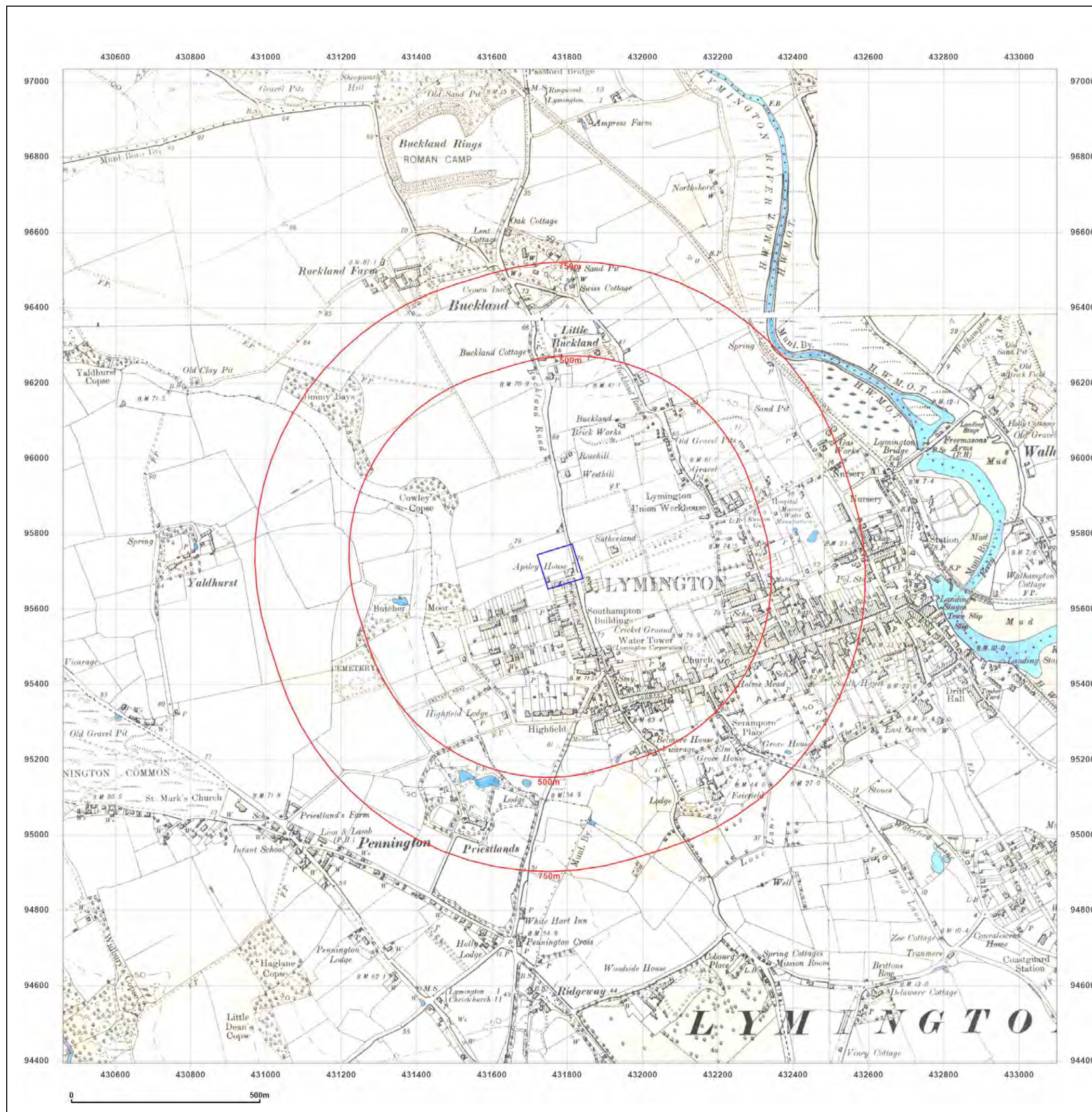


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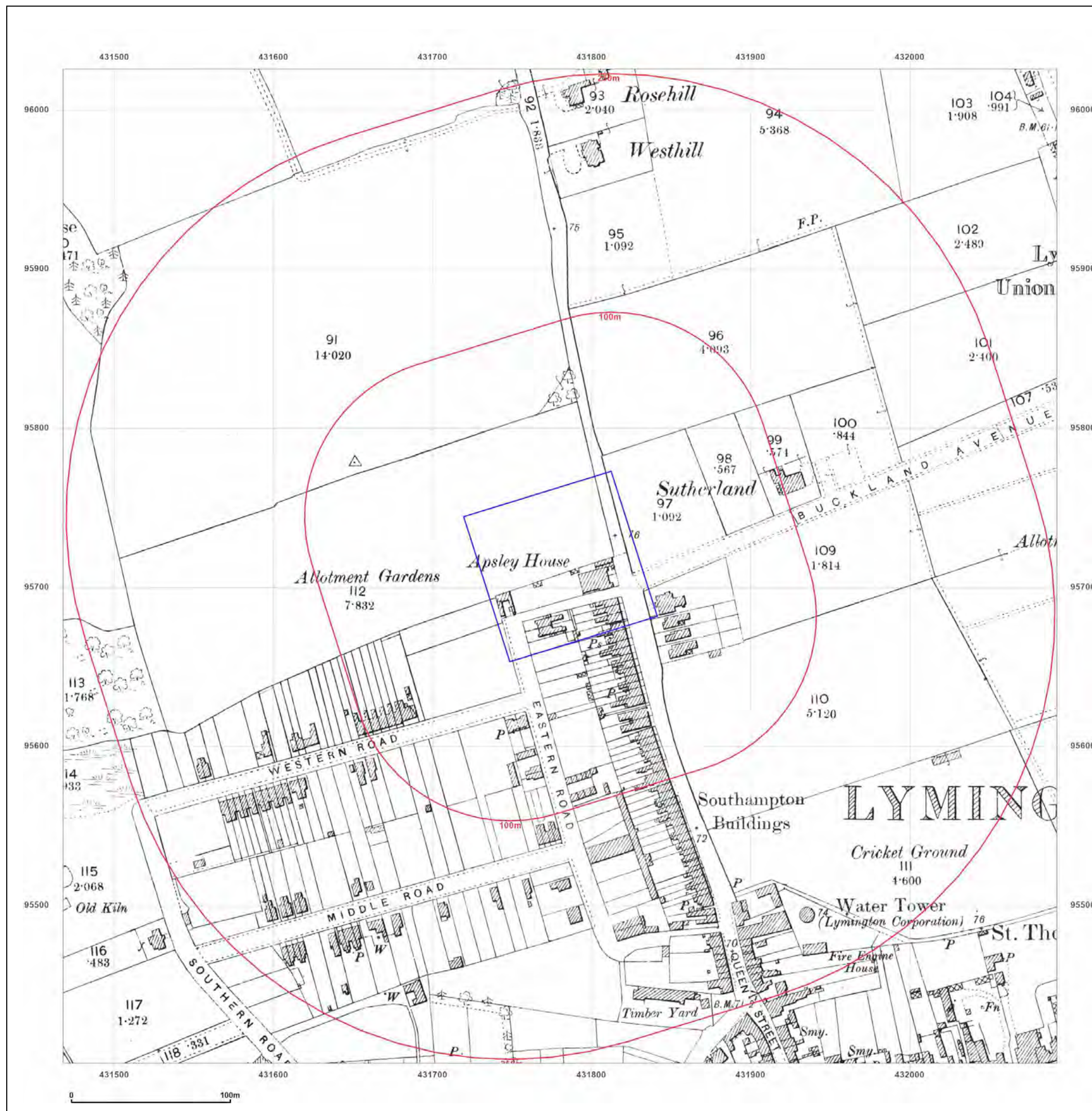


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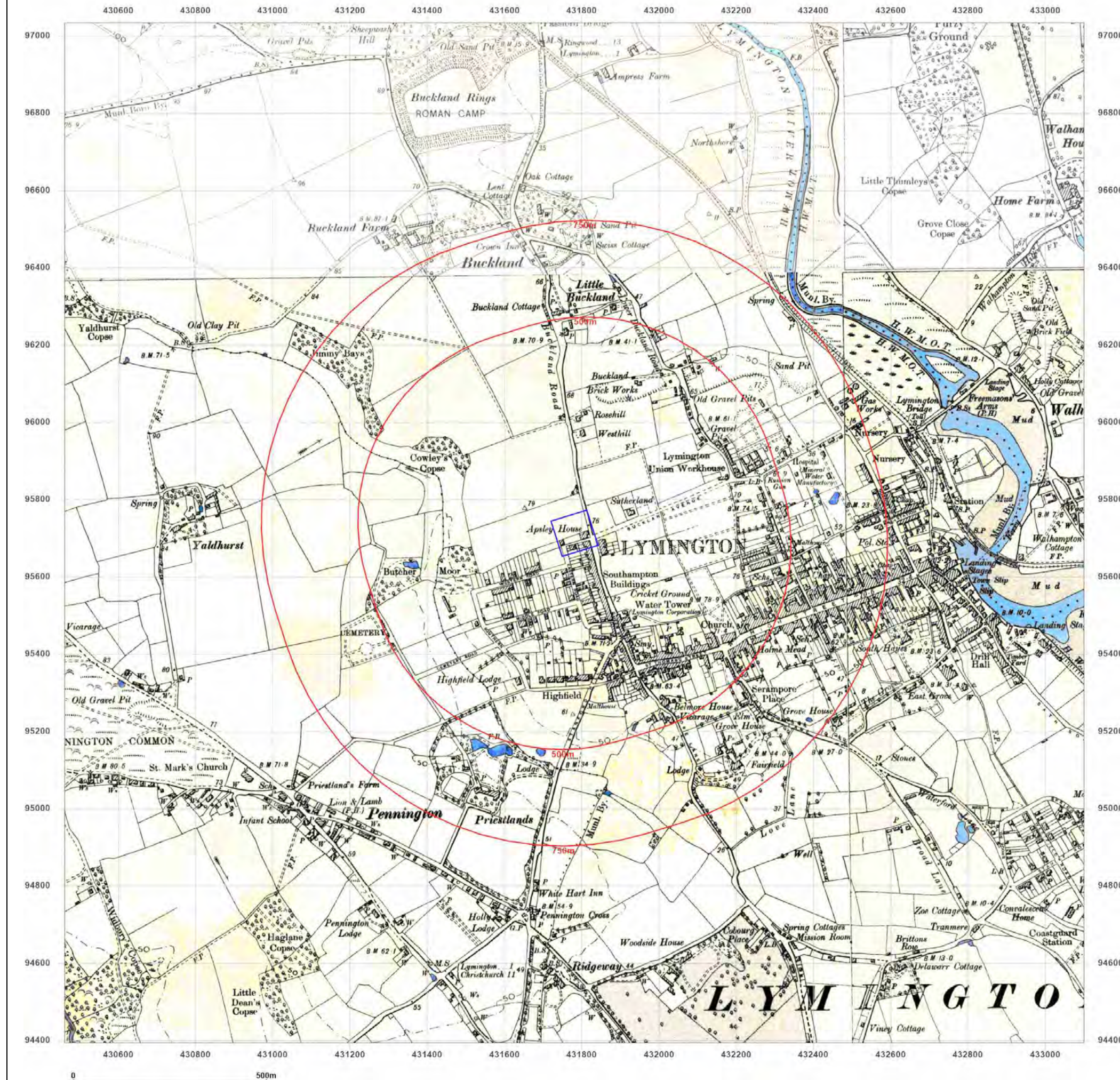


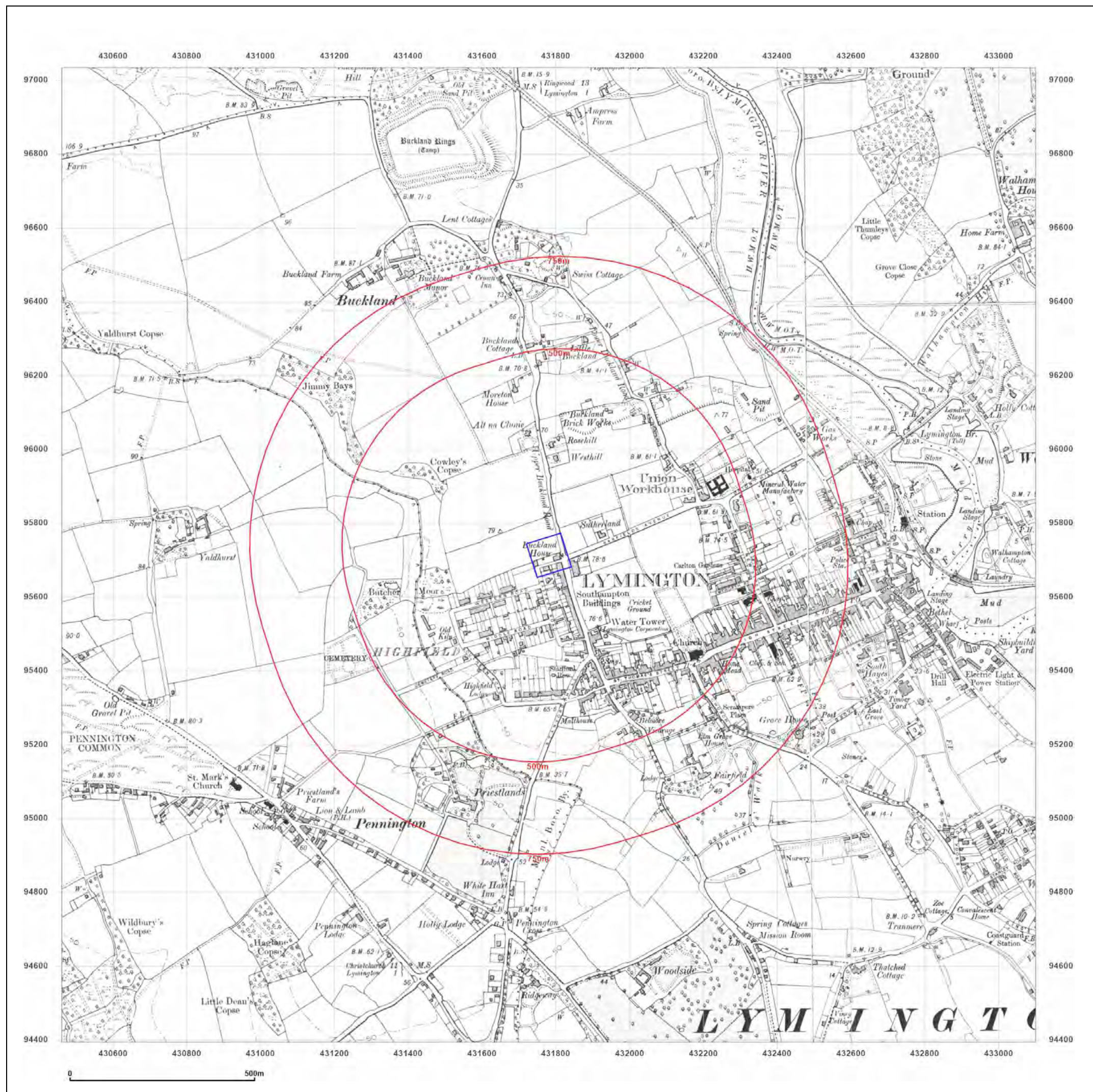
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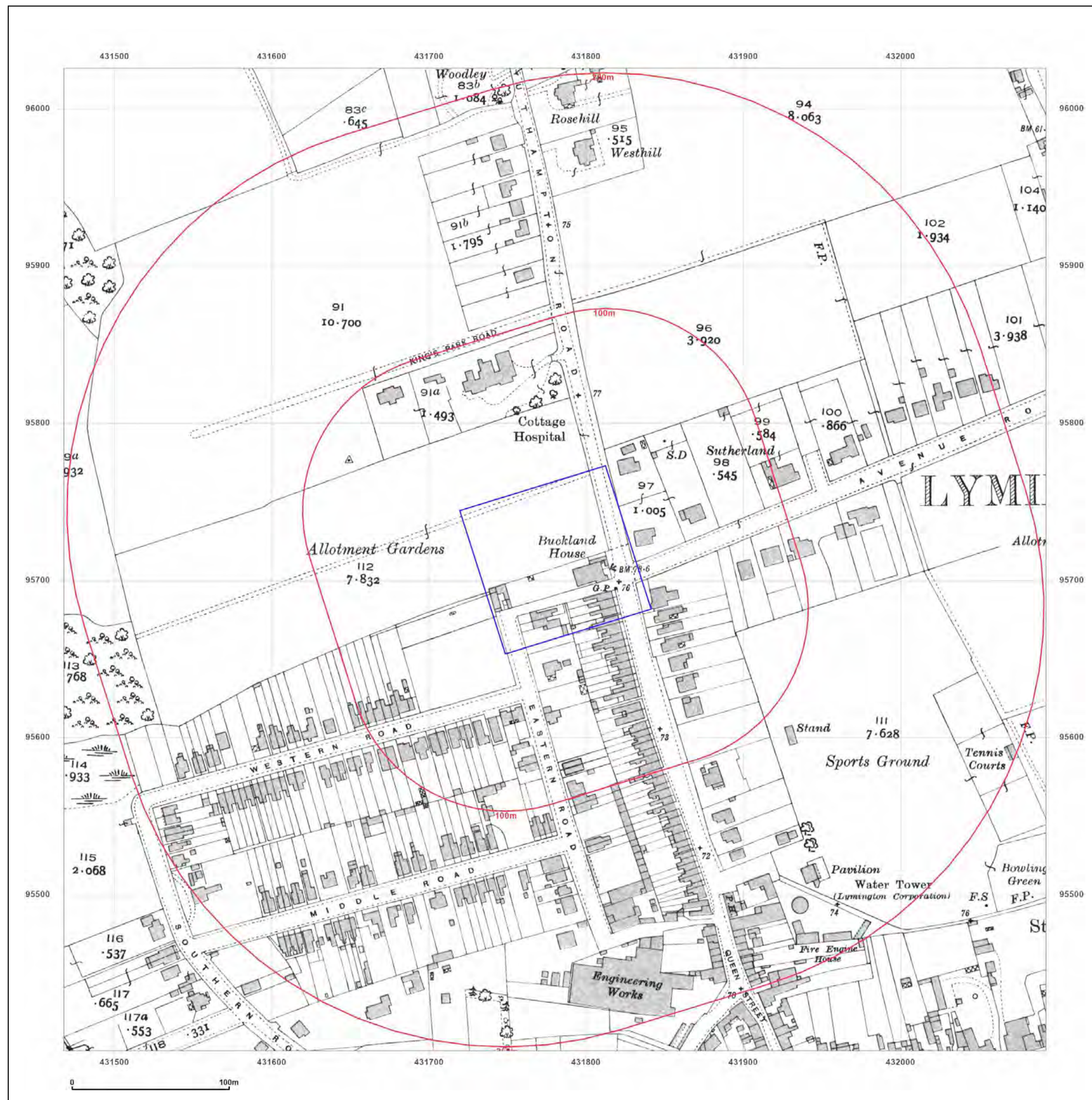
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: County Series

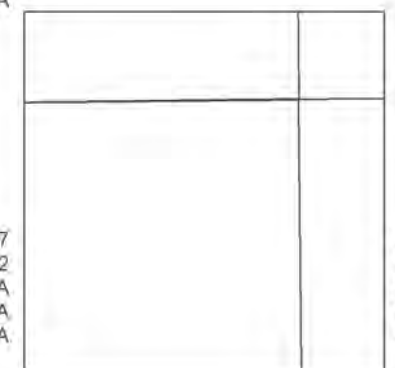
Map date: 1938-1942

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1866
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1867
Revised 1942
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1939
Edition N/A
Copyright N/A
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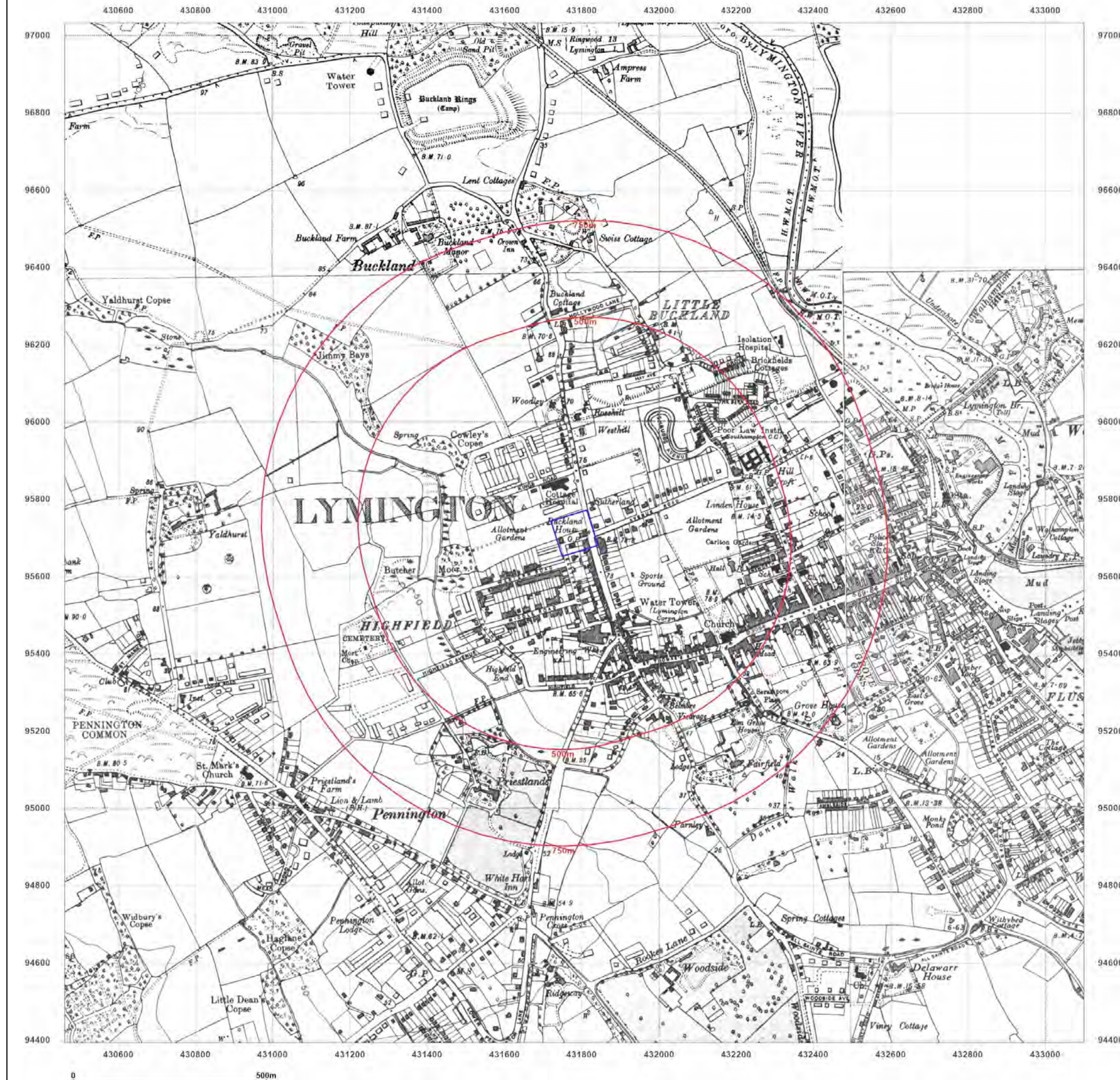


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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: County Series

Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1939
Revised 1939
Edition N/A
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: Provisional

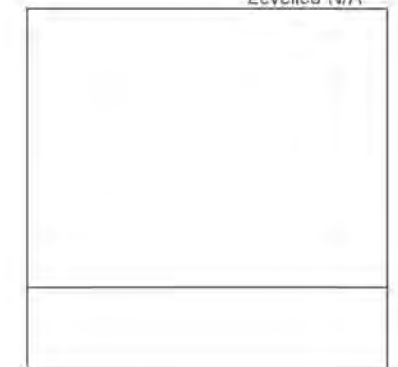
Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A



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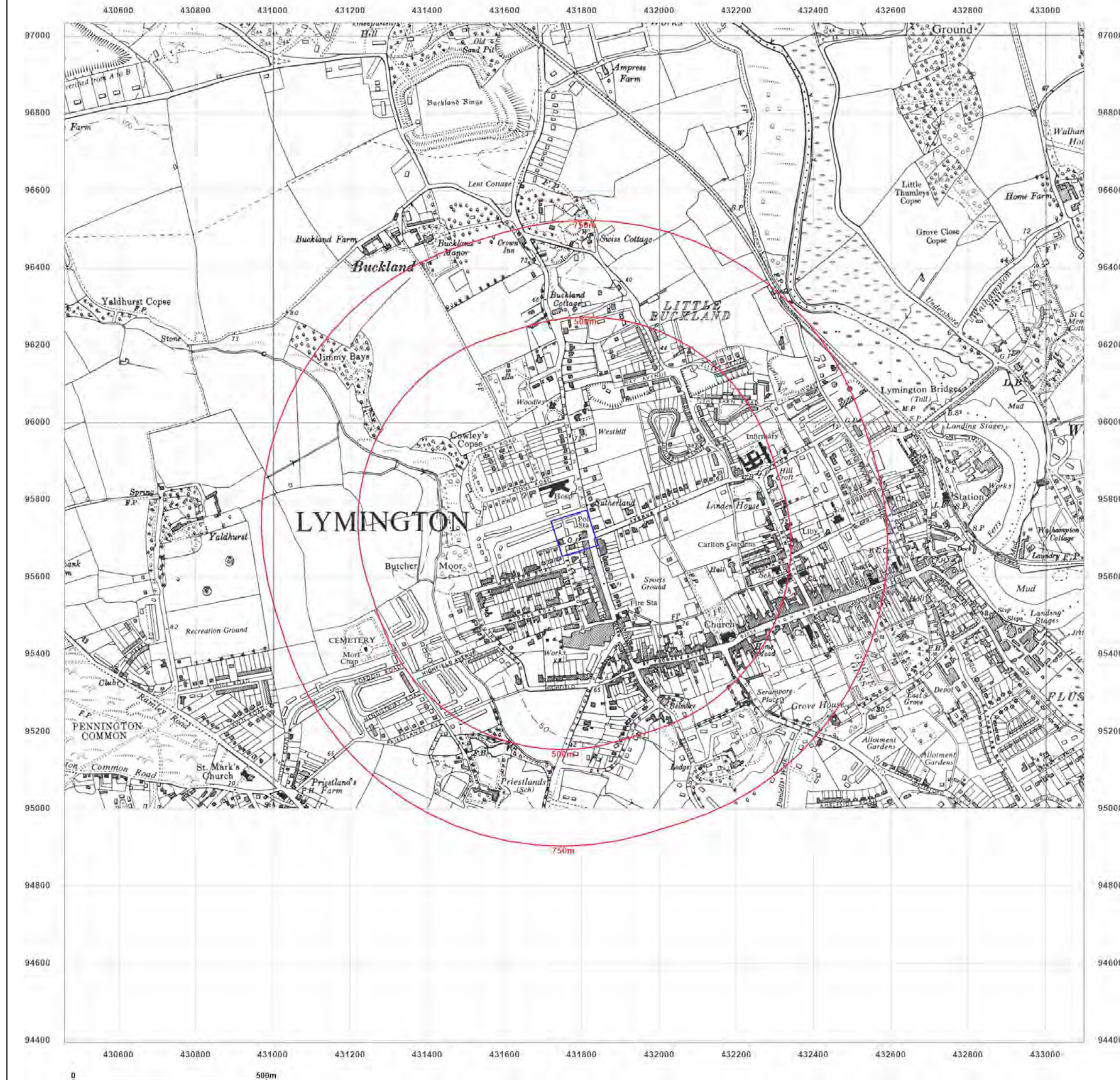


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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1964

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1960

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

Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1960

Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

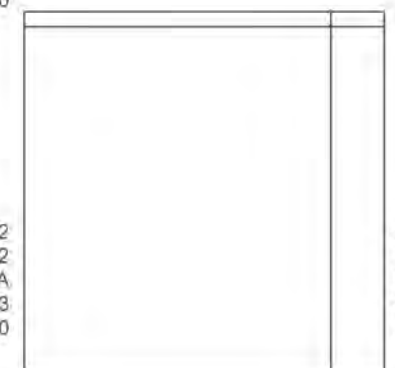
Map date: 1972-1975

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1975
 Revised 1975
 Edition N/A
 Copyright 1976
 Levelled 1960



Surveyed 1972
 Revised 1972
 Edition N/A
 Copyright 1973
 Levelled 1960

Surveyed 1972
 Revised 1972
 Edition N/A
 Copyright 1973
 Levelled 1959



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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1973

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1973
Edition N/A
Copyright 1973
Levelled 1971

Surveyed 1972
Revised 1973
Edition N/A
Copyright 1973
Levelled 1971



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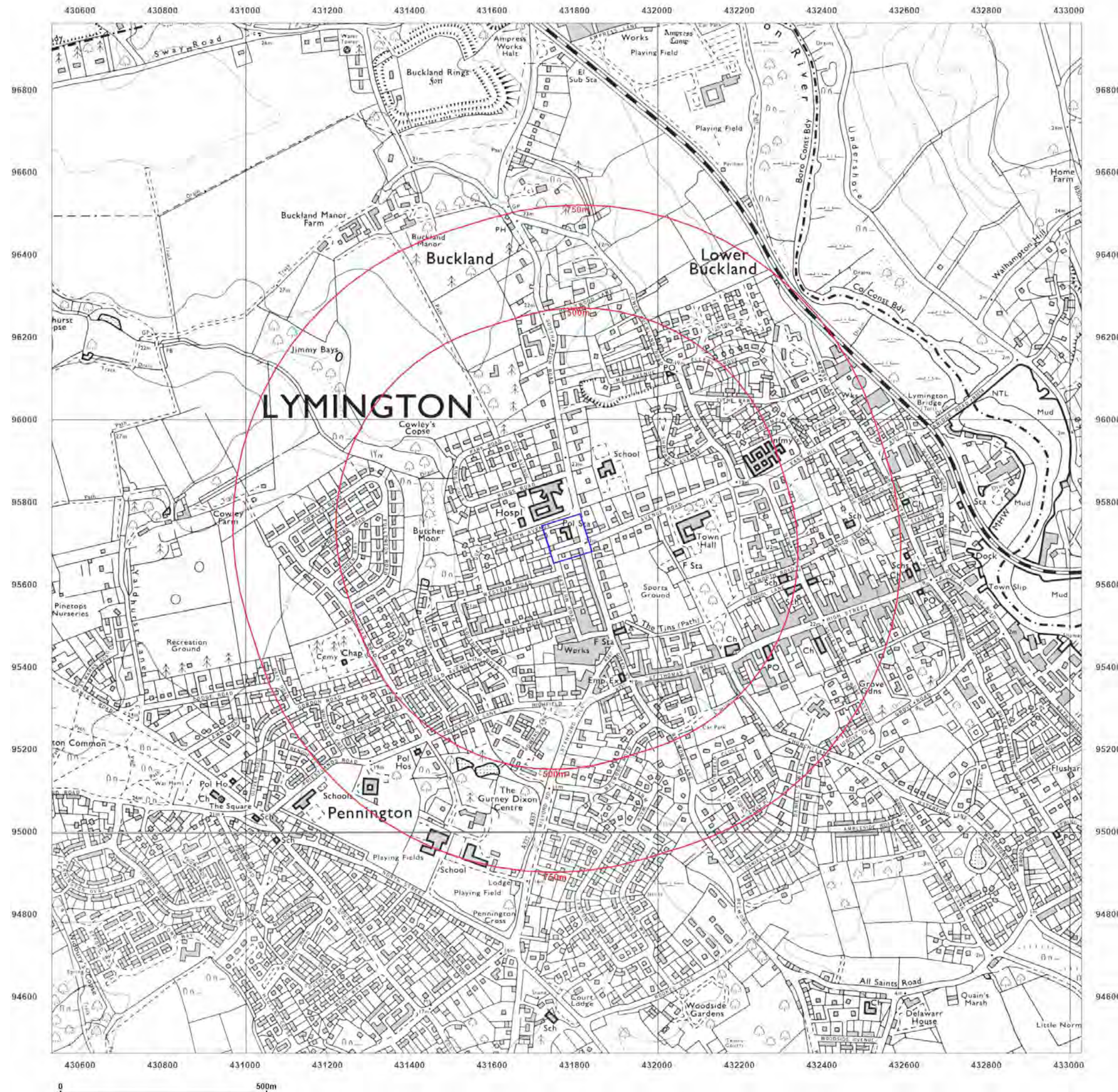


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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1973-1976

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1978-1983

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1978
 Levelled N/A

Surveyed 1964
 Revised 1983
 Edition N/A
 Copyright 1985
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1982-1985

Scale: 1:2,500

Printed at: 1:2,500



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

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

Surveyed 1982
 Revised 1982
 Edition N/A
 Copyright 1984
 Levelled 1960

Surveyed N/A
 Revised N/A
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1984-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1984
Edition N/A
Copyright 1984
Levelled 1960

Surveyed 1985
Revised 1985
Edition N/A
Copyright 1987
Levelled 1958

Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1984-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1984
Edition N/A
Copyright 1984
Levelled 1960

Surveyed 1959
Revised 1985
Edition N/A
Copyright 1985
Levelled 1959

Surveyed N/A
Revised 1988
Edition N/A
Copyright 1984
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Surveyed 1959
Revised 1989
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1987-1992

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed N/A
Revised 1992
Edition N/A
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1987-1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1984
 Revised 1985
 Edition N/A
 Copyright 1987
 Levelled 1960

Surveyed 1960
 Revised 1982
 Edition N/A
 Copyright 1992
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1992-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1985
Edition N/A
Copyright 1992
Levelled 1960

Surveyed 1994
Revised 1994
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1993

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
 Revised 1993
 Edition N/A
 Copyright N/A
 Levelled N/A



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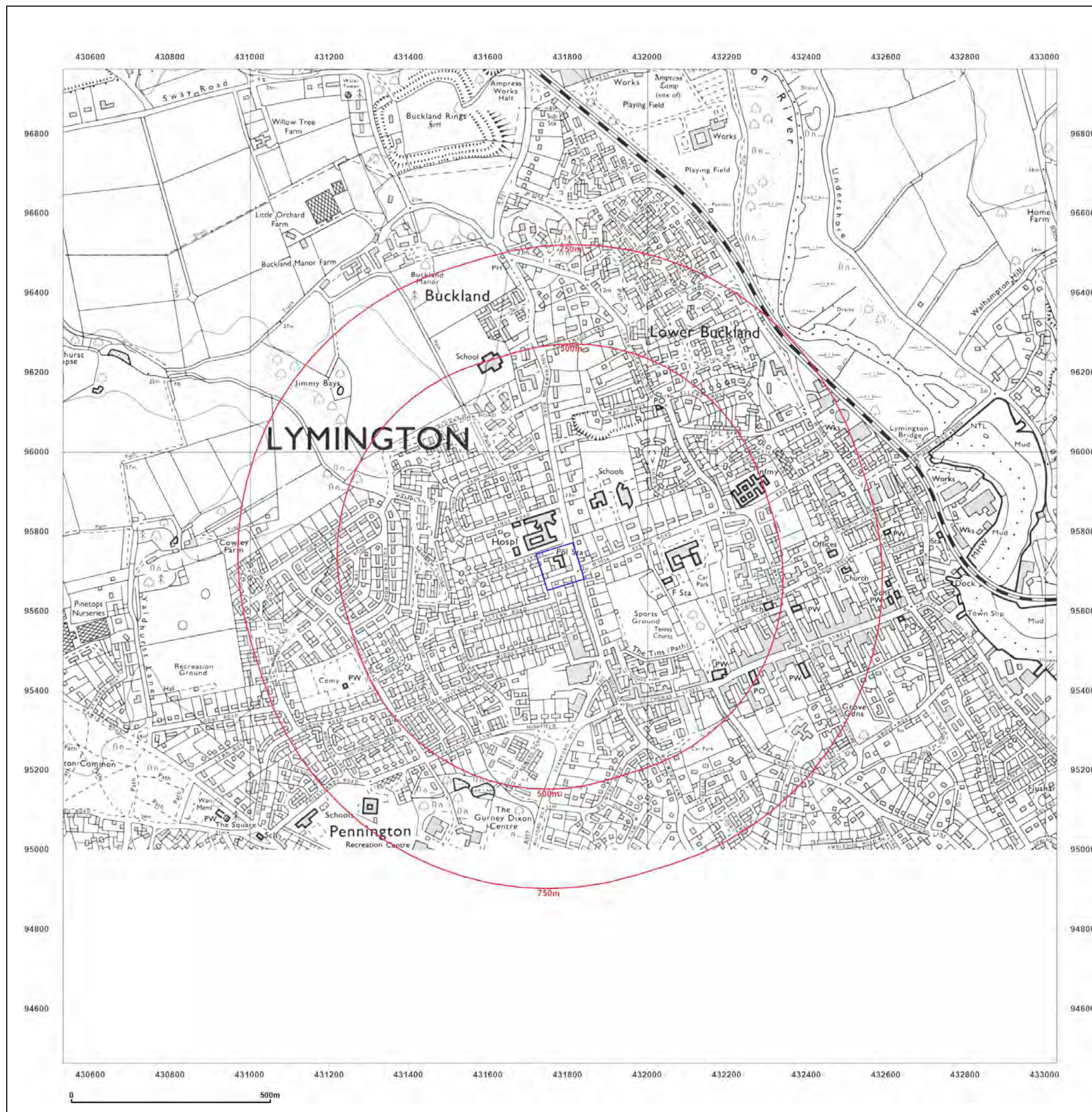


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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1994
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Edition N/A
Copyright 1994
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Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1994
 Revised 1994
 Edition N/A
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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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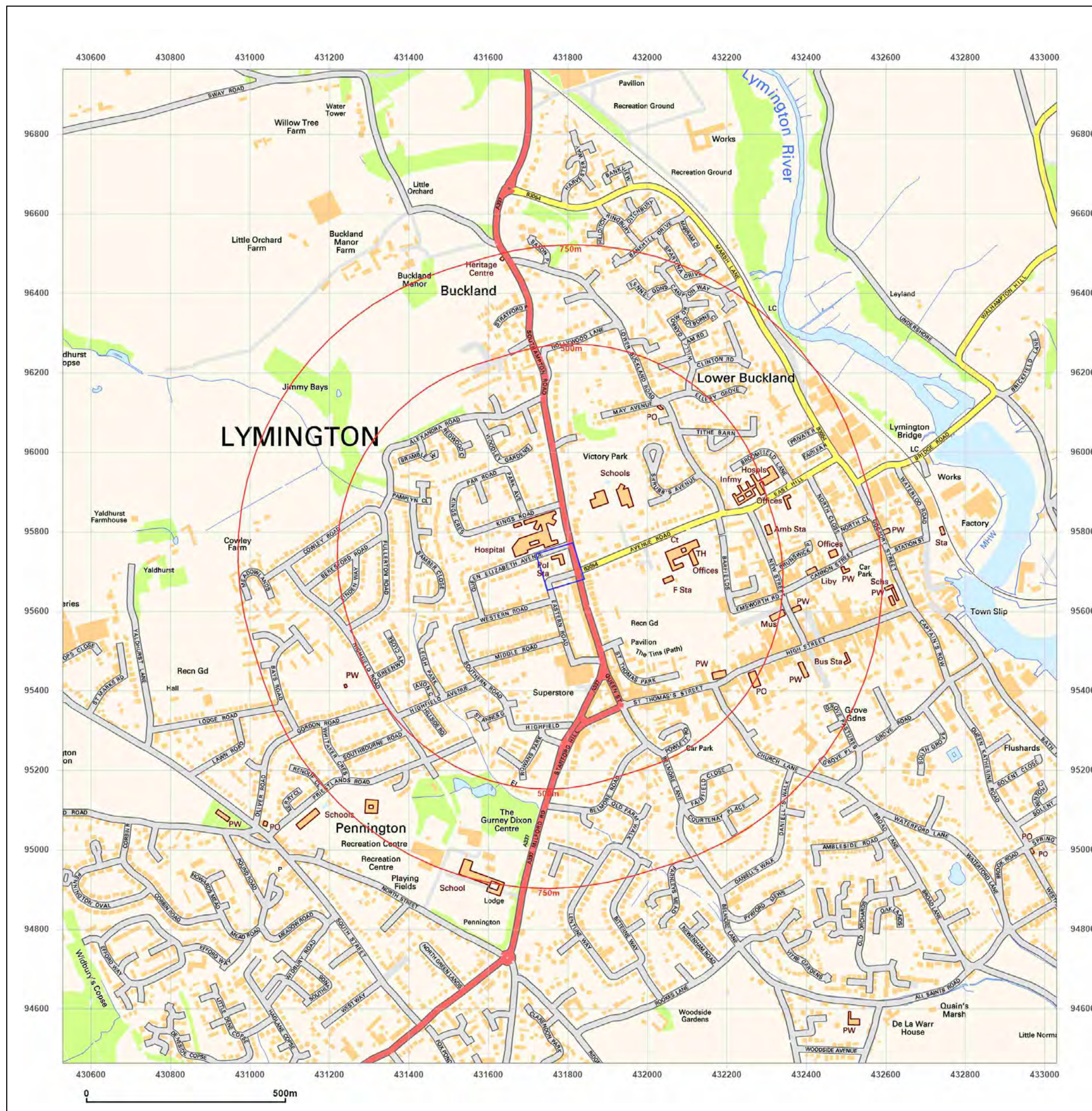


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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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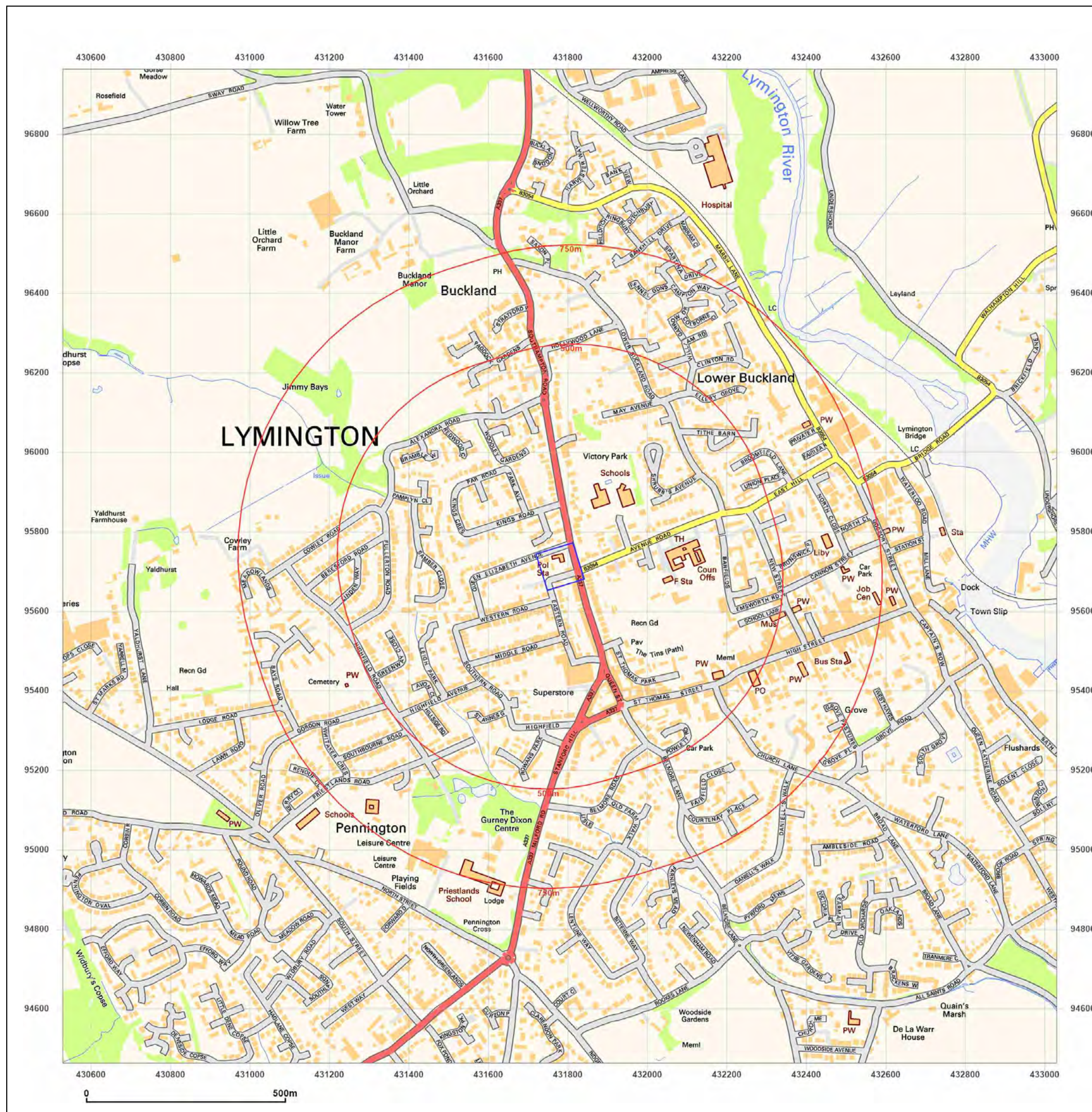


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Site Details:

Client Ref: EMS_691062_905681
Report Ref: EMS-691062_905681
Grid Ref: 431780, 95713

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000



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