

## Land at Junction of Harts Lane and Winchester Road, Burghclere Historic Environment - High Level Technical Note edp5916\_r001b

### 1. Introduction

1.1 This technical note has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of the Highclere Estate. It sets out the findings of a high-level appraisal of the historic environment in relation to Land at Junction of Harts Lane and Winchester Road, Burghclere to support the allocation of this land for residential development and a Rural Business Hub in The Burghclere Parish Neighbourhood Plan.

1.2 EDP's assessment is based on a review of the following information sources, namely:

- The National Heritage List for England (NHLE), maintained by Historic England;
- The Hampshire Historic Environment Record (HER); and
- Historical Ordnance Survey maps and earlier maps, where available.

1.3 Although further, more detailed, assessment work will be needed to establish a definitive position with regard to the historic environment to inform any future planning application, this initial review of the site will identify any determinative issues, constraints and opportunities pertaining to archaeology and heritage from the consulted sources of information detailed above.

### 2. Designated Heritage Assets

2.1 The site does not contain any scheduled monuments where there would be a presumption in favour of preservation *in situ*, or other designated heritage assets such as listed buildings, registered parks and gardens, registered battlefields or world heritage sites, which would potentially constrain development within the site.

2.2 There are no scheduled monuments, registered battlefields, world heritage sites or conservation areas within 1km of the proposed development site. Therefore, it is not anticipated that any such assets would potentially be affected by development of the site.

2.3 Designated heritage assets within 1km of the site comprise (**Plan EDP TN\_H1**):

- One Grade I Registered Park and Garden; and

- 20 listed buildings (comprising one listed at Grade I, two listed at Grade II\* and 17 listed at Grade II).

### ***Registered Park and Gardens***

- 2.4 A desk-based assessment of the area has identified the Grade I Registered Park and Garden (RPG), Highclere Park (**1000109, Plan EDP TN-H1**), located in close proximity to the site to the south-west. The park comprises a late 18<sup>th</sup> century landscaped park and pleasure grounds laid out by the first Earl of Carnarvon, with elements designed by Capability Brown.
- 2.5 The proximity of the RPG suggests some potential for it to be affected through changes to its setting as a result of the development of the site. However, given the topography of the area, the presence of the bypass between the RPG and the site and substantial belts of intervening woodland, it is not anticipated that development of the form proposed within the site would result in any adverse effects to this designated heritage asset.

### ***Listed Buildings***

- 2.6 A desk-based assessment of the area and the assets has identified that the closest listed buildings to the site (**Plan EDP TN\_H1**) comprise the Grade I listed Sandham Memorial Chapel (**1339741**) and the Grade II listed Laburnum Cottage (**1092536**), which are each located on Harts Lane to the east of the site.
- 2.7 Sandham Memorial Chapel (**1339741**) is located c.160m north-east of the site. The asset comprises a memorial chapel built in 1926 by Lionel Pearson as a memorial to Lieutenant H W Sandham who died in 1919. The building is built from red brick in a rectangular form with little architectural details. Within the chapel are a series of mural paintings by Sir Stanley Spencer dating from 1926 and 1932 depicting army life.
- 2.8 Primarily the significance of this asset is derived from the historic and architectural interest, and the artistic interest of the internal commemorative murals. The asset also derives an element of significance from its setting. The chapel is placed within a landscaped commemorative garden, set back from the road, within the centre of the settlement. From the road the gardens frame the main façade of the building.
- 2.9 The site does not form part of the setting of this asset, and the site has no visual or historic connections with the chapel. Development within the site would result in no harm to the significance, and the appreciation of the significance of this asset.
- 2.10 Laburnum Cottage (**1092536**) is located c.110m east of the site. The building comprises a 17<sup>th</sup> century timber framed cottage. The structure is one story with an attic. Within the north gable the date 1677 is recorded in stonework. The significance of this asset is derived from its architectural and historic interest. The cottage also derives a degree of significance from its setting, primarily its road side placement in the centre of the settlement and within its own private garden area.

- 2.11 It is considered that the site has no visual or historic connections with the cottage and development within the site would result in no harm to the significance, and the appreciation of the significance of this asset.
- 2.12 The remaining listed buildings in the immediate area are all of agricultural origin and comprise the following:
- Coopers Farmhouse (**1092537**), Grade II;
  - Granary 20 yards north of Coopers Farmhouse (**1092538**), Grade II;
  - Barn 20 Yards north of Coopers Farmhouse (**1339742**), Grade II;
  - Budds Farmhouse (**1339743**), Grade II; and
  - Barn approximately 35 meters south of Budds Farmhouse (**1092539**), Grade II.
- 2.13 Coopers Farmhouse (**1092537**), the granary (**1092538**) and the barn (**1339742**) are located c.245m south-east of the site. The farmhouse dates to the mid 19<sup>th</sup> century and is t-shaped timber framed building. The timber framed granary dates to the 19<sup>th</sup> century and the timber framed barn dates to the 18<sup>th</sup> century. Also within this complex are the locally listed 19<sup>th</sup> century stable (**53045**) and barn (**53047**).
- 2.14 The site shares an historic association with this group of buildings through being part of the wider agricultural land historically associated with the farm, as illustrated on the 1838 Burghclere Tithe Map. However, there is no visual link with the site and the historic links between the farmstead and the site are no longer appreciable in light of changes of land use and ownership coinciding with the growth of the surrounding settlement.
- 2.15 As such, it is not considered that the historic buildings in the farmstead are sensitive to change resulting from the development of the site.
- 2.16 Budds Farmhouse (**1339743**) and the barn (**1092539**) are located c.310m south-east of the site. The farmhouse and barn both date to the 18<sup>th</sup> century. Also within the farmyard complex are two locally listed buildings, the stable (**53031**) and a barn (**42637**). The stable dates to the 19<sup>th</sup> century but incorporates an earlier building; the barn also dates to the 19<sup>th</sup> century.
- 2.17 There are no visual or historic associations of significance between these buildings and the site. As such, it is not considered that the historic buildings in this farmstead are sensitive to change resulting from the development of the site.
- 2.18 As seen of **Plan EDP TN\_H1**, the remaining listed buildings within the study area are predominantly spread out in small groups and comprise the church, farmhouses and associated outbuildings, a war memorial, houses, along with a lodge and folly within the Highclere parkland. It is considered that none of these listed buildings share any visual or functional relationship

with the site of significance, and it is unlikely that development within the site will have any notable effect on the setting of these assets.

- 2.19 Consequently, there is no reason to believe that any of these assets will form a constraint to the deliverability or capacity of the site for development of the form proposed.

### **Locally Listed Buildings**

- 2.20 The HER records 20 locally listed, non-designated, buildings, including those associated with Coopers Farm and Budds Farm (mentioned above), and the church.
- 2.21 The closest of these locally listed buildings is Parsons Corner (**57875**) which is located c.20 east of the site, along with Holmbush Cottage (**57871**) which is located c.25m east of the site. Parsons Corner comprises a former Methodist Chapel which is now in use as a house, which dates to 1864. Holmbush Cottage comprises an early 19th century dwelling.
- 2.22 It is considered that none of the locally listed buildings, including those in proximity to the site, derive their limited heritage significance from the land within the site. Therefore, it is considered that sensitively designed development within the site would have no adverse impact on these non-designated heritage assets and there is no reason to believe that any of these assets will form a constraint to the deliverability or capacity of the site.

## **3. Non-designated Heritage Assets**

- 3.1 The Hampshire HER was consulted regarding the location and extent of known non-designated heritage assets, both within the site and a wider 1km study area. Fifty-one non-designated heritage assets are recorded within the wider area, though none were recorded within the site (**Plan EDP TN-H1**).
- 3.2 The HER records the site as being located adjacent to an area of archaeological potential (AAP) (**Plan EDP TN\_H1**). This encompasses the projected area of the post-medieval settlement of Burghclere, where it has been identified there is a high likelihood of encountering archaeological remains associated with the settlement activity of this date. The site however, lies outside this area, in an area known to have been under agricultural use since the medieval period.
- 3.3 The HER entries in the surrounding area range in date from the prehistoric to modern periods, though predominantly relate to medieval and post-medieval agricultural activity, along with several entries relating to 19<sup>th</sup> century buildings.
- 3.4 The prehistoric and Roman period is represented by small, sparse finds of flints (**65364**) and a Roman coin (**33861**) and there is limited evidence to suggest any significant activity in the area during these periods.
- 3.5 More widely, the medieval period is characterised by fishponds within Highclere park (**31869**, **21195**), along with evidence of the medial park pale (**21169**). Outside of the parkland area

evidence of medieval ridge and furrow (**21281, 58508**) and field systems (**58505**) have been observed along with earthworks suggestive of a deserted medieval settlement (**37089, 52677**) some distance to the south of the site. Medieval pottery (**65364**) was also recovered from test pits dug during the construction of the A34 bypass.

- 3.6 The post-medieval period is characterised by further evidence of agricultural practices in the form of ridge and furrow (**58506**), water meadows (**58509**) and field boundaries (**58504**) along with the recorded sites of previous toll gates (**58525, 58527, 58530**).
- 3.7 During the modern period the surrounding landscape has been significantly changed through the introduction of the bypass to west of the site and the railway to the east.
- 3.8 A review of online tithe maps and historical Ordnance Survey maps demonstrates that the site formed part of the agricultural land surrounding the small settlement of Burghclere, with limited changes taking place until the re-routing of the roads to the south in the late 20<sup>th</sup> century.
- 3.9 As such, it has been established that the site is not located in an area of known archaeological potential, and there is no indication that remains of significance from any period will survive within the site. While it is likely that remains relating to agricultural use since the medieval period will survive within the site, such as field boundaries and ploughsoils, any such remains would be of negligible importance and would not present a constraint to the development of the site.

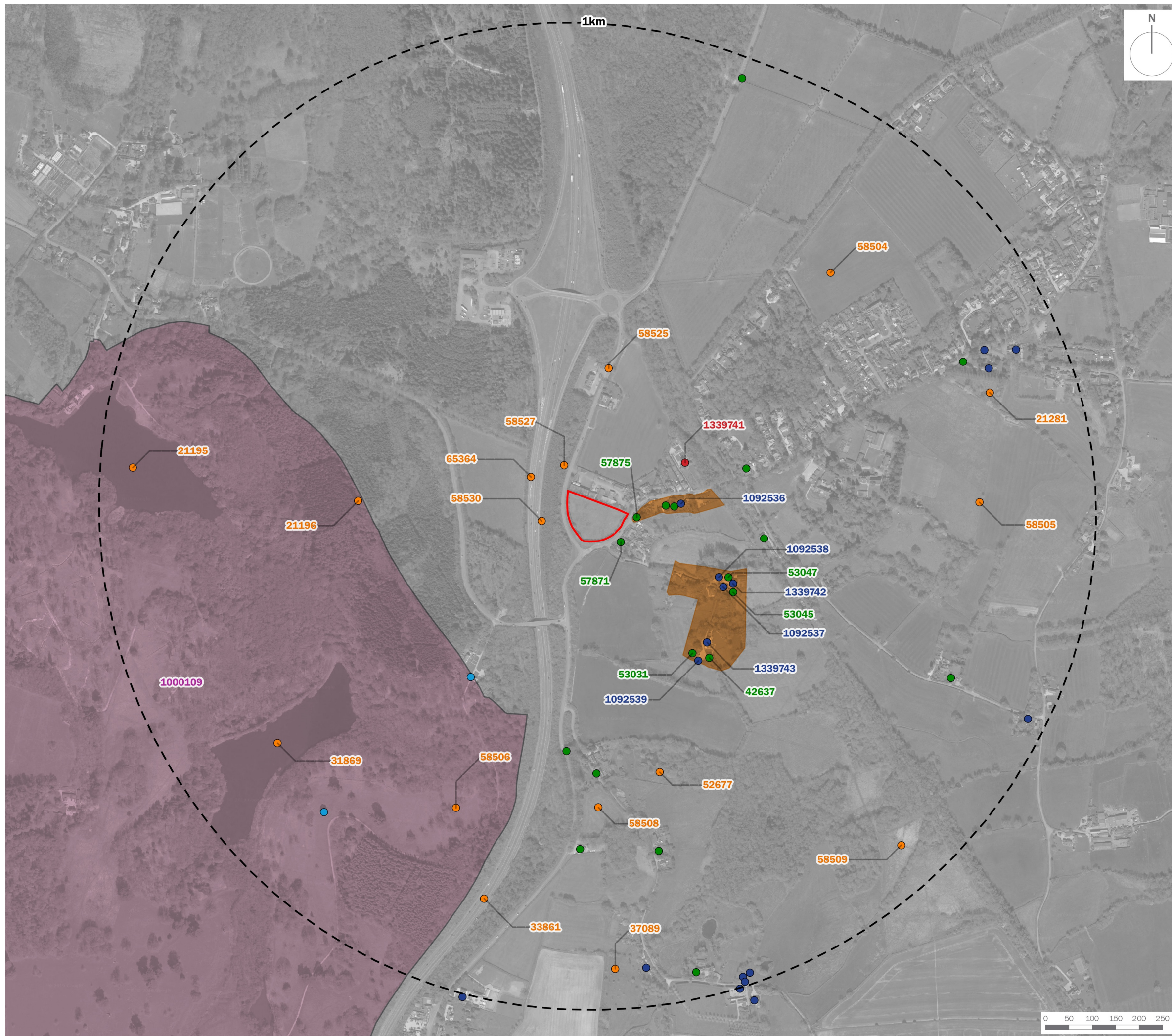
#### **4. Conclusions**

- 4.1 This assessment finds that there are no 'in principle' constraints to development on the site in terms of designated heritage assets and there is no reason to believe that the presence of designated heritage assets in the wider area would form a constraint to either the deliverability or capacity of the site for development.
- 4.2 It has been established that the site is not located in an area of known archaeological potential, and there is no indication that remains of significance from any period will survive within the site or would form a constraint to either the deliverability or capacity of the site.
- 4.3 On this basis, the analysis of the potential effects on heritage assets through the development of the site demonstrates that there are no 'in-principle' constraints to the allocation or development of the Land at Junction of Harts Lane and Winchester Road, Burghclere, and it could be successfully developed with appropriate regard to the conservation and enhancement of the historic environment.



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**Plan EDP TN\_H1**  
**Designated and Non-designated Heritage Assets**  
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- Site Boundary
- 1km Study Area
- Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Locally Listed Building
- Grade I Registered Park and Garden
- Area of Archaeological Potential
- HER Monument Data

client

**Highclere Estate**

project title

**Land at Junction of Harts Lane and Winchester Road, Burghclere**

drawing title

**Plan EDP TN\_H1: Designated and Non-designated Heritage Assets**

date	<b>02 SEPTEMBER 2019</b>	drawn by	<b>LB</b>
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scale	<b>Refer to scale bar</b>	QA	<b>GY</b>



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