

South Downs National Park Authority

Our ref: 10064

08 April 2021

Dear Sirs

Paper Mill Cottage, Warnford, Southampton, Hants, SO32 3LA

This application is submitted on behalf of Mrs H. Larrett for the retention of a single storey side extension previously granted planning permission and listed building consent under LPA references 01/01505/FUL & 01/01506/LIS.

Our Client has recently inherited the property and is in the process of wanting to undertake repairs and enhancement to the building. Prior to doing so however she has been made aware of the conditions imposed on applications 01/01505/FUL & 01/01506/LIS and wants to regularise the position before embarking on costly improvements to the property and is the reason for this application.

This letter comprises a Design, Heritage and Access Statement for the purposes of validation.

Site

The site comprises a small two and a half storey brick and timber framed Grade II listed building, sited between the River Meon and in the South Down National Park and the A32 to the east. The site falls partially within Flood Zones, 3, 2 and 1.

The site falls within the Landscape Character Type E3: Chalk Valley Systems Meon Valley. This character area comprises the valley of the River Meon, between the source of the Meon (at East Meon) to Wickham on the edge of the National Park. The valley forms a natural entry route up into the chalk downland from the coastal plain, dissecting the downland. The upper edge of the valley is defined by the crest of the slope and has been drawn along the apparent skyline of the valley as seen from the valley bottom.

This character contains both the floodplains and valley side sub-types. The floodplains subtype (E3a) relates to the narrow flat valley bottom, encompassing the River Meon, springs, ponds and tributaries. The valley sides subtype (E3b) relates to the sloping ground between the valley bottom and the crest of the slope.



Specific Characteristics Unique to the Meon Valley

The physical characteristics of this landscape character area are typical of its landscape type, exhibiting a smoothly rounded U-shaped valley indented by dry valleys and coombes. The Meon Valley is a distinctive curved valley which follows a fault in the chalk and is therefore asymmetrical in its upper reaches, as seen to the eastern side of Old Winchester Hill and Salt Hill. These north-east facing steep valley sides support a mixture of calcareous grassland, scrub and woodland, for example on the slopes to the east of Winchester Hill – with several non-statutory LWS sites e.g. Drayton Down and Whitewool Hanger. The valley also includes a small area of Peake Wood SSSI, a nationally important example of ash/hazel woodland on calcareous soil which extends onto the adjacent downs.

The Meon River rises from its main spring at South Farm and is also fed by secondary springs, for example at Whitewool Farm. The river is of inherent ecological value and is designated as a LWS, providing a good example of a small chalk river. The river corridor contains a number of further LWS sites, representing woodlands and water meadows that are characteristic of the floodplain. Watercress beds are also a particularly distinctive feature of the Meon Valley.

Although the valley has a rural character, the sense of tranquillity is eroded by the presence of traffic on the A32. The landscape is widely accessible due to the good network of public rights of way. The Wayfarer's Walk, King's Way, and South Downs Way National Trail, which cross the valley, provide access to adjacent landscapes. The disused railway that runs between West Meon to Wickham now forms the 'Meon Valley Trail', a trail for use by walkers, cyclists and riders. It forms part of the 'Winchester Watercress Tour' and is also part of the Sustrans cycle network. Furthermore, an off-road cycle trail through the Meon Valley is promoted by Hampshire County Council. There is an area of open access land on the steep valley side to the north of Tegleaze Down which provides further opportunities for countryside access. The chalk river between Wickham and Meonstoke is a prime trout fishing area with an abundant wild fish population. East Meon was the home of Isaac Walton, a famous angling writer.

In this landscape character area, the watermills were often fulling mills associated with the cloth trade centred on Winchester. In addition, the mill at Warnford is notable for its association with the paper-making industry. At Warnford an area of parkland is listed on Historic England's register of Historic Parks and Gardens. There are also three other (unlisted) landscape parks in the character area – at Midlington, Corhampton and Westbury Park.

The settlement pattern in this character area is typical of the type – nucleated villages (East Meon, West Meon, Warnford, Exton, Meonstoke, Corhampton, Droxford, and Soberton) are located on the edge of the floodplain. Many of the villages are centred on a church with a locally prominent church tower or spire, as at the distinctive church spire at East Meon. Building materials are typically flint, red brick, clay tile and straw thatch.

The site is generally well screened with views only from the road to the east. The property has a detached garage in front of the extension granted and implemented under applications 01/01505/FUL & 01/01506/LIS.

The extension to be retained is a small single storey extension to the house of a sympathetic timber construction with handmade clay tiles and ridge tiles, linked to the main dwelling by a subservient lead element. The structure is situated between the detached garage fronting the road and the house. The structure on approving the aforementioned application was of a design considered to be in keeping with the main property and was found not to have any unneighbourly or intrusive impacts on the National Park.



The proposal considers the retention of a small timber framed extension and only requires such consents as applications 01/01505/FUL & 01/01506/LIS were only given a temporary consent until 6th August 2006 despite remaining in situ until the present day.

The works at the time were in full agreement with the LPA as confirmed in a letter dated 19th October 2001, 25th September 2001 and 7th March 2002, which confirmed that the opening had been cut through the existing wall and revealed nothing of interest.

Planning History of relevance.

01/01505/FUL – Single storey side extension. Granted 6th August 2001. Implemented. Condition 1 reads as follows:

The permission hereby granted shall be for a limited period expiring on 02.08.2006 on or before which date the use of the building shall cease and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

01/01506/LIS – Alterations to provide single storey side extension. Granted 6th August 2001. Implemented. Condition 1 reads as follows:

After a period of five years from the precise date of this permission, the works hereby permitted shall be reversed, and the building shall as far as practicable be restored to the condition in which it is immediately prior to the carrying out of the permitted works, with such alterations as the Local Planning Authority may approve in writing.

Policy considerations

The development Plan comprises the South Downs Local Plan: Adopted 2nd July 2019. Policies of relevance include:

Core Policy SD1 – Sustainable development.
Core Policy SD2 – Ecosystem Services
Strategic Policy SD4: Landscape Character
Strategic Policy SD5: Design
Strategic Policy SD12 – Historic Environment
Strategic Policy SD13 – Listed Buildings
Strategic Policy SD31 – Extensions to existing dwellings and provision of Annexes and Outbuildings
Strategic Policy SD49 – Flood Risk Management

Heritage Statement

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 explains that the council should ‘determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desired to preserve or enhance’. Regarding listed buildings, Section 66(1) of the same Act sets out that ‘in considering when to grant planning permission which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the buildings or its setting ...’. Section 72(1) of the same Act then goes on to state that, ‘in the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.



National Planning Policy Framework

Paragraph 192 of the NPPF sets out that in determining planning applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

In considering the potential impacts, paragraph 193 states that, 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

The NPPF then goes on to set out the tests for substantial harm and less than substantial harm (paragraphs 194, 195, and 196). Relating to this proposal, the development could not reasonably result in substantial harm to the heritage assets (in terms of listed buildings, this is generally reserved for partial or complete demolition), therefore any harm could only be considered as 'less than substantial harm', if there is any harm identified. Paragraph 196 sets out that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

Significance

'Significance' is the means by which the cultural importance of a place and its component parts are identified and compared, both absolutely and relatively. It is essential for effective conservation and management, because the identification of areas and aspects of higher and lower significance, based on a thorough understanding of a place, enable proposals for change to be developed which protect, respect and where possible enhance, a building's character and cultural values.

The assessment of significance can assist in identifying areas where only minimal changes should be considered, as well as locations where change might be acceptable and enhance understanding and appreciation of the building's significance. Changes need to be carefully designed to ensure that significant features are not compromised and will be judged within the legislative context governing the historic environment. This section describes the building and its context and assesses its 'significance'.

This assessment of significance is intended to describe the buildings and their key features in sufficient detail to understand its special interest. With that in mind it focuses on those areas of the building which are most affected by the proposed changes.

Statement of Significance

The listing associated with Paper Mill Cottage reads as follows:

SU 62 SW WARNFORD WARNFORD PARK 4/13 Paper Mill Cottage 6.3.67 II Cottage. C17 timber frame with some C18 cladding, and minor C20 restoration. Exposed bricknogged frame to two walls, with the west gable jettied on brackets (with a moulded beam): other walls of brickwork in mixed bond, with cambered



openings. Tile roof, brought to a low eaves above the south end outshot. Two storeys and attic, gables have two windows. Casements, with mullion and transome lights in the west gable. Plain doorway. Nearby are brick-walled cut-waters across the River Meon, formerly supporting a small brick-built (early) paper mill, hence the name of the cottage.



Adjacent to the site (north and east) is Warnford Park which is a Grade II listed Park and Garden. The listing reads as follows:

A mid C18 landscape park and pleasure grounds designed as the setting for a country house, possibly with the involvement of Lancelot Brown.

HISTORIC DEVELOPMENT

Little is known of the early history of the Warnford estate. The earliest park enclosure was probably a deer park which stretched between Beacon Hill and Old Winchester Hill. In the late C16 William Neale built a



house near the site of the later mansion, and in 1618 a paper mill is referred to in the will of John Knight, Neale's son-in-law, positioned along the River Meon.

In 1754, the eleventh Earl of Clanricarde purchased the estate, having been a tenant since at least 1752. The family changed their name from Burke to the earlier form of de Burgh, as a witness of their Norman-Irish origins, called their new house Belmont, and the new park Senfoy (Saint Foin). Lancelot Brown (1716-83) notes a journey (undated) to the 'The Earl of Clanricarde' (Stroud 1975), and it appears that the Earl consulted Brown over improvements to the landscape, Brown's foreman, Spyers, being responsible for a survey. A letter exists from the Earl to Brown of 13 April 1773, asking if he, Brown, can arrange for Lord and Lady Wandesford to have a 'view of Kew Gardens' (Stroud 1975). A description in the *Morning Post* of 29 September 1789 implies that the lake and pleasure grounds were completed by the time of the death of the eleventh Earl in 1782. The scheme included a 'Hermitage' described as a 'miserable bauble' (VCH 1908). Certainly by 1839 (Tithe map) an area to the north of the Warnford to East Meon road was referred to as the 'Old Park', although the date of its establishment is unknown. The position of Warnford village, divorced from the parish church (an early foundation) which stands south of the mansion site, suggests that the village may have been removed to enable land to be imparked around the house, although no research has been undertaken to investigate this.

William Abbott purchased the estate in 1826, selling it on in 1846 to Edward Tunno. By 1839 (Tithe map) the park was quite wooded and views (Prosser 1833) show the mansion sitting in a Brownian-style landscape park with the River Meon forming a lake to the south of the mansion. Tunno was responsible for major alterations to the house in 1846-7, including laying out a new approach to the mansion from Portsmouth Road which swept over a bridge across the river.

In 1865 the estate was purchased by Henry Woods, colliery owner and MP for Wigan, who carried out further alterations to the house, including a formal garden to the east of the house and considerable ornamental planting in the pleasure grounds. A great deal of planting was undertaken in the park and views were opened up so that Beacon Hill was visible from the house. The Woods family sold the estate in 1939, the park remaining in the ownership of the Chester family.

During the Second World War Warnford Park was occupied by the military. In 1958, following a long period of decline, the house was demolished. The stable block, which stood to the south of the house, has also been demolished. The park and pleasure grounds remain (2000) in a number of separate private ownerships.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Warnford Park lies nearly 16km south-east of Winchester, on the south side of Warnford village. The A32, Portsmouth Road marks the west and north-west boundaries of the park, while Peake New Road which leads roughly west to east from Beacon Hill Lane to Peake Farm forms the southern boundary. The eastern boundary of the park lies adjacent to open farmland and is defined by a perimeter belt. The Warnford to East Meon road forms the north-east boundary of the park.

Warnford lies in the heart of the Meon Valley, straddling the river which runs roughly north to south through the park and village. To the west the land rises up to Beacon Hill, a significant local landmark on the Hampshire Downs, while the parkland extends south-westwards over gently rolling land in the direction of Old Winchester Hill, another significant feature.

Views to this outer landscape are now limited due to the mature trees which extend across the valley floor. To the east, the land rises gently with parkland views, the perimeter parkland belt in mid-distance and the



downland rising up to form the backdrop beyond. To the south, the Bath House and terrace walk command views out over a level meadow, again with views to the hills beyond (now partially obscured by vegetation). Beacon Hill forms a prominent feature in glimpses through the western shelter belt.

ENTRANCES AND APPROACHES The main entrance to the site lies at the north-west corner of the park in Warnford village, some 80m west of Warnford Bridge. Here the entrance leads through an ornamental gateway set with gate piers and gates, the piers dressed with square-knapped flints and crowned with carved stone vases (mid C19, listed grade II). To the south of this entrance stands Warnford Lodge (mid C19, listed grade II), a Tudor-style lodge with a gothic porch and ornamental bargeboards. From here the drive leads southwards, running within the wooded perimeter belt which screens the public road to the west and the River Meon to the east. The drive passes Middle Lodge, screened to its west, before curving round eastwards to cross the river via a bridge (restored 1990s) to arrive at the site of the west front of the house where now only the house platform remains.

This drive was laid out between 1839 (Tithe map) and 1870 (OS). Prior to this the main approach led into the park from some 80m east of Warnford Bridge, by a lodge (now the site of Manor Farm), and ran south alongside the river, on its east bank and on the line of the old Portsmouth Road (Estate map, 1811; Tithe map, 1839). The drive continued south of the mansion to lead around the southern end of the lake to the south-west gate. In c 1790 the Portsmouth Road (now the A32) was diverted west to its present alignment. The line of the old road remains clearly visible, running close by the site of the west front of the mansion house.

Another entrance leads from the south-west gate and, like the main approach, leads along the western edge of the park and within the wooded perimeter belt which screens the public road to the west. As it leads northwards to join the drive leading in from the village there are views eastwards over to the river. The drives meet at the bridge leading to the west front. Middle Lodge stands midway along the western park boundary, on the A32. Originally one of the main entrances to the park, it dates to the relocation of the main Portsmouth Road and provided an entrance directly off the main road, running for a short distance over the river to the west front of the house.

PRINCIPAL BUILDING Warnford House, demolished in the 1950s, stood towards the west side of the park. It was extensively altered by Tunno in the mid 1840s and was oriented north to south. The entrance front lay on the west side of the house.

Immediately to the south of the house and stables (also demolished) lies the parish church known as the Church of Our Lady (listed grade I). Of Saxon origin, the tower dates to 1125 and the nave and chancel to c 1270. Directly to its east stand the remains of St John's House (scheduled ancient monument; listed grade I), a ruined medieval hall dating to the C12/C13. It appears to have been already in ruins by 1610 when Norden produced his map of the county.

GARDENS AND PLEASURE GROUNDS To the east of the house site and north of the parish church is the Italian garden, a sunken square compartment with a central fountain which seems to date to one of the mid C19 phases of work on the house, probably during Tunno's occupation.

South of this stands the parish church within a brick-walled enclosure, and the remains of St John's House. A photogrammetric survey of the fabric of St John's House has shown it to have been consolidated in the mid C18, in order to incorporate the ruins as a feature of the pleasure grounds (HCC Survey 1985). The encircling plantation was designed so as to reveal the ruins of St John's, and perhaps also a view of the parish church (Estate plan, 1811).



The pleasure grounds lie to the south of the church and consist of a walk laid through a broad woodland belt which encircles the brick-walled kitchen garden. Prior to the construction of the walled garden, the walk led through light woodland and formed a ring around an open rectangular paddock some 120m x 60m called 'Hovel Field' (Estate plan, 1811; Tithe map, 1839), within which stood a building. From St John's House a path leads south-eastwards to the late C18 Momento Mori bridge, a flint-faced arch with flanking walls which stands at the north-east corner of the pleasure grounds. The pleasure grounds are divided from the east park by a canalised stream (now dry). A path leads under the bridge to offer views across the park from the park side of the canal. The canal leads southwards, with a formal walk alongside it on its eastern (parkward) side, and then issues into a flint-lined pool situated at its southern end. From this pool the water was then channelled underground for approximately 30m before continuing at right angles to flow westwards as a formal channelled watercourse to feed the Bath House.

The late C18 flint-built Bath House (listed grade II), also known as the Dower House or Lady Mary's Bath House, sits centrally on the south side of the pleasure grounds, astride the formal channelled watercourse (now dry). The remains of a pool for bathing were found in the basement when the building was renovated to form a dwelling (1980s). This gothic garden pavilion is built on a raised terrace, commanding views across the southern park, previously called Cowley's Meadow (Estate plan, 1811) or Great Cowleys Mead (Tithe map, 1839), which is crossed by the earthworks of a water-meadow system. The terrace extends some 200m almost due east/west. Originally supporting a raised walk laid out to the south of the Bath House, it was further ornamented and formalised in the early C19 by the addition of a retaining wall on its park side, along its full length. It is built of flintwork with taller piers at intervals along its length (listed grade II). At the west end there is a flight of steps leading down to the approach drive.

PARK The River Meon runs from north to south along the west side of the park. A dam constructed at the southern end of the river forms a long narrow lake or fishpond, with an island at its southern tip. South-west of the dam stands Paper Mill Cottage (C17 timber frame, listed grade II). The name and existence of the pond implies that the lake may have originated as a mill pond for the paper mill which is known to have been established in Warnford parish by 1618.

A walk along the east side of the lake was separated from the park to the east by a further length of canalised stream (now dry), an extension of the system surrounding the east and south sides of the pleasure grounds. To the north-west of the house site is a water wheel that formerly supplied the domestic water for the house.

The park surrounds the house site to north, east, and south. To the north is the Old Park (Tithe map, 1839), with the remains of an extensive clump crowning the summit of the hill, 1km to the north-east of the house site. The tree-lined Warnford to East Meon road divides this section of park from an area of 'Park' (within the registered area) to the south. By the early C19 this park was planted with a number of round tree clumps, several of which have been replanted (1980s). The park was also surrounded by a perimeter belt (the 'Park Belt', Tithe map, 1839).

The park is in turn separated from the enclosure to the south, named 'Colesons', by a leat (Estate map, 1811). The area was well planted with clumps and a dense scatter of park trees, and enclosed along its eastern edge by the perimeter belt, a continuation of that enclosing the park. Another leat divides Colesons from Cowley's Meadow, the southernmost section of the park, now bare of park trees but formerly planted up with several clumps and a continuation of the perimeter belt, here called Cow Leas Belt (Tithe map, 1839). The leats are part of an extensive system of water meadows, those encircling the pleasure grounds being perhaps of dual purpose, both functional and ornamental.

KITCHEN GARDEN The mid C19 brick-walled kitchen garden lies within the pleasure grounds. The earlier kitchen gardens presumably occupied the area set within a band of trees to the east of the C18 north drive



(300m north-north-east of the house), marked on the 1811 estate plan and named 'Gardens' on the Tithe map of 1839. By 1870 (OS) this site was planted as an orchard and it is now a field.

Impact of the proposal on significance

During the works associated with applications 01/01505/FUL & 01/01506/LIS correspondence confirms that nothing of historical interest was found to create the openings. The impact upon the listed building and neighbouring park & garden, whether for a 5 year period or permanent, remains the same and was found to be acceptable.

The quality of construction and materials use are to a high standard and already approved by the LPA. The proposal to retain the structure in situ will have no further impact that that already considered by the LPA.

This assessment has described the historic character and significance of the areas affected by the proposal. The assessment has demonstrated that the proposal preserves and enhances the listed building, in accordance with Local Plan policy requirements outlined in SD12 and SD13 in that the proposal preserves the significance of the listed building and its setting as it has been demonstrated that there is no loss of historic fabric and detail of significance, including internal features.

Policy SD1 notes that when considering development proposals that accord with relevant policies in the Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

The proposal to retain a previously approved extension to the property will have no adverse impact on the natural beauty, wildlife, landscape character and cultural heritage of the area, compliant with policy SD1, SD4 and SD5 as no external alterations are proposed over and above that already deemed acceptable.

Policy SD31 allows for a 30% increase in floor area of the existing dwelling of which this proposal for a small single storey extension falls within threshold and therefore policy compliant in this regard.

Landscape

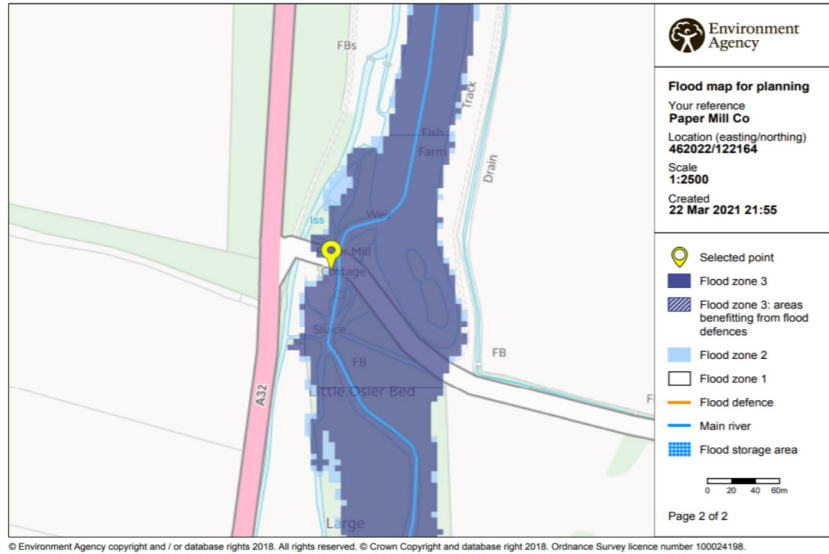
The landscape character of the area was fully assessed at the time consent was given in 2001 and no further harm arises to the National Park as a result of this application.

Neighbouring amenity

Due to the distance from any neighbouring property and the fact this application is for the retention of a previously approved extension no harm arises in respect of impact upon any neighbouring property.

Flood Risk Assessment

The site falls partially within Flood Zones 3, 2 and 1 with the extension to be retained located predominantly in flood zone 2/1 as set out below. A sequential test is not required as the proposal is for minor development, by this very definition unlikely to raise significant flood issues and it is for the retention of an already approved extension. In accordance with Policy SD49.



Ecosystems Services Statement

Policy SD2 seeks to manage resources more sustainably in the National Park. This is a supporting policy where it can be demonstrated that the development has an overall positive impact on the ability of the natural environment to contribute goods and services.

In this case this the proposal is simply for the retention of a single storey domestic extension of a high-quality design, retaining and reusing an existing building. No alterations are proposed externally or to the landscaping surrounding the site.

Actions	Relevant Policy SD2 Criteria
Safeguard wildlife habitats and protected species through reuse of an established a building.	B

The proposal to retain a previously approved extension to the property will have no adverse impact on the natural beauty, wildlife, landscape character and cultural heritage of the area, compliant with policy SD1, SD4 and SD5 as no external alterations are proposed over and above that already deemed acceptable.

In summary, the proposal to retain an already approved extension that has been in situ for 20 years and of substantial construction is acceptable in heritage and landscape terms which will allow our client to progress much needed enhancements to the property to secure the buildings future.

We await confirmation of receipt of the application and please do not hesitate to contact me if you require further information.

Yours sincerely,

BELL CORNWELL LLP

Mike Cole
Partner

