

**Forres Sandle Manor School,  
Fordingbridge**  
Heritage Statement

**Forres Sandle Manor School**  
November 2023

tor  
&CO



Issue / revision	1	Prepared by	SD, AH
Reference	283401	Signature	
This document is issued for		Date	November 2023
<input type="checkbox"/> Information	<input type="checkbox"/> Approval	Checked by	JW
<input type="checkbox"/> Comment	<input checked="" type="checkbox"/> Submission	Signature	
Comments		Date	November 2023
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## **Contents**

- 1 Introduction
- 2 National and local policy
- 3 Historic context and site development
- 4 The significance of affected heritage assets
- 5 The proposals and impact assessment
- 6 Conclusions

## **Sources**

### **Figures**

- Figure 1 Aerial photograph of the site and surrounding area
- Figure 2 Designated and non-designated heritage assets in the 500m study area
- Figure 3a-c A series of historic Ordnance Survey maps, dating from 1871 to 1990-94

### **Appendix**

- Appendix a Plates

# 1 Introduction

- 1.1 This report has been produced by tor&co on behalf of Forres Sandle Manor School to provide an appraisal of the potential effects on heritage assets of the proposed replacement of two temporary classroom buildings with a permanent two-storey school building. The report considers the effects of the proposed works on the significance of the adjacent grade II listed Sandle Manor and its setting.
- 1.2 The report is based on an outline of the historical context, statutory (or otherwise) designation and an assessment of significance of the affected heritage asset(s), including any contribution made by their setting. The purpose of the report is to provide sufficient information to enable an understanding of the impact of the proposals on the significance of any identified designated and non-designated heritage assets and their setting, in accordance with the requirements of the NPPF. No formal search of the Hampshire Historic Environment Record has been requested as part of the preparation of this report, but where relevant the information from the online resource<sup>1</sup> has been integrated into the baseline section.
- 1.3 The site location is shown on the aerial photograph in figure 1, and the designated and non-designated heritage assets in a 500 m radius study area are illustrated on figure 2. Figures 3a to 3c provide the sequence of Ordnance Survey maps from the late 19th to the late 20th century to illustrate the form of the building group and change through time. A series of photographs, taken on a site visit on 25 September 2023, are reproduced in appendix a. The sources consulted are listed at the end of the report.
- 1.4 The Planning Statement and the Design & Access Statement produced by Spruce Town Planning Ltd describe the proposed development, and outline the relevant planning policy background, the pre-application consultation undertaken with New Forest District Council and the evolution of the scheme in response.
- 1.5 The report is one of a series accompanying the application. It should therefore be read alongside the full set of submitted documents and drawings.

## The site

- 1.6 Sandle Manor has been in use as a school since 1936 and was listed in 1987. The site is part of the group of school buildings located immediately to the north of the main house, close to the access from Marl Lane and overlooking the playing fields. These are a mix of temporary classrooms that have been in place in various forms since the mid-1980s and more permanent buildings, which include the Dudley Hill Hall and Music Block. The former stables block and courtyard of ancillary buildings of c.1900 to the west have been converted to residential use and are now in separate ownership.

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<https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord/selfsearch>

## Designations

- 1.7 The only designated heritage asset within the 500m study area is Sandle Manor, approximately 100m to the southwest, which was listed in 1987. The entry in the National Heritage List for England reads:

*Sandle Manor School, grade II (NHLE ref. 1094819)*

*Middle-sized country house now school. C17 core, remodelled c1900, extended early C20. Brick with stone dressings, later parts are rendered with mock-framing on 1st floor, old plain tile roofs. Originally H-shape plan with centre range of 2 storey 4 bays, the end bays being cross-wings, projecting one bay to front and 2 to rear; to one end c1900 2 bay double pile range and beyond, many C20 additions of 2 storey and attic and single storey. Front in Elizabethan style. To RH older part. Between crosswings filled in with single storey range. In centre is projecting porch of keyed doorway, with columns either side supporting Doric entablature, over corner pilasters with finials and armorial panel with carvings around. Each side 3-light mullion window, over parapet wall which ramps-up each end. Behind 2 cross-windows with heads in gabled dormers with ball finials. RH crosswing has external stack in centre which rises to swan-neck pediment a gable level continuing up as rectangular arched panel stack. Either side of stack on both floors 1 or 2-light mullion and transomed windows. In LH crosswing 5-light mullion and transom window on both floors. All gables kneelered with ball finials. Stacks behind main ridge immediately LH of each cross-wing. 2 bays to IH continue in similar style. Interior mainly c1900 although earlier features survive.*

- 1.8 Following our assessment of potential spatial, historical and/or visual relationships, the main school building is the only designated heritage asset considered for assessment in this report.
- 1.9 The grounds are included in the Hampshire register of parks and gardens compiled by Hampshire Gardens Trust, which has produced an account of their history and development.<sup>2</sup> As well as forming the designed setting of the house, the gardens are treated separately in this report as a non-designated heritage assets in their own right.

## 2 National and local policy

### NPPF and legislative framework

- 2.1 National policy recognises the value and significance of cultural heritage, and the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Buildings, sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning Act 1990.<sup>3</sup>
- 2.2 Section 66(1) of the 1990 LBCA act states that, in considering whether to grant planning permission for development that affects a listed building or its setting,

<sup>2</sup> <http://research.hgt.org.uk/item/forres-sandle-manor-independent-preparatory-school/>

<sup>3</sup> TCPA section 58B, added by the Levelling Up and Regeneration Act, 2023.

the local planning authority or Secretary of State “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 72(1) in respect of conservation areas states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 2.3 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF, 2021), the online National Planning Practice Guidance, the National Design Guide and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment (2015) and GPA3 The setting of heritage assets (2017)). Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF, paragraph 189).
- 2.4 Paragraph 197 of the NPPF states 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.*
- 2.5 Local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or mitigate conflict between any aspects of the proposals and the conservation of the asset (paragraph 195), and “great weight” should be given to the objective of conserving designated heritage assets (paragraph 199). As heritage assets are irreplaceable, all harm, from demolition to harm through development within the setting, requires “clear and convincing justification” (paragraph 200).
- 2.6 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm. These are based on whether public benefits can outweigh the harm, taking account of the great weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 201 and 202). The corresponding test for non-designated heritage assets, such as locally listed buildings and locally identified gardens, is in paragraph 203 which requires a “balanced judgement” to be made of the effects of development having regard to the scale of harm and the significance of the asset.
- 2.7 Case law has confirmed that the categories of harm recognised in the NPPF are no harm, less than substantial harm and substantial harm (*R (oao James Hall and Company Ltd) v City of Bradford Metropolitan District Council* [2019] EWHC 2899 (Admin). However, applying the advice in the NPPG that within these categories “the extent of the harm may vary and should be clearly articulated” (Paragraph: 018 Reference ID: 18a-018-20190723), in addition to a narrative description the effects on the significance of an asset can be expressed in terms of a spectrum, such as a moderate level of less than substantial harm, or

at the lowest end of less than substantial harm. In determining whether there is harm as a result of a proposed development it is the effect of the proposal as a whole, both positive and negative effects, that is considered.

- 2.8 The National Design Guide: Planning practice guidance for beautiful, enduring and successful places, provides the following guidance at C2 in relation to context:

*Value heritage, local history and culture*

*45 When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.*

*46 Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.*

*47 Well-designed places and buildings are influenced positively by:*

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

**Local plan policy**

- 2.9 The relevant local plan policy is provided by the New Forest Local Plan 2016-2036 part 1: Planning strategy, adopted July 2020 the Local Plan Part 2: Sites and Development Management, adopted April 2014 and the saved policies of the New Forest District Local Plan First Alteration, adopted 2005 and New Forest Local Plan Part 1 Core Strategy, adopted 2009. The general heritage policy is saved policy DM1 Heritage and Conservation of the 2009 Core Strategy.

### **3 Historic context and site development**

- 3.1 The following section provides a brief account of the history and development of the area and site.

**Sandleheath & Forres Sandle Manor**

- 3.2 The Hampshire HER records evidence of prehistoric occupation and land use across the study area. An area of cropmarks to the north towards Sandle Dairy Farm have been identified as a possible Bronze Age barrow (HER 59458), a further ringditch (HER 59460) and a group of Iron Age and Roman enclosures (HER 59459). Individual finds are recorded to the north of Sandleheath, of a Neolithic flint knife (HER 2133) and a Bronze Age socketed axe (HER 21577) and near Ashford of a beaker (HER 21526), an area of burnt flint (HER 39162) and a cremation cemetery dated to 2200-801 BC (HER 21523). Records of later

evidence relate only to areas of post-medieval gravel pits and quarries (HER 59664, 59457) and a brickworks at Sandleheath (HER 33894).

- 3.3 The early records of the holdings to the west of Fordingbridge are confused by the use of variations of the name Sandal or Sandhill for a wide area and a number of possible properties on the heathland above the River Avon. The placename is first recorded in 1201 as *Sandehill* (HER39206) and a manor named Sandhill is recorded in 1274. There are periodic records of the manor changing ownership over the 14th century, in 1340 and again in 1366, then a gap before a period of more settled ownership between 1507 and 1702. By the mid-18th century Sandhill was part of the large Burgate estate. Ashford to the south is first recorded in 1256 as *Asseford*.
- 3.4 The earliest maps of Hampshire produced by Saxton and Norden at the end of the 16th century and those based on them show little detail of the land on the boundaries of Hampshire, Dorset and Wiltshire between Fordingbridge and Damerham, identifying only the small settlement at Fordingbridge and the principal manor and location of the hundred court at Burgate.
- 3.5 The first map depictions of the area appear on the county maps by Isaac Taylor published in 1759 for Hampshire and in 1765 for Dorset.<sup>4</sup> These show the large areas of linked heathland and downs extending south and west from Damerham across Alderholt Heath, Owre Common to the heathland outside Wimborne. On the Hampshire map, a house named Sandhall is shown in the general location of the present building on a route west out of Fordingbridge with an area named as Sandhall Heath to the south. The 1797 map by Thomas Milne provides less detail and does not show a building group, but retains the name 'Sandhall' referring to the heathland on the county boundary at Damerham Gate.
- 3.6 On the Ordnance Survey surveyor's drawing produced in 1808 the name Sandel is applied to several holdings: to Sandel Farm in the current location of the school, Sandel Dairy House to the north, to a linear common edge settlement to the southwest named as 'Sandel' and to another named 'Sandel Heath' on the edge of the unenclosed heathland that extends west towards South Damerham.<sup>5</sup> Sandel Farm is shown set to the south of the lane within enclosed fields, the building group divided between two square enclosures, with one larger building on the west and three more forming a courtyard on the east. The tithe map shows a similar arrangement of the farmstead (see detailed section below), which was part of the Burgate estate, the principal estate at Fordingbridge that was held by John Coventry based at Burgate Manor.
- 3.7 The first edition county series OS map published in 1871 shows the area of mixed field patterns to the west of Fordingbridge and along the river, divided by small areas of woodland and orchards. To the west the remaining heathland at Sandhill Heath had been enclosed in 1865. The changing character of the area on the edge of Fordingbridge is evident in the small country houses or villas set within parkland at Oaklands and Parkham House. To the south is the L&SWR Salisbury & Dorset Junction railway between Wimborne and Salisbury, which opened in 1866, and the station at Ashford. The 25" to a mile map (figure 3a)

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<sup>4</sup> <https://www.oldhampshireremapped.org.uk>

<sup>5</sup> [https://commons.wikimedia.org/wiki/File:Ordnance\\_Survey\\_Drawings\\_-\\_Cranbourne,\\_Hampshire\\_\(OSD\\_65\).jpg](https://commons.wikimedia.org/wiki/File:Ordnance_Survey_Drawings_-_Cranbourne,_Hampshire_(OSD_65).jpg)



shows no apparent change from the tithe map, but does record the change of name from Sandhill Farm to Manor Farm.

- 3.8 The Burgate estate was subdivided by a sale in 1887 and then a further sale in 1898 when Manor Farm was sold. The change in the status of the farmstead and the creation of the present house and designed landscape occurred soon after the purchase of the farm for members of the Hulse family based at Breamore House to the north. The renamed Sandle Manor was separate from the principal estate and appears to have been used for entertaining and as a sporting estate. This was already an established aspect of the use of the land: the records of the Burgate estate show a lease of the sporting rights across the manors of Sandhill and Burgate in 1867 and a motivation for the new house may have been to take advantage of the closer access to the railway station at Ashford for arriving guests.
- 3.9 There is no known architect for the c. 1900 phase of works, which extended the house north from the existing farmhouse and created a new designed landscape setting.
- 3.10 The use of Sandle Manor by the Hulse family was relatively short-lived, and the house and grounds were sold in 1920 and again in 1926. There was a failed attempted sale in 1934 and in 1935 the subdivision and sale of the whole estate, at which date the house and some of the attached landscape was acquired for the preparatory school. Few new buildings were added to the group until the 1970s and the present buildings to the north of the original house are a mix of temporary structures and the large block of Dudley Hill Hall and the attached music block.

### **The farm and estate**

- 3.11 The earliest portions of the present building appear to date to c. 1600. The holding first appears as a named location on maps from the mid-18th century and the form of the building group is discernible on the 1808 map. The first clear depiction is the tithe map (1840), which shows the detail of the buildings broadly on the outline as shown on the OSD.<sup>6</sup> The farmstead is named 'Sandhill Farm' and is depicted as a north-to-south aligned group of five enclosures, with the U-shaped house at the south and facing east. It is detached from the loose courtyard of four farm buildings to the north, which are identified as a homestead, a dairy house, and barns. A large pond is shown to the south of the farm buildings and an area of orchards to the south of the farmhouse. The farm was large, and also included Sandhill Dairy to the north which were all under the ownership of the Coventrys of Burgate Manor.<sup>7</sup>
- 3.12 The OS map published in 1871 (figure 3a) shows the farm renamed as 'Manor Farm'. The layout of the farmstead is unchanged from the tithe map, but the greater detail shows the form of the house and the surrounding enclosures, and the status evident in the separation of the house from the yards to the north and elements of formality in the layout of the gardens and approaches. The layout on the east shows a path connecting to the central porch, and aligned with a small building on the north, and an area of gardens on the south side. A further path crosses the field parcel to the west of the house and leads southwest towards Sandle Heath. The edition published in 1897, just before the sale and

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<sup>6</sup> <https://www.thegenealogist.co.uk>

<sup>7</sup> <http://research.hgt.org.uk/item/game-wildlife-conservation-trust-burgate-manor/>

transformation of the farm, showed minor changes to the existing farmyards, including the replacement of several of the small buildings on the edge of the farmyard, the construction of a group of pigsties, and an extension to the northwest. The latter comprised narrow ranges enclosing three yards served by a new access point created off Marl Road opposite a new holding named Sandhill Farm. The map shows an amended layout of the paths on the east side of the house, including one leading directly from the central porch.

- 3.13 There is some fragmentary evidence for the form of the farmhouse. When the estate was sold in 1887 the holding had been described as comprising “a substantial and newly erected farmhouse and outbuildings, and 125 acres of land”<sup>8</sup>. A photograph of the house taken before the changes of c. 1900 shows an E-shaped house of brick with stone dressings at the corners and eaves, set on a rise in the topography, with a wall along the boundary of the field to east which is reached via a central gate and set of steps.<sup>9</sup> The symmetrical principal front facing east is of three storeys, with tall gables two bays wide and a central porch with Dutch gable. The gable end of a second range at the rear is visible on the west side. The roof is thatched with deep eaves, and part of the dormer window is visible. Behind the house is a small outbuilding on the south side and a high wall is visible on the north side at the edge of the line of trees that divided the farmhouse from the courtyard to the north.
- 3.14 The original farmhouse formed the south end of the new country house created after the 1898 purchase for Lady Katherine Hulse of Breamore House. The 1909 edition OS map (figure 3b) shows the new country house, renamed as Sandle Manor, and the associated designed landscape. The original farmhouse forms the southern part of the expanded house, with additions on the new entrance front on the west side and extending north to include the new service ranges and a smaller addition of a canted bay on the south elevation.
- 3.15 The new garden spaces to the east of the house maintain some of the former alignments, which are extended by the sloped terrace and new walled enclosures on the main axis from the porch. Extensive tree cover is shown on the west and north sides of the house with a network of serpentine paths. To the north the original access on Marl Lane serves the group of new service and ancillary buildings. There are varied garden spaces close to the house, the terrace and new walled enclosure on the east elevation, a further walled garden area on the south side, and extensive tree planting on the west and north crossed by a network of paths and connecting to the new walled garden. The parkland and tree clumps extend across the fields to the west along the new main drive, known as Ladies Drive, from the new gated entrance onto Station Road at the edge of Sandleheath.
- 3.16 The estate of 527 acres was sold in 1935, divided into 23 separate lots. Lot 1 of the house and 52 acres were purchased by the principal of Pembroke Lodge preparatory school, which had been founded 1880 in Southbourne, Bournemouth, and after £5,000 of renovations the Sandle Manor School opened in 1936. An advert for the school in 1942 describes the school as occupying 50 acres and providing a “Cricket Field, Swimming Bath, and lovely Gardens and Lawns”.<sup>10</sup> The advert also specifies that there is an indoor air raid shelter and that it is in what was considered a safe area.

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<sup>8</sup> <http://research.hgt.org.uk/item/forres-sandle-manor-independent-preparatory-school/>

<sup>9</sup> <https://www.flickr.com/photos/fsmschool/25347714262/in/album-72157665403652905/lightbox/>

<sup>10</sup> [https://www.flickr.com/photos/alwyn\\_ladell/39140096975](https://www.flickr.com/photos/alwyn_ladell/39140096975)

- 3.17 The 1939 and 1955 edition maps (not reproduced) show that very few changes were made to the estate for the initial occupation by the school, only the use of the land to the east as a playing field with a pavilion and swimming pool. The only new structures visible are several small sheds and a septic tank. The first major addition appears on the 1970-74 edition (figure 3c) which shows a large U-shaped building attached to the former service wing at the north end of the house. This map also shows new subdivisions across the wooded area to the west of the house. A known change that does not yet appear on the map is the construction of a new swimming pool on the terrace at the front of the house in 1972. To the south, beyond the playing fields, the railway had been closed in 1964 and the line had been dismantled by 1971.
- 3.18 The 1990-94 map (figure 4d) shows the school renamed, reflecting the 1993 merger with Forres School that was formerly based in Swanage. Since this time the school has been co-educational. The map shows the piecemeal development of the building group and car parking areas at the north end of the house, and the separation of the former stables block, named as Marchants and The Mews.
- 3.19 The known recent planning history of the school relates to repeatedly renewed consents for the temporary buildings in this, some internal alterations and extensions, and changes to the playing fields.

## 4 The significance of affected heritage assets

### Standards and guidance

- 4.1 The categories of heritage values that may be attached to a place were outlined in the English Heritage document *Conservation principles: policies and guidance for the sustainable management of the historic environment* (2008) and the revised draft published by Historic England in 2017. The latter sought to align the identified heritage 'values' with the 'interests' identified in the NPPF. These definitions are summarised in the NPPG (Paragraph: 006 Reference ID: 18a-006-20190723, revised July 2019):

*"The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:*

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."*

- 4.2 The approach to identifying those heritage assets likely to be indirectly affected by a development proposal is given in the setting guidance published by Historic England, which states that, "*The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.*" (Historic England, *The Setting of Heritage Assets* (GPA3, 2nd edn 2017), para. 20).
- 4.3 Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.
- 4.4 Based on the approach given in the Historic England guidance, the assessment of effects in this report first considers which heritage assets and their settings are affected and then the degree to which these settings contribute to their significance. Third, an assessment is made of the effects of the proposed development, whether beneficial or harmful, the significance or on the ability to appreciate it. Where relevant, ways are suggested to maximise enhancement and avoid or minimise harm.
- 4.5 In this section assessments of significance are therefore provided on the above basis. Those which are directly affected have their interests fully outlined, whilst those indirectly affected have the contribution of setting to their significance set out to enable an understanding of potential indirect impacts. This is a qualitative assessment, based on professional judgement, which is expressed on a simple scale of exceptional, high, moderate, low or negligible. Assessments of low or negligible significance should be understood as being *relative* to any accepted statutory national significance, not as an attempt to supersede it or to suggest it is invalid.
- 4.6 For ease, the assets are scheduled according to whether they are designated or non-designated. Where non-designated heritage assets are identified that are not identified and/or assessed in existing sources, an assessment of their significance is provided based on any existing Local Authority criteria or, absent that, the general criteria identified in Historic England's advice note, *Local Heritage Listing: Identifying and Conserving Local Heritage* (HEAN 7, 2nd edn, 2021).
- 4.7 The map at figure 2 shows the designated heritage assets within a 500m radius of the application site. Of these, those taken forward for further assessment based on known, discernible or potential spatial, visual or historical relationships are scheduled below. For those identified on the map, but not included, below, it

is considered that the proposals do not have the potential to affect their significance through development in their setting and they are therefore scoped out of further assessment.

### **Designated heritage assets**

#### ***Forres Sandle Manor School (grade II; figure 2; plates 1-4)***

4.8 The following elements of setting are considered to contribute to the asset's significance:

- the spatial and functional relationship between the isolated country house and the surrounding open landscape that formed part of its estate as farmland, before changing use into a sporting estate;
- the spatial relationship between the former barns and the designated asset, albeit now altered through infill development, that illustrates part of its historic evolution at the centre of an agricultural farmstead;
- the spatial relationship with, and situation within, its large, landscaped garden, including the walled garden terrace to the south and east of the house with a brick pillared entrance, stone ball finials and iron gates that match those of a former entranceway to the southwest, all of which emphasise the asset's high status, whilst also providing an attractive visual setting from which both can be mutually appreciated;
- the visual seclusion of the building which is emphasised by its set-back positioning and designed landscaping that only permits limited views from the bridleway (Marl Lane) and highlights its visual association with the open landscape to the north;
- the lack of development to the east and west of the site, which emphasises the prominence of the former country house at the edge of the town of Fordingbridge; and
- the visual experience of the asset from Marl Lane, although screened through trees, that permit all or some of the above qualities to be understood and appreciated.

### **Non- Designated heritage assets**

#### ***Forres Sandle Manor gardens (plates 3 and 4)***

4.9 As mentioned above, the gardens surrounding Forres Sandle Manor School are considered to be a non-designated heritage asset and are noted within the Hampshire HER.<sup>11</sup>

4.10 For the avoidance of doubt, and in the absence of any criteria specific to New Forest District Council, the following criteria are based on Historic England's

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<sup>11</sup> <https://maps.hants.gov.uk/historicenvironment/herResults.aspx?monuid=55410>

guidance in Local Heritage Listing: identifying and Conserving Local Heritage (HEAN 7, January 2021).<sup>12</sup>

#### 4.11 Architectural and artistic interest

- The gardens were laid out in the Edwardian period and included a terrace, formal lawns, flower beds, glass houses, two tennis courts and a walled garden. The Hampshire Gardens Trust notes that in 1926 the estate was renowned for its rose garden and walled fruit and veg garden.<sup>13</sup> These are illustrated in the 1909 OS map (figure 3b) along with the extensive planting of trees around the site which are still evident today.
- The most prominent element of the landscape is the walled terrace to the south and east of the former country house that has been designed to frame the historic building and includes brick walls with stone ball finials on the central gateway that matches the entranceway on Station Road to the southwest.
- Development within the grounds from the 1930s following its sale to the preparatory school can be evidenced in figures 3a-d and includes the laying out of cricket pitches, football pitches, conversion of outbuildings, construction of further classroom blocks, and a swimming pool that moved from the open grounds to the east, onto the terrace in 1972 (see figure 3c). The eastern and northern landscape has therefore been significantly altered.
- The former walled kitchen garden, glasshouses, and noted rose garden are no longer in existence or are no longer associated with the designated asset through a change in ownership.
- For the above reasons, taking into account the extensive alterations which have taken place in association with the school use, the gardens are considered to have **moderate** architectural value.

#### 4.12 Archaeological interest<sup>14</sup>

- Historic mapping suggests that, prior to the alterations from the early 20th century, the historic walling around the designated asset was closer to the house and surrounding land was associated with agriculture including orchards to the south and west. Associated ancillary buildings were located to the north of the property and west of the access track. The greatest potential for below-ground remains is therefore restricted to the western terrace and to the northwest of the listed building.
- A photograph taken from in the 1890s illustrates the former boundary wall and gateway to the house, with piers that appear to be constructed

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<sup>12</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

<sup>13</sup> The Rose garden is no longer in existence, and the walled garden is no longer cultivated. <http://research.hgt.org.uk/item/forres-sandle-manor-independent-preparatory-school/>

<sup>14</sup> It should be noted that this does not represent the outcome of an archaeological desk-based assessment, but rather an overview of this interest in the context of Historic England's guidance.



of brick.<sup>15</sup> These may have been reused within the existing piers as the brickwork contains burnt headers (plate 4), a type of brick which is not visible on the house nor the matching entrance piers to the southwest.

- For the above reasons, the archaeological interest of the gardens is considered to be **low to moderate**.

#### 4.13 Historic interest

- The gardens were laid out for Lady Katherine Hulse of Breamore House following the sale of the house and land in 1898 from the Burgate Estate. It was at this time the property was greatly enlarged and turned into a country house. The gardens are also associated with Hugh Money-Coutts, 6th Baron Latymer, who owned the property, land, and sporting rights from 1920 to 1926.
- Forres Sandle Manor gardens illustrate the evolution of the land from farmland associated with the former agricultural use of the small Elizabethan house and farmhouse, to formal gardens linked to its change of status as a new country house.
- The layout is reflective of the continued fashion for extensive formal gardens around a country estate albeit including sports facilities, a trend that began in the early 20th century.<sup>16</sup>
- For the above reasons, the gardens are considered to have **high** historic value.

## 5 The proposals and impact assessment

### Summary of proposals

- 5.1 The proposals broadly comprise the demolition of two existing temporary single-storey classrooms, and the construction of a purpose-built, two-storey classroom block in the same location.

### Impact assessment

- 5.2 For ease of reference, the impacts arising from the development on the significance of heritage assets are arranged below under each identified asset or group of assets (as above).

#### ***Forres Sandle Manor School (grade II)***

- 5.3 The above assessment of significance has identified the principal elements of setting contributing to the asset's significance as its isolated position within the landscape at the edge of town, which illustrates its former association with agriculture and rural sports; its spatial relationship between the former barns; its spatial and visual relationship with the designed gardens that emphasise its change in status and provide an attractive visual setting; and its visual

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<sup>15</sup> <https://www.flickr.com/photos/fsmschool/25347714262/in/album-72157665403652905/lightbox/>

<sup>16</sup> Page 16 <https://historicengland.org.uk/images-books/publications/drpgsq-rural-landscapes/hea092-rural-landscapes-rqsgs/>

experience, albeit limited due to hedging and bordering trees, from Marl Lane that permits some of the above qualities to be understood and appreciated.

- 5.4 The existing temporary school buildings are located approximately 100 m to the northwest of the designated asset, on land that slopes away from the former country house (plate 5). The existing structures are of single-storey, 'Portakabin' design, and offer little architectural interest. Their removal raised no objections by the Council's Conservation Officer in the pre-application advice (reference ENQ/23/2018/EBUS).
- 5.5 The replacement building is of two storeys, double width, and modular in design in order to reduce disruption to the school and permit adaption for future educational needs. The structure has been sympathetically designed with timber cladding, a brick plinth, and a pitched tile roof to reflect the character and appearance of the surrounding modern buildings, in particular the barn to the west (plate 6).
- 5.6 The physical distance and change in levels between the asset and the site mean that there would be no impact on the legibility of the interrelationship between the asset and the country-house landscape. Similarly, the proposals would have no impact on the spatial and visual relationship of the heritage asset, the former barns, and walled garden to the northwest, nor impact to its isolated setting.
- 5.7 Forres Sandle Manor is most strongly appreciated at close quarters from within the school grounds and, to a far lesser extent owing to the level of screening from vegetation, along Marl Lane. The siting of the development, although forward of the principal elevation of the listed building, lies on land at a lower topography to the designated asset. To the south of the site is a mature tree which is proposed for retention. Increasing the height to two storeys, due to its set down positioning, is therefore not considered to impact the limited views from the bridleway of Marl Lane. The proposed roof structure cannot be dual pitch, as suggested by the council within the recent pre-application response, for reasons set out in the associated planning statement. The pitch has however been kept to a low degree in order to reduce the height of the ridge and not impact these heavily intermittent views from Marl Lane.
- 5.8 For these reasons, we consider the development will result in **no harm** to the significance of the asset through impacts on its setting.

***Forres Sandle Manor Gardens (non-designated)***

- 5.9 The assessment above has concluded that the Edwardian Forres Sandle Manor gardens are considered to be a non-designated heritage asset. In terms of impact regarding the proposed development, the school buildings are constrained to an area which has already seen modern development and a clear change of use to the current educational function.
- 5.10 The proposed external design merges the aesthetic and architectural treatments of the agricultural buildings, and the functional character of the modern collection of school buildings to the north of the listed building. Historically, this area of the school site was reserved for woodland and parkland therefore it is considered that there will be no further impact on the architectural or historic interest of the non-designated heritage asset.



- 5.11 For the above reasons, it is considered that the proposals will result in **no harm** to the non-designated heritage asset.

### **Summary of impacts**

- 5.12 Based on the above, our assessment of the impacts of the development on the identified heritage assets can be summarised as follows:

#### ***Designated heritage assets***

- **Forres Sandle Manor School (grade II)** **no harm**

The proposals will result in no harm to the identified elements of setting which contribute to the significance of the asset. The assets individual qualities will remain unaffected and so the understanding and appreciation of its significance is preserved.

#### ***Non-designated heritage assets***

- **Forres Sandle Manor Gardens** **no harm**

The proposals will result in no harm to the identified historic and architectural significance of the asset through development within its grounds. The development will utilise existing developed land and will not encroach on the designed aspects of the landscape, therefore the understanding and appreciation of its significance is preserved.

## **6 Conclusions**

- 6.1 Based on the above assessment, we do not consider that the proposal will result in harm to the significance of any of the identified designated heritage assets. For that reason, paragraphs 201 and 202 are not considered to be engaged and we see no conflict with the provisions of Policy DM1 of the adopted New Forest District Council Local Plan.

## Sources

Department for Levelling Up, Housing & Communities, 2023, National Planning Policy Framework.

Department for Levelling Up, Housing & Communities, 2023, Planning Practice Guidance (online).

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Hampshire Gardens Trust, 2012, Forres Sandle Manor Independent Preparatory School.

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Historic England, 2019, HEAN 12, Statements of heritage significance: analysing significance in heritage assets.

Ministry of Housing, Communities and Local Government, 2019, National Design Guide;

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### Websites:

<https://historicengland.org.uk/listing/the-list/> for the National Heritage List for England.

[www.british-history.ac.uk](http://www.british-history.ac.uk) for the Victoria County History and RCHME Inventory.

<http://research.hgt.org.uk/item/forres-sandle-manor-independent-preparatory-school/>

For Hampshire Gardens Trust

<https://www.newforest.gov.uk/planningpolicy> for New Forest District Council Local Plan Policies.

<https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord/selfsearch> for Hampshire HER.

## *Figures*





- Site Extent
- 500m study area

Notes/Revision

Forres Sandle Manor School,  
 Fordingbridge  
 Forres Sandle Manor School

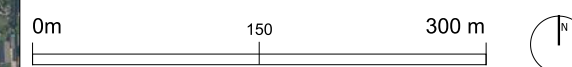


Figure 1: Aerial photograph of the site and surrounding area

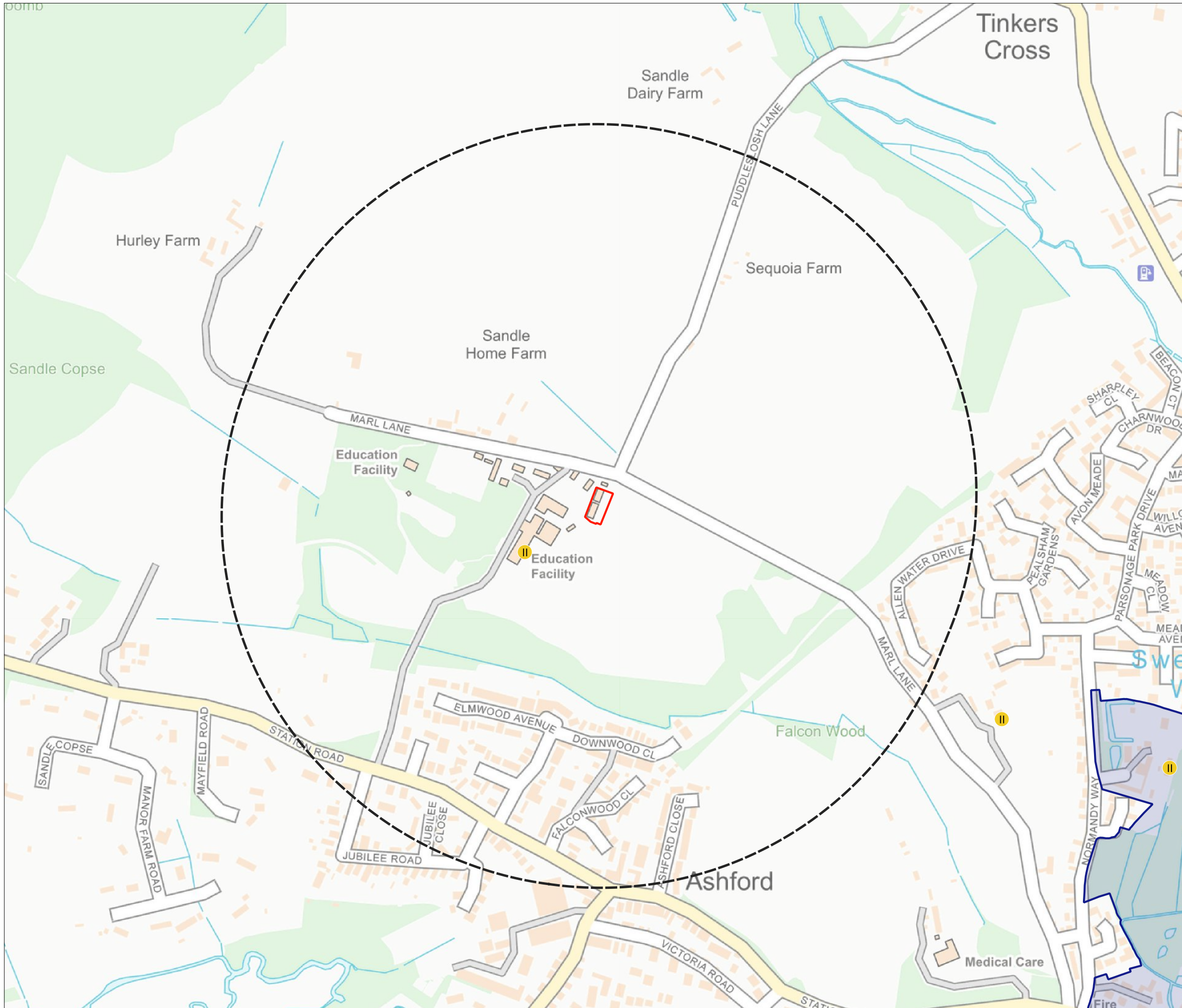
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- Site Extent
- 500m study area
- Listed Buildings
  - Grade II
- Conservation Areas

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Forres Sandle Manor School

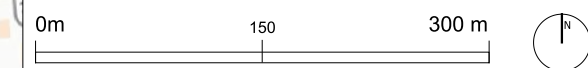


Figure 2: Designated and non-designated heritage assets in the 500m study area

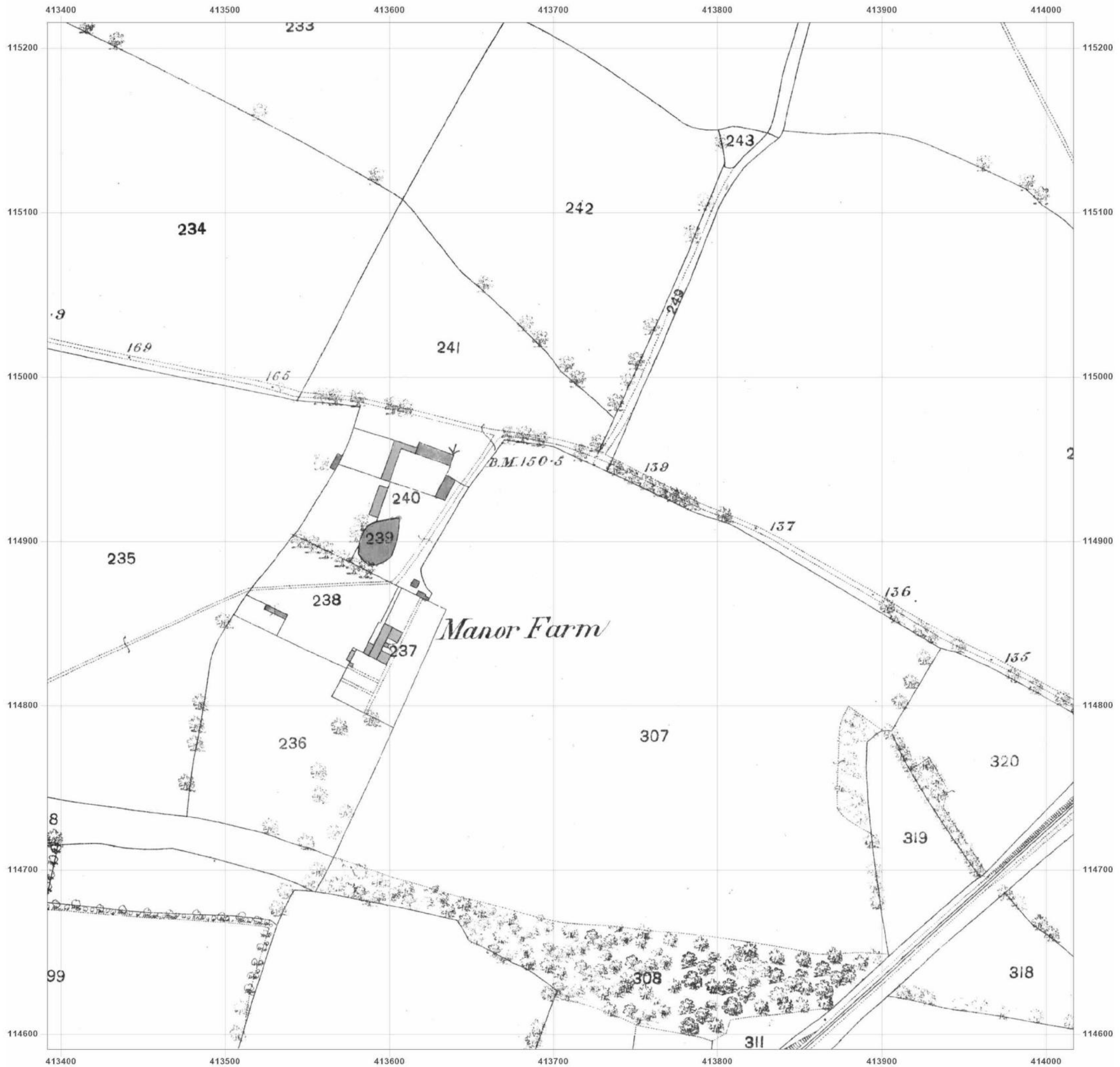
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Figure 3a: Ordnance Survey map 25'' to a mile scale dated 1871

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Figure 3b: Ordnance Survey map 25'' to a mile scale dated 1909

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Figure 3c: Ordnance Survey 1:2,500 scale map dated 1970-74

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Figure 3d: Ordnance Survey 1:2,500 scale map dated 1990-94

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**Appendix a**  
**Plates**





Plate 1: Forres Sandle Manor eastern elevation.



Plate 2: Forres Sandle Manor western elevation.





Plate 3: Taken on the terrace to the east of Forres Sandle Manor, looking northwest towards the collection of modern school buildings.



Plate 4: The gate piers leading onto the terrace to the east of Forres Sandle Manor.





Plate 5: Looking north east at the existing classrooms of 'Portakabin' design, note the existing mature tree on the right for retention.



Plate 6: Structure to the west of the modern school buildings that illustrates an agricultural design.