

Heritage Statement

For

BROOKSIDE, Ringwood Road,
Sopley
BH23 7BB

1. Information sources checklist

Please confirm you have checked the following information, they may be useful in preparing your statement:

Historic England list of protected historic sites	<input checked="" type="checkbox"/>
National Planning Policy Framework	<input checked="" type="checkbox"/>
Planning Practice Guidance: conserving and enhancing the historic environment	<input checked="" type="checkbox"/>
Relevant Local Plans	<input checked="" type="checkbox"/>
Conservation Area Character Appraisal (if available)	<input checked="" type="checkbox"/>
Buckinghamshire Landscape Character Assessment	<input checked="" type="checkbox"/>
The Local List of buildings and monuments of historic significance	<input checked="" type="checkbox"/>
Historic England 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'	<input checked="" type="checkbox"/>
Other (please state): Click or tap here to enter text.	<input type="checkbox"/>

2. Site address

Brookside, Ringwood Road, Sopley BH23 7BB

3. About your development

Does your development site include: (please tick all that apply)	Yes	No
A listed building ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A scheduled ancient monument ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A site of archaeological interest ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Within a designated conservation area ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A non-designated heritage asset (including locally listed buildings) ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Within a registered historic park and garden ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
In the setting of / adjacent to one of the above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. **The nature of the heritage asset(s)**

What is the asset? (Is it a house / barn / statue?) What's the history behind it? (If known) Please refer to the **historic record number / reference** if known.

BROOKSIDE is a domestic property within a conservation area

5. **The form and materials of the heritage asset(s)**

What does the site look like? What material is it made of? How does it fit in to the surrounding buildings / area? Are there any other historical buildings nearby?

The small village of cottages and farms that comprises Sopley is the focus of this large conservation area. The adjacent meadows of the flood plain of the River Avon are designated as a Site of Special Scientific Interest. A small stream bisects the village passing beside The Woolpack before joining the Avon south of the church. The church occupies a prominent site on a small hill to the south of the village next to the 19th century mill. To the east, the site of the mansion in Sopley Park is now occupied by the Bible College. The northern end of the village contains some modern development but on the whole the centre retains much of its 19th century feel where a one way system helps the narrow lanes to cope with the heavy flow of traffic between Christchurch and Ringwood. There are a number of listed buildings as well as some important unlisted groups, such as Sopley Farm, which are very important to the character of the village. There are many mature trees singly in gardens, in groups in the Park and in the central enclosure of the village

6. **The significance of the asset(s)**

What makes the historic asset special? (the age / the layout / appearance / interesting features / materials used?) Please consult the **historic record** if you are unsure.

BROOKSIDE is not a listed building and lies within the Sopley Conservation area, within walking distance southwards of the "Woolpack" public house and its surrounding one-way system.

These are key features in the Sopley conservation area:

- The Church of St Michael and All Angels (Grade II*) is situated in a prominent position above the rest of the village as was common in the early mediaeval period. It was founded at the expense of Earl Godwin in about 1050. An area to the south of the churchyard was quarried away at some time in the past for some reason as yet unknown. Nearby was probably the original mediaeval manor farmhouse.
- Sopley Farm buildings are an interesting example of the problems encountered in the reuse of redundant agricultural buildings as dwellings. Consideration should be given not only to the size, shape and detailing of the buildings but also their original purpose, the extent of any remaining fixtures and fittings such as specialised machinery and partitioning, and how all this can be accommodated within a domestic context.
- The mill dated 1878 is the last in a long line of mills in the village going back to at least the time of the Domesday Survey. Attached to its north side along the lane is a much older mill house. The mill was operated by an undershot waterwheel - superseded by a water turbine - and was worked until 1946. Today it is a restaurant retaining much of the original milling atmosphere.
- The Avon Valley Site of Special Scientific Interest stretches from Bickton to Christchurch Harbour. There is a greater range of habitats and a more diverse flora and fauna than any other chalk river valley in Britain. These habitats support internationally important groups of breeding and wintering birds, rare species of flora and a diversity of notable invertebrate fauna. The valley contains one of the largest expanses of unimproved floodplain grassland in England.
- The Lodges at either end of the park wall are the only remaining prominent evidence of the Manor Park estate. They are both very individual in style and detailing, typical examples of the later 19th century.

7. The proposed works

What work are you planning to do to the building / surrounding area? (Include details on scale, height, construction, materials, landscaping, services).

For affected internal works to listed buildings this should also include details of historic fabric (materials) or architectural features. For archaeological sites, details of new foundations, ground disturbance or provision of services should be provided.

It is proposed to demolish the existing conservatory and replace with a traditionally built extension in order that the floor space can be opened up internally and used as full habitable living space. It is proposed to use matching facing materials to the external elevations.
This proposal with its increase of only five-square meters to the existing dwelling footprint is considered modest. With the demolition of the adjacent (within five meters) out-building of fifteen square meters (which can be lawfully used for ancillary residential purposes), there is a reduction of ten square meters overall.
The design respects the character and scale of the existing dwelling and improves living conditions for occupants.

8. Relevant Planning History

Has there been any planning applications for the building / surrounding area before? Please include any application references where known.

The survey suggests the dwelling has been extended since first built. Whilst it is not clear when these works were carried out it would appear that they pre-date July 1982.
The only recent application viewable online was decided in 2005 and subsequently built. The application was for a detached outbuilding; reference 86251 FULL. The application is therefore made on the understanding that the property has not used any of its 30% allowance under Local Plan Policy DM20

9. The Impact on the asset(s)

How will the proposed works affect the significance of the heritage asset? Consider not only physical impacts (e.g. loss or concealment of features) but also the impact on the assets' character and setting. How has the impact been minimised? What justification is there for the works?

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10. Preserving or enhancing the Heritage Asset

How will the proposed works better reveal or enhance the significance of the heritage asset? (e.g. make it look better? highlight characteristics previously hidden?) Will there be any public benefit as a result of the work?

This is a modest proposal that would provide better and more practical use of the existing floorspace providing a more ergonomic and enjoyable use for occupants. The design and scale of the proposed development is in keeping with the conservation area and will positively enhance the local built environment with the sympathetic use of high-quality external facing materials. There would be no adverse impacts on the residential amenities of neighbouring properties.