

# Planning, Design & Heritage Statement

Harewarren Farm, Chalky Lane,  
Dogmersfield, Hook RG27 8TG

*Prepared For*  
**Mr & Mrs Wilkins**

**10581**  
**March 2024**



**bell cornwell**

CHARTERED TOWN PLANNERS

Bell Cornwell LLP, Unit 2, Meridian Office Park, Osborn Way,  
Hook, Hampshire RG27 9HY

01256 766673 | [info@bell-cornwell.co.uk](mailto:info@bell-cornwell.co.uk) | [bell-cornwell.co.uk](http://bell-cornwell.co.uk)



## **CONTENTS**

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
	The Application Site	1
	Proposed Development	3
<b>2</b>	<b>PLANNING ASSESSMENT</b>	<b>5</b>
	Development in the Countryside	5
	Design and Housing Mix	7
	Affordable Housing provision	9
	Heritage Impact Assessment	10
	Loss of Employment	12
	Highways and Parking	14
	Biodiversity	14
	Thames Basin Heath Special Protection Area (TBHSPA)	16
<b>3</b>	<b>CONCLUSIONS</b>	<b>17</b>
	<b>APPENDIX</b>	<b>19</b>



## 1 INTRODUCTION

- 1.1 This statement has been prepared to accompany an application made by Mr & Mrs Wilkins to Hart District Council for the following development proposal:

*“The demolition of existing buildings and construction of 7 dwellings (2 x four bed, 3 x 3 bed, 2 x 2 bed), garages, stores and landscaping”*

- 1.2 The following section provides relevant background to the application, including a description of the application site and the development proposal. The report then goes on to consider the proposal against the development plan and any relevant material planning considerations.

### THE APPLICATION SITE

- 1.3 The application site, known as Harewarren Farm, is located on Chalky Lane, to the south west of the village of Dogmersfield. It is occupied by a group of existing buildings that comprise of former agricultural barns and a disused piggery. Whilst historically these have been used in connection with the farming of the land, the remaining buildings now benefit from business and storage use. The exception being the piggery, which remains as agricultural.



Figure 1 – Aerial photograph of site showing former extent of buildings.



- 1.4 As shown in figure 1 above, there was a lot more development in the courtyard which has gradually been taken down over the past 20+ years (by the previous owner). Historically, the site has therefore seen more buildings and more intensive use than present. We provide the planning history for the site on pages 2 and 3.
- 1.5 The total site now includes its own access to Chalky Lane, together with a secondary access which is primarily used for the existing dwelling. This house sits outside of the application site but is in the same ownership. Further homes can also be found to the south of the site and opposite.
- 1.6 0.5km to the North is Dogmersfield House, which is Grade 1 Listed. It sits within Dogmersfield Park, which in turn is a Grade II registered Park and Garden. The house is not visible from the application site. However the park and gardens extends up to the site.
- 1.7 A search of the Council's online planning register reveals an extensive planning history for Harewarren Farm. Not all are relevant to the application site. The sets out the recent planning history:
- Creation of a new vehicle access  
  
Ref. No: 20/01288/FUL - Status: Grant Permission
  - Demolition of chicken shed, detached barn, storm porch, conservatory and garage and erection of a two storey front, side and rear extension, and single storey side extension.  
  
Ref. No: 21/00025/HOU - Status: Grant Permission
  - Application for a Lawful Development Certificate for an Existing use - Use of Unit 1 as Storage (B8) use, Unit 2 as Office (B1) use, Unit 3 as Storage (B1) use, Unit 4 as Storage (B8) use, Harewarren Workshop as Workshop (B1(c) use and The Barn as Storage (B8) use/vehicle parking.  
  
Ref. No: 21/00648/LDC - Status: Grant Permission



- Change of use of existing agricultural building (The Piggery) to one 2 bed and one 3 bed dwellinghouses with associated alterations

Ref. No: 22/02504/GPDAGD - Status: Refuse

- Change of use from Class E (workshop) to C3 (residential)

Ref. No: 22/02509/GPDOFF - Status: Prior Approval Not Required

- Change of use of existing agricultural building (The Piggery) to form one two bed and one three bed dwellinghouse (building operations required to facilitate this change of use will be applied for under a separate planning application).

Ref. No: 23/02585/GPDAGD - Status: Prior Approval Not Required

## **PROPOSED DEVELOPMENT**

1.8 The proposed development seeks to demolish the existing buildings and to redevelopment by constructing 7 dwellings. These would include a mixture of dwelling sizes having regard to Policy H1 of the Local Plan and the SHMA 2016, which advises that a mixture of 7% 1 bed, 28% 2-bed, 44% 3-bed, and 21% 4-bed is required. In this, the following mix is proposed.

- 2 x 2 bed (28.5%)
- 3 x 3 bed (42.8%)
- 2 x 4 bed (28.5%)

1.9 Although not an exact fit and no 1 bed units are proposed, the above is still representative of the local plan requirement.

1.10 The new development is to be formed as two separate lines of houses, replicating the existing form, with the central courtyard retained for parking and circulation space. Plots 2 to 4 will comprise of a row of attached two storey homes and plot 1 a detached



house. Together these will form the eastern range. The western range then comprises of plots 5 and 6 as semi detached houses and plot 7 will be detached.



Figure 2 – Proposed Layout (drawing by Waterstone Design Ltd)

- 1.11 All of the dwellings are to be two storeys in height, albeit utilising space in the roofs, with the eastern range similar in height to the existing neighbouring house. The western range (plots 5 and 6) will sit lower in height and the view to create variety, whilst also maintaining a similar character as the existing building form. This same ethos sees a variation in roof profiles and detailing form the development as a whole, which seeks to create a farmstead type feel. This is also to be reflected in choice of construction materials.
- 1.12 In addition to the main dwellings, the proposal has also incorporated garaging and stores, which will be constructed to be in keeping with the general feel of the development. Each property will also be given its own garden shed.
- 1.13 Access to the site would be via the northern driveway, with the southern drive separated off and made for use by the existing house only.



## 2 PLANNING ASSESSMENT

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

2.2 For the purposes of this application, we have referred to the following Development Plan documents which are of relevance to the proposal:

- Hart local plan (strategy and sites) 2032 adopted 30 April 2020
- Saved policies from the Hart local plan (replacement) 1996-2006 (updated 1 May 2020)
- Policy Map

2.3 Regard is also given to the National Planning Policy Framework (NPPF), which sets out the Government's planning policy aims and objectives. It sits outside of the statutory development plan but is a material planning consideration in the determination of planning applications.

### DEVELOPMENT IN THE COUNTRYSIDE

2.4 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, in a sustainable manner. It also seeks to boost the supply of new homes as one of its main objectives.

2.5 Policy SD1 of the Local Plan reflects the above and states that, when considering development proposals, the Council will take a positive approach that echoes the presumption in favour of sustainable development contained in the NPPF. It confirms that:

*"Planning applications that accord with the policies in the Development Plan (including, where relevant, policies in Neighbourhood Plans) will be approved unless material considerations indicate otherwise."*



2.6 In this case, the proposed development sits outside the Local Plan's defined settlement boundaries and therefore the Council's countryside policies apply. Policy NBE1 states that development proposals within the countryside will only be supported in certain circumstances.

2.7 This includes (under NBE1(j)) where:

*"...located on suitable previously developed land appropriate for the proposed use."*

2.8 The supporting text to the policy goes on to state that:

*"The **redevelopment of suitable previously developed land in the countryside will be encouraged** provided that the proposal would not cause harm to areas of high environmental value and that the proposed use and scale of development is appropriate to the site's rural context" [our emphasis].*

2.9 For the avoidance of doubt, what constitutes previously developed land (PDL) is defined in the glossary pages of the NPPF as follows:

*"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."*

2.10 Applied to the site, the planning history establishes that its current use is a mixture of office, workshop and storage uses, all of which are consistent with the site being PDL. There is also a piggery on the site that has an agricultural use. This would ordinarily be considered Greenfield. However, because it already enjoys a prior approval for change





of use to residential, the suitability of the change to residential has already been established.

- 2.11 The second part of the policy requires that the land be “*appropriate for the proposed use*”. What constitutes ‘appropriate’ is not defined. However, there is existing residential development neighbouring the site along Chalky Lane and also opposite. In addition, consent has already been given to allow the conversion of the existing workshop on the site to residential and as noted above, for change of use of the piggery to residential.
- 2.12 It also remains possible to seek a change of use of the business units on the site that have not already been granted consent, to be converted to residential under permitted development allowances. Given the above and proximity to existing homes, residential development would not be incompatible with the locality and therefore there is no reason to consider the site to be inappropriate for residential use.

#### **DESIGN AND HOUSING MIX**

- 2.13 Ensuring high quality design and protecting the amenity of the future occupiers and any neighbours to the development is a Government objective, with the NPPF seeking to achieve well-designed and beautiful place, and also an aim of the Council’s Development Plan. Saved Local Plan Policy GEN 4 and New Local Plan Policy NBE10 both require new development to sustain *or* improve the character and appearance of the area.
- 2.14 The character of the area in this case is described in the Hart District Landscape Assessment (April 1997). Unsurprisingly, it lists as the most distinguishing features to include the parkland landscape of Dogmersfield Park. In addition it lists the following:
- a patchwork of mixed farmland and scattered blocks of woodland (including several remnants of ancient semi-natural woodland);
  - a strong landscape structure of woods and hedgerows which provide a backdrop to open fields and contain views;



- the Basingstoke Canal, which winds through the area following the contours and is attractively wooded along much of its length;
- an essentially quiet, rural character with few, scattered settlements (primarily the village of Dogmersfield and hamlets of Chatter Alley and Pilcot) and dispersed farms;
- a mostly rural road network but with localised intrusion from the A287 running across the area to the south of the park;
- a network of overhead power lines emanating from the sub-station at Coxmoor Wood and which intrudes upon the rural, unspoilt qualities of the area

2.15 Whilst the above portrays a mostly rural character, it also recognises that the area is not unspoilt, particularly around the A287, which sits a short distance to the south and west of the site. It can also be observed that the area around Harewarren Farm is further influence existing development, much of which is residential in use and character. The pockets of woodland that persist around the southern parts of the parkland is also a characteristic of the area.

2.16 Indeed, Harewarren Farm itself is occupied by both residential properties, along with retained and converted agricultural buildings. The latter are not of high quality so do not contribute to the area. As such, their retention is not necessary for retaining any particular local character and if anything detracts from the local area.

2.17 Even so, the existing layout of the buildings lends itself well to a courtyard style development, which is not untypical of a farmstead. The proposed development has therefore kept the existing layout of the site, set around an open courtyard, with facing parallel ranges. The appearance of the proposed development also seeks to characterise the rural backdrop by seeking to appear as barn like in their appearance.

2.18 In reality only the eastern range will be perceived from Chalky Lane, albeit set behind an existing hedge along the road boundary. New soft boundary treatments are also proposed that will provide further screening, working with the Woodland Trust to



agree an appropriate mix and strategy for new trees and hedgerow. This will include some new tree planting outside the application site but on land within the applicant's ownership. Notwithstanding, it was still considered appropriate to put forward a design that will look attractive from all viewpoints.



- 2.19 The above images provide a visualisation of finished development taken from various vantage points, demonstrating the beautiful development that would result, replacing the existing and somewhat mediocre buildings that currently exist. The high quality design will enhance the character of the area.

#### **AFFORDABLE HOUSING PROVISION**

- 2.20 Local Plan policy H2 states that:

*“On major developments (i.e developments where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more) the Council will require 40% of the new homes to be affordable housing, to be provided...”*



2.21 This reflects the NPPF which also stipulates that:

*“To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.<sup>1</sup>”*

2.22 In this case, the proposal is for less than 10 homes and the site is less than 0.5 hectares, so the proposal is not a major development. Notwithstanding, given the site includes vacant buildings, any affordable housing would need to be reduced accordingly.

2.23 Either way, the site does not trigger the need for affordable housing.

### HERITAGE IMPACT ASSESSMENT

2.24 Whilst the application site does not include any listed buildings, nor is within a Conservation Area, the front part of the site facing Chalky Lane does fall within the Dogmersfield Park which is identified as a Grade II registered Park, associated with Dogmersfield House, a Grade I listed building.

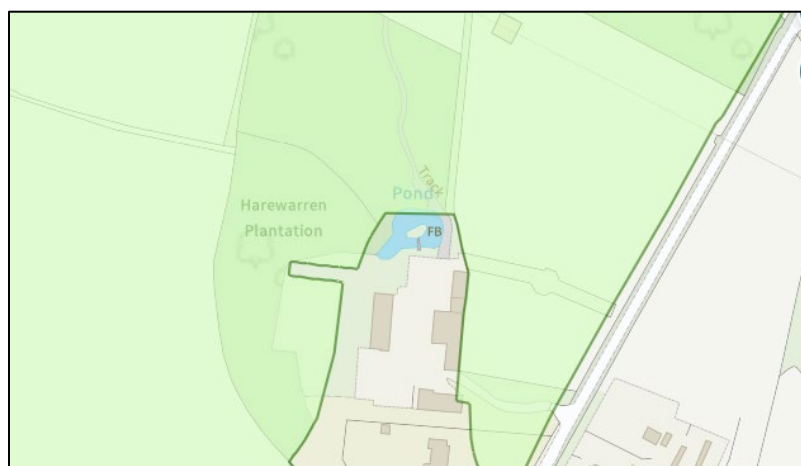


Figure 3 – Extent of Registered Park and Garden in relation to site ([www.hart.gov.uk](http://www.hart.gov.uk))

2.25 Local Plan policy NBE8 on the historic environment therefore is applied and states that:

---

<sup>1</sup> Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.



*“Development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.*

*Proposals that would affect a designated or non designated heritage asset must be supported by a heritage statement (proportionate to the importance of the heritage asset and the potential impact of the proposal) that demonstrates a thorough understanding of the significance of the heritage asset and its setting, identifies the nature and level of potential impacts on the significance of the heritage asset, and sets out how the findings of the assessment has informed the proposal in order to avoid harm in the first instance, or minimise or mitigate harm to the significance of the asset.*

*Proposals which would lead to the loss of, or harm to, the significance of a heritage asset and/or its setting, will not be permitted unless they meet the relevant tests and assessment factors specified in the National Planning Policy Framework.”*

- 2.26 In this case, the house is out of sight of the application site, and so is not impacted by the proposal. The surrounding parkland then forms part of its important setting. This is described in the official listing as being:

*“Late C18 gardens and pleasure grounds with some C20 alterations, set within a park of medieval origin which was laid out in the mid C18 as a rococo landscape with ornamental buildings and water and later, in the 1790s, was remodelled informally, possibly by the landscape designer William Emes”.*

- 2.27 A full copy of the listing is provided at appendix 1.

- 2.28 It is believed that the parkland originally extended to around 320 hectares with the grounds of the house taking up 8 hectares. These grounds include a number of additional Grade II listed structures, these being an Ice House, a Dovecote, a pair of Lodges, a Stable Block, and Garden Walls with Gazebo and Gateways. However, the parkland has since been divided into separate ownerships and the surviving parkland associated with the House now only extends to around 100 hectares, with the remainder of the land in use as farmland and woodland.



2.29 The parkland includes a number of footpaths and walking routes across it, as well as a meandering section of the Basingstoke Canal which loops around the northern two thirds of the park. Picturesque views across this part of the park are valued by the local community and visitors alike. This is acknowledged within the Dogmersfield Neighbourhood Plan which states:

*“In terms of the landscape character, the extensive grounds of Dogmersfield Park, the Basingstoke Canal, and the mixed landscape of parkland, farmland and woodland, combine with a network of public rights of way that thread throughout the Parish, enabling local people and visitors to take full advantage of these assets and the landscape setting as a whole”.*

2.30 In relation to the application site, its built up part sits beyond the historic park, as will the proposed development, which was been designed to be constructed over the existing building footprint. The exception is the access road that was granted approval in 2020 and this element is to be unchanged from the existing. The gardens of plots 1 to 4 is the only other part that would cross over the boundary into the park in order to provide garden space and therefore outdoor amenity.

2.31 This space would not be built on, other than some small sheds, and the inclusion of boundary treatments to enclose the land. It will therefore remain mostly unchanged. Indeed, the area between the gardens and Chalky Lane would keep the existing form. The effect of the change would not therefore result in notable harm.

2.32 Of course, the upgrading of the site, as a result of the development, also need to be considered and this will have a positive impact on the site’s appearance. In turn, this will also be reflected in the charter of the park and gardens. The overall impact on the heritage significance of the park and gardens would therefore be beneficial and at worst be neutral.

### **LOSS OF EMPLOYMENT (Economic Statement)**

2.33 Local Plan policy ED2 seeks to safeguard employment land and premises (B-use Classes), with particular emphasis on of protecting identified Strategic or Locally



Important Employment areas. The application site is neither of these but does have existing office (formerly B1 use) and storage (B8 use) uses. Under policy ED2, the Council's position is that development which would result in the loss of an existing employment use within the B use class is permissible where the loss of that use can be justified having regard to the following considerations:

- market signals indicate that the premises/site are unlikely to be utilised for employment use; or
- the site is not appropriate for the continuation of its employment use due to a significant detriment to the environment or amenity of the area

2.34 Applied to the proposed development, the use of the units for storage has reduced over the last few years, with the only remaining occupant being the owner of the land (the Applicant), who uses unit 3 as an office in association with their business. This would continue but would be provided within their home which is the house adjacent to the development. As such, it would remain on Harewarren.

2.35 The remaining units are then used for ad hoc storage use, but again, this is by the owner only and mostly relates to domestic equipment like a lawnmower, tools, etc. As such, the buildings do not generate any employment.

2.36 Indeed, a further problem with the units is that their proximity to existing residential properties makes them less suited to their allowed use. This is in part due to potential noise disturbance from the day to day use of the buildings and from delivery vehicles, noting that there are no controls over the hours of operation. The buildings are also of low quality and would require substantial investment to make them more appealing to the market. Given the low rental value of the properties, this is an unrealistic proposition, without intensification of the use, which could lead to further conflict with the neighbouring residential properties.

2.37 Furthermore, consent has already been granted by the Council to allow the existing workshop to be converted into a dwelling and a separate consent has established that the piggery can be changed to residential, subject to approval of external alterations.





It is also possible to apply to change the use of the remaining buildings to residential, utilising permitted development rights, albeit subject to prior notification to the Council.

- 2.38 Given that the buildings are low quality and not generating employment, their loss would not have significant economic impact. Coupled with concerns about impacts on neighbouring amenity and balanced against the objective of boosting the supply of new homes, the loss is not out of step with the broader aims of the development plan.

### **HIGHWAYS AND PARKING**

- 2.39 Local Plan policy INF3 (Transport) seeks to ensure that new development is integrated into existing movement networks and will not have a severe residual impact on the operation, safety or accessibility to either the local or strategic highway networks.
- 2.40 In this case, the proposed development would make use of the existing access that was approved in 2020 and therefore was designed to modern standards. The other access would also be maintained but is to be used in connection with the existing house only.
- 2.41 The Council's parking standards requires 16 allocated spaces and 5 unallocated spaces for a development of this size and mix of housing. The proposed development provides dedicated onsite parking for 17 cars, with sufficient space within the courtyard for visitor parking. This complies with the Council's parking standards which requires 16 allocated spaces and 5 unallocated spaces for a development of this size and mix of housing.
- 2.42 In addition, on site storage provision is made, which can be uses for cycles and bins. A separate bin collection point is then provided near to the entrance of the site.

### **BIODIVERSITY**

- 2.43 The Local Plan indicates that Hart has many areas which are noted for their biodiversity value. Its policy NBE4 specifies that to conserve and enhance biodiversity, new development will be permitted provided:





- it will not have an adverse effect on the integrity of an international, national or locally designated sites,
- It does not result in the loss or deterioration of irreplaceable habitats, unless the need for, and benefits of, the development in that location clearly outweigh the loss,
- Opportunities to protect and enhance biodiversity and contribute to wildlife and habitat connectivity are taken where possible, including the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. All development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain where possible.

2.44 To assess the site's biodiversity value, a Preliminary Ecological Appraisal (PEA) was undertaken by 'The Ecology Co-op Environmental Consultants'. This is included with the application submission and confirms that:

*"The land at Harewarren does not include any semi-natural habitats and is dominated by the presence of tightly mown lawns and hardstanding. The demolition of the agricultural barns, as set out in Figure 2 of this report, represents an impact that is likely to result in effects that are significant at a site level only, given the absence of any habitats of value."*

2.45 It therefore recommends, on a precautionary basis, mitigation that seeks to avoid the demolition of the barn during the nesting bird season. It also recommends that the proposed development is designed with an ecologically sensitive lighting scheme. Both can be conditioned.

2.46 Overall, there will be no ecological impact, with opportunities for biodiversity enhancement set out within its section 5.



### **THAMES BASIN HEATH SPECIAL PROTECTION AREA (TBHSPA)**

- 2.47 In addition to policy NBE4, the TBHSPA is protected through the Conservation of Habitats and Species Regulations 2017 due to its importance for ground nesting birds.
- 2.48 To avoid possible harm from new residential development within 5km of the SPA, Policy NBE4 allows for the provision of avoidance and mitigation in the form of Strategic Access Management and Monitoring (SAMM) and the provision and maintenance of Suitable Alternative Natural Greenspace (SANG).
- 2.49 In this case, given the size of the proposed development, which is considered to be policy compliant, it is intended to secure Council controlled SANG, which can be agreed during the course of the planning application. However, they also reserve the right to secure the provision of private SANG. Either way, the proposal will be able to secure the necessary mitigation so to not have an impact on the TBHSPA.



### 3 CONCLUSIONS

- 3.1 The proposed development seeks to deliver 7 new homes and therefore will contribute towards the Government's objective of boosting the supply of new homes. The NPPF also encourages the use of PDL, and this is echoed by the Local Plan. The proposed development site therefore delivers on these important aims. Indeed, it has already been established through approvals for the existing workshop and piggery buildings that the site is suitable for residential development. This is also reflected in the local area which, despite being in the countryside, is partly characterised by existing homes.
- 3.2 Care has been taken to ensure that the proposal will deliver a mix of dwelling sizes, to accord with the recommendations set out in the Local Plan. The design of the new dwellings has also been well considered and will represent high quality and beautiful design that responds to its surroundings.
- 3.3 Whilst the proposal does not result in any loss of any heritage assets, the Dogmersfield Park and Gardens wraps around the site. The main body of the development has therefore been kept so that it sits approximately over the footprints of the existing buildings. Their high quality design will however have a positive impact on the appearance of the area and therefore setting of the park. Where there is some encroachment, this is predominantly proposed as garden, with the existing paddock area between the site and Chalky Lane retained. It is concluded that there will be no harm to the park and garden.
- 3.4 The Council's policies also seek to resist the loss of employment sites. However, in this case, the site is not allocated as a strategic or locally important employment area. Furthermore, it does not generate any employment. There are also potential conflicts with the use of the site for storage and the amenity of neighbouring residential properties. Its redevelopment for housing is therefore considered to be an appropriate use for the site, noting that existing consents have already been established the suitability of the piggery and workshop for residential use.



- 3.5 In addition to the above, there are no impediments in relation to highways and a PEA has established that the site is of low ecological value. There are however opportunities to enhance biodiversity and whilst the site is within 5km of the TBHSPA, mitigation can be secured through the provision of SANG and SAMM payments.
- 3.6 Overall, the delivery of new homes on PDL complies with the objectives of the NPPF and the Local Plan which encourages redevelopment of such sites for appropriate uses. At worst there would be a neutral impact on the historic park and gardens and the loss of employment site, would only result in little harm, which is outweighed by the benefits of the proposal. There is also an opportunity to improve biodiversity on the site.
- 3.7 The proposal represents a sustainable form of development and therefore complies with the aims of the Council's Development Plan and the NPPF.



## APPENDIX – DOGMERSFIELD PARK OFFICIAL ENTRY DESCRIPTION

# DOGMERSFIELD PARK

## Official list entry

Heritage Category: **Park and Garden**

Grade: **II**

List Entry Number: **1000297**

Date first listed: **30-May-1984**

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

[Understanding registered parks and gardens](https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/)

[\(https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/\)](https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) [\(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

## Location

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Hart (District Authority)**

Parish: **Dogmersfield**

County: **Hampshire**

District: **Hart (District Authority)**

Parish: **Odiham**

County: **Hampshire**

District: **Hart (District Authority)**

Parish: **Winchfield**

National Grid Reference: **SU 76902 51801**

## Details

Late C18 gardens and pleasure grounds with some C20 alterations, set within a park of medieval origin which was laid out in the mid C18 as a rococo landscape with ornamental buildings and water and later, in the 1790s, was remodelled informally, possibly by the landscape designer William Emes.

### HISTORIC DEVELOPMENT

The earliest mention of Dogmersfield is in 1086 when it is recorded as a manor in the Domesday Book. In the early C12 it was granted to the Bishop of Bath and Wells and held by him until the C16, during which period the Bishop was granted a license to impark Dogmersfield for deer and, probably during the C13, built a palace near the site of the present house. Acquired by Henry VIII in 1539, Edward VI granted it to Thomas, Lord Wriothesley in 1547 and his son built a house and a dovecote in the 1570s. During the C17, Dogmersfield passed through a number of hands including those of William Godson, Anthony Bathurst, and Edward Goodyer whose granddaughter, Martha, inherited it with her husband, Ellis St John. They began building a new house in 1728 which, after Ellis' death the same year, was completed by his son, Paulet St John. After 1736, Paulet St John carried out a further enlargement and alteration of the house and laid out surrounding formal gardens (schedules of work survive, see Debois 1993) possibly in association with John James (c 1673-1746), the gardener and translator of d'Argenville's *Theory and Practice of Gardening*, who lived at nearby Warbrook House (qv). By the late 1750s the park had been considerably enlarged and landscaped, as illustrated in two paintings from this period (in private collections) which show a rococo landscape with ponds, a formal canal, and ornamental buildings. Paulet was created a baronet in 1772; his grandson, Henry Paulet St John, who had added his wife's name, Mildmay, to his own in 1789, inherited in 1790. During his ownership, the Dogmersfield section of the Basingstoke Canal was built (1790-2) and the park and pleasure grounds were altered to a more informal landscape, the work attributed by Britton and Bailey in *The Beauties of England and Wales* (1805) to the landscape designer William Emes (1730-1803) who was then living at nearby Elvetham Park (qv). Few changes occurred to the boundaries and layout of the park

until the mid C19 when it was expanded to the east. Following the death in 1916 of Sir Henry Paulet St John Mildmay, much of the outlying estate land was sold in 1921. His brother died childless in 1929 and in 1933 the contents of the house and the remainder of the estate, divided into lots, was put up for sale. Dogmersfield Park and the surrounding parkland was bought by Claud Ronald Anson but later became the College of the De La Salle Brothers (Pevsner and Lloyd 1967). Following a fire in 1981 which gutted the building, the house and its gardens were purchased, renovated and extended for use as office headquarters by Amdahl. In 1996 the property was sold to Systems Union who run the present conference centre. The park remains (1998) in two separate private ownerships.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Dogmersfield is situated on the north side of the A287, Farnham to Odiham road and immediately to the south-west of Dogmersfield village. The c 320ha registered site, comprising 8ha of formal and ornamental gardens and c 312ha of parkland, farmland, and woodland, lies on gently undulating ground which rises in the southern half of the park to a low ridge running north-westwards from the house. To the south the site abuts the A287, Farnham Road while the southern half of the eastern boundary is formed by a minor lane, Chalky Hill. Agricultural fencing encloses the remaining boundaries from a surrounding landscape of undulating wooded farmland and, in several short stretches on the east and west sides, the Basingstoke Canal, which follows a looping course around the northern two thirds of the site.

**ENTRANCES AND APPROACHES** The present entrance to Dogmersfield Park is on the east side, from Chalky Hill c 1km north of its junction with the A287. A drive entering adjacent to Floods Farm follows a north-westerly course for c 250m to C20 gates, then continues along the north side of the walled garden to a forecourt and car park on the south-east front of the house. Taylor's county map of 1759 shows a main approach from the south-west corner of the park, entering beside a lodge on the site of the present pair of two-storey, stucco-walled lodges (late C18 or early C19, listed grade II) and following a north-easterly course across the park to the north-east front. This survives in part as a farm track and on a line altered to its present course in the late C18 or early C19. An approach from the north, which in the mid to late C18 passed through a gothic arch standing south of the present Arch Plantation, is also indicated on Taylor's map although it is more clearly drawn on Milne's map of 1791. This drive, which again survives only in part as a track through the woodland, crossed Tundry Pond on the present pair of three-arched bridges to approach the north-east front.

**PRINCIPAL BUILDING** Dogmersfield Park (listed grade II) stands towards the south-east side of the site, its parkland views extensive to the north but curtailed to the west by the ridge rising towards Furzebrake Wood. The north-east-facing block comprises a three-storey rectangle, built in red brick with a projecting pedimented central section. This comprises the surviving portion of the considerably larger house begun in 1728 by Ellis St



John which was completed, and then later in the C18 enlarged, by his son, Paulet St John, to form an L shape. Victorian additions were made to the south-east and in the mid C20 a chapel, with stations of the cross by Eric Gill, was added by the De La Salle Brothers. Following the fire in 1981, all but the present north-east block, which was restored, was demolished and replaced by new red-brick buildings to the south-west and south-east by the architect Robert Adam. To the immediate south-east stands the square courtyard of the red-brick stable block (C18/early C19, listed grade II) with an arched gateway on the north-east side which has a gabled roof and a bell turret.

**GARDENS AND PLEASURE GROUNDS** Formal, partially walled gardens and pleasure grounds surround the house roughly in the form of a square which is enclosed from the park by iron pale fencing and which is shown established in outline on the OS surveyor's drawing of 1792. The north-east, entrance front of the house opens onto a paved drive and level lawns, the lawns then extending around to the north-west and south-west fronts where they broaden and merge into informal pleasure grounds. These, also indicated on the OS drawing, are planted with serpentine island shrubberies and, on the intervening lawns, with a scatter of individual trees and tree clumps of mixed ages and species including cedars and holm oaks. Britton and Brayley (1805) state that 'the shrubbery and pleasure ground was laid out by [William] Emes' but there is no further supporting documentary evidence for his involvement.

From the pleasure grounds, the boundary tree belt extends north-eastwards and north-westwards to enclose the formal gardens from the park. These, which lie c 50m to the south-east of the house, comprise a rectangle of partially walled ornamental and former kitchen garden enclosures. The north-western third, which was laid out as a flower garden with geometric beds in the late C19 (J Horticulture and Cottage Gardener), is walled on all sides except the south-west which has a high yew hedge. It is entered at the north-west end through wrought-iron gates hung on stuccoed piers flanked by iron screens (walls and gates late C18/ early C19, listed grade II) with, on their north-east side, a red-brick dovecot in the form of a cube with a pyramidal tiled roof and wooden turret (C16, listed grade II). A C20 substation, built to match the dovecot, stands on the south-west side of the gates. An axial path which runs the length of the garden and terminates at the south-east end at further wrought-iron gates, is flanked by lawns and borders of lavender. A cross-axial path bisecting the centre of the garden is focused, at its north-west end, on an early C19 gazebo built into the wall and comprising an ashlar facade of two oval arches resting on a central Tuscan column with a gable above (listed grade II). There is a vista from the gazebo south-westwards through the yew hedge and along the continuation of the cross-axial path (the former Long Walk) into the kitchen garden compartments.

**PARK** The park extends largely to the west and north of the house, the immediate area north to Tundry Pond and west to Furzebrake Wood comprising the Great Park. Its undulating ground is now (1998) under intensive arable cultivation with only a few isolated trees surviving from the extensive pattern of clumps and individuals shown on

OS editions in the late C19 and early C20. West of Furzebrake Wood (replanted 1990s), Piller's Park is also under arable cultivation although the shores of Dogmersfield Lake (shown on Taylor's map of 1759) are partly wooded. The remains of an icehouse (listed grade II) are situated 100m east of Furzebrake Wood. In the south-west corner of the site, Forest Park comprises mixed mature woodland with glades, while Rivers's Park to the south is laid to further farmland with hedges and small woods.

Land imparked at Dogmersfield for deer in the late C12 forms the core of the present park which, up until c 1739, totalled only 41 acres (16.6ha) including ornamental lawns and ponds, the remainder at that time being farmed in hand, let as farmland, or still functioning as common land associated with the villages of Dogmersfield Street and Tundry Green which at that time lay within the park. By the 1750s, as shown on Taylor's map of 1759, the park had been expanded to over 400 acres (162ha), part of this including, in 1758, imparked common land (LUC 1993). The map also shows, in conjunction with two paintings of Dogmersfield dating from c 1730 and c 1747 (date of the former suggested by LUC), the development of the rococo landscape which comprised a series of ponds and a formal canal west of the house, and, dotted around the park as eyecatchers, ornamental buildings including a temple (at the south-west corner of the present pleasure grounds), a Palladian Bridge (possibly not built), a Gothic Arch, and a Belvedere, the last surrounded in the earlier painting by a flower garden. By the 1790s (estate accounts, see Debois 1993), the buildings, which were described by the Rev R Pococke in 1754 (Pococke 1754), had been pulled down and the canal west of the house filled in, with the exception of the building known as King John's Hunting Lodge. (The positions for some of the features have been located; see Debois 1993.) The hunting lodge, a cottage orné (C18, listed grade II) with a south-east facade of three elaborate ogee-shaped gables, stands within woodland some 1.15km west-north-west of the house and outside the registered site boundary.

Positioned to form an eyecatcher from the site of the former Belvedere (c 600m west-north-west of the house), from 1947 it was the home of the designer John Fowler, who created a surrounding formal garden (illustrated in *Country Life* in 1964).

Tundry Pond lies to the north of the Great Park, its shores open to north and south but enclosed by woodland at the east and west ends. The neck of the pond is crossed by a pair of bridges. A pond is shown on the site on Taylor's map of 1759 which was enlarged to its present size and shape as part of a remodelling of the park in 1790-2, possibly by William Emes (LUC 1993), in association with the building of the Basingstoke Canal and the removal of the remaining dwellings in the park. North of Tundry Pond, the gently rising ground is laid to grazing with parkland trees (replanted in the 1990s), beyond which are the mixed hardwood and conifer compartments of Arch Plantation. The C18 Gothic Arch stood at the south end of the wood. East of the Basingstoke Canal, Tundry Hill is laid to grazing with late C20 parkland trees surrounding the Dower House, built in the 1930s.

**KITCHEN GARDEN** The kitchen garden lies on the south-west side of the walled ornamental garden and adjacent to the east wall of the stable court. Its almost square form is walled along the south-west side but is now (1998)

open to the south-east. Shown quartered by walks in the late C19 and described as the 'old kitchen garden' in 1901 (CL), its north-western and north-eastern quarters are at present (1998) being developed with a new building and car park while the remaining quarters are occupied by existing car parks. The axial vista south-westwards from the gazebo along the former Long Walk, shown flanked in 1901 by clipped yew, survives. It extends some 50m beyond the south-west wall through an orchard and further free-standing sections of wall.

## REFERENCES

R Pococke, *Travels Through England...*, (1754) E W Brayley and J Britton, *The Beauties of England and Wales* (1805) *Country Life*, 9 (27 April 1901), pp 528-33; 135 (2 January 1964), pp 20-3 Victoria History of the County of Hampshire IV, (1911), pp 72-4 N Pevsner and D Lloyd, *The Buildings of England: Hampshire and the Isle of Wight* (1967), p 192 *The Dower House, Dogmersfield: Historic Landscape Survey and Management Plan*, (Land Use Consultants 1993) *Dogmersfield Park: A Survey of the Landscape*, (Debois Landscape Survey Group 1993)

Maps Isaac Taylor, *A Map of Hampshire...*, 1" to 1 mile, 1759 Thomas Milne, *Hampshire or the County of Southampton...*, 1" to 1 mile, 1791 C and J Greenwood, *A Map of the County of Southampton...*, 1" to 1 mile, 1826

OS Surveyor's drawing, 2" to 1 mile, 1792 (British Library Maps) OS Old Series, 1" to 1 mile, published 1810 OS 6" to 1 mile: 1st edition surveyed 1871 2nd edition published 1897 3rd edition published 1912 OS 25" to 1 mile: 2nd edition published 1896 3rd edition published 1910

Description written: August 1998 Amended: May 2000 Register Inspector: VCH Edited: January 2004

## Legacy

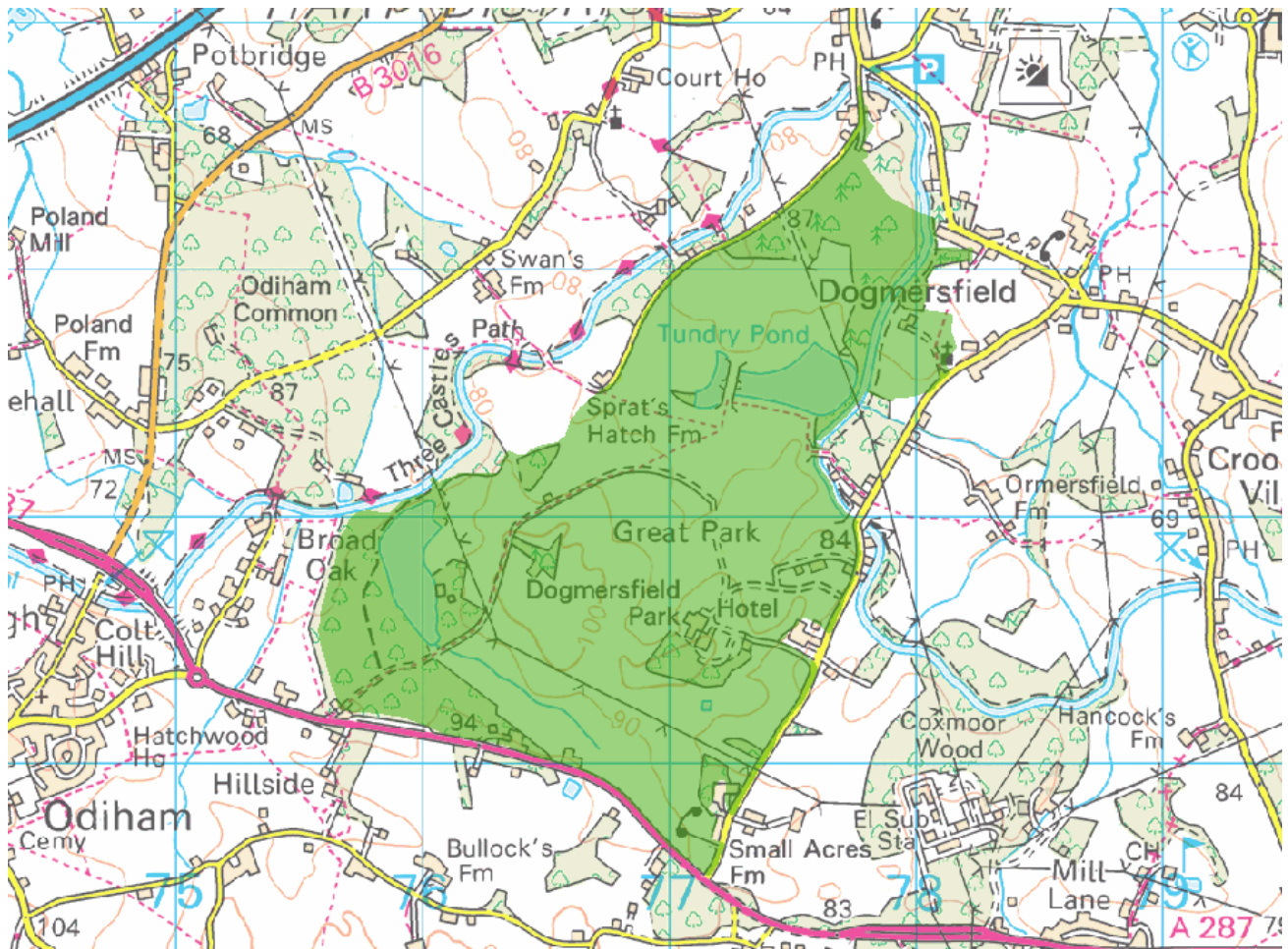
The contents of this record have been generated from a legacy data system.

Legacy System number: **1230**

Legacy System: **Parks and Gardens**

## Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 20-Feb-2024 at 10:12:53.

© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey  
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2024. All  
rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#)

(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry