

Land south of Helmsley House, Bartons Road,
Havant, Hampshire PO9 5NB

Historic Environment Assessment- updated April 2023

Centred on NGR 473343, 107869

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Ltd

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AC archaeology

LAND SOUTH OF HELMSLEY HOUSE, BARTONS ROAD, HAVANT, HAMPSHIRE, PO9 5NB

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Summary

An assessment of historic environment issues relating to the proposed development of land south of Helmsley House, Bartons Road, Havant, Hampshire, was original undertaken during May and June 2020. The applicant now wishes to revise the development proposals in 2023 and the study has been updated to take account of the revised application and the results of subsequent archaeological site investigations in 2022. Baseline historic environment data has been assessed up to 1km from the application area. There are no designated heritage assets within the application area. There are six designated heritage assets within the broader study area, all of which are Grade II Listed Buildings. There are no non-designated heritage assets currently recorded within the application area. There are 20 non-designated heritage assets within the broader study area. There could be no effect on the settings or significance of designated or non-designated heritage assets. It can be demonstrated from cartographic evidence that the application area once fell within the former park land of East Leigh House, but from the early 20th century it lay within the south-east boundaries of Helmsley House gardens. The site visit identified no evidence for archaeological surface features within the application area. The archaeological evaluation recorded no significant (pre-modern) archaeological features. The application area is therefore considered to have no archaeological interest.

1. INTRODUCTION

- 1.1 This report sets out the results of a largely desk-based assessment of the historic environment issues relating to the proposed development of land south of Helmsley House, Bartons Road, Havant, Hampshire (NGR 473343, 107869). This assessment has been prepared by AC archaeology Ltd, on behalf of Brackley Investments Ltd during May and June 2020, and subsequently updated in April 2023 in response to a revised planning proposal. The original scheme was granted consent (APP/20/00761). The location of the site is shown on Fig. 1.
- 1.2 The revised proposal comprises the construction of a 78-bed specialist older persons dementia care home with associated parking, access, infrastructure and landscaping in the grounds. A plan of the proposed development, slightly revised from the original, is included here as Appendix 1. The aim of the report is to identify known heritage assets within a defined study area, centred on the landholding and, where possible at this level of assessment, identify any potential impacts on the historic environment.
- 1.3 The landholding covers c.0.6 hectares of land which formed part of the garden to Helmsley House and is now largely untended scrub and trees. The topography of the site comprises generally level ground at around 30mOD. The underlying geology comprises Clay, Silt and Sand of the London Clay Formation formed during the Palaeogene Period (48-56 million years ago) when the local environment was dominated by deep seas (BGS online).

2. LEGISLATION AND POLICY

- 2.1 Relevant guidance and policies relating to the protection, maintenance and enhancement of heritage assets may be summarised as follows:

Listed Buildings and Conservation Areas

- 2.2 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act requires that *'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the 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. In the case of Conservation Areas, Section 72 of the Act requires that 'Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

The National Planning Policy Framework

- 2.3 General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (Paragraphs 189 - 207 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government, July 2021). This document provides the definition of a heritage asset as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'* Designated heritage assets are defined as *'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*

Policies relevant to this scheme are listed below:

189. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These 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.*
194. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
195. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

197. *In determining 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.*
199. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
200. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
201. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.*
202. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
203. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
204. *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
205. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
206. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Local Authority Plan Policies

- 2.4** Relevant policies for the management and protection of the historic environment are currently contained within the emerging Havant Borough Local Plan 2036 as follows:

POLICY E13: HISTORIC ENVIRONMENT AND HERITAGE ASSETS

Development proposals will be permitted which:

- a) Protect, conserve and, where possible, enhance the significance of designated and non designated heritage assets and their settings;*
- b) Respect heritage assets and their contribution to local distinctiveness and sense of place; and*
- c) Make sensitive use of heritage assets, especially those at risk, through regeneration and re-use.*

Where harm cannot be avoided, mitigation must be proportionate to the impact and the significance of the heritage asset and fully incorporated into the development proposals.

The removal of all or part of a heritage asset will only be permitted where there is an agreed contract for the replacement development.

3. ASSESSMENT METHODOLOGY

- 3.1** The study has consisted of a desk-based assessment, as defined by the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Desk-Based Assessment* (1994, revised 2017) and the *National Planning Policy Framework* (Department for Communities and Local Government 2018). Baseline data has been gathered from up to a 1km radius around the application area.
- 3.2** The scope of the study has included designated assets and non-designated assets, along with other archaeological sites and finds of historic environment importance, but which may not have a degree of significance meriting consideration in planning decisions.
- 3.3** The information derived from the study has been used:
- To identify and assess the relative significance of the currently recorded heritage assets in the study area and any contribution made to their significance by their settings, if likely to be affected;
 - To assess the potential for the discovery of additional heritage assets within the boundaries of the landholding, and;
 - To identify possible effects of the proposed development on the historic environment, whether adverse or positive.
- 3.4** The study now includes the results of an archaeological evaluation, by trial trenching, of the archaeological interests of the site.
- 3.5** The results of the searches and site visit are discussed in Sections 4-6. Relevant map extracts are included as Figs. 2 - 6. All historic environment data are summarised in Appendix 2 and their locations shown on Fig. 7.
- 3.6** This assessment has comprised a review of archaeological and historical information comprising:
- data held by the Hampshire Archaeology and Historic Buildings Record (hereafter HAHBR), acquired on 13th May 2020;

- the Magic website (www.magic.gov.uk) and on the English Heritage National Heritage List for England (NHLE), accessed during May 2020 and re-checked April 2023;
- a site visit undertaken on 1st June 2020;
- The results of an archaeological evaluation, by trial trenching, undertaken in September 2022;
- Google online imagery;
- Environment Agency LiDAR data, and;
- other published, unpublished, or online information.

3.7 Due to the closure of the Historic England Archive in Swindon, as a result of the COVID-19 pandemic restrictions in place while the original assessment was being undertaken, the aerial photographs held there could not be viewed. Google Earth imagery, historic and current, was examined and no features of archaeological origin were noted. The Hampshire Record Office was also closed due to COVID-19 restrictions, so only online or readily available documentary research could be undertaken. These databases have not been re-consulted as part of this updating of this report in 2023.

3.8 This assessment has provided a summary of all recorded historic environment data within the study area derived from a range of archaeological databases. Each source has its own limitations. Aerial photographs are of variable effectiveness depending on geology, land-use and weather conditions, while certain types of remains produce no cropmarks or soil marks. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

Assessment of Significance

3.9 In order to meet the requirements of NPPF para 189, it is necessary to define the significance of individual, or groups of, heritage assets. There is no formal process for ranking the significance of heritage assets other than those with statutory protection (e.g. scheduled monuments, listed buildings), but advice on the criteria to be used in assessing significance is included in the English Heritage guidance '*Conservation Principles – Policies and guidance for the sustainable management of the historic environment*' (EH 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The NPPF also includes the criteria of architectural and artistic value. Additional guidance on assessing the significance, and potential effects of development on that significance, is contained within the Historic England document (July 2015) *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* and Historic England document 2019 *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*.

3.10 The ranking of significance used in this assessment considers the EH (2008) criteria and the Planning Notes, but expresses the results using a scale of significance derived from the *Design Manual for Roads and Bridges*, (DMRB Volume 11, 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS, 2011) The ranking is presented in Table 1.

Table 1: Ranking of significance (value) of heritage assets

SIGNIFICANCE (VALUE)	FACTORS FOR RANKING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	- World Heritage Sites (including nominated sites); - Assets of acknowledged international importance; - Assets that can contribute significantly to acknowledged international research objectives. - Assets with very high evidential, historic or archaeological value.
High	- Scheduled Monuments (including proposed sites); - Grade I and II* Listed Buildings; - Grade I and II* Registered Park & Garden - Undesignated heritage assets of schedulable or exceptional quality and importance; - Conservation Areas containing very important buildings; - Assets that can contribute significantly to acknowledged national research objectives. - Assets with high evidential, historic or archaeological value.
Medium	- Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives; - Grade II Listed Buildings - Conservation Areas containing important buildings - Grade II Registered Park & Garden - Assets that can contribute to acknowledged regional research objectives. - Assets with moderate evidential, historic or archaeological value.
Low	- Undesignated heritage assets of local importance; - Assets compromised by poor preservation and/or poor survival of contextual associations; - Assets of limited value, but with potential to contribute to local research objectives. - Assets with limited evidential, historic or archaeological value.
Negligible	- Assets with very little or no surviving archaeological, architectural or historical interest. - Assets with no evidential, historic or archaeological value.
Unknown	The importance of the resource has not been ascertained.

4. HISTORIC DEVELOPMENT

- 4.1** This section of the report briefly discusses the historic development of the area and the application area itself using available documents and a sequence of historic maps. The application area lay within the ancient parish of Havant and latterly North Havant. Extracts of relevant historic maps are included here as Figs. 2 to 6.

Introduction

- 4.2** A small settlement is recorded at Havant in the Domesday Survey of 1086, when it was named *Havehunt*. It lay on the Roman road between Clausentum and Regnum and developed to become a market town with a number of industries including cloth and, later, tanneries and parchment works which prospered there due to the proximity of water sources. Although the settlement remained relatively small, even after the construction of the railways, it has expanded considerably in recent times.

The application area

- 4.3** It is believed that the landscape around, and including, the application area was in agricultural use throughout the medieval period, forming part of the open fields around of the settlement of Havant. There are likely to have been a number of farmsteads in the area, although none have been recorded in the immediate vicinity of the application area. The landscape was subject to parliamentary enclosure during the early post-medieval period and large areas of it were divided

into country estates such as Leigh Park to the north west and South Leigh to the east. In 1820, the application area lay within the East Leigh estate and is shown on a map of that date held at the Hampshire Records but not reproduced here. East Leigh was bought by John Barton in 1834, a would-be-economist, who concerned himself largely with local affairs and produced a series of interesting pamphlets on political economy at the time. The map shows that the parkland associated with East Leigh House was clearly defined from the agricultural fields to the south. No specific structural landscape features are shown within the area at that time, although there is a small wooded area within it.

Havant tithe map, 1842 (Fig. 2)

- 4.4** The Havant tithe map shows that none of the boundaries which currently form the application area were present in 1842. The area lies within four plots within the park associated with East Leigh house. A boundary which crosses the application area from east to west and then turns to the south-west, forms the northern and west boundary to Plot 241, as well as part of the eastern boundary to Plot 237, formerly part of Leigh Park, the largest plot in the area. Plot 240 is a thin strip of former woodland and also forms part of the western boundary to Plot 239, a plot which the application area just encroaches into at its north-east extent. No structures or features of archaeological interest are visible on this map. Relevant land ownership and land-use information recorded in the apportionment is presented in Table 2 below.

Table 2: Relevant apportionment details

Plot no.	Owner	Occupier	Plot name	Land use
237	John Barton Esq	Himself	Leigh Park	Pasture
239	John Barton Esq	Himself	Part of Furze field	Arable
240	John Barton Esq	Himself	Row in do	Wood
241	John Barton Esq	Himself	The Grove	Pasture

Ordnance Survey maps

- 4.5** At the time of the publication of the 1st-edition Ordnance Survey map in 1866 (Fig. 3) there had been little change to the use of the land around the application area, although a further boundary is shown running from the north-west corner of the former Plot 241, to the southern boundary of East Leigh House gardens. The tree planting within the parkland is also shown in more detail on this map, but no garden structures are present
- 4.6** The 1909 Ordnance Survey map (Fig. 4) shows that the northern boundary to the former plot 241 has been removed and Plot 240 now contains a single tree line and boundary, with the track that ran across Leigh Park from East Leigh House to the road to the north no longer present.
- 4.7** The 1932 Ordnance Survey map (Fig. 5) shows significant changes within and around the application area. At some time between 1909 and 1932, Helmsley House had been built to the north-west of the application area, within the grounds of East Leigh House. Extensive gardens have been designed and planted around Helmsley House with pathways around them. One of these paths leads to an avenue of trees which crosses the northern end of the application area and leads to a small structure, possibly a summer house, also within the application area.
- 4.8** The 1953-72 Ordnance Survey map (Fig. 6) shows some change to the application area. This includes the removal of the avenue of trees, the pathway itself and construction of a group of small structures to the north, part of one of which lies just within the application area boundary. Many of the trees and pathways which formed the gardens to Helmsley House have also been removed, including the trees around the boundaries, as well as the summer house. There is no

indication that significant changes have been undertaken within the grounds of Helmsley House since this mapping, although the application area now contains a large number of mature trees.

Historic Landscape Characterisation

- 4.9** The Hampshire Historic Landscape Characterisation has been undertaken to define the historic environment for each of the Landscape Character types in the county. The application area lies within an area described as '*Medium Parliamentary fields, comprising field patterns characterised by straight surveyed boundaries and usually regular shapes, likely to have their basis in post-medieval Parliamentary Enclosure*'.

5. HERITAGE ASSETS

Designated heritage assets

- 5.1** There are no designated heritage assets within the application area. There are six designated assets within the 1km study area, all of which are Grade II Listed Buildings. These assets are shown on Fig. 7, summarised in Appendix 2 and discussed below. There are no (nationally) Registered Parks, Scheduled Monuments, Registered Battlefields, Conservation Areas or World Heritage Sites within 1km of the application area.

East Leigh House (Site 1)

- 5.2** East Leigh House (Site 1) mainly dates to 1820, although its north-west wing is older, but partly obscured by rendering and later fixtures. The house stands within its own gardens, which are on the Hampshire (local) Register of Parks and Gardens, and still partly survive. The asset has historic and architectural interest and is of **Medium Significance**. The current setting of this asset is fairly intimate and largely comprises its mature gardens and roadside location. The adjacent farm and buildings with which it was once had a functional relationship have mostly been lost, although Site 2 once formed part of that farmyard; the extensive gardens/parkland has also been sold off and much of it redeveloped. Overall, it is considered that the significance of the asset is principally derived from its historic and architectural interest and the setting makes a low contribution to that.

- 5.3** Although the application area lies within the former park of the asset, it would not be considered to lie within its curtilage, nor are there designed views into or through the application area. Any views which may have been present would have been interrupted by the construction of Helmsley House and its associated garden, which created a physical and visual separation between the asset and its former park. The asset is set back from the road and well-screened by mature, mostly deciduous trees. There may be some glimpsed seasonal shared views of the asset and the proposed development during autumn and winter. It is considered that development within the application area could have no effect on its setting or significance.

Barn 10 yards west of East Leigh House (Site 2)

- 5.4** A barn of late 18th century or early 19th century date. Timber framed with boarded walls. The asset formed part of the farm associated with East Leigh House. It has historic and architectural interest and is of **Medium Significance**. The setting of the asset comprised its functional relationship with East Leigh house and the other ancillary buildings which once formed the farmyard. The farm buildings are now gone as has much of the farmland. The building is now part of a garden centre and the site of the rest of the farm is car park. It is not easy to appreciate

the original setting of the barn and it is considered that its current setting makes a low contribution to its significance. There would be no shared views of the asset and the proposed development and it is not considered that the proposed development could have an effect on its setting or significance.

Other designated assets

- 5.5** Numbers 1 and 2, Eastleigh Road (Site 3) is a house of 16th century origin with early 19th century extensions. It was formerly two cottages and since has been substantially altered.
- 5.6** Southleigh Park, Site 4, is a country house of mid-19th century date, excluding an attached 1983 corridor and office building. Now in commercial use, its probable former stable and clock tower (Site 5) is of mid-19th century date with 20th century alterations. The clock has a dial with the manufacturer's name and date on it 'Paine. High Street Bloomsbury. 1840'. The Lodge (Site 6) is octagonal in shape and stands at the entrance to the park from Horndean Road.
- 5.7** All of the above assets have historic and architectural interest and are Grade II Listed Buildings of **Medium Significance**. It is considered that the proposed development could have no effect on the settings or significance of these assets.

Non-designated heritage assets

- 5.8** There are 19 non-designated heritage assets currently recorded by the HAHBR within the study area. All non-designated heritage assets are shown on Fig. 7, summarised in Appendix 2 and described below.

Prehistoric (c. 50,000BC to AD43)

- 5.9** There are four heritage assets of prehistoric date currently recorded within the study area. Site 9 comprises evidence for a late Iron Age / early Romano-British small-scale rural settlement, found during an archaeological trench evaluation and subsequent strip map and sample exercise in 2018. It comprised sub-surface features such as ditches and pits. The site is situated approximately 200m south-west of the application area and has now been built on. The asset is of **Low Significance**.
- 5.10** Site 10 comprises the location of two Iron Age gold coins described as a hoard in the HAHBR, Site 11, is location of a quantity of prehistoric pottery and worked flint, and Site 17 is a Palaeolithic hand axe findspot, which is believed to have brought into the area in soils dumped at that location. These assets are considered to be of **Low to Negligible Significance**.

Romano-British (AD43 – AD410)

- 5.11** There are four heritage assets of Romano-British date currently recorded within the study area. Site 14 is a former Roman road, situated c.700m to the west of the study area and probably ran between Rowlands Castle and Havant, possibly linking to the road between Chichester and Southampton. It is considered that a small settlement may have evolved around this crossroads which has since become the present town of Havant. This asset represents the remains of a transport system which was crucial to the expansion of the Roman empire into Britain and for its subsequent stability and efficient infrastructure. In many areas the roads system constructed by the Romans remains in use today and they are assets which can contribute greatly to regional

research objectives. This asset has historic and archaeological interest and is of **Medium Significance**.

- 5.12** Site 12 is a findspot comprising a quantity of pottery sherds dating to the 2nd to 3rd century, and Site 15 a findspot comprising pottery and flint 'pot boilers', stone used for heating water and discovered during pipeline laying. Site 16 is a findspot also comprising of a quantity of pottery sherds. Although none of these findspots had any associated archaeological features found with them, they are an indication of former settlement activity in this part of the study area. These assets are considered to be of **Negligible to Low Significance**.

Early-medieval (AD410 to AD1066)

- 5.13** There are no heritage assets of early-medieval date currently recorded within the study area.

Medieval (AD1066 to AD1540)

- 5.14** There are no heritage assets of medieval date currently recorded within the study area.

Post-medieval (AD1540 to AD1901)

- 5.15** There are seven heritage assets of post-medieval date currently recorded within the study area. Site 8 is East Leigh, part of the former early 19th century gardens to East Leigh House. Site 22 is South Leigh Park with house, outbuildings and lake situated within parkland. Formerly a dairy known as Woodlands Farm, it became a gentleman's estate in the early 19th century and was greatly enlarged. Site 23 is Homefarm Barn, of probable 19th century date and since converted to a house. Sites 24, 25 and 26 are all 19th century former barns or ancillary buildings to Southleigh Farm. Site 9 comprises part of a series of sub-surface features, which contained post-medieval and earlier artefacts. These assets have archaeological, historic and architectural interest and are of **Low Significance**.

Modern (AD1901 to present)

- 5.16** There are two heritage assets of modern date currently recorded within the study area. Site 7 is Helmsley House, including gardens, built in the early 20th century and identified by the Hampshire Gardens Trust as being of historic interest, although no further information has been recorded. The house is now converted into apartments. Site 21 is a WWII pillbox described as L-shaped and of poor design and construction. These assets are of historic and architectural interest and of **Low Significance**.

Undated

- 5.17** There are three undated heritage assets currently recorded within the study area. Site 18 is an earthwork comprising a ditch and bank, possibly relating to a linear feature shown on the 1st edition Ordnance Survey, its function possibly for drainage to the adjacent railway line. Site 19 is the site of an archaeological evaluation which revealed evidence of substantial modern disturbance and two undated features, one representing a possible pit or tree throw, the other a probable former boundary ditch. Site 20 is a findspot comprising a crudely finished possible hand axe. These assets are considered to be of **Unknown Significance** because the importance of the resource has yet to be ascertained. If future investigations confirm date and form their significance may be enhanced.

Previous Investigations

- 5.18** An archaeological evaluation of the site was undertaken in September 2022, as required by Condition 15 of the existing planning consent (Pre-Construct Archaeology 2022). The investigation comprised the excavation of four trial trenches. No archaeological deposits of significance were recorded.

Aerial Photographs

- 5.19** The aerial photographs held at the Historic England Archive were not viewed due to the present COVID 19 restrictions. No features of archaeological interest were noted on the current and Google Earth imagery nor on Britain from Above images. It is considered that the detailed sequence of historic maps available for this area provides sufficient detail of the application area to understand its development since the mid-19th century.

Lidar

- 5.20** Online Lidar data provided by the Environment Agency was consulted and shows no evidence for any activity within the application area, but does show a sub-rectangular 'platform' or mound that corresponds with a feature seen on the 1932 OS Map and present immediately west of the application area, its function or date is unknown and it is not shown on any earlier maps.

Historic Hedgerows

- 5.21** There are no hedgerow boundaries to the application area are considered to be important under the Hedgerow Regulations of 1997.

6. FIELD VISIT (Plates 1 and 2)

- 6.1** A site inspection was undertaken on the 1st June 2020 to establish the presence of any previously unrecorded heritage assets and to consider the general archaeological potential of the land. The weather conditions at the time of the visit were dry and sunny. The site area consists of rank grass reaching a height of c.60cm.
- 6.2** The proposed development area is bounded to the south, east and west by mature trees. Beyond the southern boundary is new housing with an access road leading from Barton's Road to the housing present on the eastern side of the of the site boundary. The mature trees on the site may be remnants of an earlier field boundary as shown on the 1886 OS map, although later OS maps indicate that most of the trees had been removed by the early 1970s.
- 6.3** A large part of the application area has tree coverage and the remainder was, at the time of the visit, under long grass. The ground conditions were not conducive to the identification of archaeological features. The walkover of the grassed area did not identify any earthworks or structures and confirmed that the avenue of trees and structures associated with the original Helmsley House gardens have been removed. No soil exposures were inspected and no artefacts were recovered.



Plate 1: View across the application area from the north



Plate 2: View across the application area from east

7. CONCLUSIONS

- 7.1** There are no designated heritage assets within the application area. There are six within the study area, comprising Grade II Listed Buildings. It is considered that the proposed development within the application area could have no effect on the settings or significance of any of these assets.
- 7.2** Although both East Leigh House and Helmsley House gardens are on the Hampshire Register of Parks and Gardens, neither have been recorded in any detail and the register contains little

information on their extent, form or any associated features. The date of the construction of Helmsley House is also uncertain and can only be attributed to sometime after 1909 and before 1932 based on the cartographic sources consulted. There are no non-designated heritage assets previously recorded within the application area. The examination of historic mapping for this assessment has also shown that the application area has not been developed during the later post-medieval period and its principal use has been as a domestic park and latterly a garden. Ornamental features such as a tree lined avenue and a possible summer house, both shown within the application area, do not appear to have survived.

7.3 The application area lies c.200m north of the site of a small-scale rural settlement of late Iron Age to early Romano-British date, identified during archaeological investigations. Although the main density of activity was further to the south, a small number of archaeological sub-surface features were identified close to the southern boundary of the application area.

7.4 The results of the archaeological evaluation have confirmed that there is no archaeological interest in the site.

8. SOURCES CONSULTED

Archaeology South-East. '*Land at Bartons Road, Havant, Hampshire; Archaeological Evaluation Report*' ASA Report No 2016071

Britain from Above online
www.britainfromabove.org.uk

British Geological Survey online
www.bgs.ac.uk/open_geoscience

English Heritage National Heritage List for England
www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england

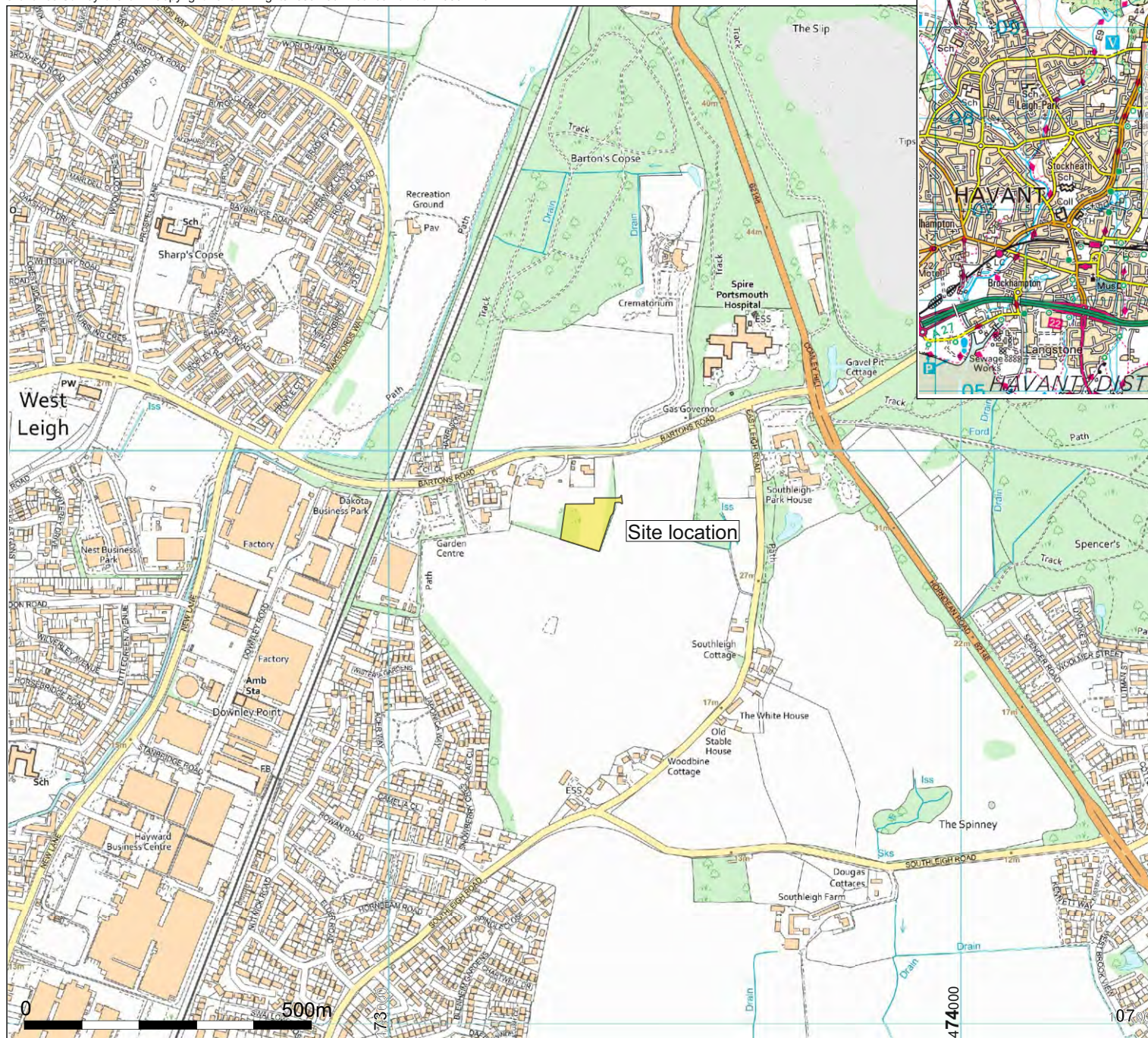
Environment Agency Lidar data
www.data.gov.uk/data

Hampshire Gardens Trust
www.research.hgt.org.uk/

Ordnance Survey mapping from 1st-edition to modern

Pre-Construct Archaeology. '*Land south of Bartons Road, Havant, Hampshire; An Archaeological Evaluation*' PCA Report No 13235

Pre-Construct Archaeology, 2022. '*Land south of Helmsley House. Bartons Road, Havant, Hampshire; An Archaeological Evaluation Report*' PCA Report No 15133

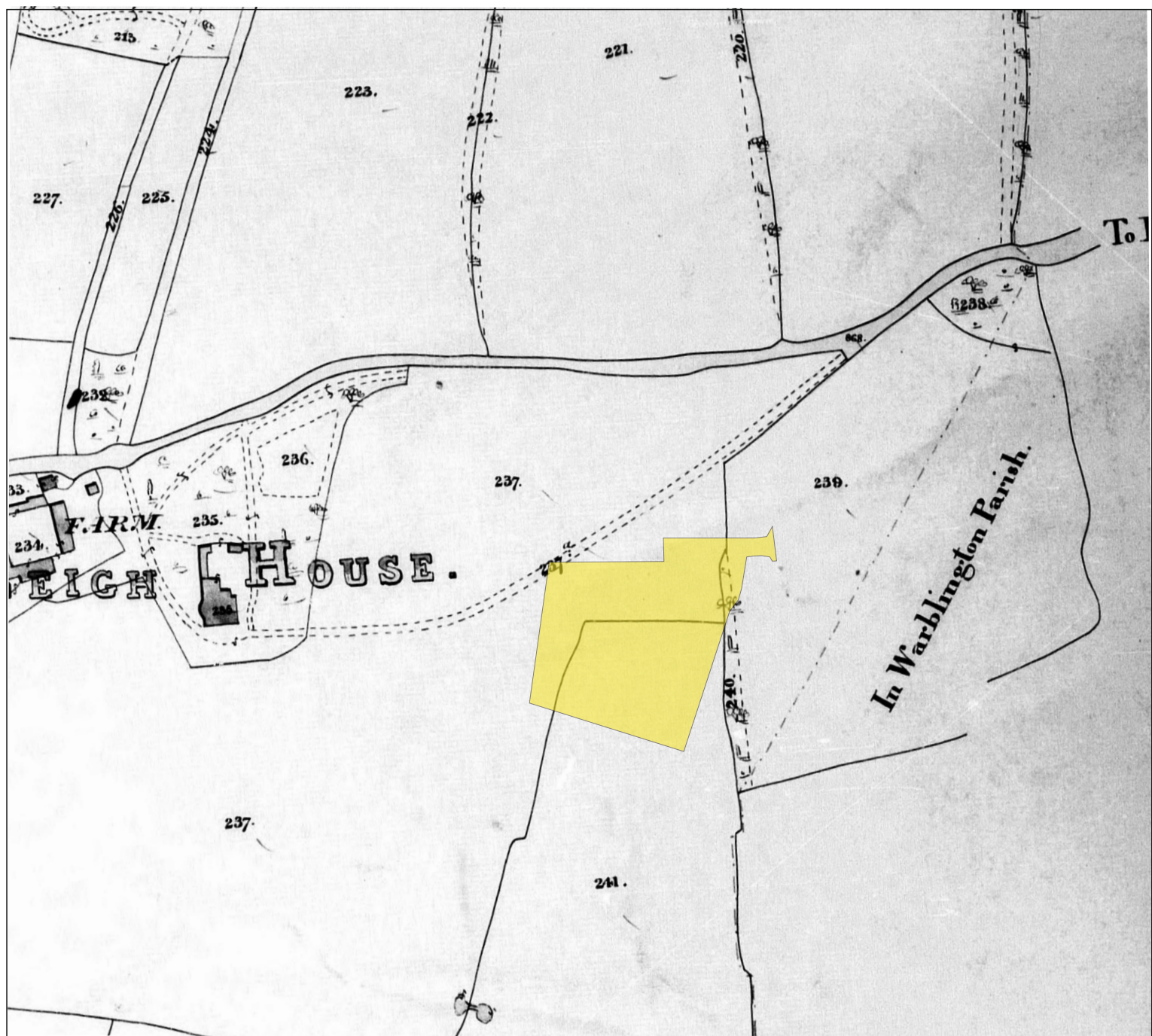


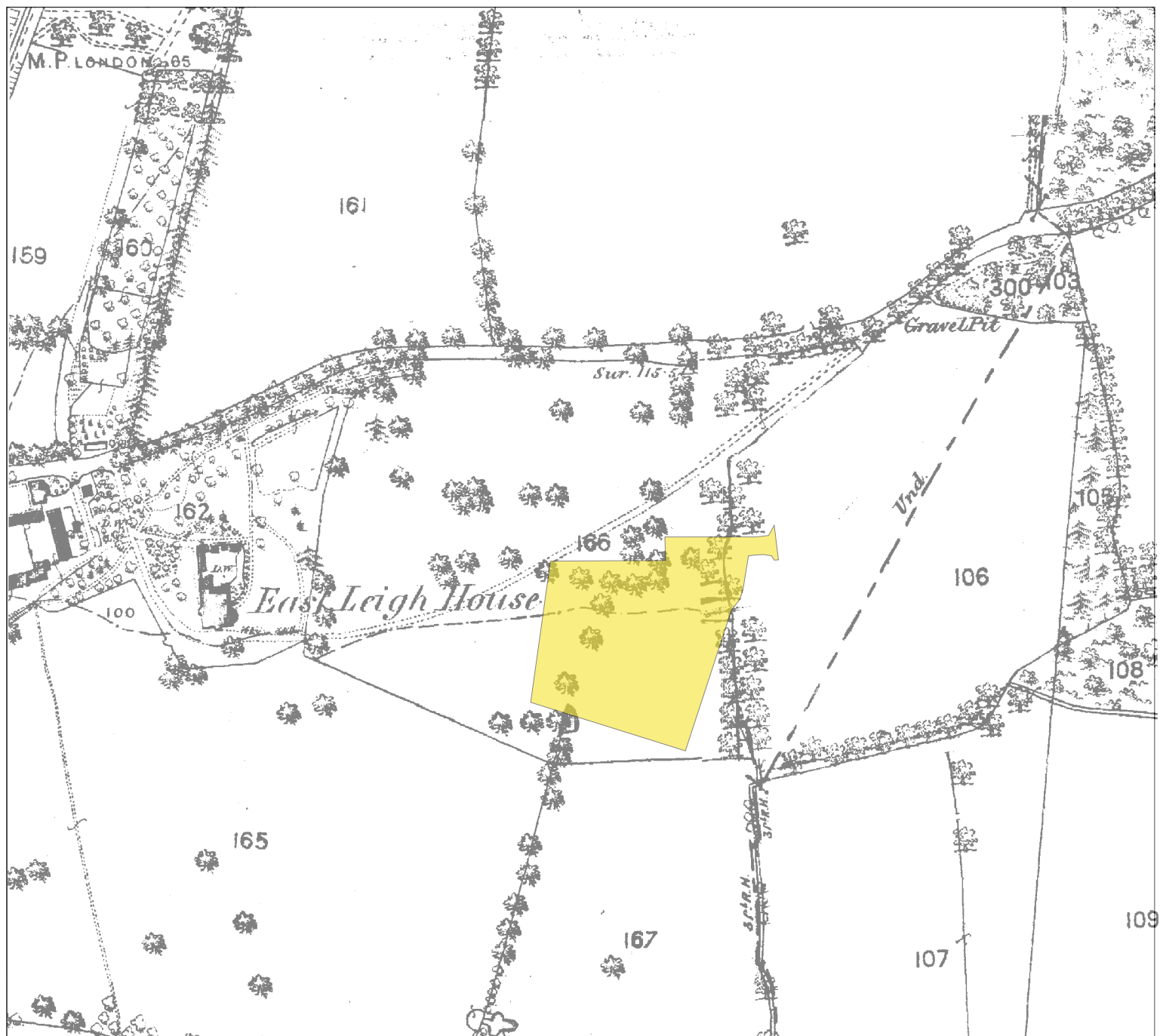
PROJECT

Land south of Helmsley House, Havant

TITLE

Fig. 1: Site location



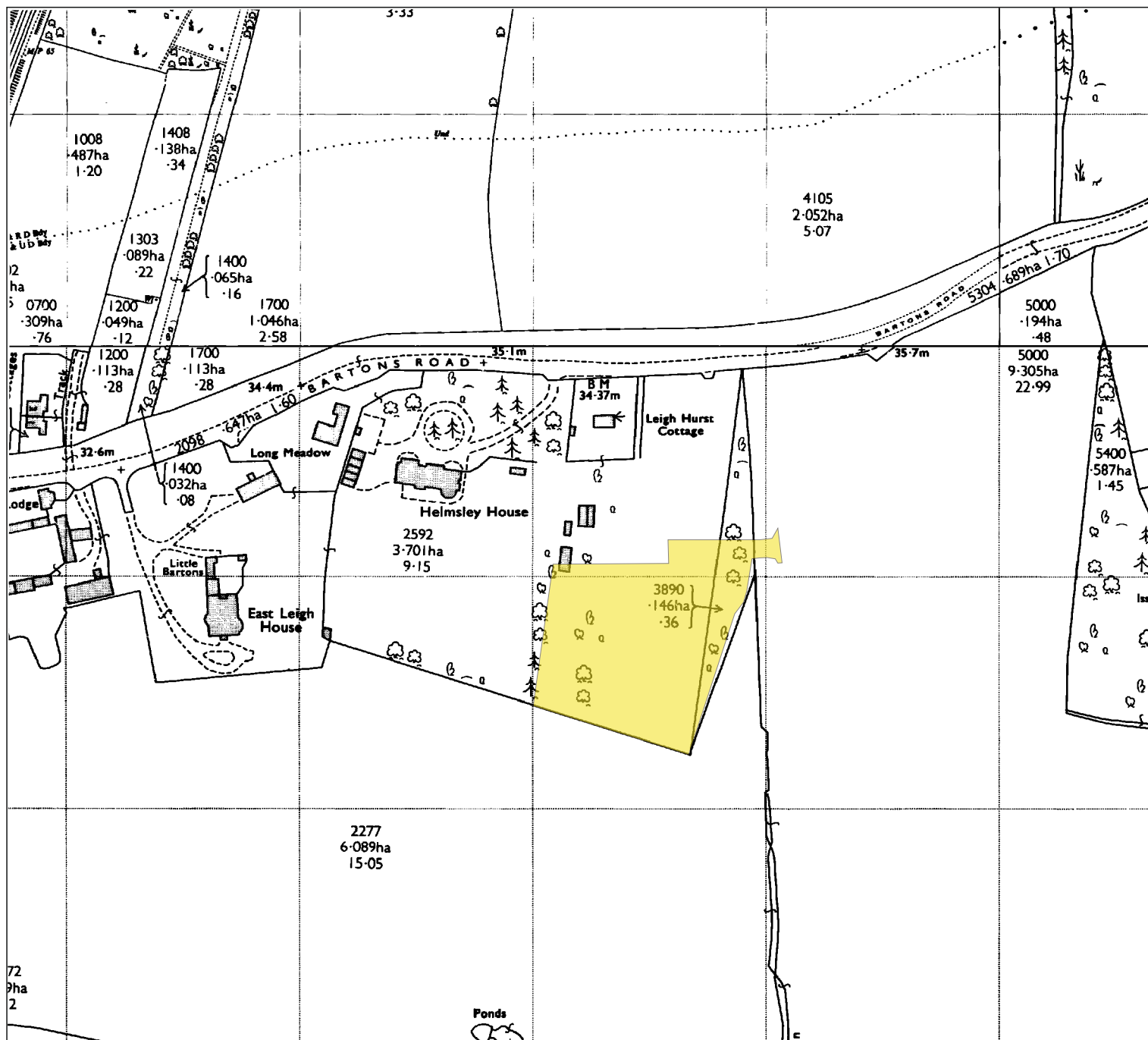


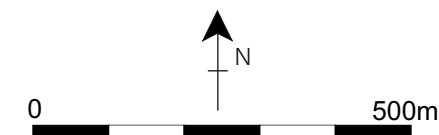
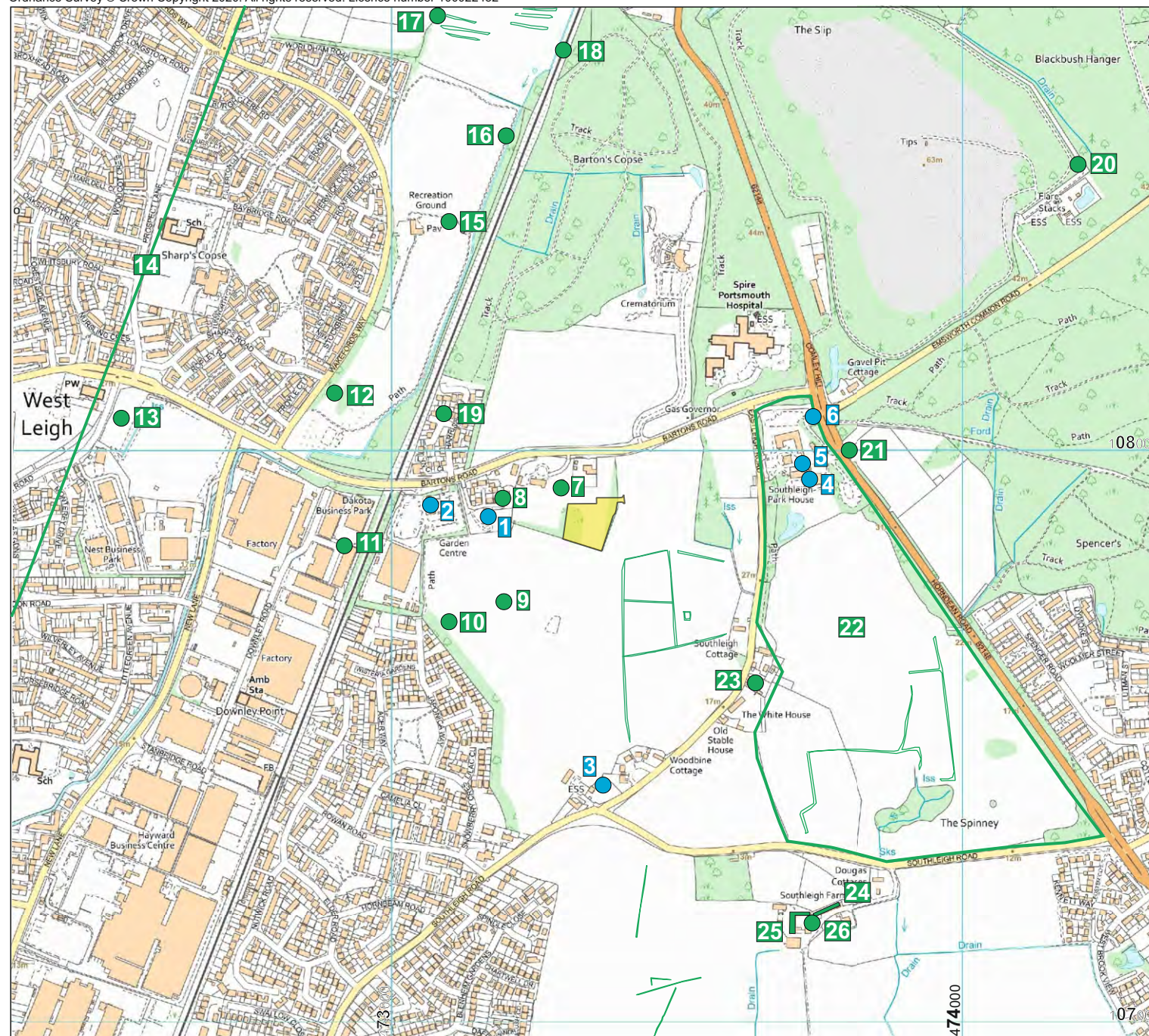
PROJECT

Land south of Helmsley House, Havant

TITLE

Fig. 3: Extract from 1st-edition
Ordnance Survey map, 1866





Key

- Designated heritage asset
- Non-designated heritage asset
- HCC cropmark



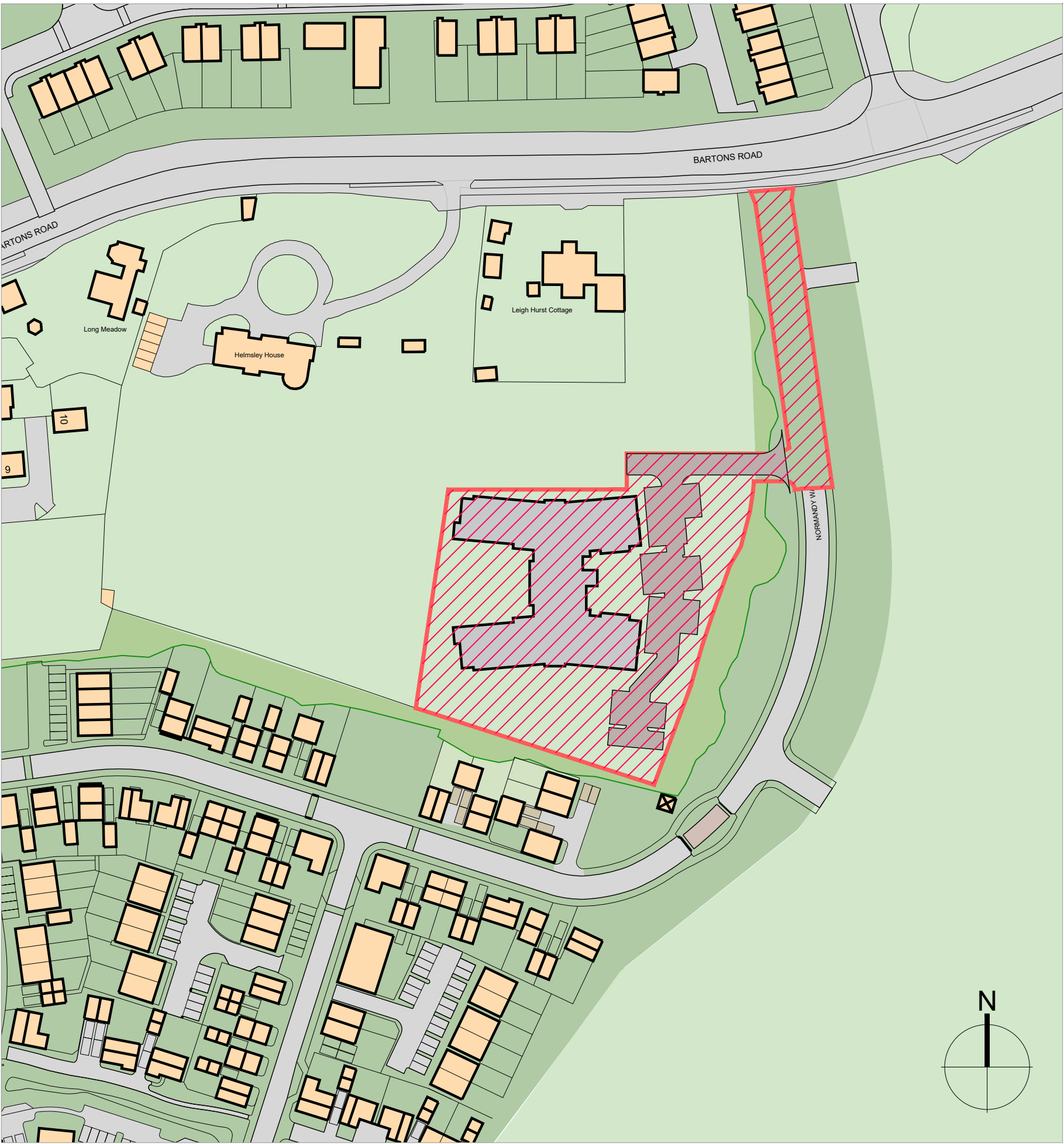
PROJECT

Land south of Helmsley House, Havant

TITLE

Fig. 7: Location of recorded heritage assets within study area

Appendix 1



SITE LOCATION PLAN 1:1250@A1

Legend:

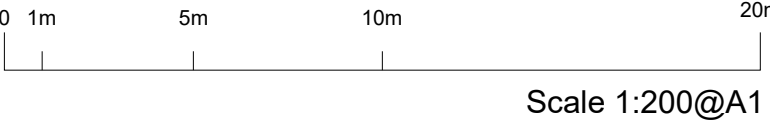
- Site Boundary
- 1800mm high close metal railing painted black
- 1800mm high close boarded fencing with 400mm trellis on top
- 400mm dwarf wall with 1400 metal railing above painted black
- Retaining wall
- Wild Seed Grass
- Grass Lawn
- Sensory planting
- Shrub Planting
- Herringbone block paver parking bay 2400 x 4800mm
- Patio paving 450 x 450mm flush paving.
- Pedestrian path: Macadam smooth, black surface finish flush with concrete edging
- Garden paths: Resin bound gravel, buff finish, flush with metal edging

- Proposed new trees
- Proposed small / fastigate tree or large shrub
- Proposed specimen shrub (1m high on planting)
- Existing trees retained & protected (See Arboricultural Survey for details)
- Existing groups of trees/ shrubs retained & protected (see Arboricultural Survey for details)
- Existing trees to be removed
- Existing trees root protection zone
- Outline of Extant Planning Scheme

ACCOMMODATION SCHEDULE :

Residential Care & Access Road:

Application Boundary: 0.71 Hectares
Total Number of Beds: 78no. Residential Care Beds
Number of Parking: 31 (3no. disabled)
Number of Cycle Spaces: 18 (9no. Sheffield Stands)



Revision
A 04-04-2023 JW - Pre-Application Issue

project name: HELMSLEY HOUSE, BARTONS ROAD, HAVANT

drawing reference: 78 BED RESIDENTIAL CARE HOME
PROPOSED SITE PLAN

date: JAN 2023

sheet: 1

scale: 1:200@A1

job number: M9437

status: PLANNING

cad ref:

drawn: LRG

checked: JW

revision: A

drawing number: APL003

revision: A

use figured dimensions only. All levels and dimensions to be checked on site. This drawing is to be read in conjunction with all other relevant drawings and specifications.

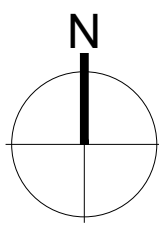
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Appendix 2

Site No	HER/HEA/LEN Reference	Easting	Northing	Type	Evidence	Description	Period	Designation	Significance
1	LEN 1091643 HER 6811	473168	107883	House	Extant structure	East Leigh House Mainly c1820 house with an older NW wing.	Post-medieval	Listed Building Grade II	Medium
2	LEN 1340184 HER 6812	473067	107904	Barn	Extant structure	Barn (10 yards west of East Leigh Farmhouse) Barn, late C-18 or early C19, timber frame, boarded walls	Post-medieval	Listed Building Grade II	Medium
3	LEN 1091617 HER 6836	473369	107414	House	Extant structure	1 and 2, Eastleigh Road House, C16 with early C19 extensions. Timber framed, thatched, formerly two cottages	Post-medieval	Listed Building Grade II	Medium
4	LEN 1303673 HER 6897	473730	107949	House	Extant structure	Southleigh Park, House (excluding attached 1983 corridor and office building) Country house, now in commercial use. Mid C19, flint walls	Post-medieval	Listed Building Grade II	Medium
5	LEN 1263632 HER 14222	473718	107976	Stable	Extant structure	Southleigh Park, clock tower building Possibly former stable with clock tower. Mid C19 with C20 alterations	Post-medieval	Listed Building Grade II	Medium
6	LEN 1340202 HER 6896	473736	108058	House	Extant structure	Southleigh Park, Lodge Country house, now in commercial use. Mid C19, flint walls. Gothic style octagon	Post-medieval	Listed Building Grade II	Medium
7	HER 52312	473296	107934	Park & garden	Landscape feature	Helmsley House Gardens identified by the Hampshire Gardens Trust as being of historic interest but no further information recorded.	Modern	None	Low
8	HER 52311	473194	107916	Park & garden	Landscape feature	East Leigh Post 1810 park	Post-medieval	None	Low
9	HER 70010	473196	107735	Settlement	Sub-surface features	Archaeological evaluation identified a series of pits and linear features containing a range of artefacts of prehistoric, Romano-British and post-medieval date	Prehistoric Romano-British Post-medieval	None	Low
10	HER70394	473100	107700	Find	Findspot	An Iron Age coin hoard, comprising two gold coins.	Prehistoric	None	Low
11	HER 57403	472920	107840	Find	Findspot	Prehistoric pottery and worked flints recovered during an archaeological evaluation. No associated features were noted.	Prehistoric	None	Low
12	HER 23365	472900	108100	Find	Findspot	A concentration of 2 nd to 3 rd century AD pottery was recovered during roadworks	Romano-British	None	Low
13	HER 70620	472527	108056	Event	Evaluation	Archaeological evaluation undertaken prior to development. No finds or features of archaeological interest were present.	n/a	None	None
14	HER 15	472492	108114			Rowlands Castle to Havant Roman Road			
15	HER 23423	473100	108400	Find	Findspot	RB pottery and flint 'pot boilers' were found during pipeline laying	Romano-British	None	Negligible
16	HER 23473	473200	108550	Find	Findspot	A scatter of RB pottery found between the railway and the stream	Romano-British	None	Negligible
17	HER 23370	473080	108760	Find	Findspot	Palaeolithic handaxe found in 1963 but may have derived from soils brought into the site and dumped.	Palaeolithic	None	Negligible
18	HER 32463	473300	108700	Bank	Earthwork	Barton's Copse, bank and ditch noted, not believed to be a woodland bank.	Undated	None	Unknown

Appendix 2: Summary of heritage assets

Site No	HER/HEA/LEN Reference	Easting	Northing	Type	Evidence	Description	Period	Designation	Significance
19	HER 69150	473091	108064	Event	Evaluation	Archaeological evaluation recorded that this area had been heavily disturbed and no archaeology was present aside from a possible pit or tree bole.	Undated	None	Unknown
20	HER 56394	474200	108500	Find	Findspot	A crude, unfinished flint tool, probably a handaxe. No other information recorded	Undated	None	Unknown
21	HER 24381	473800	108000	Pillbox	Extant structure	L-shaped pillbox, of unclassified and poor quality design	Modern	None	Low
22	HER 52013	473722	107915	Park & garden	Landscape feature	South Leigh Park Mid-Victorian mansion within parkland with lake. Formerly dairy Woodlands Farm, it became a gentleman's estate in the early C19 and enlarged. Ornamental planting, lakes and tree screens were added.	Post-medieval	None	Low
23	HER 50632	473636	107593	Barn	Extant structure	Home Barn Farm Barn converted to domestic use	Post-medieval	None	Low
24	HER 42598	473758	107195	Barn	Extant structure	Southleigh Farm Part of a farm building converted to office use	Post-medieval	None	Low
25	HER 42600 HER 42601 HER 42602	473701	107170	Barn	Extant structure	Southleigh Farm Victorian agricultural building, built in estate style, probably originally housed livestock, later adapted for grain storage, silage barn and machinery store	Post-medieval	None	Low
26	HER 42597	473735	107173	Barn	Demolished structure	Site of a Victorian barn, severely damaged by storms and subsequently demolished	Post-medieval	None	Low

Appendix 2: Summary of heritage assets

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