

**LAND WEST OF OLD MANOR FARM, SOUTH OF LOWER ROAD,
BEDHAMPTON**

HERITAGE STATEMENT

BARGATE HOMES and VIVID HOMES

SEPTEMBER 2021



TERENCE
ROURKE

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1 Introduction

- 1.1 This report provides an appraisal of the potential effects of the proposed development by Bargate Homes and Vivid Homes of up to 43 dwellings on land to the west of Old Manor Farm, south of Lower Road, Bedhampton on the heritage value of the site and study area, principally on the setting of the adjacent portion of the Old Bedhampton conservation area. The archaeological potential of the site is covered in the separate Desk-based Archaeological Assessment.
- 1.2 The 4.07-hectare¹ site comprises the western part of a single large field parcel and is bounded by the main London to Portsmouth railway line to the south, the woodland planting along the A27 and at junction 8 of the A3(M) to the west, and to the north by the wooded embankments where Lower Road abuts the roundabout and an industrial and storage site (see figure 1 aerial photograph). The adjacent buildings on the north comprise the light industrial shed and the parking/storage areas in use by a concrete manufacture/builders' storage business and the edge of the group at Old Manor Farm, which consists of the large regular courtyard of c.1900 that has been converted to five dwellings, a short terrace of three cottages at nos. 1-3 Farm Cottages, and the modern house at the south east corner of the group at Manor Barn. Beyond to the north is the mid 20th century housing area on Lower Road.
- 1.3 The development of the land immediately to the east for 50 dwellings was approved at appeal on 13 July 2021 (reference: APP/19/00427). Based on that consent the development to the east of Old Manor Farm is taken as part of the baseline for the purposes of the assessment of any contribution of the site as part of the setting of the adjacent heritage assets and the assessment of the effects of the proposed development of phase 2.
- 1.4 The site location is shown in the aerial photograph in figure 1, and the designated and non-designated built heritage assets in the 1 km study area are illustrated on figure 2. The relevant entries from the National Heritage List for England and the Hampshire register of parks and gardens are in the gazetteers in the appendix. Figure 3 is the historic landscape characterisation data² and figures 4a and 4b provide Ordnance Survey maps from the late 19th to the late 20th century to illustrate change through time. A series of photographs of the site and the surrounding area are reproduced as figure 5. The sources consulted are listed at the end of the report.

The application

- 1.5 The Planning Supporting Statement by Woolf Bond Planning and the Design & Access Statement by Mosaic Urban Design describe the proposed development, and outline the relevant planning policy background, the consultation undertaken and the evolution of the scheme. Volume 1 of the Landscape and Visual Evidence and Appraisal produced by Terrafirma consultancy provides additional information

¹ This is the area within the red line application boundary, which includes the road access and footways to and from Lower Road, the simplified site area excluding these is 3.67ha.

² From the Hampshire historic environment record, data received 9 February 2021, see the Desk-based Archaeological Assessment.

on the site context and a series of photographs of the site and surrounding area. The development applied for is as follows:

“Outline planning application for up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road.”

- 1.6 This report is one of a number accompanying the application. It should therefore be read alongside the full set of application drawings and documents.

2 Legislation, policy and planning background

- 2.1 National and international policy recognises the value and significance of cultural heritage, the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 Section 66(1) of the 1990 act states that, in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or Secretary of State *“shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*. Section 72(1) in respect of conservation areas states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Case law has made it clear that it is necessary to give any harm to the setting of a listed building considerable importance and weight when making planning decisions.
- 2.3 National planning policy and guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF, 2021), the online National Planning Practice Guidance, the National Design Guide and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment and GPA3 The setting of heritage assets). Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (NPPF, paragraph 189).
- 2.4 Paragraph 197 of the NPPF states that in determining planning applications,
“Local planning authorities should take account of:
a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) The desirability of new development making a positive contribution to local character and distinctiveness.”
- 2.5 Local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or minimise conflict between any aspects of the proposals and the conservation of the asset (paragraph 195, and *“great weight”* should be given to the objective of conserving designated heritage assets (paragraph 199). As heritage assets are irreplaceable,

all harm, from demolition to harm through development within the setting, requires “clear and convincing justification” (paragraph 200).

- 2.6 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm, based on public benefits that outweigh the harm, taking account of the weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 201 and 202).

- 2.7 The National Design Guide: Planning practice guidance for beautiful, enduring and successful places, states at C2 in relation to context:

“Value heritage, local history and culture

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

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

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

- 2.8 The accompanying Planning, Design & Access Statement provides an analysis of the relevant planning policy. The local plan policy is provided by Havant Borough Local Plan (Core Strategy) adopted 2011 and the Havant Borough Local Plan (Allocations) adopted 2014. Core strategy policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough states that planning permission will be granted for development that “*protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations*”. In addition, policy DM20 of the allocations plan states that, “*Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough*”.

- 2.9 The Havant Borough Local Plan 2036, was ratified by Full Council in September 2020 and was submitted to the Secretary of State for examination in February 2021, the hearings taking place in July. Policy H20 Land south of Lower Road identifies residential development of “*about 50 dwellings*”. The policy requires submission of a number of assessments with the application, including a heritage statement, and identifies a number of heritage assets that must be addressed as part of the assessment. These are the designated assets as shown on figure 1 of this report. The policy also outlines a number of criteria for the design and layout of development. As noted above, this development was approved at appeal in July of this year.

- 2.9 In relation to development affecting heritage assets, Policy E13 *Historic environment and heritage assets* states that:

“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.*

- 2.10 The Old Bedhampton Conservation Area was first designated in 1980. The revised Old Bedhampton Conservation Area appraisal and management plan recommending amendments to the boundary was produced between 2017 and 2018 and was published as a draft for public consultation in February 2019. The adopted version was published in September 2019.

The 50-home site to the east (phase 1)

- 2.11 The conservation area and its setting were considered in detail by the Inspector for the phase 1 appeal³ and sections of his analysis and conclusions are quoted in section 3 of this report where relevant to this site. His overall conclusion was that the development would result in less than substantial harm to the conservation area, at a moderate level within the spectrum, and that the significant social, economic and environmental public benefits of the development were of sufficient importance to outweigh that harm.

Assessment guidance

- 2.12 The approach to identifying those heritage assets likely to be affected by a development proposal is given in the setting guidance published by Historic England, which states that, *“The setting of a heritage asset is ‘the surroundings in which a heritage asset is experienced’ (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.”* (GPA3, paragraph 20). Setting is not a heritage asset or a designation in itself, and its importance lies in what it contributes to the significance of the heritage asset. The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships that can define the contribution of adjoining land to the significance of any single asset or group of assets. These include physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes.
- 2.13 Using the approach given in the Historic England guidance, the assessment of effects on the setting of heritage assets in this report first considers whether the proposed development site currently forms part of the setting of any of the relevant heritage assets, and whether it is localised (e.g. for a large conservation area consisting of a number of different character areas). A judgement is made of whether the site makes a positive contribution to the significance of the asset because of its historic, functional, visual or aesthetic value; a negative contribution because of detracting characteristics and qualities, or neither enhances nor

³ Reference APP/X1735/W/20/3259067.

detracts, so is neutral. A similar judgement is made of any contribution to the ability to appreciate significance (e.g. through particular views, patterns of use or access). This is a qualitative assessment, based on professional judgement, and is expressed in terms such as essential, high, moderate, limited, low or negligible.

- 2.14 The guidance published jointly by IEMA, IHBC and ClfA in July 2021, Principles of Cultural Heritage Impact Assessment in the UK, is intended to provide an authoritative set of principles to promote good practice in understanding and assessing the consequences of change to cultural significance. The guidance supports the use of scales of importance, magnitude of change and the overall degree of effect, as in the established methodologies used for the cultural heritage assessments in EIA. It is divided into two sections; one on understanding the assets, which distinguishes between the stages of describing the asset, ascribing cultural significance and attributing importance, and one on evaluating the consequences of change, which includes the stages of understanding the proposed change, assessing the impact on the asset and weighting the effect.
- 2.15 Case law has confirmed that the three categories of harm recognised in the NPPF are no harm, less than substantial harm and substantial harm (R (oao James Hall and Company Ltd) v City of Bradford Metropolitan District Council [2019] EWHC 2899 (Admin). However, applying the advice in the NPPG that within these categories *“the extent of the harm may vary and should be clearly articulated.”* (Paragraph: 018 Reference ID: 18a-018-20190723) in addition to a narrative description the effects on the significance of an asset are expressed in terms of a spectrum, such as a moderate level of less than substantial harm, or at the lowest end of less than substantial harm.

3 Baseline information and significance

- 3.1 The estate at Bedhampton is first documented in an early 9th century grant to the abbey church at Winchester, and there may have been a Saxon church at the site of the present Church of St Thomas, based on the traces of a curvilinear churchyard boundary enclosure around the raised churchyard.
- 3.2 The medieval settlement pattern was based on a longstanding division into two separate areas; one around the church and manor by Bedhampton Springs, and one to the north east on the road from Havant. The two were divided by the meadows at Bidbury Mead alongside the manor house. A third focus of development was to the south towards Langstone Harbour, at the confluence of the streams from Bedhampton Springs and Hermitage Stream where a mill dam and a system of ponds, channels and drains serving the mills were probably in existence by the medieval period. There are records of a succession of mills in this area, processing cereals, (corn and malt) cloth and paper.
- 3.3 The earliest part of the Church of St Thomas (LB7) dates to c.1140, there were several later medieval phases and significant rebuilding in the later 19th century. It is of modest scale, with no tower. The manor was held by the crown and was granted to a sequence of often short-term absentee landlords for much of the medieval period. The manor house adjacent to the church and overlooking Bidbury Mead (LB8) retains a 16th century timber framed section visible in the east façade, within a house that was greatly expanded in the mid 19th century,

when a new west façade was created onto a carriage drive past the church. A brick wall of Tudor date is the boundary with Bidbury Mead (LB9).

- 3.4 Much of the land to the north was occupied by a deer park that remained in operation until the end of the 16th century. The parish was an area of relatively early enclosure, and a 1632 survey of the manor states that by that date the deer park had been enclosed and divided into farms, and the rest of the land was already enclosed fields with a mixture of arable and pasture.
- 3.5 By the late 18th century the part of the village around the church was characterised by a few large formal houses, all set closely onto the road. The two houses opposite the church, Bidbury House (LB6) and The Old Rectory, are both of late 18th century date, the latter with a later stable block (LB4, 5). Bidbury House is orientated with the three-storey façade to the east, which is prominent in the approach on the road along the south side of Bidbury Mead. The Elms to the west (LB2, grade II*) is of 17th century origin but owes its present appearance to the late 18th century when it was remodelled in Strawberry Hill Gothick style. The distinctive tower was added later when the house was expanded to accommodate a dining hall built to honour a visit by the Duke of Wellington. It is set on the corner of the road with the formal façade and tower designed to be viewed from what was then the main road between Portsmouth and Chichester. Several other houses of early 19th century date (LB3, 10) are now isolated within the modern housing area.
- 3.6 On the west edge of the study area on the turnpike road (now the A2030) are the 18th century boundary stone marking the edge of the city of Portsmouth and a milestone showing the distance between Havant and Portsmouth (LB15, 16⁴).
- 3.7 The form of the village was first mapped in detail on the Ordnance Survey surveyor's drawing dated 1797⁵. This shows the buildings grouped around the intricate road layout around the church/manor group (with the distinctive walled outline of the manor) and extending north to the junction with the main road. Road improvements at the end of the 18th century bypassed the area around the church (previously Brookside Road and Lower Road had been the main road between Portsmouth to Chichester), and in a later annotation to the completed surveyor's drawing the line of a wide straight new road is shown at Bedhampton Hill. To the south along the coast the map shows large square fields parallel to the coastal road and two narrow routes leading south from Lower Road to Broad Marsh on the edge of the harbour. The map shows the scale of the network of channels and dams serving the mills to the south of Bedhampton, and the semi-flooded fields along the edge of the harbour and extending north almost to the church.
- 3.8 Over the 19th century the area between Bedhampton Mill and Upper Mill became a focus for significant industrial development (visible on the OS map published in 1870, figure 4a). The London to Portsmouth railway had crossed the area in 1847, there was no station but sidings were provided to the mills and to a biscuit

⁴ According to a note on the entry in the NHLE this was damaged by a traffic collision in 2016 and has been removed.

⁵ Drawing OSD 75-3 Portsmouth can viewed at [https://commons.wikimedia.org/wiki/Category:Ordnance_Survey_Drawings#/media/File:Ordnance_Survey_Drawings_-_Portsmouth_\(OSD_75-3\).jpg](https://commons.wikimedia.org/wiki/Category:Ordnance_Survey_Drawings#/media/File:Ordnance_Survey_Drawings_-_Portsmouth_(OSD_75-3).jpg)

factory at the end of Mill Lane. The Old Granary on Mill Lane is a highly decorative industrial building that was built as a corn store during the period when arable farming was dominant in this area.

- 3.9 The 1870 map shows the influence of the central band of springs and ponds on the form of the hamlet, there is a large pond at the junction of Bidbury Lane and Brookside, served by the springs to the north, and other channels and drains are marked extending south and leading to the sluices and the mill dam at Bedhampton Mill to join further channels leading from Upper Mill. The area at Lower Road is depicted as a single large field parcel, with the route south to the marshes by the harbour retained and crossing a bridge over the railway. The map also shows the detail of the extensive gardens at The Elms, including a temple and a grotto, and a pound at the corner of Lower Road. The area to the north on Bedhampton Road is the focus for new commercial development including the school which opened in 1868 (LB11) and The Golden Lion PH (LB12).
- 3.10 There was significant change in the area at the mills in the later 19th century, as a result of the effects of the agricultural depression on the dominant arable farming of the area, and the greater influence of the expanding urban area of Portsmouth. The biscuit factory buildings and railway siding had been cleared by the 1890s and to the north Upper Mill was also disused and was replaced in 1889 by a pumping station for the Portsmouth Water Company, using the water from the freshwater springs at Bedhampton to provide the water supply for Portsmouth.
- 3.11 In 1906 a new station opened on the railway line at Bedhampton Halt, at the old settlement area on the Havant road, continuing the process of change in the character of this area into a residential suburb of Portsmouth, distinct from the more agricultural village to the south. An addition that had been made by 1909⁶ was Manor Farm off Lower Road, a new farmstead consisting of a planned courtyard of farm buildings and a row of three cottages on the south side of the road, opposite a separate farmhouse. At a similar date two short terraces of houses were constructed opposite the farm. The urban form and appearance of the terraces is similar to the areas of ribbon development taking place at Bedhampton Hill to the north and the group also share some plot alignments. Further new residential areas were developed to the north following the subdivision of the manor estate at Belmont Park House in 1911.
- 3.12 Significant housing development continued through the inter-war years, especially after the sale of the rest of the Belmont Park House estate in 1937, though building was delayed by the war, resuming in 1952. The large scale development to the north and west of the study area includes an example of the Sunspan house (LB14), designed by Welles Coates in 1934 as a prefabricated and adaptable design intended for use by the new developers. The house on Portsdown Road is one of only 15 that were built.
- 3.13 On Lower Road, the housing along the north side of the road and the infill up to Bedhampton Hill was complete by the 1950s. Infill also occupied the former grounds of The Elms, along Lodge Road, and the drained areas of the former pond on the junction of Brookside Road by the church.

⁶ Although it first appears on this map, surveyed in 1907, it may be earlier; the conservation area appraisal notes evidence that it was in existence in 1889.

- 3.14 The OS map of 1975-80 (figure 4b) shows the established peri-urban context of the older village centre within the surrounding housing areas, and the present boundaries of the site, severed to the west by the embankment for the spur road off the A27 and the A3(M) junction, and the changes to the adjacent roads including blocking off the west end of Lower Road. The farm is named Manor Farm Dairy and consists of the row of three cottages and the main courtyard, expanded by additional structures on the south side. Subsequent development around the old village centre has consisted principally of infill of areas such as the former nursery site to the north of the Manor House, and to the east of King's Croft Lane.
- 3.15 The nature of the historic development of Bedhampton and the scale of the residential development since the early 20th century mean the older buildings of the village centre are now a very small proportion of the modern settlement. The dominant character of much of the urban setting of the listed buildings and the conservation area is therefore defined by the later 20th century residential suburbs and the large scale highways infrastructure (see the site photographs in figure 5, and the additional photographs in the LVIA). The area of agricultural land to the south of the old village either side of Mill Lane and beyond the railway does have some remaining rural characteristics and continues in agricultural use, and so preserves a connection to the earlier history of the settlement.

The heritage assets and their setting

- 3.16 The buildings of national interest in the study area are the medieval church, much altered in the later 19th century, the four high status houses, including one listed grade II*, and two other houses that are more modest but still have some formality of form and materials. In addition to the listed buildings other buildings identified as making a positive contribution to the conservation area are the former corn store on Mill Lane, a house dating to the 1930s near The Elms and the replacement rectory built in 1958, adjacent to the older house and set within similar high walled boundaries. The long curved railway bridge on Mill Lane is a distinctive feature and an important vantage point.
- 3.17 As part of his consideration of the effects of the development of 50 houses on the land to the east, the appeal inspector concluded that the site did not form part of the setting of the group of listed buildings in the historic village core and that there was no potential for effects. The phase 2 site is at a greater distance from these assets and has no historic, functional or visual relationship to any of them so again does not form part of their setting. There is no potential for effects on any of the listed buildings in the study area as a result of the phase 2 development and these assets are not considered further in this assessment.
- 3.18 The only designated asset that could be affected by the proposed development is the Old Bedhampton conservation area.
- 3.19 The conservation area designation was made in 1980, by which date the surrounding suburban residential development and infill at Lower Road were largely complete. The conservation area designation is tightly drawn around the historic areas around the church and Bidbury Mead, the area of late 19th century development on Bedhampton Road and the former location of the mills, linked by the railway bridge on Mill Lane. The group of late 19th or turn of the 20th century

farm buildings at Old Manor Farm is a detached “satellite” to the conservation area.

- 3.20 The adopted conservation area appraisal divides the designated area into five separate character areas, based on their different historic origin and present character. These are CA1: Historic settlement core, CA2: Mill and associated lands, CA3: Bidbury Mead, CA4: Old School/Gospel Hall and CA5: Old Manor Farm buildings. Of these, CA2, CA3 and CA4 have no direct historic, functional or visual relationship to the site to the west of Manor Farm at Lower Road and there is no potential for any effect on their character and appearance or the value of their setting as a result of the proposed development. These character areas are not considered further in this assessment.
- 3.21 CA1, the historic core, extends to the right-angled corner of Lower Road to the east of the site. There is no clear division in character at the edge of the designated area and the mid-20th century housing continues along Lower Road. The only historic feature visible is the group at Old Manor Farm, with Manor Barn prominent on the edge (see the photographs on figure 5).
- 3.22 The conservation area appraisal makes a number of references to the value of the area of fields to the south as part of the setting of the conservation area. In considering the contribution of the phase 1 site to the east to the setting of CA1, the appeal inspector stated, *“The remaining agricultural land to the south of Lower Road acts as a buffer to the highways infrastructure and enables the rural character and agrarian origins of Bedhampton’s historic core to be understood.”* (paragraph 31). He also noted the importance of the views south across the area of agricultural land from Lower Road on approaches to the historic village core. The phase 2 site is at the western edge of this area of fields, and is the most strongly influenced by the adjacent highways, beyond the wooded embankment, and will be separated from the fields closer to the historic core by the approved 50-home development. The views from the section of Lower Road adjoining the phase 2 site have a different character, most being obscured by the woodland belts at the roundabout, and otherwise seen across the parking area for the adjacent housing and across the industrial/builders’ merchant site (see site photographs, figure 5). These views are partial and mixed, which reduces the quality of the links to the agricultural land that is the value to the significance of the historic village. Overall, the value of the site is considered to make a positive contribution as part of the setting of CA1, of limited importance.
- 3.23 The addition of CA5 Old Manor Farm as a detached area to the conservation area was the most controversial change during the production of the boundary review. It is the least distinctive part of the conservation area, covering the small group of former farm buildings that is of local interest. The converted courtyard and the adjacent row of three cottages retain a coherent appearance of dark brick with slate roofs, and their historic agricultural origin and use remain legible despite the modern domestic appearance of the group through the additional drives and parking areas, the garden divisions and conservatories etc. The house named Manor Barn constructed c.2014 to the rear of the cottages is a large addition, that is prominent in some views of the building group.
- 3.24 The conservation area appraisal states in relation to the buildings that, *“They are a separate character area to reflect their former agricultural use and originally slightly*

set apart position from the historic village centre. The buildings, now converted to residential use, retain the farm yard layout combined with cottage style fenestration to positive effect. This area also includes the original farm worker cottages to the east, also built of distinctive dark red brick.” The section under the boundary review explaining the reasons for the addition to the conservation area states that they *“provide insight into the agricultural past of the settlement. ... [and] they retain some interesting architectural features and the relationship between the buildings is distinctly that of a farmyard arrangement.”* Several views from the south and west across the field towards Old Manor Farm identified in the appraisal either do not exist in reality or are from private land that is not publicly accessible.

- 3.25 The appeal inspector’s consideration of the relationship of this part of the conservation area to the surrounding land noted the continued legibility of the detachment of the former farmstead from the centre of the old village, despite the residential development of the north side of Lower Road, and that the buildings of the character area (excluding the modern Manor Barn) *“are rooted in the surrounding agricultural land.”* In addition he found that the views from Lower Road across the fields were of value in allowing appreciation of the historic and functional connections of the farm to the landholding.
- 3.26 The site has the same historic connections as for the phase 1 site considered by the appeal inspector, as part of the same large field parcel, however, as outlined above, the remaining rural character is more influenced by the edge of the highway corridor and by the adjacent development, in particular in reducing the direct visual connections from Lower Road. Overall, the value of the site is considered to make a positive contribution as part of the setting of CA5, of moderate importance.

4. The proposals

- 4.1 The Design and Access Statement by Mosaic Urban Design describes the overall design principles and approach to the master planning for the site. As explained, the development aims to *“promote a sensitive development that integrates well with the rest of Bedhampton, the Old Bedhampton Conservation Area and the Design Guide’s design standards that ensure Bedhampton retains its eclectic character.”* (page 12). The DAS outlines the analysis undertaken of the site context and the characteristics of the built form of the surrounding area, and gives a series of guiding principles for the development of the site (page 46, points 1-14). Those that are most relevant to effects on the conservation area are:
- The retention of existing landscape features for their aesthetic and ecological value and to help minimise the visual impact of the development
 - The creation of a new multi-functional landscape that connects to the landscaped areas established as part of phase 1, and provides a buffer to adjacent noisy or non-residential uses
 - The creation of a development that is sensitive to its heritage and townscape context through the layout of the streets, built-form and landscaping, embracing key architectural features and local forms such as terraces, and the streams along streets
 - The establishment of a strong, permanent green edge to Bedhampton

- A sensitive approach to scale, massing and housing typologies to ensure a low density, high quality design and architecture with a variety of types and materials that blend well with the existing character of Bedhampton
 - The use of the access from Lower Road passing through the site to the east as the main vehicular access
- 4.2 The parameter plan (drawing reference 1217 005 rev B) shows the total amount of built development and open space to be provided and defines the primary movement corridors. There are extensive areas of landscape, across 2.2 hectares of the site, forming a series of landscape buffers and on the north providing separation from the Old Bedhampton conservation area at CA5 and from the industrial site and builders' merchant on Lower Road. This green space will consist of informal space which includes play, community gardens/ allotments, hedges and buffer planting and space for SuDS. The illustrative material and the landscape strategy outlined in the DAS provide further information on how the detail of these principles could be developed.
- 4.3 Based on the parameter plan, the changes to the value of the site as part of the setting of CA1 would result from the loss of the open land and agricultural characteristics of the site and changes to the views from the section of Lower Road to the north, from the appearance of the additional housing area beyond the landscape buffer to the industrial site. There will be no effect as a result of the access, which will be through the first phase development to the east, avoiding Lower Road. The layout of the proposals aims to minimise the effects by the creation of the extensive public open space that will create a buffer to the adjacent development and combine with phase 1 areas to create a wide band of varied landscape areas at the site edges. This area will also allow new public views of the land to the east and across the railway from currently inaccessible areas.
- 4.4 The effect of the development will be to reduce the area to the south of the historic core CA1 where some rural characteristics remain and preserve a connection to the history of the agricultural village. The site is the far western edge of this group of fields, physically and visually separated from the village centre, and from the area of fields that relate most closely to the historic core and are directly connected to the mill area through the channels to the south of the Old Rectory. The introduction of built development will harm the limited value of the site as part of the area of open agricultural land to the south of Lower Road, and the views that contribute to the experience and appreciation of the remaining area of the setting that preserves some rural characteristics.
- 4.5 The changes to the value of the site as part of the setting of CA5 would result from the loss of part of the former landholding of the farmstead, the proximity of the proposed development and changes to the views from the section of Lower Road to the north, from the appearance of the additional housing area beyond the landscape buffers. There will be no effect as a result of the access, which will be through the first phase development to the east, avoiding Lower Road.
- 4.6 The new built development will reduce the physical connection of the former farmstead to the landholding, and the legibility of the historic and functional relationships of the farm, and its detached location outside the old village centre. The landscape areas along the boundary of the site are proposed as buffers to reduce the effects of the proximity of the new houses, so the new built edge will

be set back from the closest part of the former courtyard. The landscape buffers will also provide some visual screening of the shed and activity at the industrial site. The design principles relating to the density, scale, materials and reference to local distinctiveness are intended to ensure the integration of the development when seen alongside the former farm buildings and Manor Barn. The views from the western section of Lower Road across the site are largely obscured by the wooded area and where available are poor quality, looking across the parking area and the industrial site. The reinforcement of the planting of the site boundaries, and the new landscape buffers will reduce these views, but will also strengthen the buffer to the highways infrastructure, forming a permanent landscaped edge. The proposed development will harm the moderate value of the site as part of the former landholding of the farm, and introduce additional built development, reducing the apparent detachment of the farm outside the village.

- 4.7 The changes to the character and qualities of the site, and to its contribution as part of the setting of the Old Bedhampton conservation area, as a result of the proposed development are predicted to result in harm to character areas CA1 and CA5. The overall effect on the significance of the conservation area is predicted to result in less than substantial harm in terms of the NPPF.

5. Conclusions

- 5.1 The proposed development is predicted to result in harm to the setting and to the character and appearance of the Old Bedhampton conservation area, which will be less than substantial harm in terms of NPPF paragraph 202, at the low to medium level of the spectrum. These effects on the designated heritage asset as a result of the proposed development are considered in the planning supporting statement as part of the overall planning balance.

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Appendix: Gazetteer of designated and non-designated built heritage assets in the 1km study area

Listed buildings

TOR ref	Description
LB1	The Old Mill House, grade II House to former mill. C18. Brick, with a tile roof. Symmetrical front (north) of 2 storeys and attic, 3 windows. Tile roof, with coved plaster eaves. Painted brickwork in Flemish bond, 1st floor band, rubbed flat arches. Sashes, French windows to the ground floor, with narrow side panes. Wood doorcase, with cornice on carved brackets, eared architraves, panelled reveals, and 8-panelled (2 top glazed) door. Attic windows (casements) in the coupled end gables.
LB2	No 2 Lower Road (The Elms), including front garden wall, gate piers, and gates, grade II* House. C18 Gothick with an early C19 extension built to accommodate a visit by the Duke of Wellington. Late C18, early C19. Stucco, with a slate roof. The tall centre part has a symmetrical front (east) of three storeys, three windows, and set back at each end are lower wings, of two storeys and attic, one window to the gabled front, the north side being now masked by the later forward extension, which comprises a tower and a windowless rectangular block (of about one and a half storeys) with top-lighting. The centre has a crenelated parapet and the openings have ogee heads (capped by decorative roundels) above the windows, which on the second floor have cills at the foot of the curves, and on the 1st and ground floor include Venetian lights on each side, also repeated on the south wing (with blank side panels); the walls are grooved with a rustication pattern. Sashes. The central doorway is of classical form, with a Tuscan entablature and Gothic triple attached columns; this is enclosed in a later simple classical porch with square columns, now walled-in with side windows and a plain doorway. The tower has Gothick niches, and narrow corner pilasters, each with three shallow panels marked by circular designs and cusping. The front wall continues from the tower northwards, with a four oval-arched blind arcade and rustication bands. This block encloses the chief feature of the house, the Wellington Room. This is a rectangular apartment, with four Ionic columns at the north (short) side, supporting an entablature which continues round the room as a decorative frieze, with Greek ornament. Above this frieze there is coving up to a flat ceiling, which has in the centre an octagonal opening, again with coving to the base of the top light. The lower walls have a dentilled band above three tiers of panelling, and a skirting; there are niches and floral decorations to enrich the interior (recently renovated). Front gate piers with pineapples, and a 'Tudor' side gate within a vail, also capped with pineapples.
LB3	No. 1 Lower Road Manor Cottage, grade II House. Early C19. Brick, with a tile roof. 2 storeys and attic, 2 windows. Red brick walls in Flemish bond with blue headers, 1st floor red band, cambered rubbed arches to the ground floor. Casements. Outshot at the east side, containing the entrance.
LB4	The Old Rectory, grade II House. Late C18. Brick, with a tile roof. Symmetrical front (north) of 2 storeys and attic, 3 windows. Red brick walling in Flemish bond with blue headers (colour washed), stone coping to parapet and brick dentil band, rubbed flat arches, 1st floor band. Sashes in exposed frames. Large stucco porch with blocking course, cornice, recessed arches at the side with arched windows (sashes), radiating fluted plaster panel within the front recessed arch, with an arched opening, having a radiating fanlight above a bow-shaped cornice, supported on Adam-style 1/4-Corinthian columns, and 6-panelled door. The west elevation has a 2-storeyed 1/2 octagonal bay and a south side extension of 2 storeys, 3 windows, all in similar style. The east elevation is also of 3 windows.
LB5	Stable Block to The Old Rectory, grade II Former stables, now garage. Early C19. Flint rubble walling with yellow brick dressings, hipped tile roof. A rectangular block with a wide slightly-projecting centrepiece, having a gable containing a quatrefoil above a lunette window; irregularly-placed below this is a carriage entrance and round-headed stable door (now widened).

TOR ref	Description
LB6	Bidbury House, grade II House. Late C18, with C19 additions. Brick, with a tile roof. Symmetrical front (east) of 3 storeys, 3 windows, with a lower south side wing. Hipped roof. Red brick walling in Flemish bond, parapet with stone coping above a brick dentilled band, rubbed flat arches, stone cills, centre 1st floor opening now filled with a blue header panel. Sashes in reveals: a 2 storeyed splayed bay on the south side, and on the north side a 1st floor bay supported on Tuscan columns, sheltering a doorway, with arched radiating fanlight above a panelled door, with side windows. There is a later forward single- storeyed extension on the north side, with an angular bay containing sashes.
LB7	Bedhampton Church of St Thomas, grade II Parish church. C12, extended in C14. Chancel restored and N vestry added 1869-70 by Edward Augustus Gruning (1837-1908). Nave restored and N aisle added 1878, again under Gruning. Vestry extended 1993. MATERIALS: Flint and rubble with ashlar quoins. Red tile roofs. PLAN: Nave with a N aisle and S porch; chancel; vestry infilling the NE angle between aisle and chancel EXTERIOR: The W window is of early C14 style, with three cinquefoiled lights; possibly re-set. The S elevation of the nave has late-C14 moulded arch to doorway; to W and E of this are contemporary windows of two and three-lights respectively, each with trefoiled lights and tracery. At E end of S wall is a round-headed low side window with a segmental rear-arch, which would have lit an altar in the nave. Above this is a narrow square-head window which would have lit the rood-loft. N aisle has reused late C14 two-light window, similar to W window on S side of nave. The chancel has E window of three trefoiled lights, with two quatrefoils in the head, c1370, and N and S windows of the same date, with square heads and two-light trefoiled tracery. S wall also has a square-headed window of two shouldered lights, probably of C13 date. To W of this is a square-headed low side window. A Mass clock, or scratch dial, one of three originally on the S elevation, is still visible on the face of the buttress between the nave and chancel, a medieval form of sundial to mark out Mass times. In the N vestry there is a re-used trefoiled C14 light. W bellcote of 1878 which replaced a wooden belfry, corbelled base on the E face seems older. It contains one bell by Clement Tosier, 1688. There are diagonal buttresses to nave and chancel. INTERIOR: The nave roof has plain tie-beams and trussed rafters. There is a three-bay arcade of 1878. There are no traces of the S nave altar, but the remains of a C15 niche on the N of the chancel arch mark the site of a corresponding N altar of the nave. In the wall above the W jamb of the S doorway is a stone corbel, which may have carried a beam supporting a W gallery (removed 1869-70). The font, near the S door, is part of the 1869 restoration and was designed and presented by a Mr Cox of Warblington House. With a square bowl and a central and four angle pillars of C12 style, the angle pillars being of yellow marble, it incorporates a Norman bowl and stem, found in the rectory garden. The church's most significant feature is the semi-circular, slightly depressed c1140 chancel arch, of square section except for a thick roll-moulding on the W side, and two outer bands of flat relief decoration, one in double lozenge pattern, the other with two bands of sawtooth pattern. The responds have on the W angles inset shafts with scalloped capitals. The abacus has a hollow chamfer below, and is continued as a string on the W face, and on the E face of the S respond are parts of a string of different section, perhaps not in situ. In the SE angle of the chancel is a C15 cinquefoiled piscina with a stone shelf. A wall monument to the Rev St John Alder, who died in 1864, shows two angels in relief, holding an unfurled banner with the inscription, all in a moulded trefoiled recess. There are two attractive tablets of c1780 and c1800 high on the west chancel wall, above the arch, with pediments and urns. HISTORY: Although there are no accurate records of the church's original dedication, it is traditionally thought to have been 1132. The oldest parts are the chancel arch of c1140; the lower parts of the S and W walls may be of the same date. The chancel seems to have been rebuilt in the C13, and probably lengthened about 1360-70. The line of the N

TOR ref	Description
	wall, however, has probably not been altered, and the wall may contain older masonry in its W portion. REASONS FOR DESIGNATION: The Church of St Thomas, Bedhampton is listed at Grade II for the following principal reasons: * It is of special architectural and historic interest for its C12 and later medieval fabric, including a number of C14 traceried windows * The interior is notable for the C12 chancel arch.
LB8	Manor House, grade II Large house, used as a home for the elderly. C16, with early C19 extensions. Timber-framed house, with added front (west) and 2 wings of the later period. Brick, rendering, with a tile roof. Symmetrical west front (all of the 2nd period) with slightly-recessed centrepiece of 2 storeys, 3 windows, and gabled wings of 2 storeys and attic, 1 window. The centrepiece is stuccoed, with a brick dentil eaves, hoodmoulds to the openings, sashes, and central gabled yellow brick porch. The wings have red brickwork with flush yellow dressings, hoodmoulds, and sashes. The rear (east) elevation has a shafted stack, 2 brick-faced gables (early C19) in the centre containing the windows with the remaining walling being exposed framing with rendered infilling. The wings repeat the front elevation, but with French windows to the ground floor. Inside the old north wall is exposed in the staircase, with its timber-framing.
LB9	Manor House boundary wall, grade II Boundary wall. C16. Tudor wall on the east and south boundary. Red brickwork in English bond, with some blue headers in diaper patterns, moulded plinth. The south wall has a plain Tudor-arched doorway, the east has a similar doorway recessed within a thickened wall, within a wider arch.
LB10	Spring Lawn, Brookside Road, grade II House. Early C19. Brick with a tile roof. Symmetrical front (east) of 2 storeys, 3 windows. Painted brick walls in Flemish bond with rubbed arches. Sashes in exposed frames. Doorcase with pediment, frieze, architrave, and 6 (flush) panelled door.
LB11	Bedhampton Arts Centre (the Old School, grade II School and attached schoolhouse, now arts centre and offices. Built 1868 to the design of Richard William Drew. Extended 1873 and 1895. C20 flat-roofed extensions (not of special interest). MATERIALS: Red brick laid in Flemish bond with some contrasting blue and black brickwork; stone cills; clay tile roofs. PLAN: Aligned N-S with long hall on E side, with two classrooms set at right angles on W side. The entrance area between the classrooms has been altered and infilled. School house forms continuation of school hall on S side. EXTERIOR: The school and house form an irregular, picturesque composition combining the Gothic and domestic revival styles, with steep pitched roofs, some half-hipped, deep overhanging eaves. Tall stepped stacks to school with tumbled-in brickwork; stacks to house are moulded. Moulded brick string-courses and window surrounds. Gothic hopper heads. SCHOOL: N elevation: Gable end of hall has tall paired windows with moulded brick surrounds and canted arches, separated by stepped buttress. 10-light casement windows with paired lights. The top lights are canted (this detail is repeated on most windows to school). Upper part of gable has string course, above which there is blue-brick diapering; bracketed hipped bellcote surmounted by metal cross. Lower classroom has broad cross gable, also with bellcote feature, and 12-light window with segmental relieving arch above; 4-light windows to either side. W elevation is flanked by the half-hipped gable ends of the two classrooms, the N classroom with 9-light window, that to S classroom with 12 lights. The entrance area between has been infilled with a modern block. S elevation of N classroom has tall windows breaking through eaves with tile-hung gables. E elevation of hall has three 12-light windows, the top lights with shouldered arches, with stepped buttresses between; central window modified to form a door.

TOR ref	Description
	SCHOOL HOUSE: One storey plus attic. One-and-a-half bays with gabled cross wing. W elevation has half-hip to cross gable; two 4-light windows with cambered top lights to ground floor, separated by stepped buttress; paired sashes above. Hipped dormer breaking through eaves. E elevation has lean-to porch in angle of crosswing set at right angle to façade; this has a pointed arch and is pierced with small arches to side. Relieving arches to windows, segmental to ground floor, Gothic to gable; tympana infilled with chequered brick. Moulded brick eaves. End stack to S gable has corbelled apron. Single-storey late C19 lean-to extension to S; this has a small modern addition on E side. INTERIOR: Arch-braced roofs to hall and classrooms. Brass foundation plaque in hall inscribed in Gothic lettering: 'TO THE GLORY OF GOD / AND FOR / THE CHRISTIAN EDUCATION / OF THE CHILDREN OF THIS PARISH / THESE SCHOOLS / WERE ERECTED BY / W H STONE OF LEIGH PARK ESQ MP / A D 1868 / E T DAUBENEY MA RECTOR BEDHAMPTON'. Schoolhouse altered as offices but retains its stair. HISTORY: The School was built in 1868 to the design of Richard William Drew, a London architect, endowed by local benefactor, William Stone MP for the children of the local parish. The men were Cambridge acquaintances, and Drew had designed Stone's mansion, Leigh Park, in the early 1860s. Bedhampton School Board was formed in 1871, and the land and school was leased to the Board in 1873 to be used as a school, Sunday school and public meeting rooms. The school was enlarged in 1873, and again in 1895 for about 180 children. It closed in 1985 and subsequently became Bedhampton Arts Centre. Richard William Drew (1834-1903) practised in London, and was married to Ann Bletchley Starey, William Butterfield's niece. He may have been a pupil of Butterfield. He worked for the eminent ecclesiastical architect Henry Woodyer, himself a pupil of Butterfield, before setting up practice in London. SOURCES: RIBA Directory of British Architects, REASON FOR DESIGNATION: Bedhampton Arts Centre (the Old School) is designated for the following principal reasons: * Special architectural interest as distinctive and well-detailed village school. * The Butterfield and Woodyer connections, particularly the former, are witnessed in the irregular massing and picturesque composition of steep roofs, tall stepped chimneys, deep eaves, half hips, polychromy and tumbled-in brickwork, and hipped bellcotes. * If derivative, it is nonetheless accomplished; equal care is afforded to all elevations and the schoolhouse skilfully integrated into the composition. * It remains largely intact with original windows.
LB12	No. 54 Bedhampton Road (Golden Lion P.H.), grade II Public House. Early C19. Stucco, with a tile roof. Plain symmetrical front (south) of 2 storeys and attic, 3 windows (centre blank). Bracketted eaves, 1st floor band, plinth. Ground floor sashes, 1st floor Victorian sashes. Simple doorcase, with a canopy on brackets, architrave, and ½-glazed door.
LB13	The Towers, Portsdown Hill Road, grade II House in the form of a Tudor castle. Early C19. Main block of 2 storeys and semi-basement, of 3.1.3 windows, with an east side extension of 3 windows. Red brickwork in Flemish bond; crenellated parapet with stone copings, and a brick dentil band to the 2 shallow-½-octagon 2-storeyed bays, pointed arches, stone cills. Stucco features to the ground floor, with hood moulds and heavy cusping to the windows. ½-octagon stucco porch, with brick dentil eaves, small coupled and round headed light to the side, and an arched opening with quoin surround. Gothic sashes in reveals (several original), some Victorian sashes, and ground floor casements. 3 storeyed west tower with crenellated top and a central round tower at the rear, with crenellated and machicolated parapet.

TOR ref	Description
LB14	No.47 Portsdown Hill Road, Sunspan, grade II House. Built in 1936 to designs of 1936 by Wells Coates and David Pleydell-Bouverie. White-painted rendered brick. Flat asphalt roofs. PLAN: Diagonally-set on a north-south axis with curved north and south corners; the south is the garden front and has a broad terrace over a projecting basement and is flanked by the kitchen and garage wings. The entrance is on the north corner at a higher level because of the sloping site. International Modern style. EXTERIOR: 2 storeys and basement. Symmetrical north front has curved corner at centre, the ground floor projecting, the central recessed porch has a curved door and a flat canopy integral with the single storey kitchen and garage wings to left and right. The first floor set back has 3 windows, the centre curved. Set back again, on the roof, a block containing the water tank with an integral chimney. The south garden front is also symmetrical with a curved central corner; the basement projects and has curved window bands and a central doorway; terrace above flanked by rear walls of kitchen and garage wings and set back 2 storeys of the main block with curved window bands on both floors. All metal-flame casements with curved glass on the corners. INTERIOR: The interior plan and most of the details remain intact. Drawing room has original brick fireplace and plywood folding doors to dining room and study, which have cast moulded plaster electric fires set in walls. 2 similar fires in bedrooms. Staircase on angle behind central chimney stack, has solid balustrade with chromium-plated tube handrail. Curved door to principal bedroom. NOTE: This house is derived from the Sunspan design, first exhibited at the 1934 Ideal Home Exhibition. The design, with variants, was intended for speculative builders as an alternative to the usual traditional design of house and that the architects would receive royalties on the copyright. SOURCE: The Architects' Journal, April 26th 1934.
LB15	Boundary stone, East of Junction with Rectory Avenue, grade II Boundary stone. C18. Portland stone. Rectangular pillar with rounded top. Incised letters read "0.ft. 6ins. south from back." On south side City crest with lettering "City of Portsmouth". (Berridge DW: Monuments and Memorials in the City of Portsmouth: 1984-: 59).
LB16	Milestone, east of junction with Rectory Avenue, grade II Milestone. C18. Portland stone. Square pillar with applied cast-iron plate inscribed "Havant 2 mile, Ports. 7 miles". (Berridge DW: Monuments and Memorials in the City of Portsmouth: 1984-: 36).

Parks and gardens included in the HER (additional information HGT research)

TOR ref	Description
P&G1	Old Mill House Garden. Keats visited 1819 and wrote some poetry here.
P&G2	The Elms HGT research summary (2004): Enlargement of a 16-17th century house, gothicised in the 18th century; rear garden designed at that time, with elm avenue leading to a grotto and temple; views over Solent. Land sold off for development, small rear and front garden remain. Remnants of old walls, 2 entrances, restored gate piers with pineapples. Grade II*, owned by Bedhampton Charitable Trust. It is within Old Bedhampton Conservation Area.
P&G3	The Rectory, Bedhampton HGT research (2002): The Old Rectory presents a dignified and tranquil Georgian facade behind its high old brick wall bordering the narrow Bidbury Lane, facing north, directly opposite St. Thomas's Church. The wall of the house is composed of yellow bricks, interspersed with the local blue brick. The rear faces south over the fairly small garden and over uncultivated glebe land, with a canalized stream running through the southern boundary of the garden. Over the stream on the western border is an attractive flint bridge. Views, formerly over Langstone Harbour are now obscured by the A3 motorway.

	The former coach house with the fan glass window over the door, now used as a garage, may be seen from the road. The house in juxtaposition with the St. Thomas's Church, is an integral part of Bedhampton.
P&G4	Manor House, Bedhampton HGT research summary (2004): Bedhampton Manor was noted in the Domesday book and had a deer park. Over the years it gained and decreased in value and passed from owner to owner. In the 20th century it became a home for the elderly with a rear garden which has retained its shape from before the 19th century. NB. It has now been returned to a single residence.
P&G5	Belmont House Park to a house built c1735 on a greenfield site by the Rt Hon William Talbot. Site now developed.
P&G6	Belmont Park 1) Belmont Park 2) Parkland, Icehouse and an area known as 'The Avenue' (no further information)
P&G7	Belmont Castle Three acres of gardens remain with some mature trees including yew, 9 beech trees and large pine and remains of orchard. Pavilion and gatepiers. Garden re-landscaped 10-12 years ago. Now the house is a residential home for the elderly.

Figures



 Site boundary

Land west of Old Manor Farm,
Bedhampton
Bargate Homes

0 60 m



Figure 1: Aerial photograph of the
site and surrounding area

Dwg no/247803	Revision	
Status	22 September 2021	
Scale: 1:2,500 @A3	Drawn by: JC	Checked by: SD

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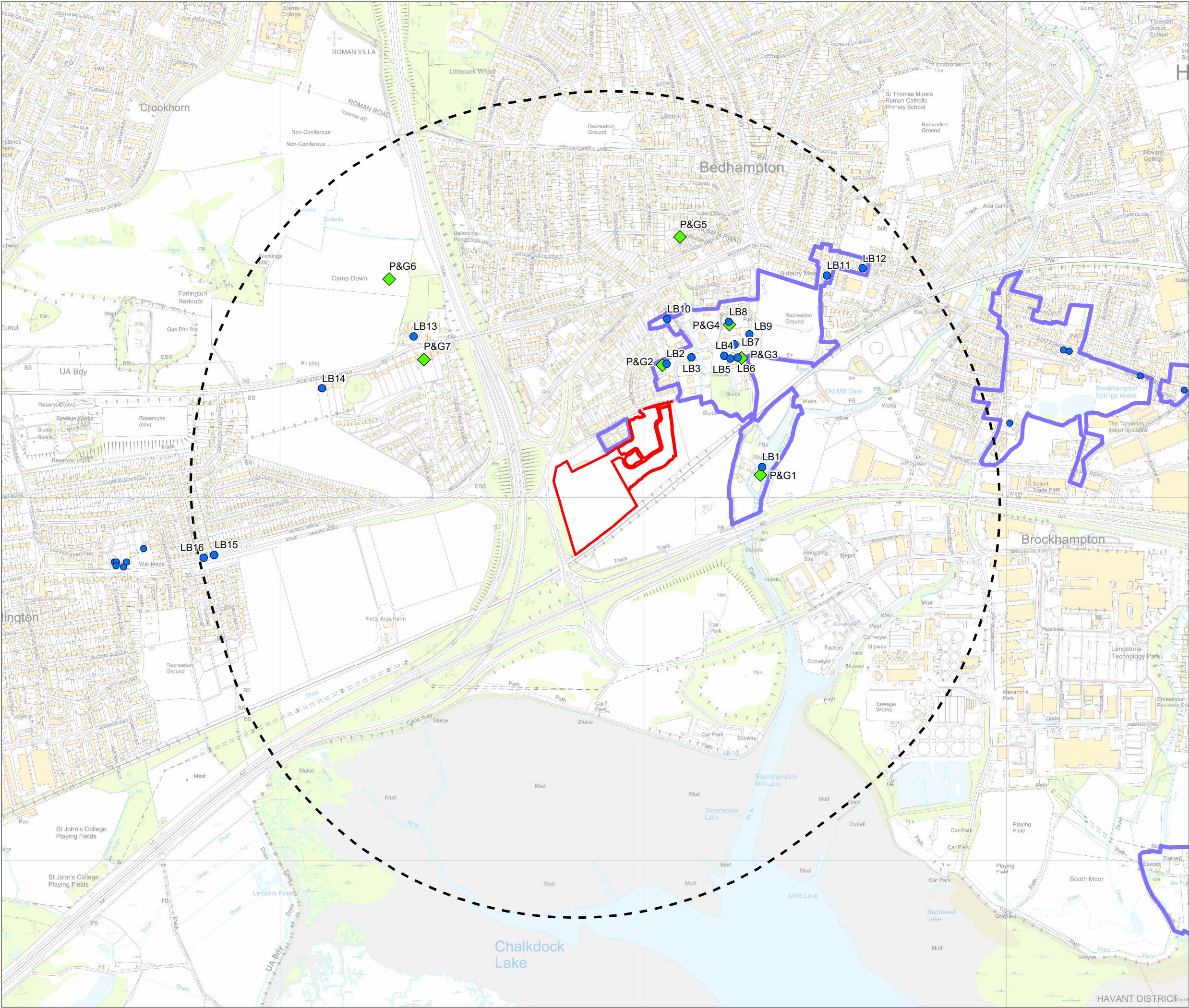
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- Site boundary
- 1km study area
- Listed buildings
- Parks and gardens
- Conservation areas

Land west of Old Manor Farm,
Bedhampton
Bargate Homes

0 250 m

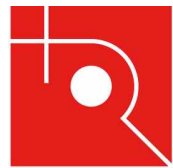


Figure 2: Designated heritage assets
(built) in the 1 km study area

Dwg no/247803	Revision
Status	22 September 2021
Scale: 1:10,000 @A3	Drawn by: JC Checked by: SD

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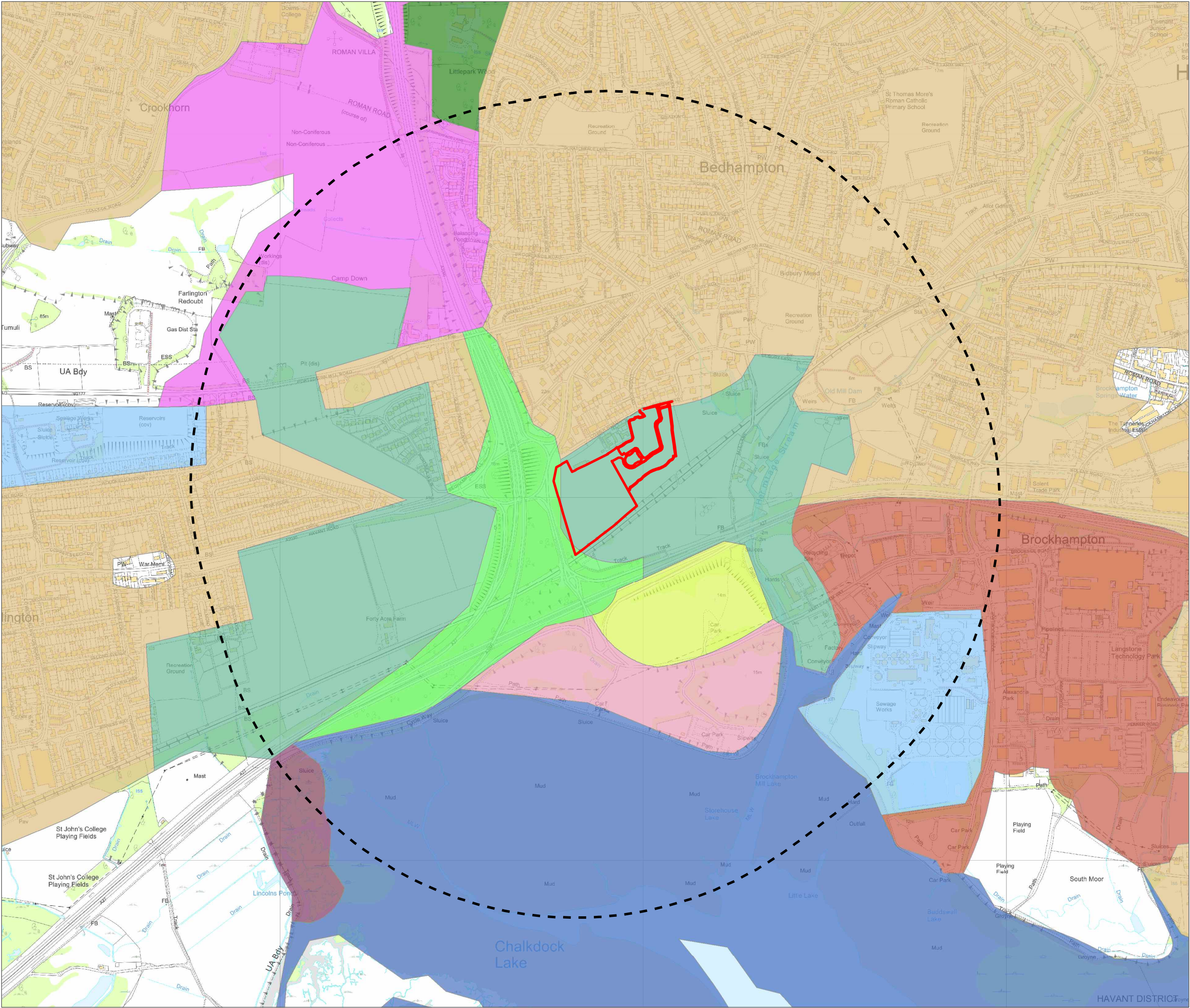
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- Site boundary
- 1km study area
- Industrial complexes and factories
- Major sports fields and complexes
- Medium regular fields with straight boundaries (parliamentary type enclosure)
- Motorway service areas
- Mud flats
- Post 1810 settlement (general)
- Pre 1810 wood pasture
- Reservoirs and water treatment
- Salt marsh
- Salterns
- Small rectilinear fields with wavy boundaries

Land west of Old Manor Farm,
Bedhampton

Bargate Homes

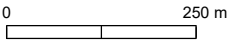


Figure 3: Historic landscape
characterisation

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Status	22 September 2021
Scale: 1:10,000 @A3	Drawn by: JC Checked by: SD

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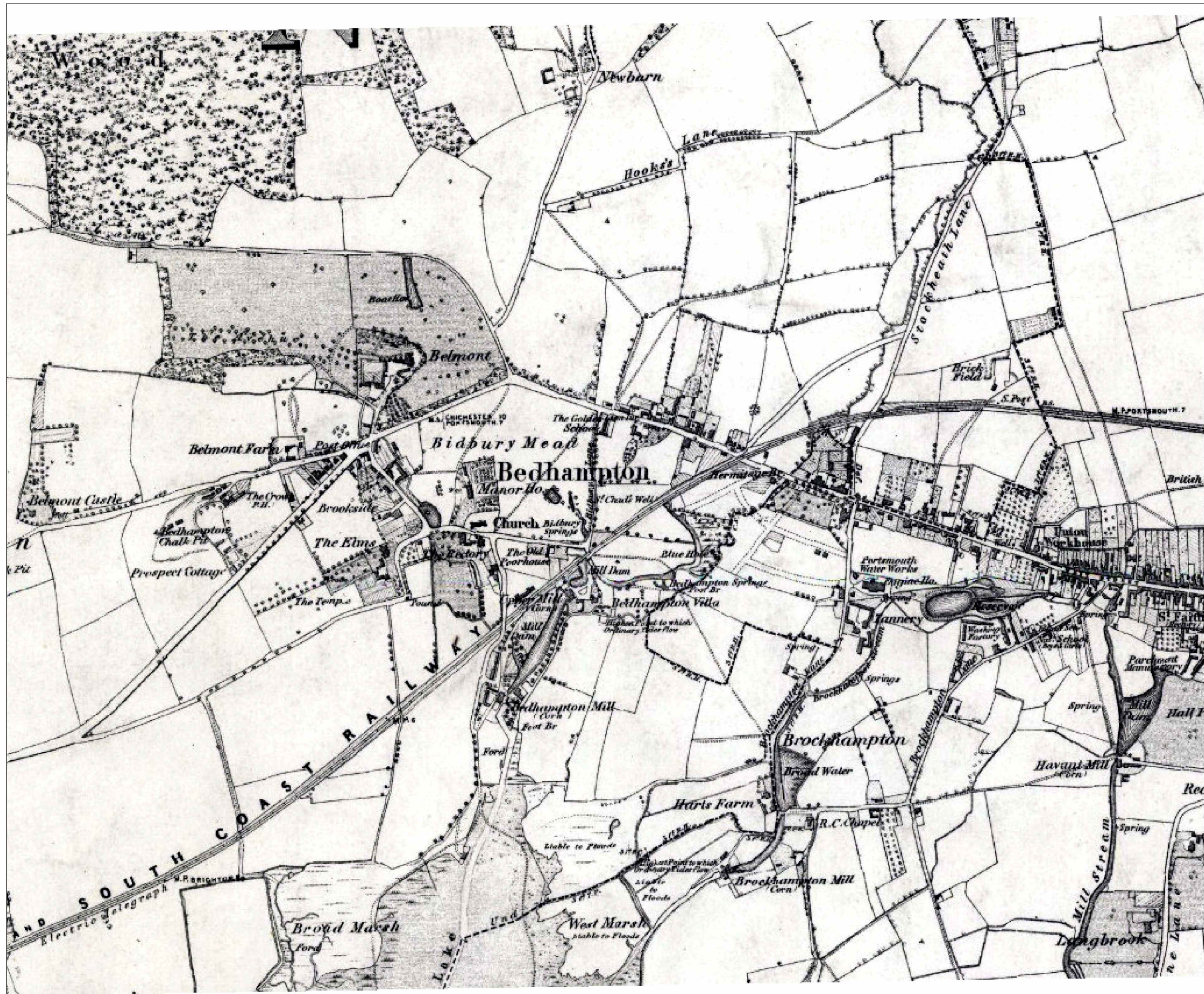
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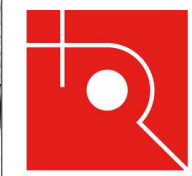


Land west of Old Manor Farm,
Bedhampton
Bargate Homes

Figure 4a: Ordnance Survey 6" to the
mile (1:10,560) map dated 1870

Dwg no/247803	Revision
Status	03 September 2021
Drawn by: JC	Checked by: SD

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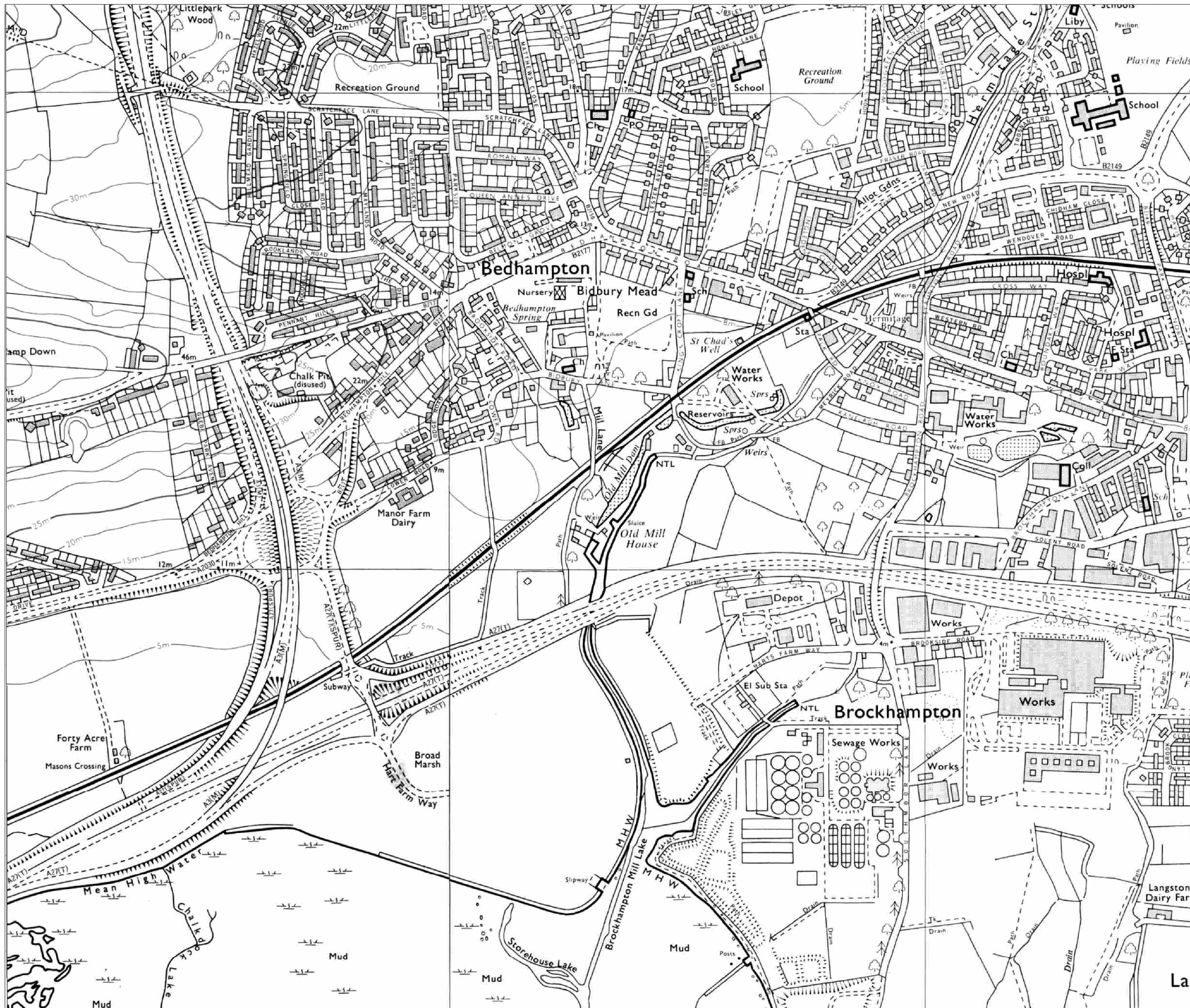
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Land west of Old Manor Farm,
Bedhampton
Bargate Homes

Figure 4b: Ordnance Survey 1:10,000
map dated 1975 -1980

Dwg no/247803	Revision	
Status	03 September 2021	
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A View from the footpath/cycleway to the west off the roundabout on the A27



B View along Lower Road from outside Old Manor Farm



C View looking east from the corner of Lower Road

**Figure 5: Photographs
The approaches on Lower Road**

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Heritage Statement
Land south of Lower Road,
Bedhampton- Phase 2

Bargate Homes



A View at the site entrance to the builders' merchant site



B View from the east towards Old Manor Farm and Manor Barn

Figure 5: Photographs The site

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Heritage Statement
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C View from edge of the phase 1 site



D View looking north



E View from railway bridge (zoomed in)

Figure 5: Photographs The site

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A Old Manor Farm - front view



B Old Manor Farm - rear view

**Figure 5: Photographs
Old Bedhampton conservation area
(character area 5)**

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