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Brook House, Fleet, Hampshire

Heritage Statement

Iceni Projects Limited on behalf of
Thakeham Group

June 2017

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ON BEHALF OF THAKEHAM
GROUP

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HERITAGE STATEMENT

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1. INTRODUCTION

- 1.1 This Heritage Statement report has been produced to provide an assessment of the significance of the heritage assets within, and surrounding, the Site known as Brook House, Fleet, Hart, in Hampshire, GU51 2RF (henceforth 'the Site'), as well as to assess the impact of the proposal, which is to develop the Site for residential use.
- 1.2 The Site is not statutorily listed and does not sit within a Conservation Area, but does contain a locally listed asset, the archaeological remains of a brick lined moat to the south of Brook House. The Site is also adjacent to a Grade II listed historic park and garden, Minley Manor, as well as the Grade II listed Fleet Lodge, Minley Manor, located to the north of the Site.
- 1.3 The report will:
- Set out the relevant legislative and policy framework within which to assess the site's heritage impact;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Offer a full description of the site and identify relevant designated heritage assets;
 - Assess the significance of the Site and its appropriateness for development; and lastly,
 - Provide a detailed assessment of impact for the proposals on the significance of the locally listed Moat, and of the neighbouring Minley Manor and Fleet Lodge.
- 1.4 This document has been produced to inform the Visioning and Masterplanning process for Brook House. In order to do so, this report provides a full, detailed assessment of the history and development of the Site, and provides a detailed analysis of the impact of the proposed development on the historic environment, primarily the setting and significance of the nearby heritage assets. As such, it is considered to meet the requirements of paragraph 128 of the NPPF, and provides a basis on which to analyse the proposals against local, strategic, and national policies related to the historic environment.
- 1.5 The report is by Icen Projects. Specifically, it is authored by Ailish Killilea BA, MSc, Heritage Consultant, and Stephen O'Fegan BA, MSc, Assistant Heritage Consultant, with guidance and review by Laurie Handcock MA (Cantab) MSc IHBC, Director – Heritage.

2. RELEVANT LEGISLATION, POLICY, AND GUIDANCE

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.

National Policy

National Planning Policy Framework (March 2012)

- 2.3 In March 2012, the government published the National Planning Policy Framework ("NPPF"), which immediately replaced the previous policy regime, including the design and heritage policies set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1), and Planning Policy Statement 5: Planning for the Historic Environment (PPS5).
- 2.4 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).
- 2.5 The NPPF promotes sustainable development as a fundamental theme in planning and sets out a series of 'Core Planning Principles' (Paragraph 17). These core principles highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a good standard of amenity; and that heritage assets 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 this and future generations.
- 2.6 Section 7, 'Requiring Good Design', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 58, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character.

- 2.7 The guidance contained within Section 12, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 2.8 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority. Listed buildings and Conservation Areas are both designated heritage assets.
- 2.9 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 2.10 The 'Setting of a heritage asset' is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'
- 2.11 Paragraph 128 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 129, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.12 Paragraph 131 emphasises that local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.13 Paragraph 132 states that 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. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and that clear and convincing justification will be required for loss and harm to heritage assets.
- 2.14 Paragraphs 133 and 134 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied

to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (per Paragraph 133). Whereas, Paragraph 134 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

- 2.15 Paragraph 135 addresses 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 affect directly or indirectly 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.

Planning Practice Guidance ("PPG") (Department for Communities and Local Government, March 2014)

- 2.16 The guidance in the PPG supports the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.17 The PPG refers to key elements of a building's special architectural or historic interest when assessing harm. If proposed works adversely affect a key element of the heritage asset's special interest, then those works could amount to substantial harm. It is the degree of harm rather than the scale of development that is to be assessed by the decision taker. Substantial harm is stated to be a high test that may not arise in many cases.
- 2.18 Harm may arise from works to the heritage asset or from development within its setting. Setting is stated to include the surroundings in which a heritage asset is experienced, and may be more extensive than its curtilage. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.19 The PPG also provides clear guidance on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 132 to 135 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the roles of the planning system (per Paragraph 7 of the NPPF).

Local Development Plans

Hart District Local Plan 1996-2006 (Saved Policies)

- 2.20 CON 12 - Historic Parks and Gardens - development that would adversely affect historic parks and gardens or their settings, will not be permitted.
- 2.21 CON 17 - Listed Buildings and Buildings of Local Interest – extension or alteration - proposals for the extension or alteration of listed buildings or buildings of local interest, will not be permitted unless:
- (i) The scale of the building is not materially changed;
 - (ii) Design is appropriate to the character and setting of the building.

Emerging Local Policy

Draft Hart Local Plan – Strategy and Sites (2011-2032)

- 2.22 Hart District Council are currently carrying out consultation on the following Draft Local Plan, consultation takes place 26 April-9 June 2017. This future local planning policy has been considered in this report and in particular the following policies.
- 2.23 Policy BE1: Historic Environment - The Council will seek to preserve or enhance heritage assets. Proposals will be assessed by reference to the significance of the asset. Substantial loss of, or harm to, nationally important sites, should only be considered in wholly exceptional circumstances. Proposals which affect, or have the potential to affect, heritage assets must provide a heritage statement that:
- a) Describes the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal; and
 - b) Sets out the impact of the development on the heritage assets and a suggested mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and protect heritage assets, as well as recording loss and advancing our knowledge. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
- 2.24 Policy BE2: Design All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area. Development will be supported where it would meet all of the following criteria:

- a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development, and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;
- b) it provides or positively contributes to public spaces and routes that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;
- c) the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;
- d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;
- e) it protects or enhances any surrounding heritage assets, including their settings;
- f) it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;
- g) the design of external spaces (such as highways, parking areas, gardens and areas of open space) facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;
- h) the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;
- i) it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low impact materials and high energy efficiency; and
- j) it incorporates renewable or low carbon energy technologies, where appropriate.

Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement (where one is required), submitted alongside a planning application. Masterplans will be prepared for strategic development sites (see Policy MG3). Proposals must also demonstrate that they have taken account of any local supplementary guidance (such as any local town or village design statements, design codes or conservation area appraisals) and design-related policies in Neighbourhood Plans.

3. HISTORIC DEVELOPMENT OF THE SITE AND SURROUNDINGS

- 3.1 Despite its current association with the town of Fleet, the Brook House farmstead predates the settlement, in at least some form, by over half a century. Fleet was developed relatively late, with the railway arriving in 1840 and only a small number of buildings serving the new passage. Progress hastened in 1882, when much of the land surrounding the extant structures was subdivided into plots for sale. As evidenced by early mapping, a dwelling at Brook House was already erected by 1806, but the arable land surrounding a prominent estate such as Minley Manor, and the earlier Tylney Estate, would likely have been in use much earlier.
- 3.2 Brook House (formerly Brooke House) most likely originated as a small farmstead and is identifiable on maps from the late 18th or early 19th century. Visible on an 1806 East Hampstead Plan drafted by Robert Dawson (A2.1) is 'Brook F,' an early form of the property with a distinctive triangular form which persists today. It is possible that 'Brook F' was established on the Site much earlier than this. It has been suggested to date from the Elizabethan era, yet information has not been found to support this fully. To the northeast of this plot, is a lighter coloured section, which is believed to represent built form, and when compared to subsequent mapping, aligns with the location of the historic barns. The condition of the map makes it difficult to determine the exact form of the Site at this time, but it is likely that barns or other farm buildings were traditionally placed in this location, and that a smaller dwelling than is extant today preceded in the same location.
- 3.3 By the mid-19th century (A2.2), the house and stable block had been constructed, largely in the form that exists today, and clearly visible is the locally listed 'moat', as well as barn buildings to the north. The buildings are set within open fields lined with mature trees, with dense growth to the north and west of the land. Inspection of the buildings built form indicates that the central section of Brook House is probably an earlier development, which was expanded over two possible phases. To the south of the building was the first extension, now the bulk of the main house, and to the north, the courtyard building, including a walled garden beyond, appears to be of a later construction and likely of Victorian era, though data to support this cannot be sourced. Estate agent newspaper entries on Brook House from the early 1930s allege it originated as an Elizabethan dower house. Although further information to support this has not been obtained, if this is true it is possible Brook House was connected to a neighbouring estate, even possibly to Minley Manor to the north.
- 3.4 The barns were restructured by 1871 (A2.3) with the small rear extension demolished and a smaller structure built to the South of the main L-form, which create a small courtyard. This smaller building was attached to the main barn through an additional north-south wing by 1896 (A2.5), and though the existing buildings vary in age and material, they roughly follow this established plan form. At this time, a small structure also appears between the main house and the stable, likely a small storage building, possibly a garage, and to the west between the barn and main house, a small greenhouse.

The wider setting of the farmstead remains rural in character. The old stable building and clock tower, located to the west of Brook House, appears to have been constructed by the early-19th century, appearing on the same 1871 map. On inspection of the clock, inscription dates it to 1830 and was produced by John Moore & Son, Clerkenwell. It was then later repaired by Smith & Sons, Clerkenwell in 1921. The estate horses would have been kept at ground floor, with grooms and handlers residing in accommodation above.

- 3.5 Development across the Site is low and small scale, largely restricted to the construction and removal of smaller ancillary buildings as they were needed or fell out of disuse. The house was upgraded with amenities by this time, with a swimming pool inserted into the walled garden and a tennis court just beyond to the north. Within the next decade, at least three additional modern concrete barns were constructed to the north side of the greenhouse (A2.9). The 'garage' to the west of Brook House was demolished by 1939 (A2.8) and by 1978, the agricultural buildings were added to with two large Atcost barns constructed to the rear of the stable block (A2.10), west of the main development.
- 3.6 The lands have been in the ownership of the family of the current owner since 1962 and has continued its historical agricultural use, dealing mainly in livestock. Today the family remain residence of Brook House and the farm is utilised predominantly for horse livery.

4. SITE DESCRIPTION AND IDENTIFICATION OF ASSETS

Site Description

- 4.1 The Site is located to the north-east of Hampshire County, north of Fleet town and is within the administrative boundary of Hart District Council. The Site is bounded to the south by the M3 motorway, to the west by the A327 Minley Road, to the north by Minley Manor Grade II Registered Park and Garden and the Bridle Way and to the east by open farmland.
- 4.2 Brook House, which is the main residence, is centrally located within the site boundary of approx. 45 hectares, see location plan at Appendix 3 of this document. Brook Lodge is another residential dwelling on the estate, located at the entrance from A327 Minley Road, but does not form part of this development. Other buildings within the Site are agricultural buildings associated with its continued agricultural use, in two concentrated groupings to the west and north of Brook House. The primary agricultural use is the service of livery to horse and pony owners. Between these two groupings is an orchard and walled kitchen garden. There are two 4G masts to the central south of the Site.
- 4.3 The rest of the Site is predominantly grassland and woodland which is maintained by a historic drainage network. The grassland is used for horse and animal grazing mainly, while the woodland, most dense along the northern border, is maintained to act as screening from roads and rural public routes.

Buildings Located within the Site

Brook House

- 4.4 Brook House is the principal building within the Site, positioned centrally. The building started out as a cottage, the surviving elevation of which is found to the east of the building. Whether the cottage was more extensive than what survive today is unclear, but from aerial mapping would appear to have been L-shaped in plan, using red brick and little ornamentation. The first extension would have been carried out to the south and west of Brook House, adding a long mansard roofed 3-storey extension of 3 bays, one of which is a projecting canted bay, brick and mostly rendered, with a gable end to the west and exposed west elevation. The roof is of slate and windows a mixture of timber sash and casement. This addition became the primary access and front elevation to Brook House. The second extension, to the north and rear of the main house is a Victorian addition, appearing on the Site by 1861 (A2.2). This added further accommodation to the rear of Brook House and a courtyard of what appears to have been used for domestic and agricultural storage. Predominantly of exposed red brick, clay roof tiles and timber casement windows to the domestic part of the extension and leaded casement windows to the courtyard. Added also at this time was the walled garden continuing north from this. The swimming pool within the garden and tennis court beyond were added later, first seen on the 1972 map (A2.9).

Old Stables & Clock Tower

- 4.5 The Stables were likely constructed at the same time as the southern expansion to the main house, and appear on the earliest OS mapping from 1861, with a clock which remains in the tower dating from 1830 indicating a construction date around this time. The Stable building is roughly a single story with attic, though the central pediment tower is two storeys with attic, and is constructed of red brick. The tower is flanked by four arched bays, the southern two with double door openings into the stable, and the northern with flat arched windows with thin glazing bars and stone sills. The towers open arch entryway leads to a steep wooden stair that leads to the attic space, which extends the length of the building. The attic of the tower is reached by a wooden ladder, and leads the historic clock and its mechanisms. The face of the tower has a central fanlight window below the original clock face, and at roof level, a small bell turret with a single bell is topped with an iron weather vane. To the north of the main stable block are two additional contemporary extensions, of double and single storey.

Farmyard

- 4.6 The historic barn structures also appear on the earliest mapping, when a single structure followed a roughly L-shaped form. A secondary structure was first built by 1870, to the south of the main barn, which created a rough courtyard between the two, and a third, which connected the two structures and further established a central yard, was completed by the end of the 19th century. Though various parts of the barns have been repaired or reconstructed, they still follow this plan form. All of the barns are constructed of low red brick walls, with timber uppers and pitched roofs. Though the L shaped barn, which appears to be original, is entirely timber at its west elevation. Both the eastern and southern barns were reconstructed, the southern one more recently, but their design is sympathetic to the original, and they sit comfortably as a set. An additional fourth barn, even further south, is entirely modern, and completely constructed of timber, and is legible as a separate structure.

Brook Lodge

- 4.7 Brook Lodge is a residential dwelling that sits at the entrance to Brook House, just east of Minley Road. The house was likely constructed when the main house and stables were constructed, though the year '1862' is painted over the main entrance. The main section of the house is a square plan with two storeys with a hipped roof, while the northern section of the house is a single storey with a flat roof. The brick building has been rendered, and each elevation contains arched stone window casements with keystone detailing. The casement windows follow the arch form, and appear to be timber framed. The house has recently undergone extensive updating.

Surrounding Designated Heritage Assets

- 4.8 There are a small number of designated heritage assets within the vicinity of the Site, all of which sit outside of the Site boundary. These include the listed park at Minley Manor, as well as Fleet Lodge. Both of these assets sit to the north and northwest of the Site.

Minley Manor (Grade II Registered Park & Garden)

- 4.9 The Registered Park and Garden at Minley Manor extends along the entire northern edge of the Site, separated by a bridle path, which serves as a public right of way. The southern edge of the park is known as Minley Wood, this area of parkland was laid out in the first phase of estate development by Raikes Currie, and a number of mature hedgerow trees were retained. There is a dense line of vegetation along the public path, which transitions to woodland of larger mature trees with limited undergrowth. The grade-II registered park and garden is noted as a fine example of a country estate and the composition of the estate buildings and landscaping reflects the tastes of the 19th century. The gardens were laid out by James Veitch in the 1860s and later in the 1990s by Robert T Veitch, both of whom were major horticulturalists. This all contributes to the significance of the Minley Manor grade-II registered park and garden.

Fleet Lodge, Miley Manor (Grade II)

- 4.10 Fleet Lodge is a late 19th century structure (1899) that served as the south-western entrance to Minley Manor. After passing under the arch of the lodge, the drive leads first north and then north-east on a serpentine route through Minley Wood to enter the west side of the forecourt to Minley Manor, just under 2km away. The structure itself is brick with a slate roof, and the central round-headed carriage arch is flanked by composite pilasters and with pediment. The hipped roof is finished with a bell turret at centre, while the dingle bay wings have steeply pitched roofs. Though associated with Minley Manor, and directly adjacent to the Site boundary, Fleet Lodge sits within an immediate setting with a rural feel due to the surrounding dense vegetation.

Non-designated Heritage Assets

- 4.11 Within the Site, there is a single non-designated heritage asset, which is locally listed by Hart District Council. Local listing indicates the asset possesses enough significance to merit consideration in planning decisions, but the local interest is not sufficient to formally designate.

Archaeological remains of a Moat

- 4.12 To the rear of Brook House is a long shallow moat, sometimes labelled as a pond on earlier mapping. The brick lined moat is locally listed, and was likely constructed along with the original cottage that would evolve into Brook House. The brick lining of the moat includes the walls and base of the moat, which narrows to a point at each end, where it connects to drainage ditches by way of rounded brick drains inset into a low brick wall. The moat runs roughly the length of the rear garden to Brook House, and has been adapted to serve to some extent as an ornamental pond within a larger landscaped garden. Whether it was built as a conventional moat is questionable as it does not appear as a classic moat on any mapping and there is insufficient information available to support this and is noted on the HER as an 'alleged moat'.

5. ASSESSMENT OF SIGNIFICANCE

Assessment Methodology

- 5.1 The assessment methodology used here for assessing the significance of the identified heritage asset and its settings, and the non-designated heritage asset is the framework set out in Historic England's best-practice guidance document *Conservation Principles, Policies, and Guidance* (2008).¹ Broadly, this proposes the use of four key heritage values – evidential, historical, aesthetic, and communal – in assessing what makes a place and its wider context special.

The four values are defined summarily as follows:

Evidential value derives from the potential of a place to yield evidence about past human activity.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

The Site

- 5.2 There are no statutorily listed buildings located or designated heritage assets, such as conservation areas, identified within the Site. One structure has been identified by Hart District Council as a non-designated heritage asset and is included on their Local List, which is assessed in the following section. Other buildings located within the development site assessed in this section is as follows: Brook House, Old Stables & Clock Tower; and the Farmyard.

¹ <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

Archaeological Remains of the Moat

- 5.3 The Archaeological Remains of the Moat has been assessed by Hart District Council and has been allocated status as a Locally Listed Building. The significance of this structure is found in the historical fabric which survives from what was once a larger footprint, historical map regression suggests the moat extended further north from its surviving eastern location. The moat connects with an historical drainage system present across the Site which was most likely one of its primary purposes historically. It is judged that the historical remains surviving would lead to a rating of medium historical value, as the moat is read more as a pond today, with only partial footprint and laid stone bed surviving. The moat holds medium aesthetic value for its contribution to the residential garden and setting of Brook House. Communal value lies with the moats association with the primary estate building and is judged as being of low communal value due to the late establishment of the estate with the parish of Fleet and its private nature. Overall, it is judged that the Archaeological Remains of the Moat is of medium significance.

Brook House

- 5.4 Brook House is the primary building within the Site. Historical information sourced on the Site would suggest the built form first established on the location of the house as a small cottage, located central to the building, and was later extended over two stages to the south and north. The status of Brook House as the primary residence of the estate and evidence in its built fabric to the evolution of the building is judged to warrant high evidential value. The well maintained and largely surviving historical fabric provides valuable reading of the history of it and would be judge as being of medium/low historical value. Sitting centrally within the Site with an extensively landscaped setting is a charming estate composition lends to a rating of medium aesthetic. Communal value of the Site is found in the leading role of the estate house over the larger estate, its possible connection to the larger estate of Minley Manor to the north and more recent connections with the local town of Fleet. With Brook House estate being added later to the parish of Fleet, a rating of medium communal value is felt warranted here. Overall, it is judged that Brook House is of medium/low significance.

Old Stables & Clock Tower

- 5.5 The Old Stables and Clock Tower is associated with the primary estate building of Brook House and is speculated to have been constructed in the early-19th century. Much evidence remains of how the stables were used and the original clock survives within the tower, which is still in working order, leading to a judgement of medium evidential value. The historical fabric remaining on Site is largely that of the original, with some internal modification as the upper floors were converted from groom accommodation to grain storage, and considered of medium historical value. The building was constructed as a supporting building to the main estate house and therefore is practical in its construction, the most elegant in the design being the clock tower and bell, leading to an overall rating of medium aesthetic value. Communal value is found in the buildings association with Brook House and therefore holds the same rating of medium. Overall, it is judged that the Old Stables & Clock Tower is of low significance.

Farmyard

- 5.6 The historical farmyard buildings located to the north of Brook House have been constructed at different periods, modified as the needs of the farm changed. Of most significance here are the west and north buildings, which survive from the historic L shaped form, and the later addition of the east building, most likely late-19th century. As discussed, the buildings have been modified quite significantly over time but large portions of the historical buildings survive and would be considered of medium evidential and historical value. The Farmyard was constructed as agricultural buildings and therefore of little ornamentation and simple construction with the sole intention to support agricultural activity on the estate, resulting in a rating of low aesthetic value. Communal value is found in the buildings association with Brook House and therefore holds the same rating of medium. Overall, it is judged that the Farmyard is of low significance.

6. ASSESSMENT OF IMPACT

Summary of Proposals

- 6.1 The proposed development vision for the Site is to retain all buildings of historical origin and renovate for residential and community uses. Other more modern buildings are proposed for demolition and the Site as a whole is proposed for redevelopment as a residential-led development. The ancient woodland to the north of the Site and majority of the surrounding landscape is to also be retained and incorporated into the overall development. Built form is proposed as low and small scale, 4 storeys at the highest, and is concentrated mainly to the southern half of the Site. Proposed community facilities include: 1 form entry primary school; community orchard and allotments; and football pitches. Further detail on the proposed development is provided in the Vision Document produced by Savills and should be read alongside this report.

Methodology

- 6.2 The impact assessment uses as its basis the assessment methodology set out in paragraphs 132 and 135 of the National Planning Policy Framework, and is applied in line with the interpretation established by current conservation guidance.

Assessment

- 6.3 There are no designated heritage assets located on the Site. The closest designated heritage assets are located along the north boundary of the Site, these are: Minley Manor (Grade-II registered park and garden); and Fleet Lodge, Minley Manor (Grade II listed). Although adjacent to the Site, it is viewed that no impact will arise to the significance of these heritage assets through change to their setting, as the extensive ancient woodland along the north of the Site will be retained and any built form concentrated to the south. The proposed development will therefore be heavily screened and being of low scale, resulting in no intervisibility with or visible from either designated heritage asset.
- 6.4 The only heritage asset within the Site identified by Hart District Council is the archaeological remains of the moat, which is on their Local List. The proposed development has been sensitive in developing around and away from the moat remains and proposes the continued use of it. It is judged that this would not result in a harmful impact to the non-designated heritage asset, instead the proposed development will preserve and enhance the archaeological remains of the moat.
- 6.5 Other historical built form remaining on the Site today is Brook House, stable building & clock tower, farmyard buildings, and remains of the walled kitchen garden. None of these buildings may have been allocated designated heritage protection, but have been viewed as important to the character of the Site and local area. Notable historical buildings located on the Site have been assessed for

their level of significance under conservation principles in the previous section. All are proposed for retention, being developed as either residential accommodation or community facilities, and any other built form is proposed away from these buildings. This is viewed as a sympathetic approach to the character of the Site and its surroundings and sensible to utilise the existing fabric which is of value within the proposed development.

- 6.6 While Brook House largely sits within a rural setting it is experienced within the privacy of the heavy screening provided by the surrounding vegetation, much of which is to be retained and only areas of less sensitivity to be built upon. The boundary and ancient woodland to the north in particular are characteristic of the Site and its historical landscaping. This should be viewed favourably in consideration of proposed development here, securing the optimal viable use of the Site while retaining its landscape character. The screening provided by the landscaping results in little opportunity to experience the historical site buildings within their setting. One such view has been identified south of Brook House, looking north towards the houses front elevation. This view is to be maintained and appreciated within the proposed development.
- 6.7 In addition to this, the screening provided by the substantial screening encompassing the Site conceals the low scale development proposed within the Site and would not be visible from outside the Site, having a neutral impact on the surrounding local character.
- 6.8 Overall, it is the opinion of Icen Projects that the proposed development vision for the Site is in promotion of sustainable development and fulfils criteria for development under national, regional and local legislation and policy, including emerging local policy. Areas of sensitivity on the Site, including heritage, flood risk and ecology, have been identified and incorporated in the proposal and in many cases contributing to the final proposed masterplan.

7. CONCLUSION

- 7.1 This report presents a detailed heritage analysis of the Site, which seeks to understand the condition of the existing site, as well as its sensitivities in terms of heritage and contribution to the local character of the area. The purpose of this report is to support the submission of this Site for identification of development in the future.
- 7.2 Through a detailed understanding of the historic development of the Site and wider area, the relative significance of the Site and surrounding designated heritage assets has been identified, as required by NPPF Paragraph 128.
- 7.3 Notable on the Site is Brook House itself, the primary building of the historical estate and remains of this status, which has been identified as being of high significance. Other buildings or structures of consideration for conservation are: the Archaeological Remains of the Moat; the Old Stables & Clock Tower; and the Farmyard. Through analysis and assessment of these buildings they have been judged to hold medium or low heritage significance. None of these buildings or structures are proposed for demolition, all are to be retained and renovated are part of the overall development. Any proposed built form is focused away from these buildings and structures, respecting their significance and setting. This should be viewed as a favourable approach for possible development on the Site.
- 7.4 Of the identified designated heritage assets neighbouring the Site to the north, the proposed development would not result in any harmful impact on their significance or setting.
- 7.5 The impact of the proposed development is minimal, benefitting from the substantial landscaping on the Site, ancient woodland to the north and screening provided by the landscape encompassing the Site. This contributes greatly in preserving the local character of the area and providing a privatised environment for a potential community at this location.
- 7.6 It is therefore clear that the current masterplan proposals meet the requirements of NPPF paragraphs 131 and 135, as well as the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) 1990, and as such should be a site considered for future development.

8. REFERENCES

Archives Accessed

Hampshire Archives and Local Studies

Fleet Local Library

Websites Accessed

British Library Georeferencer, <http://www.bl.uk/georeferencer/georeferencingmap.html>

British History Online, <http://www.british-history.ac.uk/survey-london/vol47>

Primary Sources Consulted

Ordnance Survey historic map series

A1. LISTED BUILDING DESCRIPTIONS

A1.1 Fleet Lodge, Minley Manor

List entry Number: 1092282

Grade: II

Date first listed: 26-Jun-1987

UID: 136745

Details

SU 85 NW HAWLEY MINLEY ROAD

6/11 Fleet Lodge, Minley Manor

Dated 1899. Architect probably George Devey. Brick with slate roof. Central round-headed carriage arch flanked by Composite pilasters and with pediment. Hipped roof with bell turret. On each side are 2-storey wings of 1 bay with steeply pitched roofs.

Listing NGR: SU8285657408

A1.2 Minley Manor

List entry Number: 1001264

Grade: II

Date first registered: 07-Dec-1992

UID: 2281

Details

A fine example of a country estate with buildings and a designed landscape forming an integral composition reflecting late C19 taste. Minley Manor and its pleasure grounds laid out by Robert T

Veitch and his landscaper FW Meyer in the 1880s form the centrepiece to the estate. This followed an earlier phase of planting undertaken by James Veitch in the 1860s.

HISTORIC DEVELOPMENT

By the late C17 the land which was to form the future Minley Manor estate was part of the extensive Tylney family estates in the north-east of Hampshire. Up until the mid-C19 this consisted of a mixture of arable, pasture, coniferous woodland, and heath land (Tithe map, 1846). By the early 1800s it had passed from the Wyndham family of nearby Hall Place, Yateley to the ninth Lord Arundell who sold it to William Robert Burgess and thereafter it passed to his brother-in-law, the Rev Robert Caswell (d 1846).

When Raikes Currie (1801-1881) bought the land in 1846, the manor was in a poor condition and he set about creating a new manor and estate. Currie, a wealthy London banker (a partner in Glyn Mills bank) and former MP for Northampton, commissioned the architect Henry Clutton (1819-93) to design a new house which was built between 1858 and 1860. Formal gardens around the house, a kitchen garden, and part of the pleasure grounds were laid out 1861-4. Currie carried out further developments until his death in 1884.

Bertram Wodehouse Currie (1827-1896) inherited the estate from his father in 1884 and undertook two main phases of work in his lifetime. Between 1884 and 1886 extensive additions to the estate were made by the architect George Devey (1820-1886) and then later, in the 1880/90s, Currie employed Messrs Veitch to lay out a Winter Garden, The Plain, and extensions to the pleasure grounds which included Hawley Lake to the east.

Upon Bertram Currie's death in 1896, his son and successor Laurence Currie made substantial modifications to the Manor house and grounds, and employed Devey's chief draughtsman, Arthur Castings (1853-1913), to build new lodges, a water tower, and a new complex of walled gardens, and extending the areas of ornamental planting and estate woodland. Laurence Currie died in 1934, and his successor Bertram Francis Currie sold the complete estate of c2500 acres (c1012ha) to the War Department in 1936. In 1971 Minley Manor was taken over by the Royal Engineers.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Minley Manor is sited midway between Fleet and Camberley, the house lying 3km from Fleet, directly on the east side of the B3013 and due north of the M3. The 519ha designed landscape is sited on the south-east edge of a level plateau of high ground. This plateau extends south-west to form a ridge of high ground which falls away from the east down to the south-west corner of the site. These slopes are covered by Minley Wood which forms the main boundary block of woodland along the west side. In the north-west the ground falls

away westwards in two broad, gently undulating valleys. The south-facing slopes of the plateau contain a series of small, tightly formed valleys. To the east of the house Minley Road divides the pleasure grounds and house from areas of Hornley Common and Hawley Common, which are heavily wooded surrounding Hawley Lake.

The house commands an area of varied topographical interest. This is best viewed from the terrace along the south front of the house, which forms a formal foreground to views over the southern parklands and long-distance views over the countryside beyond.

ENTRANCES AND APPROACHES The main approach to the house is via the drive which leads west off Minley Road. Passing through the gates in the brick boundary wall at the two-storey, red-brick main lodge (Devey, 1886-7, listed Grade II), the drive takes a direct route past the stables (Devey, 1886-87, listed Grade II) and Orchard Cottage and walled gardens, to Arch Cottage (also by Devey, 1887, listed Grade II*), which it passes under, then curves west-south-west to arrive at the walled forecourt on the north-west front of the manor house. The entrance court comprises a circular carriage drive with central planted bed. Illustrations of 1899 (CL) show an ornate built feature at the centre of the space and a series of clipped trees in boxes flanking the surrounding buildings.

Fleet Lodge (1899, Castings, listed Grade II) marks the entrance from the south-west tip of the estate, 1.8km from the Manor. Passing under the arch of the lodge the drive leads first north and then north-east on a serpentine route through Minley Wood to enter the west side of the forecourt. The main drive continues due north from Fleet Lodge to Minley Farm situated 1.2km to the west of the Manor. The western half of the estate is criss-crossed by a network of drives and tracks radiating from Fleet Lodge, one of which leads to Home Farm (a model farm built to the designs of Arthur Castings in 1900) situated 500m south-east of the Manor.

PRINCIPAL BUILDING Minley Manor (listed Grade II*) was built in 1858-60 by Henry Clutton for Raikes Currie. Clutton studied as under William Blore and it is said that his inspiration by the Chateau of Blois resulted in Minley's French Chateau characteristics (Colson Stone 1994), though under the influence of the English Gothic Revival. Further extensive additions took place in 1886-7, when Bertram Currie employed George Devey who added a new entrance and vestibule, clock and stair towers, and the chapel and cloister. Devey also renovated the interior and aggrandised the setting of the house with the orangery and stables, and created new entrance drives with lodges. Further alterations to the house and grounds were made by Arthur Castings after 1896.

GARDENS AND PLEASURE GROUNDS The pleasure grounds extend over 24ha and were laid out by Messrs Veitch in the late C19. The planting of rare trees and shrubs was continued by Laurence Currie until the 1930s.

North-westwards from the house, set axially on the main entrance court there is a fine 450m long avenue of alternating Wellingtonias and limes which extends out through woodland and runs parallel to the Minley Road. The avenue creates a wide grass allée which is bounded by hornbeam hedges on both sides. This dates from the Raikes Currie period (1858-84) and was planted by James Veitch. Field evidence shows that originally the avenue extended into Minley Wood beyond its current termination (ibid).

The principal Dutch Garden (or Winter Garden) lies to the west of the house on the site of the original 'King Croquet's ground' (ibid). The entrance to the Dutch Garden lies through an archway leading from the entrance forecourt into a cloister on the north-east side which links through to the orangery (listed Grade II*). The Dutch Garden was designed by Robert T Veitch (1823-85) and FW Meyer. The area is formally treated, the levelled square being slightly sunken with steps leading down at each of the corners. This is the site of a sunken winter garden which has been described as 'their most innovative geometric garden: a complex parterre, laid out in the form of a family crest, but employing for the purpose a mass of miniature conifers' (Elliott 1986). This original scheme of four triangular beds laid out around a circular basin and statue of Diana has been simplified, as has the parterre design worked out in yews and *Retinospora aurea* and *R squarrosa*, edged with *Euonymus radicans*. The area is now grassed with borders for bedding.

To the north of the Dutch Garden, between it and the orangery, is a grass terrace on which orange trees from the orangery were displayed. At either end of the terrace is a stone seat backed by yew hedging, that at the eastern end being dated 1909, the other, 1861 (listed Grade II, along with the terrace wall). A path leads to the remains of further yew-hedged enclosures.

Beyond the Dutch Garden to the west, lying on a plateau extending to the south-west of the manor, is The Plain, a further area of gardens. The western and southern boundaries are formed by a ha-ha with the woodland of Minley Wood beyond. This area was created during the late 1880s by Messrs Veitch. It was laid out as an informal woodland garden with 'bold beds separated by grass, and devoted each to one description of herbaceous plant, or of flowering shrub' which linked the formal gardens around the Manor with the 'Wild Woodland' and plantations of Minley Wood to the west (Gardeners' Chronicle 1881). A number of mature specimen trees survive and the form of the beds can be seen as indentations in the lawn. To the east, The Plain slopes eastwards to the south lawn, with its specimen trees and dense planting of rhododendrons. A broad grass walk cuts through them and leads to a water tower (Castings, 1896, listed Grade II) which stands in the southern part of this ground. Its purpose was to supply irrigation for the gardens.

The East Garden occupies south-sloping ground between the house and St Andrew's Church (Clutton, 1871, listed Grade II) and is bordered along its north-west edge by the main approach to the house. The area contains specimen trees set in grass with a circular thatched summerhouse

(1896-99, attributed to Castings, listed Grade II) sited on a spur of land overlooking the parkland to the south. The summerhouse was restored in the early 1990s.

Bertram Currie employed Messrs Veitch to lay out the area to the south-east of the house, on the opposite side of the Minley Road, as pleasure grounds in 1893. This included the construction of Hawley Lake which is 15ha in extent. The rides to it and its banks were planted up and water-lilies planted in the lake. The largest of the several islands supported a thatched summerhouse, there was a boathouse, now Boathouse Cottage, at the northern tip, and a stone and red-brick bridge (extant) spanning the narrowest part.

PARK The areas of parkland have fluctuated over the years as the pleasure grounds were laid out and extended or woodland was planted. In the late 1880s the south lawn was formed by taking in the enclosed lawn, flower gardens, and pleasure grounds around the Manor laid out by Raikes Currie, and also an area of parkland. The new boundary to the south lawn was formed by a ha-ha, the lawn being mown rather than grazed. Manor Wood Pasture, the parkland separated off by the ha-ha construction, now forms the northernmost area of parkland which previously surrounded even the water tower.

Church Wood, lying to the south of St Andrew's Church, has been allowed to grow up since 1937 on an area of parkland which would have provided clear views up to the church in its elevated position, surrounded by a backdrop of parkland trees. Home Farm Wood, which lies on the west side of Minley Road and to the south of Home Farm, was heathland in 1846 (Tithe map) but by 1847 had been incorporated into the park. By 1900 the area was woodland.

South of the Home Farm/Fleet Lodge drive, the parkland extends down the slope in three long fingers. These areas of parkland were laid out in the first phase of estate development by Raikes Currie and a number of mature hedgerow trees were retained.

KITCHEN GARDEN The walled kitchen garden lies to the north of the east drive. The north-west wall of the main kitchen garden enclosure, which supported the potting sheds, has been demolished, as has the glass, but the other internal walls, and the outer slip walls, which incorporate Orchard and Bothy gardeners' cottages, survive. The set of walled enclosures to the north appear in part to have been orchards, but it is probable that they also provided the level grass areas required for tennis or bowls.

A2. HISTORICAL MAP REGRESSION

A2.1 **Map 1** 1806 East Hampstead Plain drafted by Robert Dawson

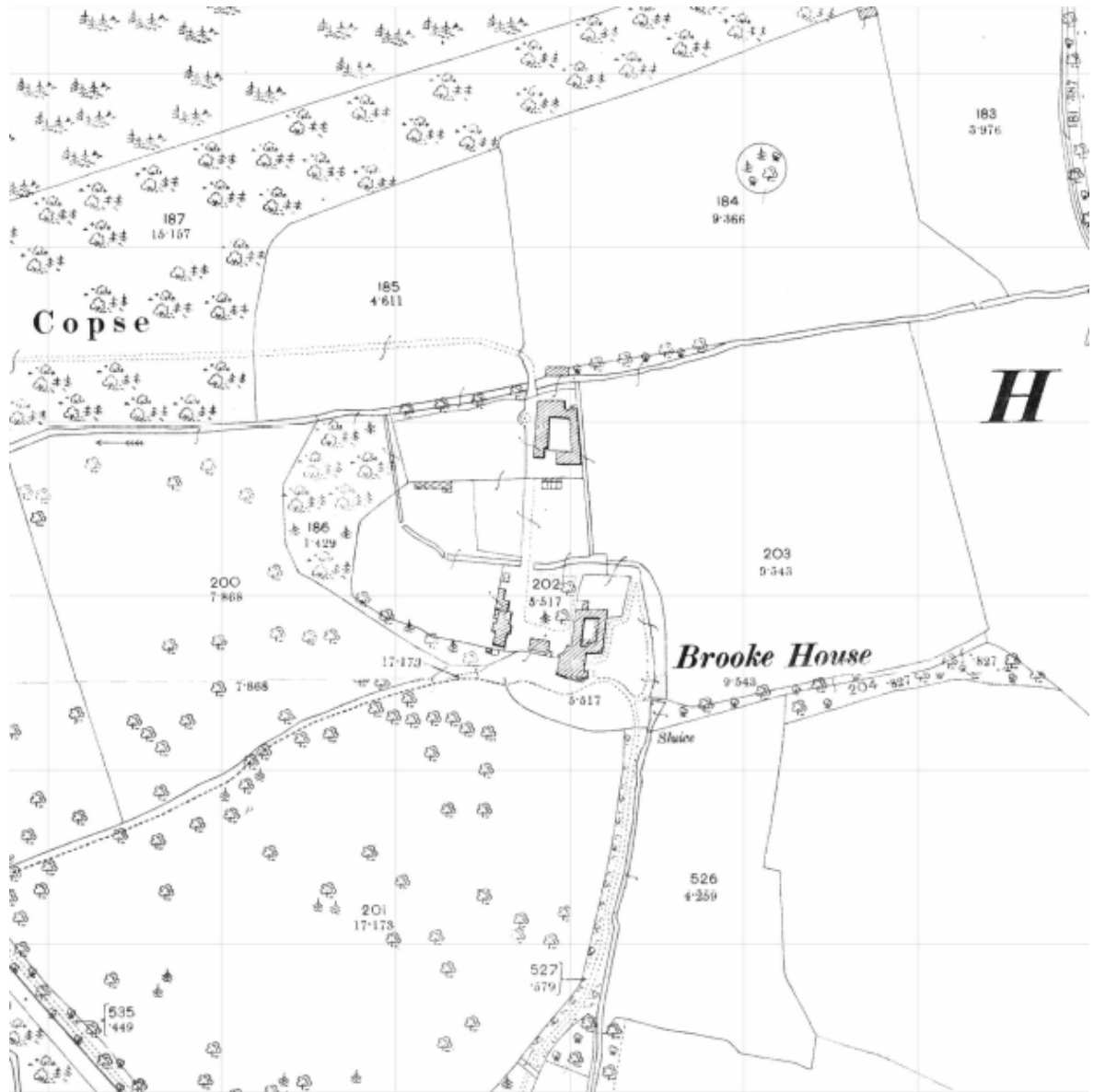


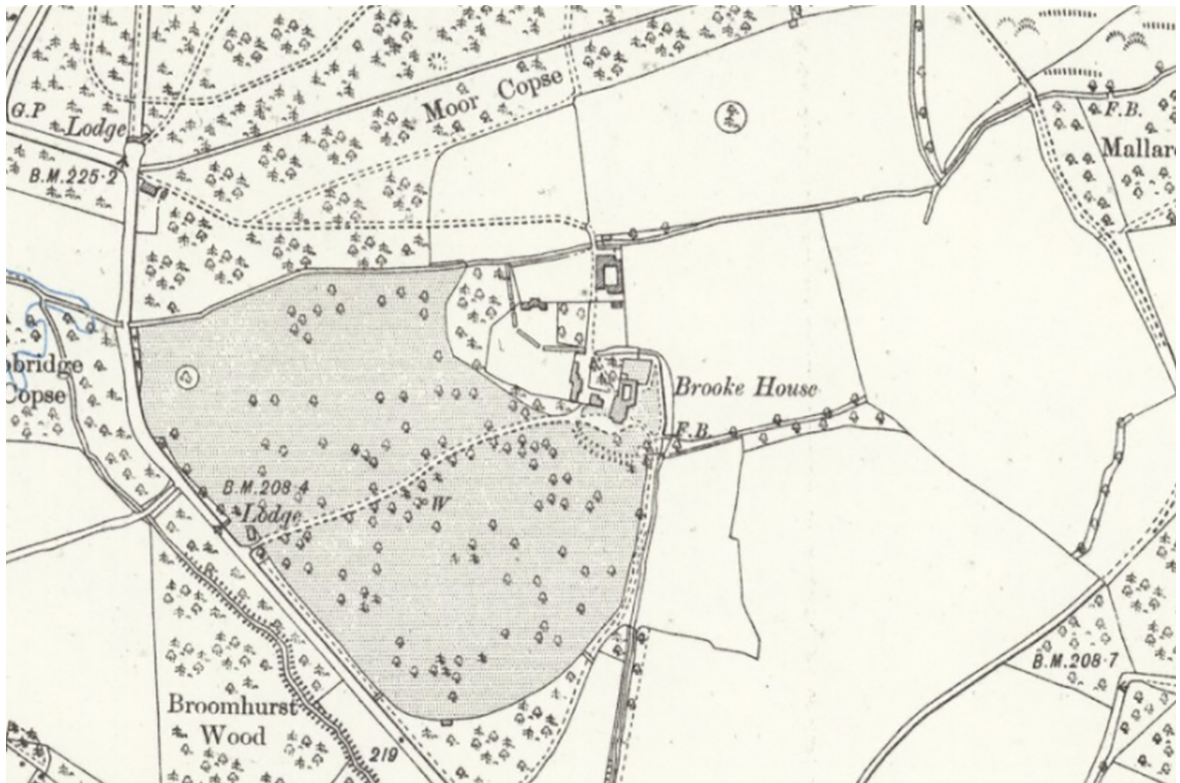
A2.2 **Map 2** OS Map 1861 ©100035207

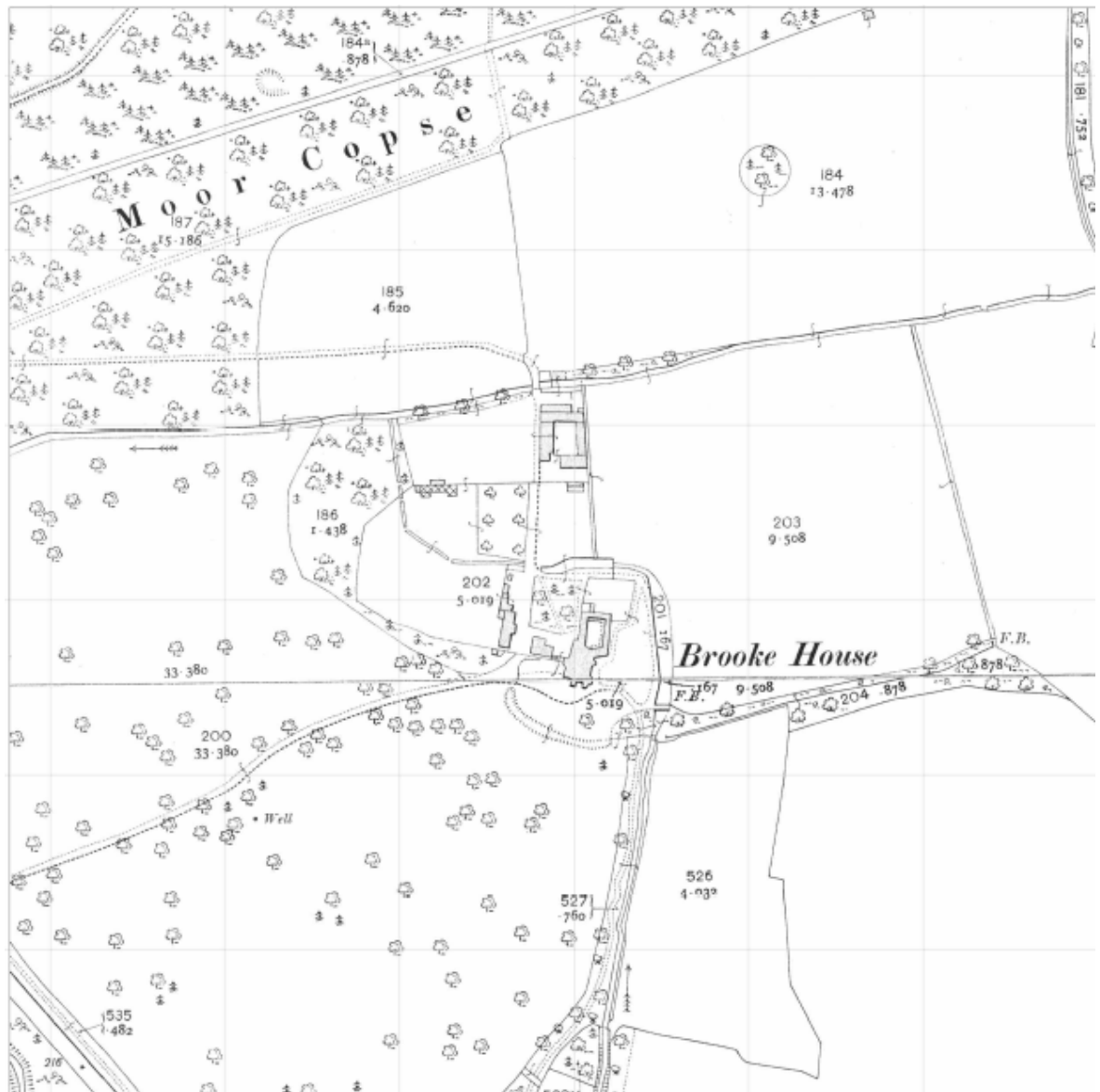




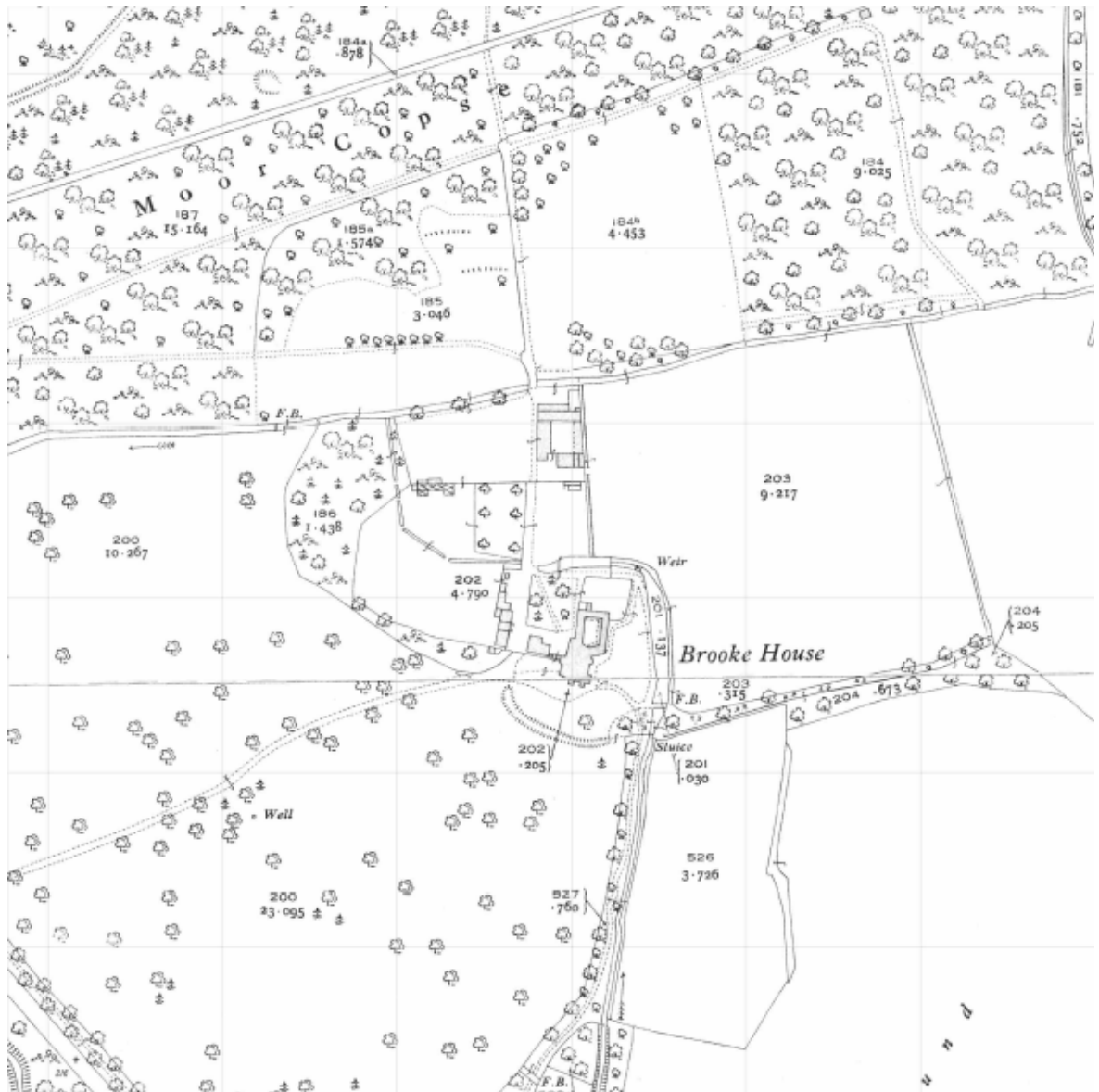
A2.4 **Map 4** OS Map 1896 ©100035207

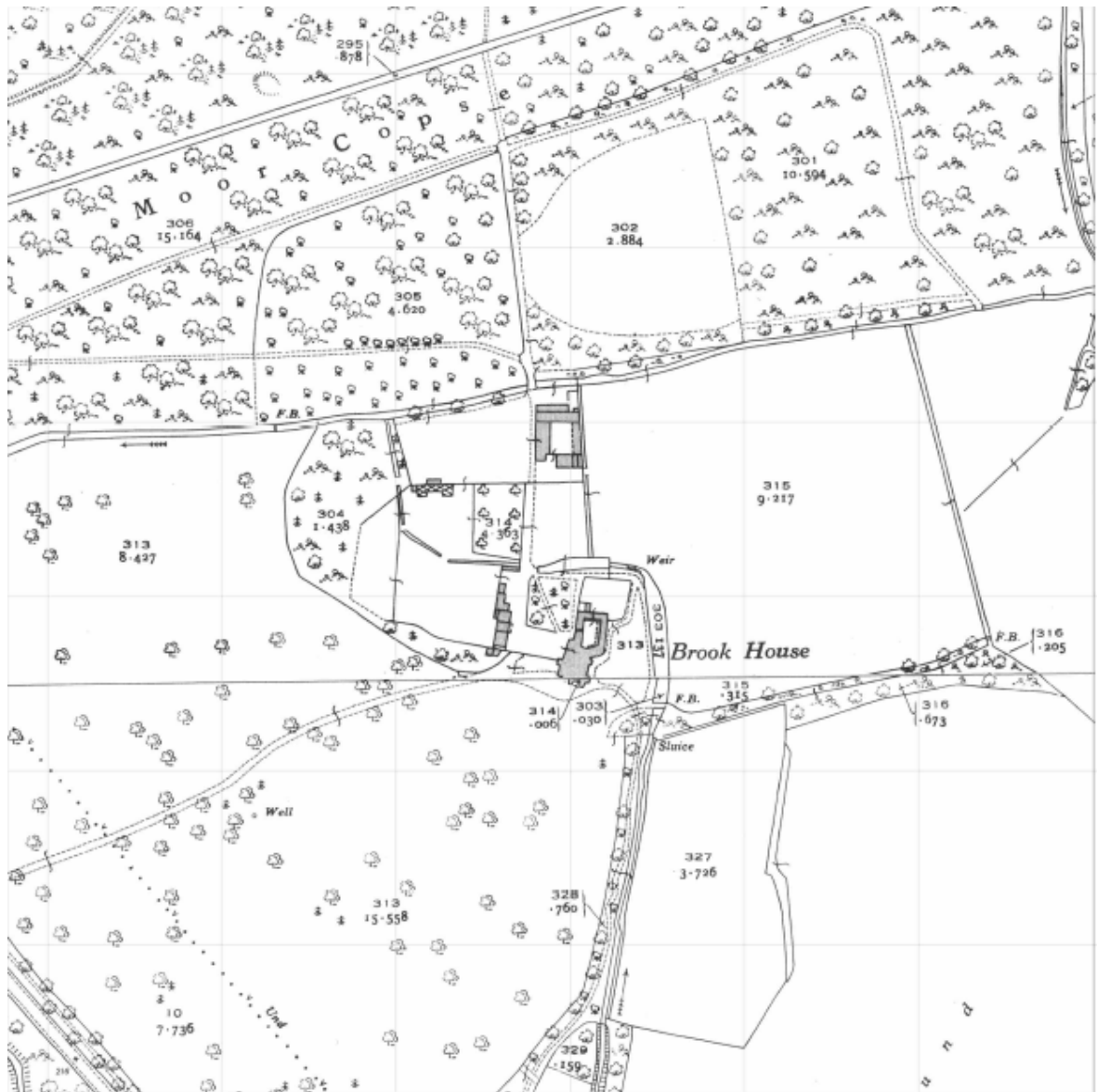




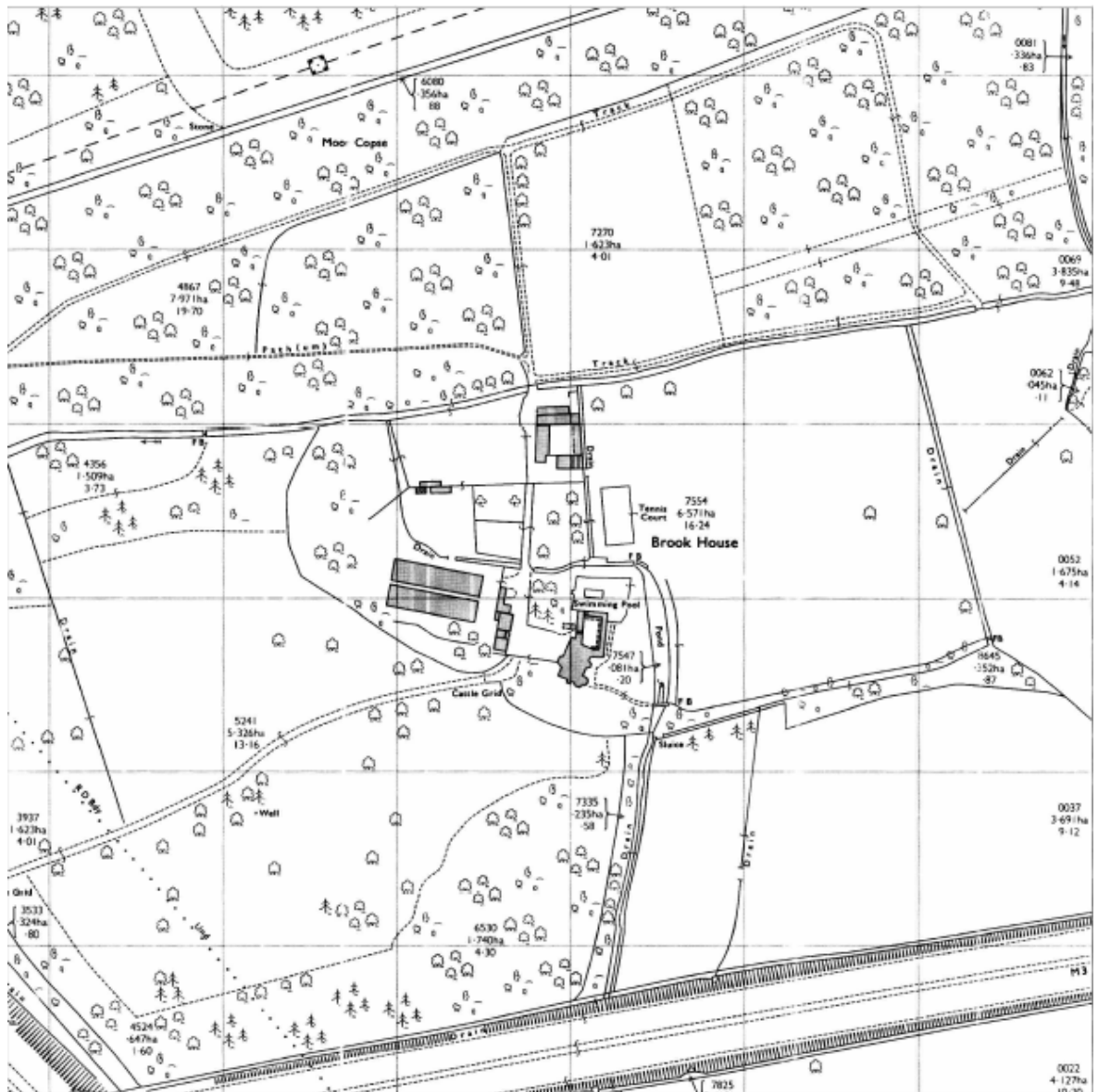


A2.7 Map 7 OS Map 1931 ©100035207

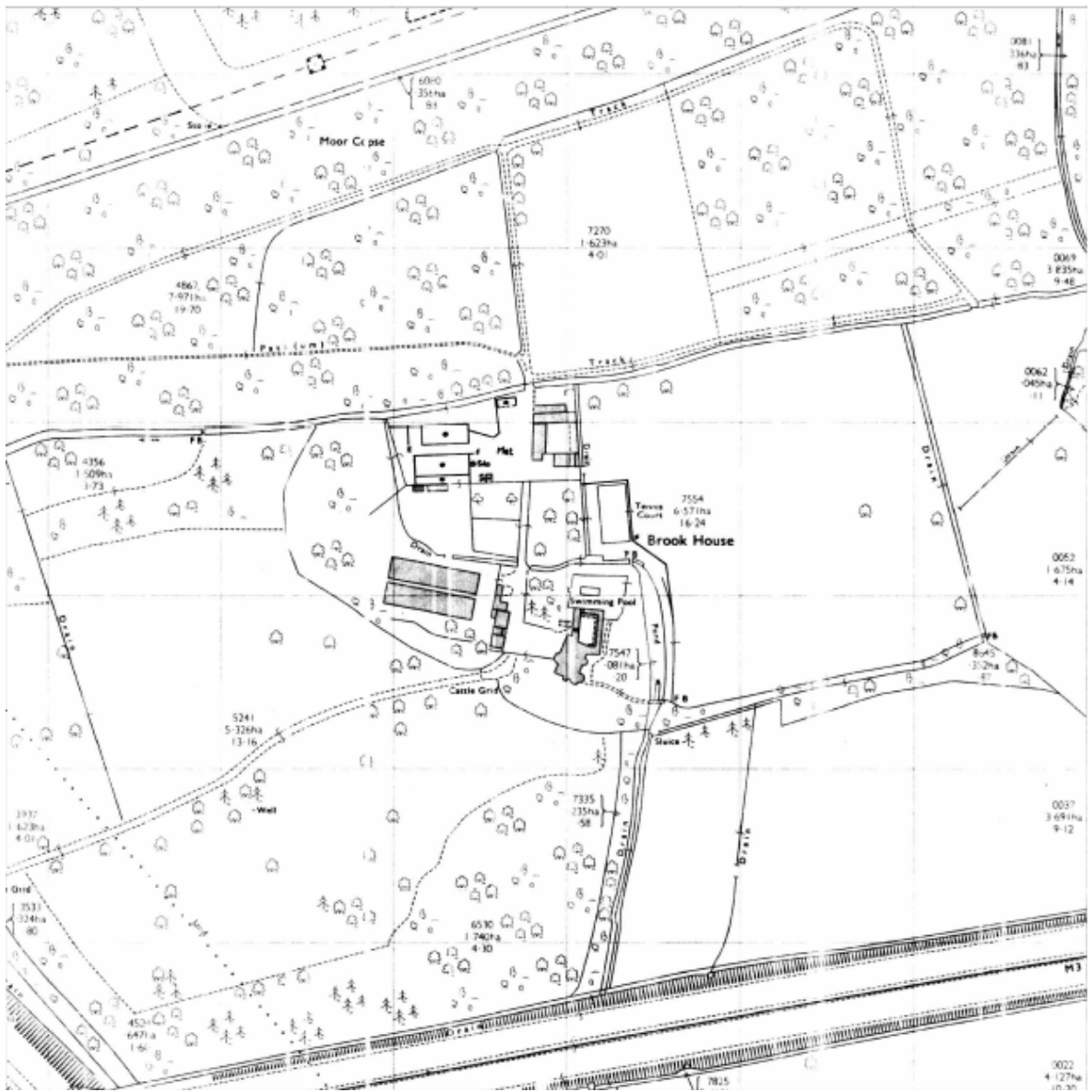




A2.9 Map 9 OS Map 1974 ©100035207



A2.10 Map 10 OS Map 1978 ©100035207



A2.11 **Map 11** OS Map 1993 ©100035207

