

ROMSEY CONSERVATION AREA APPRAISAL
AND MANAGEMENT PLAN
DECEMBER 2020

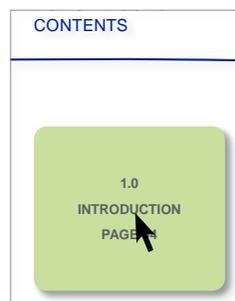


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For ease of use this document has been produced to be read on-screen. It contains a series of features that make it easier to use and navigate between the sections.

Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.



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1.1 WHAT IS A CONSERVATION AREA?

A conservation area is defined as an “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”⁰¹

Navigation

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You can also use the buttons in the top right hand corner to jump to the contents, appendices, further information, or back to the page you were previously on.



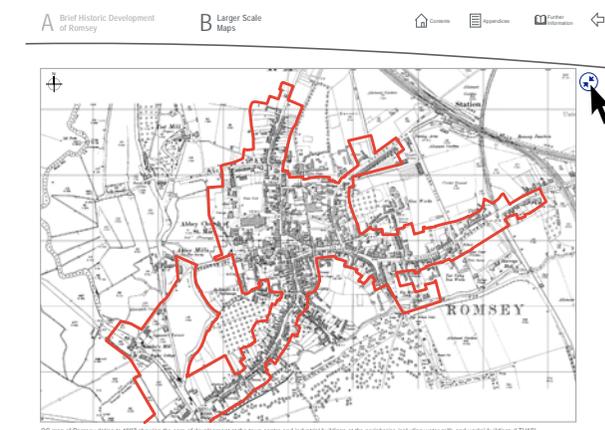
Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix B](#)).



Click on this icon and it will take you back to the original plan within the document.



OS map of Romsey dating to 1897 showing the core of development at the town centre and industrial buildings at the peripheries including water mills and works' buildings (LTVAS)

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1 INTRODUCTION

This section gives an overview of Romsey Conservation Area, provides information about what conservation area designation means and its implications for development, what the purpose of the Conservation Area Appraisal and Management Plan is and outlining the consultation process that has been undertaken to prepare it.

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1.1 WHAT IS A CONSERVATION AREA?

A conservation area is defined as an “*area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.*”⁰¹

Designation of a conservation area recognises the unique quality of the heritage of that area as a whole. This quality comes not only from individual buildings but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings / structures, positively shape the character of a conservation area is derived from their exteriors, principally those elevations which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped and still contribute to the special interest of

an area. Furthermore, the spaces between buildings, such as alleys, streets and paths all contribute to appearance and character.

1.2 ROMSEY CONSERVATION AREA

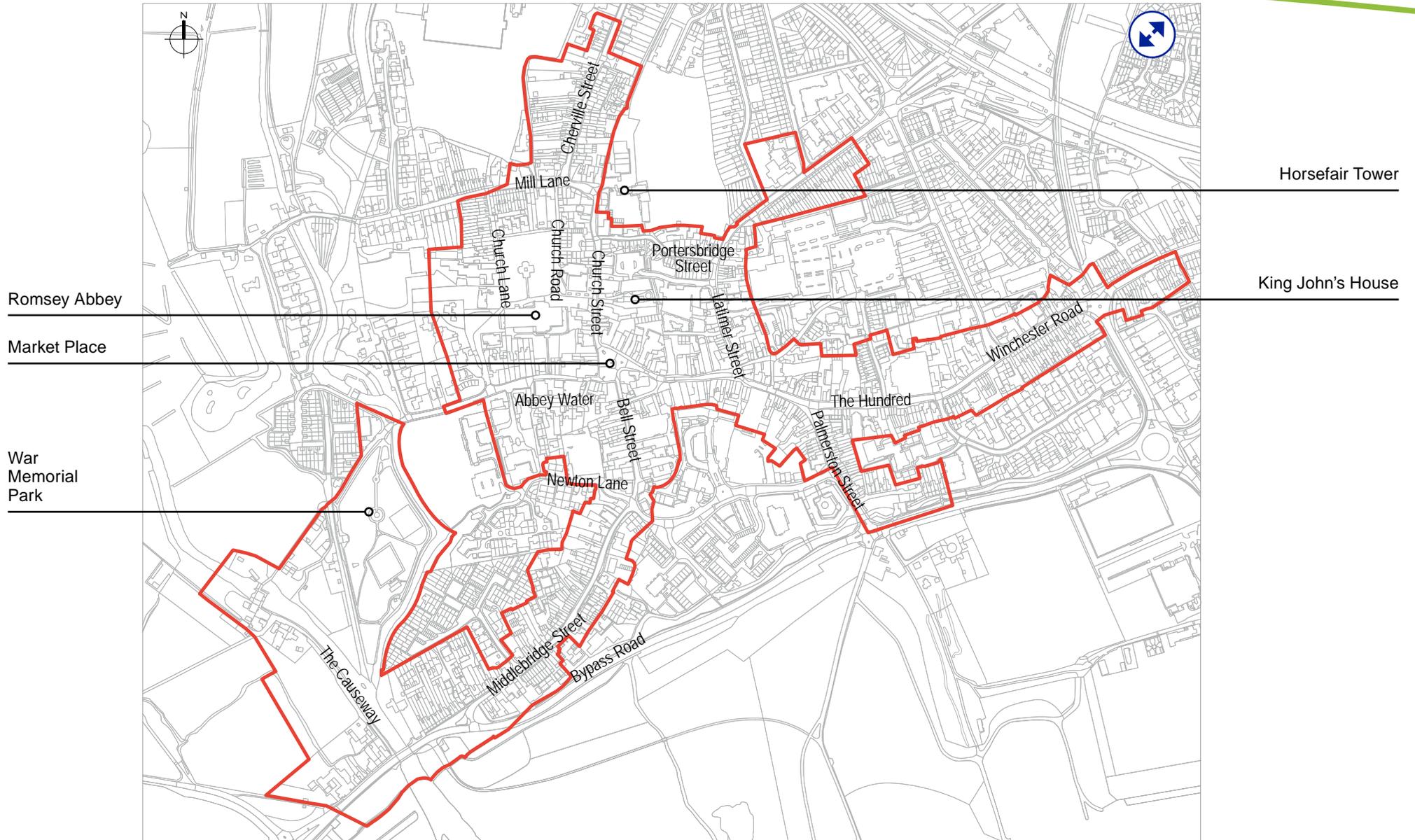
Romsey Conservation Area was first designated in 1970 and its boundaries have been amended since this time, most recently in November 2020. **Plan 1** overleaf shows the current boundary of Romsey Conservation Area.

The Conservation Area covers the core of the historic town centre with Romsey Abbey and the Market Place at its heart. It also includes the important historic approaches to the town centre, The Hundred, Palmerston Street, Middlebridge Street and Cherville Street, which retain their burgage plot pattern and also show subsequent Georgian and Victorian expansion. The Causeway alongside the River Test is also part of the designation with several surviving mill buildings and structures which were an important part of Romsey’s past.

1.3 WHAT DOES CONSERVATION AREA DESIGNATION MEAN?

Conservation area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. In order to ensure this, in the conservation area changes to the external appearance of a building may require planning permission from the Council that is not required elsewhere as some permitted development rights are curtailed. For example, demolition or substantial demolition of a building will require planning permission and planned work to a tree must be notified to the Council six weeks in advance. Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions. Further details can be found in **Section 5.0**

⁰¹ Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*



Plan 1: Boundary of Romsey Conservation Area with key landmarks for orientation

1.4 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all Councils “formulate and publish proposals for the preservation and enhancement” of conservation areas within their jurisdiction, and conservation areas are periodically reviewed.⁰²

The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a conservation area, (see [Section 2.0](#)), analyses the characteristics that make it special (see [Section 3.0](#)), as well as setting out a plan for managing change to ensure its on-going protection and enhancement (see [Section 5.0](#)).

This CAAMP has been prepared in line with current best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment.

The document is intended to be comprehensive, however, omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 5.0](#) are applicable in every instance.

The assessments which provide the baseline information for this CAAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the Conservation Area.

1.5 CONSULTATION AND ENGAGEMENT

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area

guidance produced by or on behalf of the Council to be subject to public consultation, including a public meeting, and for the local authority to have regard of the views expressed by consultees.⁰³

A draft of this CAAMP underwent public and stakeholder consultation between the 25th September and 6th November 2020. During and prior to the statutory consultation, engagement with the local community was undertaken using a digital questionnaire, recorded presentation and Q&A sessions.⁰⁴ This engagement was intended to raise awareness of the Conservation Area review, utilise local knowledge of the area’s special interest and gather feedback on the opportunities for enhancing this special interest and changes proposed to the Conservation Area boundary. The results of this consultation have informed the preparation of this document.

⁰² Section 71 (2) and (3), *Planning (Listed Buildings and Conservation Areas) Act 1990*

⁰³ Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

⁰⁴ The consultation of stakeholders was undertaken virtually due to the Covid-19 pandemic.

2 SUMMARY OF SPECIAL INTEREST

This section provides a summary of what is significant about Romsey Conservation Area in terms of its history, appearance, character and setting.

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2.1 GENERAL STATEMENT OF SIGNIFICANCE

The special interest of Romsey is derived from it being a quintessential, historic English market town set within a rural, agricultural landscape. This special interest manifests itself in the historic character and appearance of the town including its buildings and open spaces. This includes the evidential value of the medieval core of the town with narrow streets leading to the central Market Place and the Norman Abbey precinct adjacent.

In addition to the layout, the narrow burgage plot boundaries and historic buildings, ranging in date from medieval to the Victorian period, also contribute to the special interest of the area. The Abbey is one of the most important buildings in the town. Its contribution to the conservation area is largely derived through glimpsed and fleeting views and it is only visually dominant at close quarters. More recent buildings also contribute to the Conservation Area, generally in terms of their use, if not their appearance. Special interest is also drawn from the continued use of Market Place and adjoining Corn Market for thrice weekly markets.

Away from the core of the town, the suburbs and approaches routes also contribute to the Conservation Area's special interest. The nature and appearance of the ribbon development along Middlebridge Street, Cherville Street and Winchester Road, namely a mixture of older villas and Victorian terraces, is of special interest for demonstrating the evolution of the town. Special interest is also derived from Romsey's War Memorial Park, gifted to the town after the First World War, drawn from its historic and communal value.

The River Test, which has several branches running through the town, also contributes to the special interest of the Conservation Area. The river represents the industries, such as woollen cloth making and brewing, which allowed the town to prosper and continues to have social, ecological and amenity value. The historic mill buildings, which survive on the river banks, are testament to the industrial past of the town and, from these, further special interest is derived.



The ancient Market Place continues to be the commercial and social heart of Romsey

2.2 ASSESSMENT OF SPECIAL INTEREST

The special interest of Romsey is derived from centuries of evolution, first rising to prominence in the 10th century with the establishment of a Benedictine nunnery, Romsey Abbey. The Abbey's wealth and royal connections led to the present, monumental Romanesque building being constructed in the 11th century and the building remains one of the most important in the town. Although highly significant in its own right, recognised by its Grade I listing, the Abbey also contributes to the special interest of the conservation area as it has been so important in the evolution and growth of Romsey. As well as the landmark building itself, the positioning and setting of the Abbey contribute to the area's special interest, slightly set apart from the rest of the historic urban core within a tranquil, publicly accessible church yard (also known as the north and south garths). The Abbey precincts would once have been much larger, and it is likely that there are buried archaeological remains associated with this nationally important monument that are as yet undiscovered and from which further understanding of Romsey's evolution and special interest may be derived.



Romsey Abbey, the most significant building in the Conservation Area

The Conservation Area contains many other ancient buildings of high significance that contribute to its special interest. Romsey saw considerable growth and prosperity in the medieval period with the layout of the core of the town essentially surviving from this period. The visible evidence of this period therefore contributes greatly to the special interest of the conservation area. The narrow fronted, medieval plot patterns survive within the historic core of the town and several timber-framed medieval buildings are also extant including King John's House, which dates to the 13th century, and the White Horse Hotel in the Market Place and the Manor House in Palmerston Street, both dating to the 15th or 16th centuries. Other buildings are thought to contain medieval structures behind more recent facings.

Today, the overriding architectural character of the historic core of Romsey is that of the 18th and early 19th centuries, when many buildings in the town were either replaced or refronted with genteel Georgian elevations. This appearance contributes to the special interest of the Conservation Area as it demonstrates the period during which Romsey evolved into a busy coaching town, owing to its location at the intersection of major roads

leading to settlements such as Southampton and Salisbury. The survival of many former coaching inns, many of which remain in hospitality use, reinforces this aspect of the special interest of the town.

Also making a considerable to the special interest of the town is the Market Place, so important to the commerce and status of the town. It is positioned at the heart of the historic town core, with all the important approach

roads converging on it and remains the centre of the town, commercially and socially. The Market Place is demonstrative of Romsey flourishing as a busy market town, facilitated by its position on the River Test, of which there are many branches and tributaries in the Conservation Area. Also indicative of the industry, trade and commerce of the town are the surviving mills along the river, which although now converted to other uses, contribute to the special interest of the area.



Sadler's Mill, one of Romsey's surviving historic mills located on the main branch of the River Test

The evolution of Romsey continued through the 19th century, following the arrival of the railways. This phase of expansion also contributes to the special interest of the Conservation Area, manifested in the rows of Victorian terraced housing along the approaches routes to the town and new roads such as Station Road. Prior to this the outer edges of the town centre consisted of mainly large, detached dwellings, some of which survive and also contribute to the special interest of the area. The historic core of the town centre also expresses the Victorian phase of evolution with many shop fronts and features of this period surviving and contributing to the overall appearance of the town centre. The town's civic buildings, nonconformist chapels and schools, mainly constructed or renewed in the Victorian period, also contribute to the special interest of the area by serving diversify the town and added visual interest to the street scene.

Whilst there is interest and variety in the appearance of Romsey, which is important to its special interest, certain themes exist in terms of materiality and detailing and these are the most important in terms of the

character and appearance of the Conservation Area. Red brick is the most common building material, being available locally, along with clay tiles for roofs. Other brick tones and some stone and flint are used but these are generally reserved for higher-status houses and important civic and religious buildings.

Higher-status buildings likewise have greater architectural detailing and decoration with classical doorcases, turrets, decorative gables and other features. For other buildings, decoration is often more modest taking the form of brickwork bands and cornices, rendered lintels or bargeboards.



The view along Middlebridge Street, one of the principal residential streets in the Conservation Area

Green public spaces are also an important part of what makes Romsey special. The largest and one of the most important is War Memorial Park gifted to the town after the First World War. The park is surrounded on three sides by branches of the Test and is therefore a good place to experience these important waterways which criss-cross the town. The Abbey garths are also important green spaces in the core of the historic town and provide a historic setting for the Abbey.

Although further expansion of the built up area took place in the post-war period, this has been to the north and east of the town owing to the presence of the River Test to the west and the Broadlands Estate to the south. This suburban expansion contributes to the understanding of Romsey as a town which has continued to evolve. However, the rural setting of Romsey to the south and west makes a greater contribution to its special interest, by retaining its historic green setting.



War Memorial Park, the most important green space in the town and containing the towns war memorials

3 CHARACTER ASSESSMENT

This section provides analysis and assessment of the character and appearance of Romsey Conservation Area and the way in which this contributes to its special interest. The first part (3.1) identifies and assesses the different character areas within the conservation area and the following parts (3.2 onwards) look at the conservation area as a whole, covering different elements of character including spatial analysis, material and architectural details, public realm, important views and setting.

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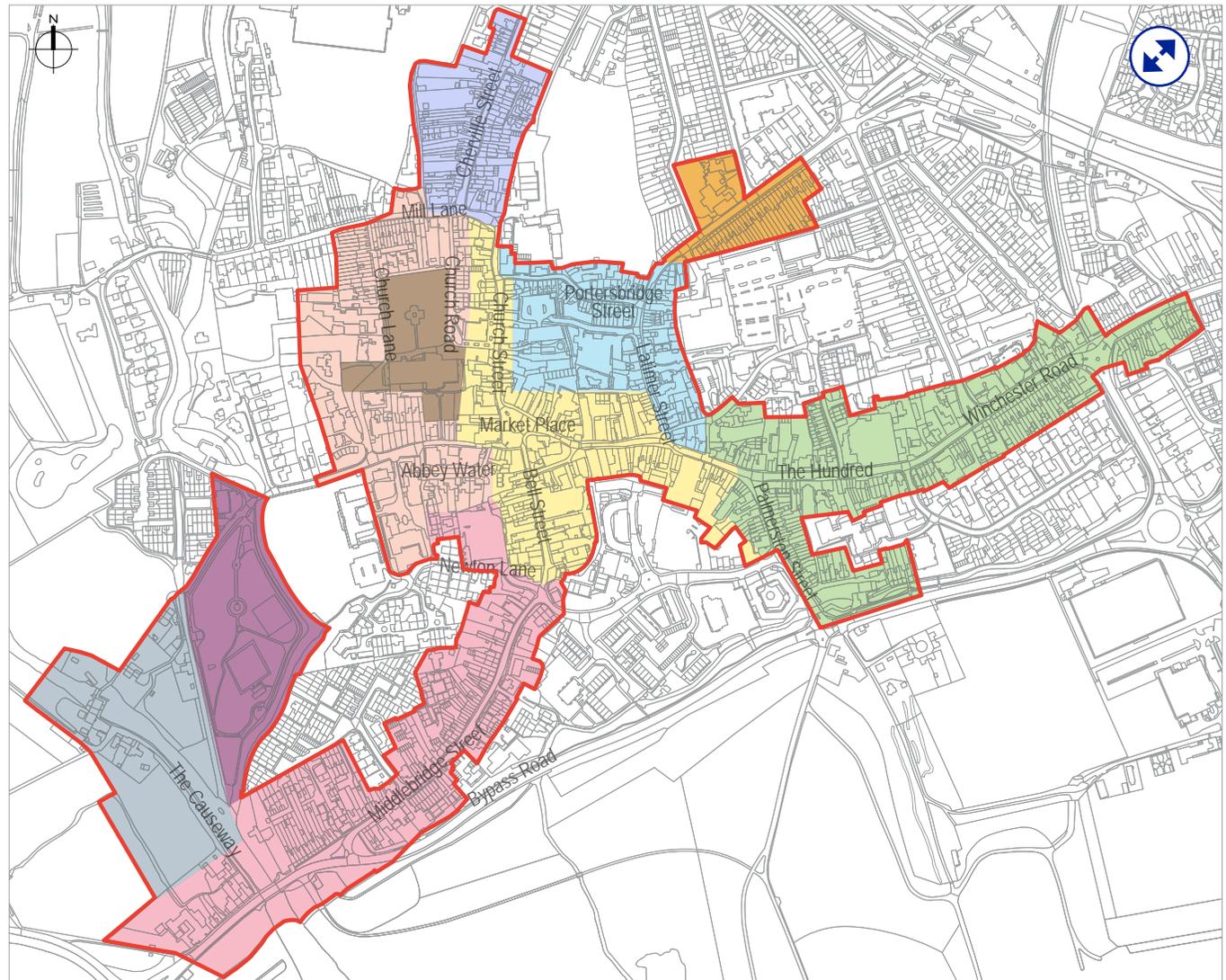


3.1 AREA BY AREA ASSESSMENT

Romsey Conservation Area covers much of the town centre, as such there are areas within it which are of differing character. This section identifies and describes the different character areas within the Conservation Area, which are shown on **Plan 2**.

- Conservation Area Boundary
- Area 1: The Abbey
- Area 2: Residential Streets around the Abbey
- Area 3: Market Place and Historic Core
- Area 4: The Hundred and Palmerston Street
- Area 5: Latimer Street and Portersbridge Street
- Area 6: Cherville Street
- Area 7: Middlebridge Street
- Area 8: The Causeway
- Area 9: Station Road
- Area 10: War Memorial Park

This plan is not to scale



Plan 2: Map showing the different character areas within Romsey Conservation Area

3.1.1 AREA 1: THE ABBEY

Building Uses

- This character area contains the Norman Abbey, the continued religious use of which makes an important contribution to the area and wider town.

Street and Plot Pattern

- The plot pattern in this character area is derived from the ancient layout of the Abbey.
- The Abbey lies within generous open space, formed largely by its north and south garths, which historically were the location of the Abbey's cloister and later the church graveyard. The cloisters were located on the south side of Abbey and the graveyard on the north side. The graveyard burials remain with the stones relocated to form the path and setting to the cross.
- The precinct would have once been larger extending at least as far as Mill Lane to the north and Abbey Water to the south.
- The precinct today is bounded by streets and residential development.

Building Scale and Massing

- The Abbey is the largest and tallest building in the Conservation Area but the layout and density of the surrounding streets means it is only visible from certain viewpoints beyond its close surroundings. The glimpsed and close views should be preserved.

Building Materials and Architectural Details

- The Abbey is one of the most important and high status buildings in the Conservation Area.
- This is demonstrated through the stone material (Chilmark, Quarr and Binstead stone) and wealth of Romanesque style architectural detail including turrets, large buttresses, crenelated parapets, tracery windows, hood moulds and blind arcading.



Streets within this Character Area

- Abbey Precincts (including north and south garths and parking area to west)



Romsey Abbey from the north garth, its church yard

AREA 1: THE ABBEY

Boundary Treatments

- The boundary treatments of the Abbey garths, the north hedged and the south railed and walled, which bound the present day precinct are not of particular historic interest but do contribute to the appearance of the character area.

Public Realm and Open Space

- The Abbey garths are an important area of green public space in the Conservation Area and contain several mature trees.
- They are not only of amenity value but present the best viewpoints within the Conservation Area for experiencing and appreciating the Abbey.

Special Interest

- The special interest of this character area is derived from the presence of Romsey Abbey. The building is one of the most important in conservation area and it was around this building that the town grew and prospered.
- The Abbey itself is of considerably special interest and is best viewed from close proximity within its north and south garths. Its stone materiality and Romanesque detailing demonstrate its high status and are of special interest.
- The Abbey garths are important public spaces close to the town centre and have important amenity value, their green and treed character is of special interest.



The south garth



View across the north garth

3.1.2 AREA 2: RESIDENTIAL STREETS AROUND THE ABBEY

Building Uses

- This character area primarily consists of residential uses. In addition to these residential uses, there is a convent located in a collection of buildings on The Abbey (road) and the United Reformed Church is in a prominent building forming a gateway to The Abbey (road).
- The area also includes the former vicarage (Folly House) and Romsey Abbey Church of England Primary School.

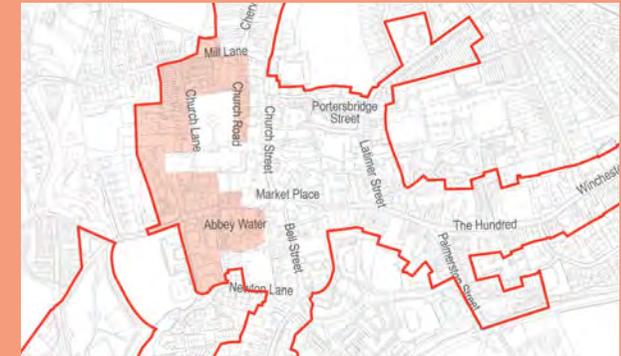
Street and Plot Pattern

- The layout of the streets in this character area was formed by the boundaries of the Abbey precinct which once extended further north and south, likely along Mill Lane and Abbey Water respectively.
- The plots are generally small, slightly more generous in The Abbey (road) and Abbey Water.

- Those in Mill Lane and Church Lane are narrow-fronted and deeper plots.
- To the west of the Abbey are larger and more irregular plots.

Building Scale and Massing

- The buildings in this character area are typically fine-grained terraced cottages with a small number of more generous detached and semi-detached dwellings to its south and west in The Abbey (road) and Abbey Water.
- Buildings are generally two storeys, but some are of grander scale and so are taller in appearance. The older cottages in Church Lane are three storeys but are very diminutive stature.



Streets within this Character Area

- Church Lane
- Church Road
- Mill Lane (south side)
- The Abbey
- Abbey Water

AREA 2: RESIDENTIAL STREETS AROUND THE ABBEY (cont'd)

Building Materials and Architectural Details

- There is a wider range of building materials in this area than elsewhere in the Conservation Area.
- Residential buildings are generally red brick but some, including the Regency-style houses on The Abbey (road), are rendered or painted white or pale tones.
- The United Reformed Church, the vicarage and school are in stone; the United Reformed Church being in knapped flint.
- Roofs are clay-tiled or slated and pitched.
- There is also range of architectural styles in the area, including the classical and refined Regency houses on the north side of The Abbey (road), the gothic perpendicular style United Reformed Church and the modest workers cottages in Mill Lane.

- Modest buildings have limited architectural detail restricted to contrasting brick banding and simple round arched doors.
- Windows are typically timber-framed sashes or casements but the United Reformed Church has leaded windows.
- The grander dwellings have greater architectural detail including classical porches, tall chimneystacks and more decorative windows. The United Reformed Church also has greater architectural detail including turrets, crenelated parapets and tracery windows. This serves to emphasise the higher status of these buildings.

Boundary Treatments

Walled boundaries are typical in this character area, both higher-status and for the terraces, however some have simple fences or railed boundaries.

In Mill Lane in particular, but also elsewhere, historic boundaries have been lost, with some front gardens given over to car parking which is eroding the historic character of the area and should be prevented in the future.



The Folly House and Romsey Abbey Primary School from the north garth



View along The Abbey (road) to the arched passage below the United Reformed Church

AREA 2: RESIDENTIAL STREETS AROUND THE ABBEY (cont'd)

Public Realm and Open Space

- There are some trees within the public realm, particularly in Church Lane and The Abbey (road) and extensive trees and other greenery in private gardens giving the area a verdant character.
- There is a small former graveyard adjacent to the United Reformed Church, which forms the only public open space in the character area.

Special Interest

- The special interest of this character area is derived from its relationship with Romsey Abbey, both directly and by proximity.
- There is more variety in terms of the appearance of buildings in this area than elsewhere, which contributes to its special interest.
- There is a greater use of stone, particularly flint, for important buildings such as the United Reformed Church and those which have a direct relationship with the Abbey. There is also interest derived from the Regency-style buildings and the more diminutive cottages.

- The presence of street trees, green private gardens and the watercourse in Abbey Water all contribute to the verdant,

residential character of the area, despite its close proximity to the town centre.



Church Lane



Abbey Water



Regency Houses in The Abbey (road)



Terraced houses in Mill Lane

3.1.3 AREA 3: MARKET PLACE AND APPROACHES

Building Uses

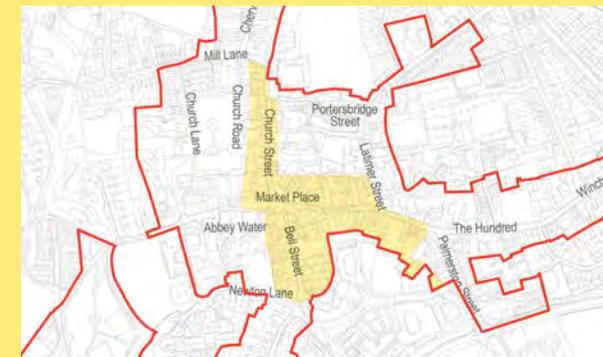
- As the commercial heart of Romsey, this character area is almost wholly in commercial uses including retail, hospitality (hotels, inns and restaurants) sometimes extending to the upper levels of buildings, although these sometimes remain in residential use.
- The character area also contains important civic uses including the Town Hall in the Market Place and Council offices in the Former Magistrates Court.
- There are a number of former historic coaching inns, mainly remaining in hospitality use.
- King John's House in Church Street is a museum and a Baptist Church in Bell Street.

Street and Plot Pattern

- The Market Place is at the heart of the town with all the principal approach roads converging on it, Church Street from the north, Bell Street from the south, The Abbey (road) from the west and The Hundred from the east.
- These streets are all relatively narrow which contrasts with the openness of the Market Place and adjacent Corn Market.
- The streets and the Market Place retain their medieval plot pattern of narrow fronted, deep plots. Some plot amalgamation has taken place which gives variety to frontage widths.



Looking south down Bell Street



Streets within this Character Area

- Market Place
- Church Street
- Bell Street
- Corn Market
- The Hundred (western half up to junction with Palmerston Street)

AREA 3: MARKET PLACE AND APPROACHES (cont'd)

Building Scale and Massing

- The scale of buildings is three storeys around and closest to the Market Place but decreases to two storeys slightly further out along Bell and Church Streets.
- There is a very fine-grain, with few gaps between buildings, which are almost all terraced although they date to different periods and so there is variety in actual building height, width and appearance.
- Some buildings retain carriage arch passages but many have been infilled.
- The small number of detached buildings include the Council offices, King John's House and the Baptist Church, but these are atypical for the town centre.

Building Materials and Architectural Details

- Buildings are generally fronted in red brick or are rendered or painted white.
- Roofs are pitched and use clay or slate tiles, some buildings have parapets.

- Many of the medieval timber-framed buildings were replaced or refronted in the 18th and 19th centuries giving the impression of a genteel Georgian and Victorian market town centre today.
- Decorative features are relatively modest comprising simple classical detailing including moulded cornice bands, stone pilasters, quoining, contrasting brick banding and window architraves.
- The turret on the corner of No.6 and the tower of the Abbey are particularly prominent features from the Market Place and the former Corn Exchange terminates views along The Hundred.
- Timber-framed sash windows are typical, most often square but some are round- or segmental-arched.
- Ground floors are occupied by shopfronts, most of which are traditional in their appearance



Varied building height in Church Street, looking south towards the Market Place



View north along Bell Street

AREA 3: MARKET PLACE AND APPROACHES (cont'd)

Boundary Treatments

- The majority of buildings are positioned hard against the pavement giving the area a comparatively urban feel.
- The detached buildings are set back from the pavement with the Baptist Church having a walled boundary.

Public Realm and Open Space

- The Market Place and the Corn Market are the principal public open spaces in this character area, both are of considerable historic interest.
- They are hard-landscaped and have level access for pedestrians.
- The Corn Market is home to a thrice weekly market.
- The Market Place has the important statue of Lord Palmerston at its centre.
- To the rear of King John's House is a small physic garden; the only green public space in this area.

- There are few trees or greenery in this area which adds to its more urban character.

Special Interest

- The special interest of this character area derives from it being the commercial, social and civic heart of the town, both historically and today.
- The general historic appearance of the buildings, the medieval plot layout and the public spaces of the Market Place and Corn Market all contribute to this special interest.
- Specific landmark buildings, such as the former Corn Exchange and the Town Hall make a specific contribution, but the majority of buildings contain traditional architectural and decorative features, in particular show fronts, which all contribute to the overall special interest of the area.



The Market Place



View along the Hundred to the former Corn Exchange

3.1.4 AREA 4: THE HUNDRED AND PALMERSTON STREET

Building Uses

- The area contains a mix of uses although is primarily residential.
- There are some retail and restaurant uses, although these generally sensitively located within historically residential buildings and has not changed the residential character of the area. There is also a church, a pub, petrol station and a police station, which are all in purpose-designed buildings.
- Historically, there was some industry in the area in the form of Fox's Mill, at the southern end of Palmerston Street, which is positioned on the Tadburn Stream (a tributary of the river Test); it is now in residential use.

Street and Plot Pattern

- Winchester Road and The Hundred form the main approach from Winchester and remains an important approach to the town centre.

- The importance of Palmerston Street has changed over time as traffic was rerouted first around the Broadlands Estate in the mid-19th century and then around the town centre in the 1930s.
- Plot sizes vary as the streets were developed in a piecemeal fashion.
- Palmerston Street has small, narrow plots, which are also typical of the south side of The Hundred.
- The remainder of The Hundred retains some of its historic larger plots, which have been partly infilled and curtailed by rows of Victorian terraced cottages.
- Until the Victorian period, there remained significant gaps in the street frontage of The Hundred and during the 19th and early 20th century infill development and the replacement of larger detached houses with rows of terraces took place.



Streets within this Character Area

- Palmerston Street
- The Hundred (eastern half up to junction with Palmerston Street)
- Linden Road
- Winchester Road

AREA 4: THE HUNDRED AND PALMERSTON STREET (cont'd)

Building Scale and Massing

- Buildings are generally two to three storeys, with the taller structures generally closer to the town centre, particularly the north end of Palmerston Street.
- The majority of buildings on the south side of The Hundred are rows of 19th and early 20th century terraced cottages. The north side is characterised by larger, detached villas, dating to the 18th and early 19th centuries, although considerably curtailed from their historic extents. These include Linden House, Beauchamp House and Wykeham House (all Grade II listed). Between the villas and at the eastern end of the street are terraces similar to those on the south side.
- Some older properties survive, although altered, including the Manor House and the Tudor House, both 16th century.
- There is a varied appearance to the street with different widths and heights of buildings and different roof forms.

Building Materials and Architectural Details

- The typical building material is red brick, sometimes rendered or painted in white or pale tones.
- There are also examples of other colours of brickwork, both historic and modern, and the former police station is flint, which is not typical for this character area.
- Typically buildings have modest detailing but due to the diversity of building ages and uses there are a number which possess grander architectural detailing. Some interesting features include the decorative gable to the former British School (English Court) and the timber-framed, jettied Manor House in Palmerston Street.
- The many humble terraces have simple banding or no applied decoration at all.
- Grander buildings generally have greater architectural detailing including classical doorcases and quoining.



West side of Palmerston Street



Residential properties in east side of Palmerston Street

AREA 4: THE HUNDRED AND PALMERSTON STREET (cont'd)

- Roofs within the area are varied but are mainly pitched or hipped and in slate or clay tile.
- Most buildings retain their original timber-framed sash windows.

Boundary Treatments

- The older detached houses and the buildings designed to be in public use, such as the church and police station, are set back from the pavement with front gardens or forecourts respectively.
- The terraces are generally positioned hard against the pavement closest to the town centre but have front gardens further east.
- Boundary treatments are mixed, and some have unfortunately been lost along with front gardens as a result of being given away to parking.
- Historic boundaries are railings or brick walls.

Public Realm and Open Space

- Whilst there are no street trees in The Hundred or Palmerston Street, there are plenty within private front gardens, as well as shrubbery and planting which provide some greenery to the street scene.
- Mature trees line the Tadburn Stream forming a buffer to the busy By-Pass adjacent.

Special Interest

- The special interest of this character area is derived from it being two of the principal approaches to the town and its development as a suburb.
- The varied nature of the residential development, detached Georgian villas and infill Victorian terraces, contributes to the special interest of the area.
- The continued residential use of the area is of interest however the few commercial uses, nearest the town centre also add interest to the street scene.
- Green front gardens and the buffer of mature trees along the Tadburn Stream contribute to the appearance and more suburban character of this area.



Terraced houses on south side of The Hundred



Wykeham House, one of the larger villas on the south side of The Hundred

3.1.5 AREA 5: LATIMER STREET AND PORTERSBRIDGE STREET

Building Uses

- This character area contains a mix of uses but is principally residential with some shops, a pub and two car parks.
- Latimer Street was historically mainly residential, but the growth of the retail town centre has seen the conversion of many residential buildings into shops at ground floor; the rest of the area is principally residential although there are some former industrial buildings in Portersbridge Street.

Street and Plot Pattern

- Latimer Street is the principal street in this character area with the others branching off it.
- Although the street pattern existed early in the town's development the street frontages have continued to be developed through the Victorian period and 20th century.
- Open space has always existed to the rear of the street frontages, formerly as gardens and yards and today as municipal car parking, which is screened by planted hedges to reduce its visual impact.

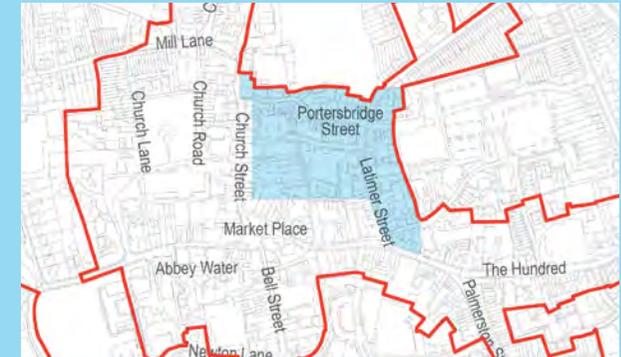
- Plots along the street frontages are narrow-fronted and were historically deep, sometimes now curtailed by the modern car parks and some infill housing development, such as Holt Court.

Building Scale and Massing

- Almost all buildings in the area are terraced and two storeys, although the exact height varies leading to an interesting roofscape.

Building Materials and Architectural Details

- The most common building material is red brick, although some of the modern infill uses other tones, which are less compatible with the historic character of the area.
- There are a small number of historic rendered or painted buildings, mainly white or pale tones.
- Buildings are generally modest with little architectural detail, although there are examples of simple recessed porches, contrasting banding and rendered lintels.



Streets within this Character Area

- Latimer Street
- Love Lane
- Lortemore Place
- Portersbridge Street
- Station Road

AREA 5: LATIMER STREET AND PORTERSBRIDGE STREET (cont'd)

Boundary Treatments

- Buildings are generally positioned hard against the pavement, with some in Portersbridge Street set back behind small walled front gardens, although these boundaries are not historic.

Public Realm and Open Space

- There are no significant public spaces in the area, however a public alley follows the partly open Holbrook Stream creating a pleasant, treed route; this route also has an entrance to King John's Garden.

Special Interest

- This character area derives its special interest from the supporting role it plays to the town centre, developing as a residential suburb in the Victorian period, although the road layout is much older.
- The present day mix of residential, retail, hospitality and infrastructure (car parks) uses is of special interest as is the retained residential appearance of buildings.



Southern end of Latimer Street



Residential and retail properties in Latimer Road



Portersbridge Street

3.1.6 AREA 6: CHERVILLE STREET

Building Uses

- The area is almost wholly residential, with only The Star Inn in Horsefair being in non-residential use.

Street and Plot Pattern

- Cherville Street is the continuation of Church Street, via Horsefair, and was, historically, the principal approach to Romsey from the north.
- The distinctive alignment of the route through this area, taking two sharp right angle turns at the end of Church Street and beginning of Cherville Street, is thought to be the result of the ancient boundary of the Abbey precincts which followed the line of Mill Lane.
- The character area generally deep, narrow-fronted plots, particularly to the west side of Cherville Street.
- Horsefair has larger plots that are less deep.

Building Scale and Massing

- Buildings are almost all two storeys with the exception of Clive House, No.5 Horsefair and a small number of other buildings which are three storeys.
- Most buildings in the character area are short rows of terraced cottages developed in the Victorian and Edwardian periods.
- Some larger dwellings survive, for example with Clive House and No.54 (both Grade II listed) and No.84, which all date from the 18th or early 19th centuries; their detached nature has been lost by later infill development.
- The Star Inn is prominent, today holding an important corner position at the junction of Horsefair and Cherville Street.
- The large former Strong & Co's brewery site forms the immediate setting of this part of the Conservation Area, with the surviving buildings, particularly the six-storey Horsefair Tower visible from Horsefair.



Streets within this Character Area

- Horsefair
- Cherville Street



View south along Cherville Street

AREA 6: CHERVILLE STREET (cont'd)

Building Materials and Architectural Details

- Almost all buildings in this area are finished in red brick, with only a small proportion rendered or painted, including the Star Inn.
- Buildings in this character area are unpretentious, with little decoration beyond some contrasting brick banding, rendered lintels, classical doorcases and bay windows.
- Roofs are pitched or hipped and are mostly clay-tiled or slated.
- There is variety to the eave and rooflines as different buildings and rows of terraces have slightly different proportions.
- Most buildings retain their original timber-framed windows but there has been some replacement with uPVC.

Boundary Treatments

- As is typical for terraced streets, the majority of buildings are positioned hard against the pavement with no front boundary treatments.
- The larger houses are set back from the buildings line, but their formerly railed boundary treatments have been degraded or lost to all but Clive House.
- The few in-fill post-war buildings are set even further back from the street, disrupting the historic building line and impacting the formerly enclosed character of the street; there are not formal boundary treatments to the front gardens of these properties.

Public Realm and Open Space

- Other than within a small area of public space adjacent to the Star Inn, the only trees and shrubs are those in the few front gardens and for this reason the street generally has a more urban feel than other residential streets in the Conservation Area.



Terraced properties in Cherville Street



The Star Inn in Horsefair

AREA 6: CHERVILLE STREET (cont'd)

Special Interest

- The alignment of Cherville Street is of very historic origins and derives its special interest in part from being a historic route and the principal approach to the town from the north.
- The urban character and fine-grain of the primarily Victorian terraced residential street contributes to its special interest.
- The few surviving Georgian villas, demonstrative of the pre-Victorian character of the street, also contribute to the special interest of the area, as does the landmark building of the Star Inn.



Clive House in Cherville Street, one of few 18th century villas to survive in the street



Fine-grained Victorian housing in Cherville Street

3.1.7 AREA 7: MIDDLEBRIDGE STREET

Building Uses

- Although principally in residential use this area also contains the Elim Pentecostal Church and two historic pubs - The Three Tuns and The Cromwell Arms, the former on Middlebridge Street and the latter positioned on the By-Pass, west of the river.
- Middlebridge Street historically also contained some industrial uses including mills, a tannery and timber yard which utilised the Tadburn Stream (a tributary of the River Test) which runs to its south aligned with the present By-Pass and the Holbrook Stream which flows along Middlebridge Street itself.

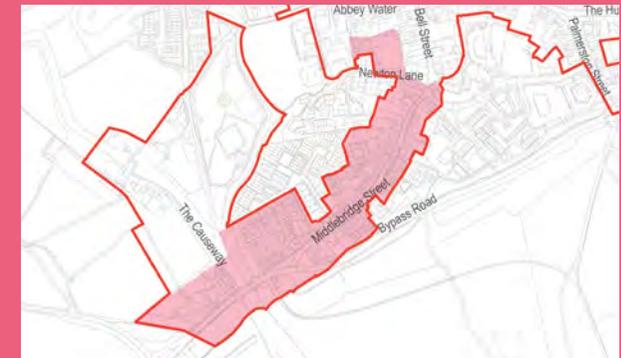
Street and Plot Pattern

- Historically Middlebridge Street important route into Romsey from Southampton passing over the River Test at Middle Bridge (Grade II* listed) and leading to Bell Street.
- Construction of the By-Pass in the 1930s reduced the importance of this route and today it has a quieter residential character.

- The street is fairly generous in width and includes a small branch of the Test, the Holbrook Stream, which runs parallel with the road and assists in the sense of spaciousness.
- Plot sizes vary, with historic deep, narrow-fronted typical of the north side of the street and larger and more irregular plots slightly more common on the south side due to both the historic industry and more recent development of this side.

Building Scale and Massing

- The street has been developed in a piecemeal fashion with short rows of terraces, both historic and more recent, filling in spaces between more historic detached buildings.
- Buildings are generally in short rows of terraced cottages, although there are more frequent gaps between buildings than within the denser historic core of the town centre.



Streets within this Character Area

- Middlebridge Street
- By-Pass Road



The Three Tuns pub in Middlebridge Street

AREA 7: MIDDLEBRIDGE STREET (cont'd)

- Historic detached properties include Clarendon House, No.42 Middlebridge Street and Broadwater House.
 - Although entirely residential in scale, generally two storeys, there are a number of slightly taller, three storey buildings, mainly the grander detached houses and former mill and warehouse buildings such as Watermill Studios.
 - There is a varied appearance to the street with different widths and heights of buildings and different roof forms.
 - The south side of the street contains more modern buildings and is more varied in its building form; it includes several post-war flat blocks, which are proposed for removal from the Conservation Area.
- Building Materials and Architectural Detail**
- Buildings are mainly of brick construction, typically red brick but some recent buildings are in other tones which are not characteristic.
 - Quite a number of buildings have been rendered or painted, mostly white.
 - There are a number of buildings with hung tiled façades.
 - Roofs are pitched or hipped and are mostly clay-tiled or slated, with the exception of Nos.133-135 which retain their traditional thatch.
 - Detailing is modest, limited to contrasting brick or rendered banding and a small number of decorative panels such as in the gable of No.15 Middlebridge Street.
 - One distinct building is Bath House, which has highly decorative moulded rendering, showcasing the skills of its historic owner.
 - The grander houses have classical doorcases but otherwise doorcases are very modest.
 - Many historic buildings retain their original timber-framed sash windows but there has unfortunately been some replacement with uPVC.



North-east end of Middlebridge Street



View south-west along Middlebridge Street

AREA 7: MIDDLEBRIDGE STREET (cont'd)

Boundary Treatments

- Buildings along the north side of the street are generally positioned hard against the pavement, those which have small front gardens, towards the western end, are generally bounded by low fences or railings.
- The south side has a more varied frontage line, the stream is bounded by modern metal railings and this is also the most common boundary treatment for the houses, some retain their historic railings.

Public Realm And Open Space

- There are no street trees, however hedges and trees within private gardens, particularly Nos.8-12 at the eastern end, provide some greenery to the street scene.
- At the western end of the street, at the junction with the By-Pass, is a small lawned and treed public space and the houses on the north side have a dense hedged frontage, both providing a buffer between the residential street and the By-Pass.
- The mature treed boundary of Broadlands, south of the By-Pass, also provides a green presence within the setting of the area.

Special Interest

- The special interest of this character area is derived from its development as an important historic approach road and suburb, which has retained its historic appearance due to the introduction of the By-Pass in the 1930s. The quieter residential nature of the street today also contributes to its special interest.
- The mix of uses beyond just residential, both historically to today, are important to the special interest of this area, in particular the two historic pubs.
- The piecemeal development and mix of uses has lead to a more varied appearance to buildings in this area which contributes to its special interest.
- The streams and main branch of the River Test, which flow through the area are of interest, historically used for industry and have important amenity and biodiversity value today.



Terraced cottages on north side of the By-Pass Road



Broadwater House

3.1.8 AREA 8: THE CAUSEWAY

Building Uses

- This character area is comprised of residential use. It contains an enclave of 18th century residential and mill buildings (Sadler's Mill) converted to residential use adjacent to the main branch of the River Test, two rows of cottages along the public footpath to The Meads and a cluster of dwellings along a further branch of the Test.

Street and Plot Pattern

- The layout of this area is defined by the river branches which run through it.
- The Causeway runs parallel to the main branch with a footpath connecting it to The Meads.
- The building plots are irregular but generous.

Building Scale and Massing

- Sadler's Mill is the most prominent building in the area, due to its height of nearly four storeys, its long, linear massing and its position astride the River Test and at the termination of The Causeway.

- Other buildings in the character area are generally two storeys.
- Sadler's Mill is detached but other buildings are generally semi-detached or short terraces of cottages.

Building Materials and Architectural Details

- All buildings, historic and modern, are in red brick with clay-tile or slate roofs.
- Buildings in this character area have a modest vernacular appearance and therefore there is little by way of decoration or ornament.
- Some contrasting coloured brickwork and brick banding.
- Timber-frame sash windows are most typical although Sadler's Mill and No.7 The Causeway have leaded windows.



Streets within this Character Area

- The Causeway
- Footpath between The Causeway and The Meads



Residential enclave along the Causeway

AREA 8: THE CAUSEWAY (cont'd)

Boundary Treatments

- The public footpath has a fenced boundary to the fields beyond and hedges softening the walled or railed boundaries to the residential properties.
- Other boundaries are typically brick walls of varying height.

Public Realm and Open Space

- The area has a rural character, accentuated by the open agricultural setting of Romsey, which is best appreciated from this part of the Conservation Area.
- The open space consists of the gardens, which include stretches of the river bank, which although in private ownership, present pleasant views from the publicly accessible causeway and footpath to The Meads.

Special Interest

- The special interest of this character area is derived from it being a semi-rural residential enclave, distinct from the other town centre and suburban parts of the conservation area.
- The landmark Sadler's Mill building makes a particular contribution, demonstrating the historic industrial use of the area and the River Test.
- The river, the relatively sparsely developed character and generous gardens and tree coverage all contribute greatly to the appearance of the area as does its edge of settlement nature and rural setting.



Terrace of cottages on the footpath to The Meads



Sadler's Mill



View of the River Test and the Causeway from Sadler's Mill

3.1.9 AREA 9: STATION ROAD

Building Uses

- This character area is a Victorian residential suburb and remains principally in residential use.
- The former National School has been converted to a library and brings a secondary civic use to the area.

Street and Plot Pattern

- The alignment of the street is derived from the construction of Romsey Railway Station, with Station Road connecting it to the town centre.
- The south side of the street comprises narrow-fronted, terraced plots with deep rear gardens.
- The library is on a generous plot on the north side of the street.

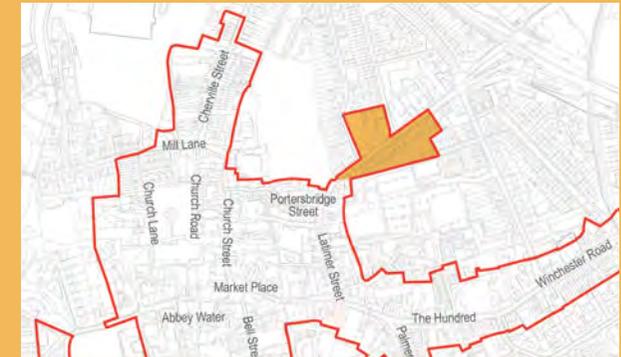
Building Scale and Massing

- Buildings in the character area are no more than two storeys.

- The library is a large, detached building ranging from one to two storeys with tall pitched roofs giving it more dominance within the street scene.
- The north side of the street comprises a continuous, fine-grained, terraced row with a consistent roofline although some variation in the articulation of front elevations and chimneys.

Building Materials and Architectural Details

- The predominant building material in this character area is red brick.
- There is variety to the modest architectural detailing of the terraced south side of the street with short runs of terraces bearing the same appearance, which adds interest to the street scene.
- Within the street there is use of gables, bay windows, rendered and stone quoins, contrasting brick banding and lintels and a variety of porch types. Historic windows are timber sashes and roofs are pitched with slates.



Streets within this Character Area

- Station Road



View north-east along Station Road

AREA 9: STATION ROAD

- The library uses a similar palette of materials and architectural features, brick with stone details, gables and pitched roofs, but also has decorative hung tiles, carved reliefs, tall, moulded brick chimneys and a bell tower which serve to give the building a grander appearance.

Boundary Treatments

- Boundaries to the residential terraces are mixed but generally comprise low brick walls, with some metal railings, enclosing small front gardens. There would have historically been railings atop many of the low walls.
- The library has a low brick wall surrounding its street boundary and is set back from the road within landscape gardens. The boundary wall is unlikely to be historic and had a municipal character.

Public Realm and Open Space

- The library is set within publicly accessible gardens along the Station Road side with mature trees which provide a pleasant green character to the area.
- The private front gardens bring further green shrubbery to the street scene.

Special Interest

- The special interest of this character area is drawn from its development as a Victorian suburb demonstrating the expansion of the town following the arrival of the railway.
- The residential character, terraced houses with modest detailing contribute to the special interest of the area.
- The former school, now a library, adds variety to the area in terms of its use, larger massing and grander appearance.



The County Library, formerly the National School



Victorian terraced houses lining Station Road

3.1.10 AREA 10: WAR MEMORIAL PARK

Building Uses

- This character area comprises the War Memorial Park, the largest public open space in the town and conservation area. It contains public amenities including a café and play areas.
- It also contains Rivermead House, a Georgian villa remaining in residential use as flats.

Street and Plot Pattern

- The layout of the park is defined by branches of the River Test, which form three sides of its diamond shape.
- The Meads forms the fourth side and connects the town centre with the Causeway.

Building Scale and Massing

- There are few buildings in this character area, the principal building, Rivermead House is a grand, two storey detached villa.
- Other structures in the Park, such as the bowling pavilion and café, are single storey.

Building Materials and Architectural Details

- There is no dominant material or architectural style in the character area.
- Rivermead House is a white-rendered, Italianate-style villa and possesses classical detailing including pedimented porch and cornice.
- Buildings within the park are municipal in style, generally brick.
- The bandstand is metal-framed and the War Memorial is stone.

Boundary Treatments

- Boundaries, both around the park and to Rivermead House, are metal railings, the latter decorative and on a low brick wall.
- The park has more municipal-style railings with two entrances from The Meads. The principal entrance has decorative masonry gate piers.



Streets within this Character Area

- The Meads
- War Memorial Park



View across War Memorial Park

AREA 10: WAR MEMORIAL PARK (CONT'D)

Public Realm and Open Space

- The area contains extensive public space in the form of the War Memorial Park, which although large, is not really visible from the surrounding area other than The Meads.

Special Interest

- The special interest of this character area is derived from its important community use and origins as a gift to the town following the First World War.
- The park is an important community amenity and contains memorials of considerable social value, such as the War Horse and War Memorials.
- The river has particular presence in this character area which contributes to its special interest.



War Memorial Park



Romsey War Memorial in War Memorial Park



War Horse sculpture in War Memorial Park

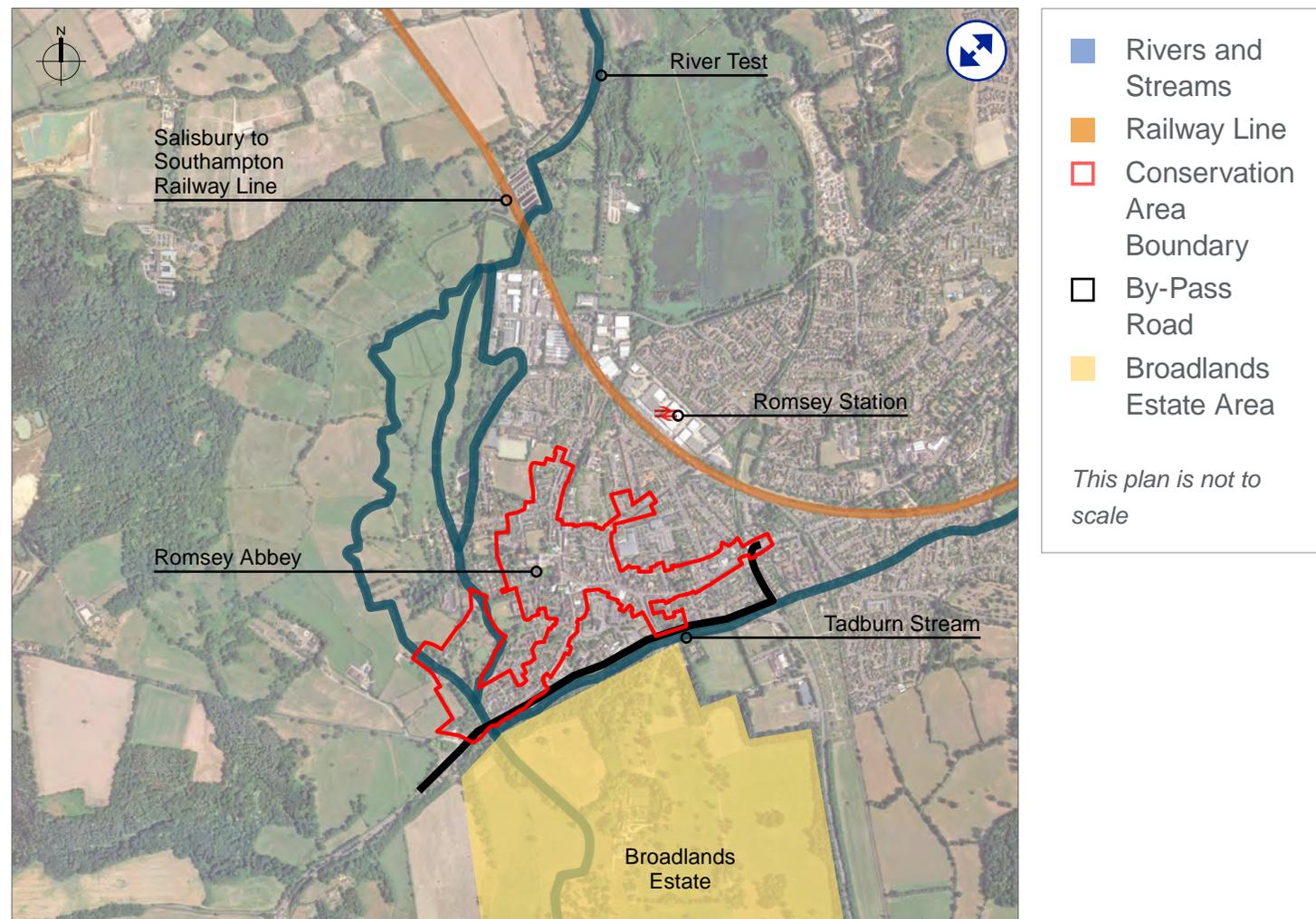


Rivermead House

3.2 LOCATION, TOPOGRAPHY AND GEOLOGY

3.2.1 LOCATION OF ROMSEY

Romsey is one of the principal towns in the Borough of Test Valley and is located at its southern end. It is about seven miles north-west of Southampton and nine miles south-west of Winchester. Andover is about 18 miles north. The town is well-connected with the M27 motorway to the south and M3 to the east and served by the Salisbury to Southampton railway line. The town is set within a pastoral landscape known for its agriculture, fisheries and other countryside pursuits. Forming the southern boundary of the town is Broadlands, an important aristocratic estate and seat of the Earls of Mountbatten. The Conservation Area covers the historic core of the town, which today has suburbs extending to the north and east. The boundary of the Romsey Conservation Area in relation to its surroundings is shown on **Plan 3**.



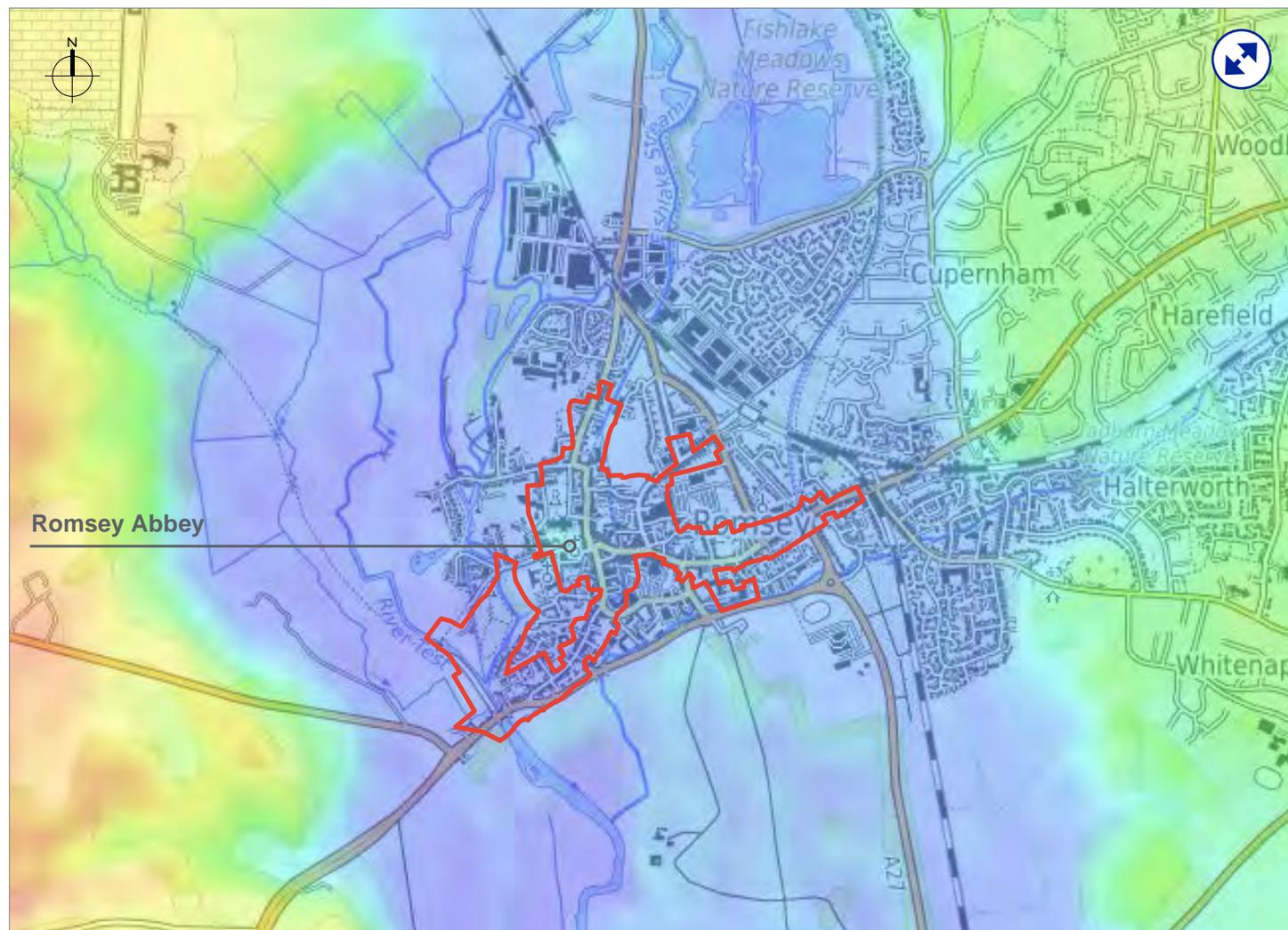
Plan 3: Location of Romsey Conservation Area with key features identified to aid orientation

3.2.2 TOPOGRAPHY

Romsey is located in the valley bottom of the River Test and as such the topography is relatively level across the Conservation Area. The topography of the Conservation Area and its surroundings are shown on **Plan 4**. The Abbey is positioned at the highest point in the Conservation Area, at c.70-80ft (c.21-24m) above sea level. This, along with the Market Place and Corn Market, are likely the location of the island of Rum's Island from which the name Romsey is derived. The lowest lying areas in the Conservation Area are to the west of the Abbey, along the River Test where the important water mills are located, lying at around 35ft (10m). The remainder of the Conservation Area is around 50-60ft (15-18m) with only gentle gradients.

3.2.3 GEOLOGY

Due to its river valley location, Romsey's geology is sand, silt and clay with deposits of gravel. This has formed the basis of the rich agricultural landscape and in creating an environment desirable for settlement and industries to thrive.



Plan 4: Topography of Romsey, the boundary of the Conservation Area is shown in red

Ground Level Lowest Highest

3.3 IMPORTANT VIEWS AND LANDMARK BUILDINGS

3.3.1 IMPORTANT VIEWS

Romsey has evolved over the centuries and as such it does not contain any specifically designed vistas. The Conservation Area is experienced through incidental, kinetic and transitional views, constantly changing as one moves along the street and through the town. These include views along those historic streets, those which take in the many waterways within the Conservation Area and glimpses of the Abbey.

All views which take in the historic buildings, listed or not, and general historic environment of the area are important and contribute to the understanding and experience of the Conservation Area. As a consequence, the views considered in this section are only an indicative selection and not intended to be a comprehensive set of the important views in the Conservation Area. When proposals for change are being considered a detailed study of the views important for any given site and the contribution they make to the Conservation Area will be necessary.

Street Views

Most of Romsey's streets are gently winding which means that views along them are generally short and are continually changing moving along them. Within the historic core where buildings are slightly taller and the streets are narrower, views are generally more channelled, sometimes terminating with a specific building such as the view along The Hundred to the former Corn Exchange. The Market Place is more open and allows excellent views in all directions across it, taking in the statue of Lord Palmerston and the varied historic buildings which surround the open space. The residential streets generally have a more spacious, and often greener, character which is appreciable in the street views along them. Across the Conservation Area the buildings are varied in age and appearance and there are some more landmark buildings (see [Section 3.2.2](#)) all of which adds interest to views of the street scene.

Adjacent and overleaf are an illustrative selection of the street views within the Conservation Area.



View along The Hundred to the former Corn Exchange



View north along Bell Street



View west along The Hundred



View north along Palmerston Street



View north-east along Middlebridge Street



View south along Church Street

Views of the waterways and mills

The River Test and the industries it supported are an important and integral part of Romsey's history and remain a special part of its appearance today. There are many minor branches, or braided channels, of the river passing through the town centre and the main branch forms the boundary of the town to the west. Views, both glimpsed and more prolonged of the waterways within the town contribute to it the special interest of the Conservation Area as a reminder of the importance of this natural feature which has shaped the town. In addition to the main branch of the river, which can be appreciated from the Middle Bridge and the Causeway, the War Memorial Park is bounded by waterways and is a good location from which to gain views. There were once many mills along the waterways of the town although only a small number survive today, one of the most prominent in views is the 18th century Sadler's Mill which straddles the main branch of the River Test.

Adjacent are an illustrative selection of the waterway views within the Conservation Area.



A branch of the river to the rear of King John's House



Sadler's Mill located on the main branch of the River Test



The main branch of the River Test viewed from the Middle Bridge



A branch of the river runs along the length of Middlebridge Street, seen here next to the Three Tuns pub

Views of the Abbey

The Abbey is one of the most important buildings in the Conservation Area, however views towards it are relatively restricted due to the density and layout of the historic core of the town. The best views are from the immediate setting of the Abbey, from the north and south garths, forming the church yard, and the entrances to the east and west. The large open space of the north garth, once a graveyard, is the best place to appreciate the full scale and grandeur of the Abbey.

The tower appears above the roofline from the Market Place and there are glimpses from further afield in the Conservation Area including from Cherville Street, The Hundred and the Middle Bridge. These are made special by their rarity and fleetingness. There are also some more distant views of the Abbey, from beyond the Conservation Area boundary, including from the Anglican Mortuary Chapel in the Botley Road Cemetery and from Salisbury Road (A27).

Adjacent and overleaf are an illustrative selection of the views of the Abbey from within the Conservation Area.



The best views of the Abbey are from its north garth



The tower and roof of the Abbey glimpsed from Cherville Street



The Abbey tower visible above the roofline from the junction of The Hundred with Palmerston Street



The Abbey tower from the Market Place

3.3.2 LANDMARK BUILDINGS AND STRUCTURES

The special interest of the Conservation Area is often best experienced visually by taking in the historic buildings and spaces of the area. Nearly all the buildings and spaces in the Conservation Area contribute to the understanding of its special interest. However, there are individual buildings and structures which play a more important role in establishing the character of the area. These are considered to be landmarks and are identified on **Plan 5** overleaf and described on this and the following pages. Their landmark quality may be derived from their relative height, for prominent features, such as the turret on the United Reformed Church and the pediment on the former Corn Exchange, their position within the street scene or their role in wayfinding and creating a sense of place.

01: Romsey Abbey

The Abbey is the most significant building in Romsey, its reason for being, and is also the tallest. However, due to the nature of the surrounding streets it is only visible when in close proximity or in glimpsed views from further afield.





KEY FOR LANDMARK BUILDINGS AND STRUCTURES ON FOLLOWING PAGE

- Landmark Buildings and Structures
- Conservation Area Boundary
- 01 Romsey Abbey
- 02 Former Corn Exchange
- 03 Nos.27-28 Market Place (Natwest Bank)
- 04 Romsey Town Hall
- 05 United Reformed Church
- 06 No.6 Market Place (TSB Bank)
- 07 Statue of Lord Palmerston
- 08 Broadwater House
- 09 Middle Bridge
- 10 Sadler's Mill
- 11 Rivermead House
- 12 Bandstand in War Memorial Park
- 13 Romsey War Memorial
- 14 County Library
- 15 Horsefair Tower (Outside CA Boundary)

Notes:

Horsefair Tower (15) is outside the Conservation Area boundary, however, it is included here as it makes an important contribution to the immediate setting of the Conservation Area.

This plan is not to scale

Plan 5: Landmark buildings and structures in the Romsey Conservation Area

02: Former Corn Exchange

This building occupies an important position at the western end of The Hundred and overlooks the important open space of the Corn Market. The classical appearance, stuccoed materiality and pediment of this building make it prominent within the street scene.



03: Nos.27-28 Market Place (Natwest Bank)

The distinctive curved frontage and projecting nature of this early 19th century building into the Market Place, make this building a particularly prominent landmark within the open space. The building is also interesting for its use of mathematical tiles.



04: Romsey Town Hall

Although the only building around the Market Place which is not listed, this Victorian town hall has a distinctive appearance including large round-arched windows and stone pilasters and detailing. It is slightly taller than its neighbours and holds an important position at the corner of Bell Street, making it a prominent building within the Market Place.



05: United Reformed Church

This is a relatively unique building in Romsey in that it is constructed in flint. It straddles The Abbey, one of the approaches to the Market Place, and is topped by a high stone turret and cupola, making it a landmark from both the Market Place and The Abbey (road) to the west.



06: No.6 Market Place (TSB Bank)

This bank building holds an important corner of the Market Place with its rounded corner and surmounting turret.



07: Statue of Lord Palmerston

This bronze statue of the important Victorian prime minister is the most important piece of historic public sculpture in Romsey. Palmerston lived at Broadlands and was an important benefactor of the town's churches and institutions. His statue has been pride of place at the centre of the Market Place since the mid-19th century.



08: Broadwater House

This grand 18th century house is, at three storeys, generally taller than the surrounding buildings. Its detached nature, and positioning overlooking the junction of Bell Street, Broadwater Road and Middle Bridge Street means that it has landmark quality.



09: Middle Bridge

This bridge forms an important entry into the town from the west and whilst not very noticeable when in a vehicle, it is appreciable by pedestrians and provides a good vantage point for views of the Broadlands landscape to the south and the mills upstream on the Test to the north. The best place to appreciate the bridge itself is from the Causeway.



10: Sadler's Mill

The largest of the surviving former mills on the River Test, Sadler's Mill dates to the 18th century although has been greatly altered. Its long elevation sits astride the river making it prominent in views upstream from the Causeway in particular.



11: Rivermead House

This early 19th century grand house is on the site of the historic Abbey Mills. The white stuccoed, classical appearance of the house make it a prominent landmark along The Meads and at the entrance to the War Memorial Park.



12: Bandstand in War Memorial Park

The bandstand is a central feature of the War Memorial Park, itself an important amenity and feature within the Conservation Area. It was erected in 2002 funded by a charitable donation. The bandstand is visible from across the park, including the entrance from The Meads and is positioned in the centre of the park at the junction of its main paths.



13: Romsey War Memorial

Romsey's War Memorial is one of the most important features in the War Memorial Park located prominently on the central path and clearly visible from the entrance to the park. It was unveiled in 1921 shortly after the park opened.



14: County Library

This building, designed as a school by renowned architect William Nesfield, is now a library. The detached building set in spacious grounds has a distinctive roofline, bell tower and tall chimney stacks which make it particularly visible and prominent within the street scene of Station Road.



15: Horsefair Tower (outside CA boundary)

Although just outside the Conservation Area boundary, the Horsehair Tower is visible from numerous places within the Conservation Area due to its height and is therefore an important part of its setting. The building was historically part of the Strong's & Co Brewery, an important industry within Romsey, but was converted to residential use following its closure.



3.4 SETTING OF THE CONSERVATION AREA

3.4.1 INTRODUCTION

The setting of a conservation area often makes a contribution to the special interest of the area. Setting is the surroundings in which the conservation area 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, negative or neutral contribution to the special interest of the conservation area.

Views are often used to define the extent and importance of setting. However, whilst views of the areas surroundings play an important role in the way the setting of the conservation area is experienced there are other factors which contribute, including but not limited to, the pattern and appearance surrounding townscape, the noise, ambience and use of the surrounding area and the historic relationships between the conservation area and its surroundings.

The following analysis of the setting of Romsey Conservation Area is not exhaustive but highlights some of the important components of the area's setting which assist in the understanding, legibility and appreciation of what is special about the Conservation Area. When proposals are being developed within the setting of the Conservation Area, specific analysis should be undertaken to understand the contribution a specific site or building makes to the special interest of the Conservation Area and how the proposals may impact upon this contribution and the special interest of the Conservation Area as a whole.

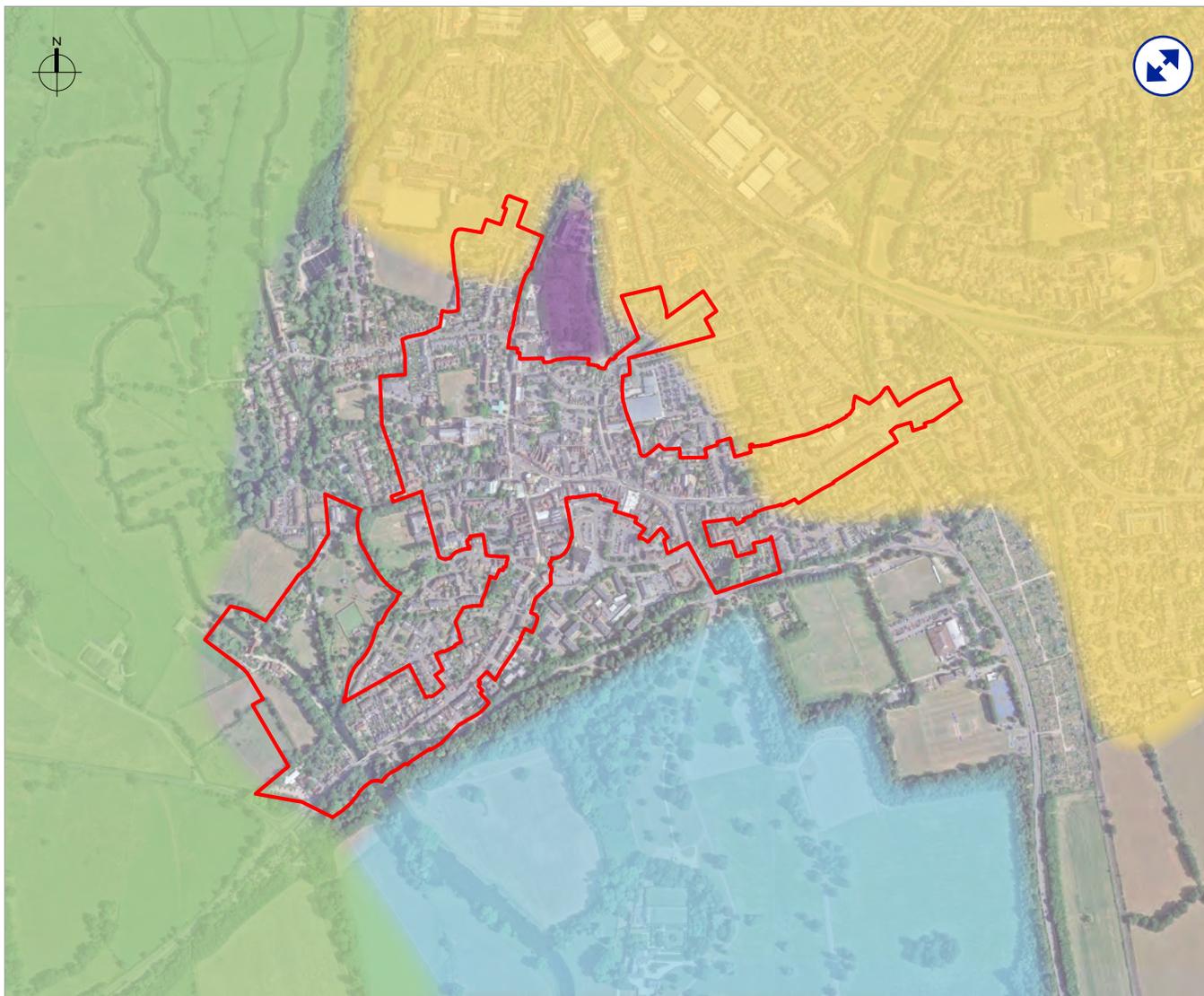
Plan 6 overleaf identifies the key elements of the setting of the Conservation Area which are described over the following paragraphs.

3.4.2 RURAL SETTING

The meandering River Test and its many subsidiary branches and tributaries have made the land to the west of the town unsuitable for expansion and this area remains as water meadow, in agricultural and recreational use. The rural setting of the Conservation Area is no more apparent than on this side where the historic residential suburbs and industrial mills end abruptly in open fields. The rural nature of the setting of the Conservation Area contributes significantly to its special interest as it provides a glimpse into how the town would have been historically.



View of the open countryside setting of Romsey from the path between The Meads and Sadler's Mill



- Conservation Area Boundary
- Broadlands Estate
- Residential Suburbs
- Strong & Co's Brewery Site
- Rural Setting

This plan is not to scale

Baseplan © GoogleEarth 2020

Plan 6: Plan showing the different elements of the setting of Romsey Conservation Area.

3.4.3 BROADLANDS ESTATE

Expansion of the town has always been curtailed to the south due to the ownership of the land by the Broadlands Estate. Broadlands is an ancient estate, the northern boundary of which forms the southern boundary of the Conservation Area, and indeed the town centre. The estate and its owners have long had an important role within Romsey. However, the estate has always been private and is screened from the town by its boundary wall meaning that inter-visibility is relatively limited. Appreciation of the Capability Brown landscape, within which the 18th century house lies, is possible from the Middle Bridge in winter and the boundary wall is appreciable along the by-pass and the southern end of Palmerston Street. Although limited in visibility from the Conservation Area itself, the estate forms a historic and attractive part of the wider green setting of the Conservation Area.



The boundary wall of the Broadlands Estate forms a visual and physical barrier between the estate and the Conservation Area



There are glimpses of the Broadlands landscape and the house itself in winter from the Middle Bridge

3.4.4 RESIDENTIAL SUBURBS

Following the construction of the railway line to the east of the historic core of Romsey in the mid-19th century, the town began to expand north and eastwards, first as far as the elevated railway line then beyond. The closest parts of the setting of the Conservation Area therefore comprise streets of Victorian, Edwardian and inter-war suburbs which in many ways are similar to the outer fringes of the Conservation Area itself. These suburbs were the first purpose-built residential streets which began filling the open fields between the ribbon developments along the town's historic approach roads. Although not of sufficient special interest to be included in the Conservation Area itself, these residential areas contribute to the special interest of the Conservation Area by illustrating how the town grew and evolved. The wider 20th century development likewise contributes but to a much lesser degree.



Early 20th century suburban housing just outside the Conservation Area boundary on Greatbridge Road

3.4.5 STRONG & CO'S BREWERY SITE
One specific site which immediately adjoins the Conservation Area is the former Strong & Co's brewery, lying between Station Road and Cherville Street. The redundant site has approved extant planning permission for new residential development. Before its closure, the brewery was a major employer in Romsey

and one of several industries present in the town due to the benefits of the River Test. Its buildings would have been an important part of the town with Horsefair Tower remaining a landmark. However, the majority of the site is vacant and overgrown which is having a negative impact on the Conservation Area immediately adjacent.



Although parts of the Strong & Co's Brewery have been refurbished or redeveloped such as the Horsefair Tower (left), the majority of the site remains vacant

3.5 TOWNSCAPE AND SPATIAL ANALYSIS

3.5.1 STREET AND PLOT PATTERN

Until the pressure for expansion in the 19th century, Romsey remained a small and contained town, centred around the Norman Abbey and the Market Place. The wealth and security that the Abbey would have brought to the area, prior to its dissolution, led the town to grow up around it. The Abbey therefore has been an important feature in the development of the layout and street pattern of the town with the main roads within the Conservation Area all lead towards the Abbey precinct, Bell Street from the south, Church Street from the north, The Hundred from the east. Today, these routes converge in the Market Place, which quickly established adjacent to the Abbey, and remains the commercial and social heart of the town. Adjacent is the secondary open space of the Corn Market, where Romsey's thrice weekly market continues to this day.

Aside from the Abbey, which lies in the openness of its north and south garths (the church yard), the grain of the historic core of the town centre is fine. Historic burgage plots, which are narrow and relatively deep, survive around the Market Place, along Bell Street, Church Street and The Hundred. However, inevitably some plots have been amalgamated in order to accommodate larger 18th or 19th century buildings, often with a civic or institutional function such as the Town Hall.

Within this framework of arterial roads, are several other ancient streets including Latimer Street, Portersbridge Street, Love Lane and Newton Lane. These were less densely developed than the main streets until well into the 19th century. There was also very little backland development until the 20th century so buildings both in the main and secondary streets had large gardens and yards to their rears. Some of the backland development has been in the form of surface car parking which means some sense of the openness which formerly existed is retained.



View along Bell Street showing the historic, narrow-fronted burgage plot pattern



The more varied plot widths of Middlebridge Street, outside the historic core of the town centre

Beyond the core of the town centre, streets were built up in a more piecemeal fashion over the centuries which has led to a looser grain and more varied plot pattern; these include Middlebridge Street, Cherville Street and The Hundred. Development patterns are relatively dense today but there are some detached buildings and larger plots such as in Love Lane and the eastern end of The Hundred.

New roads such as Broadwater Road and the bypass, just outside but part of the close setting of the conservation area have relieved the historic streets of traffic and allowed the historic layout of the town to survive.



Detached buildings in larger plots sit alongside denser rows of terraces in the more varied areas outside the town centre, as shown in in the eastern end of The Hundred.



Latimer Street only began to be densely developed in the 19th century

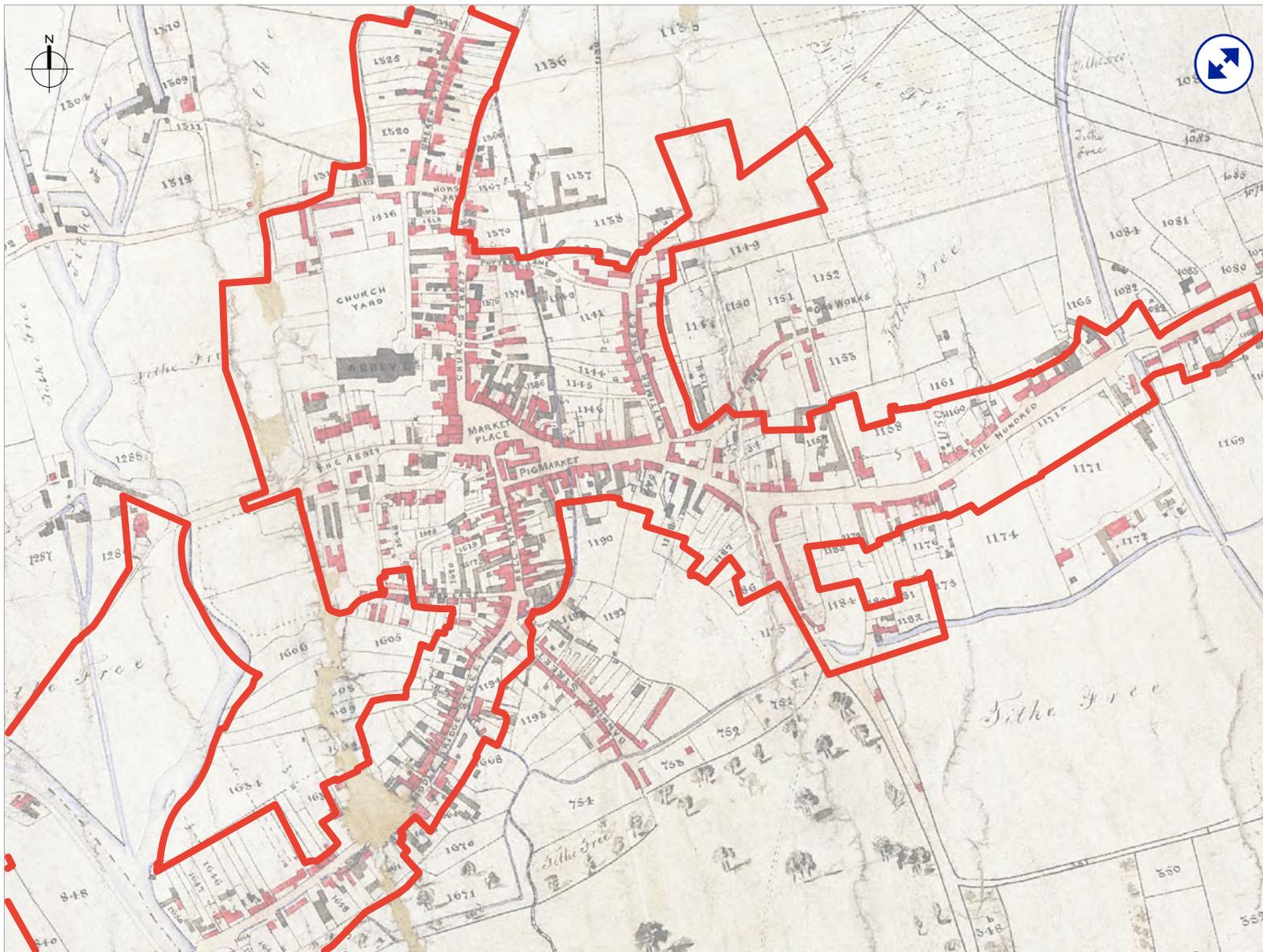


The Market Place, the civic and social focus of the town, into which all the principal roads converge



Market Place

Map showing the survival of the deep and narrow burgage plots which survive in the historic core of the town centre



Tithe Map of the Parish of Romsey, 1845 (LTVAS copy, original held at the National Archives: IR 30-31-212) showing that open space remained in the town centre at this time. This space was gradually infilled with development, sometimes in the form of surface car parking

3.5.2 BUILDING SCALE AND MASSING

Aside from the Abbey, all buildings within the Conservation Area are between one and four storeys with the majority being between two and three storeys. Beyond the Conservation Area boundary there are also no tall buildings with the exception of the Horsefair Tower of the former Strong & Co Brewery, which is a notable landmark within the town. Those around the Market Place and within the historic core of the town centre, tend to be three storeys, particularly the civic buildings, and often have a larger footprint than the residential buildings beyond the immediate town centre. Most buildings have visible pitched roofs, some with dormer windows, some have parapets concealing hipped or pitched roofs, which give an increased impression of height.

Elsewhere, beyond the core of the town centre, buildings are generally two storeys except for the grander, detached houses, such as Broadwater House, and those which were constructed as industrial buildings such as the four-storey Sadler's Mill. Other taller buildings are churches, including the Methodist's Church in the Hundred and the United Reformed Chapel next to the Market Place. These buildings contribute to the area in part due to their more prominent height and

therefore maintaining this prominence should be a consideration with regards to any new development or change. Modern developments are also sometimes taller and less fine-grained massing than their immediate surroundings including Cherville Court. This type of building is not characteristic of the Conservation Area.

The relative density and historic plot pattern means that buildings are generally terraced, particularly in the town centre. However, grander houses, such as Broadwater House, and some non-residential buildings such as pubs and mills, for example Sadler's Mill, are sometimes detached and generally have larger footprints. Some more modern buildings, such as the former Magistrates Court, are similarly generous in plan.

The largest and most significant building in the town is the Abbey; its large plan, height and distinctive roofline and tower make it visible from various points in the Conservation Area. The Horsefair Tower, although just outside the Conservation Area boundary, rises to six storeys, meaning it is significantly taller than its surroundings and as such is a particularly prominent part of its setting glimpsed from several places in the Conservation Area but particularly from Portersbridge Street and The Horsefair.



Much of the Conservation Area consists of two storey buildings, such as these diminutive Victorian terraces in Cherville Street



Buildings within the core of the town centre, the commercial heart, are generally slightly taller than the surrounding residential areas, as demonstrated by this view along The western end of The Hundred

3.5.3 BUILDING USES

The use of different buildings and areas is an indicative part of the nature and character of the Conservation Area, contributing to the understanding of the place. As a thriving market town, Romsey contains the appropriate mix of uses for its economic and social sustainability including commercial, civic, religious and residential uses. This mix of uses is similar to that historically except with the addition of heavy industry which until the mid-20th century occupied mill buildings along the branches of the River Test and Strong & Co's brewery, just outside the current Conservation Area boundary.

Within this historic core of the town centre, uses are predominantly commercial, a mixture of retail, hospitality (pubs, hotel and restaurants) with some office use at upper levels. There would once have been more residential accommodation within the town centre, with shopkeepers living above their shops. Some remain in this use whilst some have are in use as office space or are an extension of the ground floor retail or restaurant uses. Also within the town centre, are a number of institutional or civic buildings including the town hall and the former magistrates court (now Council offices).

Outside this inner core, the principal use is residential, including most of Middlebridge Street, Cherville Street and Mill Lane. This is similar to the historic use of these area, however there would also have been industrial uses in the past. The residential uses are interspersed with pubs, churches, libraries and schools, giving variety to the street scene and use pattern.

The town originally grew due to its adjacency to Romsey Abbey. The Abbey and churches of other denominations, mainly nonconformist chapels which were developed as industry grew in the town in the 19th century, continue to contribute to the community and social life of the town's residents.

To the east of the Conservation Area, along the Causeway and the footpath connecting with The Meads, is an enclave of more rural residential buildings. Some of these are former mills, converted to residential use but still retaining their industrial vernacular character.

The continued use of many historic buildings within the Conservation Area for their original purpose as well as the retention of a similar mix of uses that would have been present historically, with the exception of heavy industry, contributes to the special interest of the area.

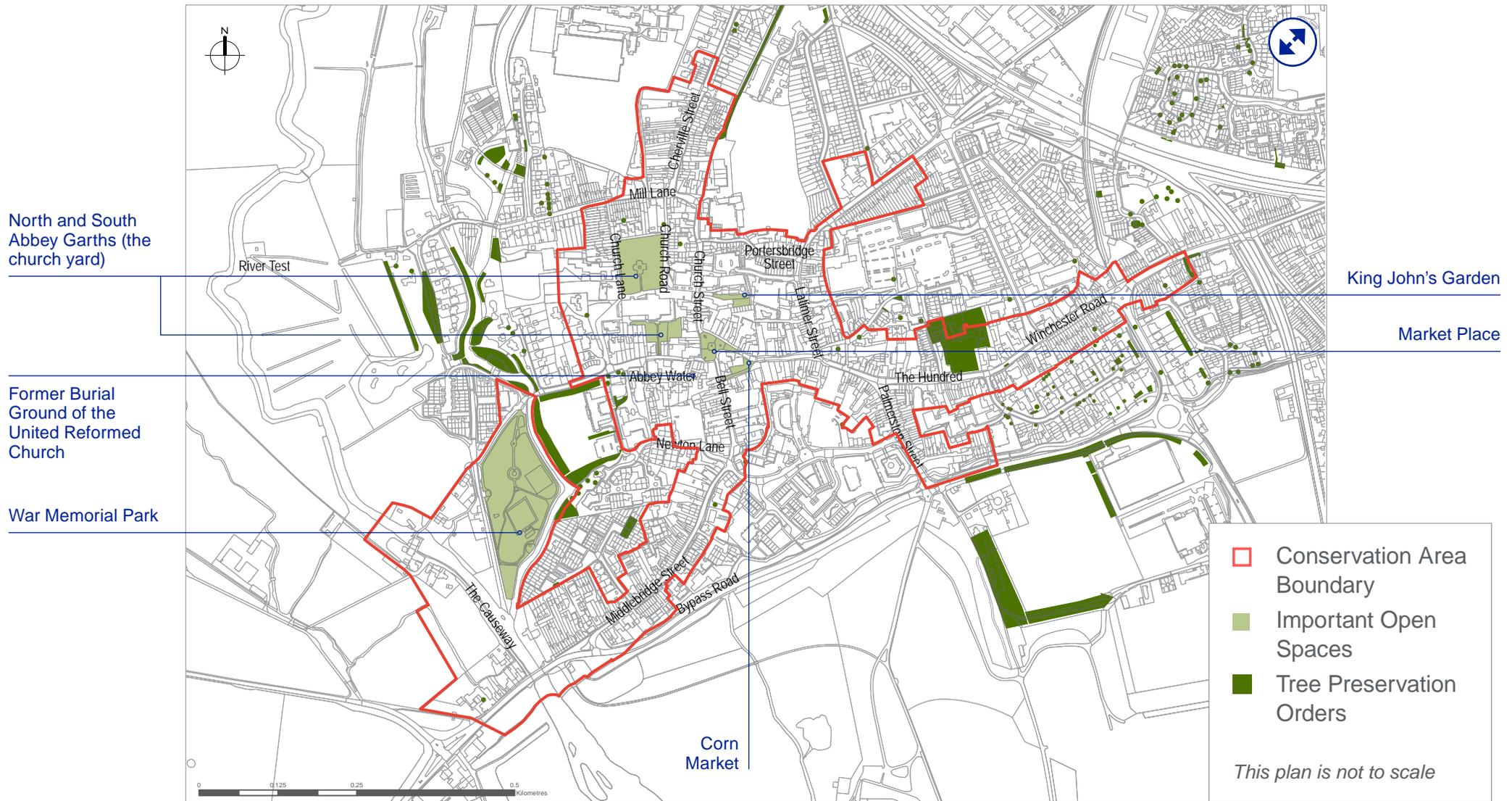


This view of The Horsefair, which connects Church Street with Cherville Street, shows the residential parts of the Conservation Area are interspersed with other uses, such as pubs



The core of the town centre is the commercial heart of Romsey and contains mainly retail and restaurant uses, as show by this view along Bell Street

3.5.4 PUBLIC REALM, OPEN SPACES AND TREES



Plan 7: Plan showing Public Spaces and Tree Preservation Orders

Romsey contains a number of important public open spaces which provide amenity for residents and visitors including the Market Place, War Memorial Park and Abbey garths. **Plan 7** (on the previous page) shows these key spaces and the trees which are subject to Tree Preservation Orders. All trees above a certain size are protected within the Conservation Area, see **Section 5.3** for details.

The principal public open space in Romsey is the War Memorial Park to the south-west of the town centre and is bounded on three sides by branches of the River Test. The park is the largest green open space in the town and is well used and valued by the community. The War Memorial Park was laid out by the river as a memorial to those who had died in the First World War and contains the town's War Memorial, a Japanese Second World War gun and recent war horse memorial. It also contains amenities such as tennis courts, a bandstand, a bowling green and pavilion, a children's playground and a café .

The other significant green space is around the Abbey, formed by the historic north and south garths. The garths would once have contained other elements such as the cloister. Today they form the churchyard and each has its



A view across the War Memorial Park, the largest green public space in the Conservation Area, showing the bandstand, tennis courts and war memorial in the background



The north garth of the Abbey, the gravestones have been laid down to form a pathway to the cross memorial at its centre

own character. The north garth is a large open lawned space and contains the best views of the Abbey. The south garth is a more intimate garden with trees, planting and seating. These spaces are form the historic setting of the Abbey and form a tranquil and appropriate setting to one of the most important buildings in the Conservation Area.

Other smaller green spaces include King John's Garden, a tranquil physic garden, and the small former burial ground adjacent to the United Reformed Church. These pockets provide relief from the more urban character of the town centre.

The Market Place is also one of the most important spaces within the Conservation Area, both historically and today. It grew up close to the Abbey precinct, due to the wealth and security the Abbey brought prior to its dissolution, and is the node where the most important streets converge. As a result, it is an important meeting place and is surrounded by the most important civic and commercial buildings. The public realm has recently been upgraded providing a level surface for pedestrians and vehicles and increased pedestrian priority within the space. In the centre is the important statue of Lord

Palmerston, associations with whom are prized by the local community. Close to the east of the Market Place is the Corn Market, a slightly smaller and more secondary public open space and the location of the regular market and therefore also of considerable importance to the special interest of the Conservation Area.

In general streets within the Conservation Area are narrow, as in The Abbey (road), which contributes to the historic character but means that pavements are often narrow and, in some cases, non-existent for example in Abbey Water. The public realm improvements within the Market Place extend



View across the Market Place from Church Street

to the surrounding streets with durable and historically appropriate materials such as stone sets and pavers and granite kerbs used. Traditional materials are also used within the Abbey garths. However, elsewhere tarmac and concrete pavers are common.

Shared surfaces and traffic management within the historic core of the Conservation Area, around the Market Place, Corn Market, Bell Street and The Hundred mean that cars do not disrupt pedestrian movement, which is given priority. Surface car parking is generally subtle when located within the Conservation Area, screened from view behind street frontages or hedges, which means they do not intrude greatly on the historic street scene.

There is a variety of street furniture within the Conservation Area, some that are historically sympathetic and some that are less so. There are historic-style lamp standards in The Hundred for example and high-quality timber benches within the Abbey garths.

The presence of waterways, braided channels of the Test, in Romsey contributes to the picturesque quality of the town. Although



Fishlake in Abbey Water

many branches of the River Test have been culverted, those which are visible, including that known as Fishlake, in Abbey Water, and Chavy Water in Middlebridge Street, help create the impression of broader, more open streets. The stream known as Tadburn Lake, lined with mature trees, follows the southern boundary of the conservation area and forms a green and blue buffer to the busy bypass. The main branch of the River Test runs parallel with the Causeway and lends a particularly rural character to this part of the conservation area, which would have once been busy with mill industries.

3.6 LISTED BUILDINGS

Romsey is a town of ancient origins and therefore contains many historic buildings and structures, which are significant in their own right as well as collectively contribute to the overall character and special interest of the Conservation Area. Buildings and structures of sufficient special and architectural interest are added to the National Heritage List for England. There are over 150 entries for Romsey on the list, many of which cover more than one building, such as a whole terraced row and therefore a high density of listed buildings within the Conservation Area.

Listing is a statutory designation and listed buildings are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The criteria for listing are defined by DCMS and the list is administered by Historic England. Listing ranges from Grade I (the highest level of protection) through to II* and II (the most common level).⁰¹

Within Romsey Conservation Area, there are three Grade I listed buildings, the Abbey, Middle Bridge and King John's House and five listed at Grade II* including the former Corn Exchange and White Horse Hotel. The majority

of listed buildings are concentrated around the important spaces of the Market Place and Corn Market and along the historic approaches of Middlebridge Street, Palmerston Street and The Hundred.

The location of all the listed buildings in the Conservation Area is shown on **Plan 8** and their list entries can be found on the National Heritage List for England.

Outbuildings and subsidiary structures associated with listed buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a listed building and has been so since before July 1948. In case of curtilage listing, the curtilage listed structure has the same level of protection



Romsey Abbey, is perhaps the most significant building in the Conservation Area, and one of only three which is Grade I listed, the highest level of designation.

as the main listed building and will be subject to the same Listed Building Consent procedures.

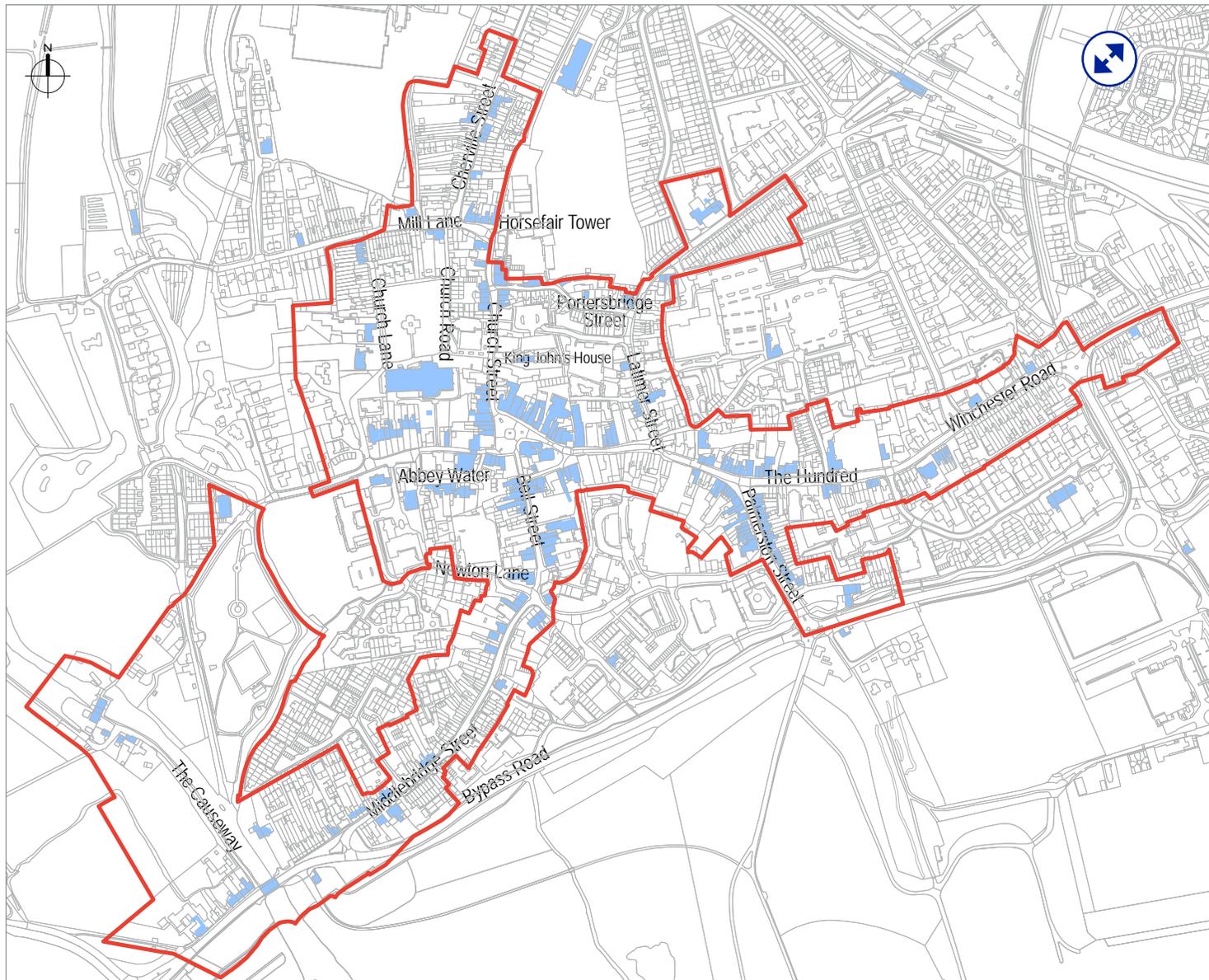
Alterations, additions or demolitions to listed buildings require Listed Building Consent, which allows the Council to make decisions that have been informed by an understanding of the building or the site's significance. Information on Listed Building Consent can be found on the Planning Portal and the Council also have a Pre-Application Advice service, details for both can be found in **Further Information**.

Furthermore, national and local planning policies also recognise that changes to other buildings or sites in the setting of a listed building can affect its special interest. Preserving or enhancing the setting of a listed building is a material consideration in planning decisions.



Almost all the buildings around the Market Place are listed, including those shown here which are all designated at Grade II

⁰¹ Grade I and II* listed buildings together comprise around 7% of all listed buildings, with the remainder being Grade II.



- Listed Buildings
- Conservation Area Boundary

This plan is not to scale

Plan 8: Map showing the statutorily listed buildings within Romsey Conservation Area

3.7 MATERIALS AND DETAILING

3.7.1 BUILDING MATERIALS

Historically, the dominant character of buildings in Romsey would have been timber-framed and jettied with pitched roofs and gables. However, these were largely replaced or refronted in the 18th and 19th century as a result of changing fashions and the general cycle of building replacement and upgrade. Where it remains, medieval timber-framing is largely limited to buildings' inner cores; however, the Manor House on Palmerston Street is an extant example of timber-framing on the external elevation.

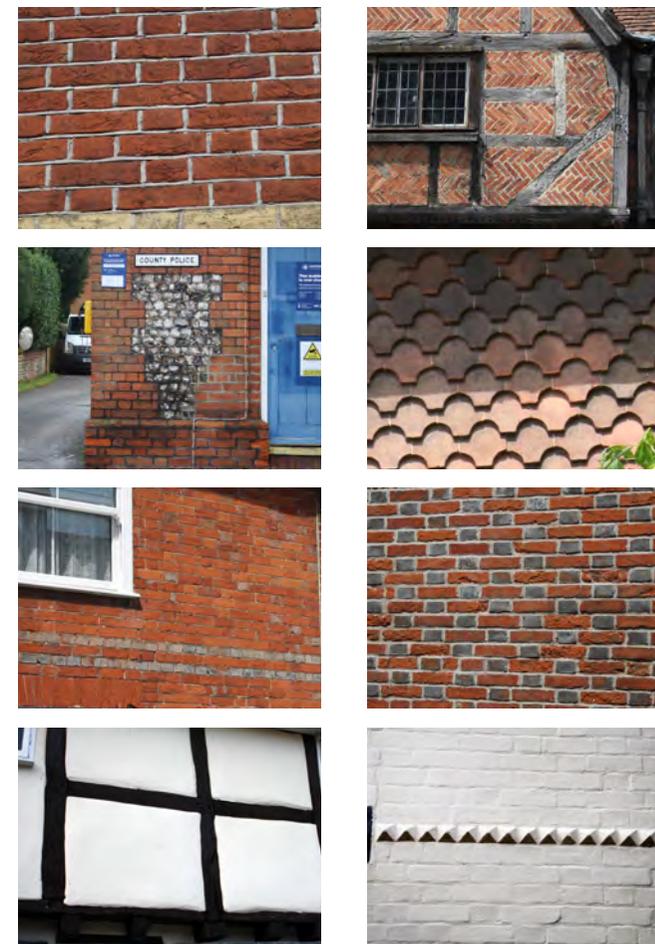
Red brick is the predominant building cladding material in Romsey, whilst yellow brick is also present but much rarer. Brickwork is sometimes painted and render and stucco are also a common finishes, painted either white or pale, pastel shades. Hung tiles often feature to the upper floors of brick buildings, sometimes decoratively shaped, and there are two examples of mathematical tiles on 27 and 28 Market Place and 13 Middlebridge Street.

Hampshire has limited natural stone so only the higher status buildings were traditionally stone-built. The Abbey is built in (relatively) local Chilmark, Quarr and Binstead stone and King John's House is flint and stone. Stone is also used in slightly more recent, 19th century buildings, when the transportation of stone became easier; the Vicarage and Abbey C of E Primary School, are both built in squared rubble stone in courses and several banks and the Town Hall feature stone elements. Knapped flint is not common but is used in a small number of buildings, including some which are not high status. Flint buildings include the United Reformed Church and the police station in The Hundred.

Modern buildings are often built in a brighter orange or other colours of brick than the vernacular, which makes their appearance regrettably stand out.

Roofs tend to be clad in local hand-made clay tiles, and since the arrival of the railways, Welsh slates. Some roofs would have traditionally been thatched, although there are very few remaining in the Conservation Area today.

Sample of the Building Materials used within Romsey Conservation Area



These thumbnails show the typical finishes for buildings in the Conservation Area, mainly red brick with some contrasting brick decoration, timber framing, painted render and hung tiles.

3.7.2 ARCHITECTURAL STYLE AND DETAILS

There are a variety of architectural features and levels of decorative to buildings within the Conservation Area which add interest and a sense of longevity to the street scene.

The most modest buildings are simply detailed using patterns in brick to form cornice details and string courses or scalloped hung tiles. Grander 18th and 19th century buildings exhibit elegant decorative features including brick string coursing, rendered window lintels and surrounds and dentilled cornices. Victorian terraces are often enlivened with ornamental ridge tiles, decorative bargeboards, date or name plaques and polychromatic brickwork elevations or alternating coloured brickwork detailing picks out quoining, window and door surrounds and string coursing.



Example of the simple brick detailing present on many buildings in the Conservation Area

Characteristic red brickwork is sometimes articulated with stone detailing picking out architraves, tracery, banding and window surrounds, with examples at the Methodist Church in The Hundred and the bank at 6 Market Place. Stone is not a local material and its use demonstrates the status of the buildings rather than being characteristic to the local area.



Higher status buildings such as the Town Hall have stone detailing

The Abbey displays a unique Norman architectural style with typical Romanesque characteristics including massive solidity of wall fabric, with some standing buttresses, punctuated by round arches and openings as well as later Gothic elements such as pointed arches.

Other, larger buildings of civic or institutional function often employ a classical architectural language with features including giant pilasters, capitals, entablatures, pediments, rusticated quoining, for example the former Corn Exchange at the Corn Market and the Town Hall on the Market Place.

Doors often feature round-arched entrances or classical door cases comprising pilasters, entablatures and pediments. Simpler doors feature a pediment alone or a plain lintel. The majority of windows in the Conservation Area are timber-framed sashes some featuring decorative lintels or surrounds. Terraces on residential streets sometimes have ground floor bay windows and there are also examples of historic attic dormer windows. Certain houses have unique Regency-style windows, with balconies.

There is good survival of historic shopfronts, mainly from the Victorian period, which greatly add to the character of these streets. There are many examples of later shopfronts, which are also sensitive to the historic nature of the Conservation Area. Historic shopfront features include fascia boards, pilasters and consoles, retractable canopies, recessed doorways and stall risers. Bell Street and Church Street in particular have good survival of historic shopfronts. There are also examples of less sensitive modern shopfronts, particularly within The Hundred.

Historic or traditional signage and advertising adds character to the street scene. Public houses are noticeable for their decorative pub

signs and other buildings feature large historic advertisements for local industries and wares painted on brickwork.

Modern buildings feature much simpler and more sparse decorative features, with ornament generally limited to hung tile cladding.



Example of a traditional shopfront in Church Street, containing many historic features such as pilasters, stall risers and fascia board and using timber and glass materials.

3.8 ACTIVITY AND MOVEMENT

The way in which we experience and appreciate the character of an area in part depends on the level and type of activity and movement which is taking place within it. This can change depending on the time of day or time of year.

Romsey is a busy market town, its town centre full of activity particularly on market days. The Market Place is the centre of this activity with main road routes in the conservation area converging on it and carrying both pedestrian and vehicular movement. Public realm works have reduced the dominance of cars and delivery and service vehicles are limited to certain times of the day. Collectively, this has reduced the visual and noise impact vehicles on the historic core of the town centre.

The Market Place is a pedestrian dominated environment both for people passing through on route to other parts of the town and those using its amenities, the shops, restaurants and public buildings. Although the buildings and occupiers have changed over time, the town centre remains similar in its atmosphere to how it would have been historically.

Unsurprisingly, the Market Place and the rest of the historic core of the town centre are less busy outside of retail hours, however the restaurants, hotels and services at the Abbey have longer operating hours, extending activity in the town centre into the evening.

Beyond the core of the town centre, the residential areas are less busy with both vehicles and people and as such tend to be more tranquil, which reinforces their residential character. The exception to this is the eastern arm of The Hundred and Winchester Road, which is often busy with traffic and is often noisy as a consequence; this can detract from the appreciation of the historic character of the street.

The Causeway and footpaths along and over River Test in the western part of the Conservation Area give a glimpse into its rural setting and are particularly tranquil. The mills would once have been busy with industry, but now only the buildings, rather than the activity, remain as evidence of this important element of Romsey's past.

The bypass, which forms the southern boundary of the Conservation Area, is a busy and noisy route. Whilst detracting from the appreciation of the town's historic character, the construction of the bypass in 1931 has been of considerable benefit as it has allowed the town centre to have retained its historic layout and has not been compromised, as many town's have, by road-widening and other road improvement schemes of the post-war period. Today, it allows the Conservation Area to be free from all but local traffic which is of considerable importance revealing its historic character.



The Market Place is often busy with pedestrians

3.9 ARCHAEOLOGY

Although not always a visible part of the Conservation Area, archaeological remains can contribute considerably to our understanding of how the area has developed and where visible contributes to the character and appearance of the area.

The ancient origins of Romsey, the wealth and importance of the Abbey and the survival of the town's historic street plan and many of its buildings means that there is a wealth of both built and buried archaeological evidence within the conservation area. Romsey is one of the most intensively studied of the small market towns in Hampshire and there is a mass of archaeological data which has broadened and strengthened the understanding of how the town has evolved and how past residents lived their lives.

Although there are no designated Scheduled Monuments within the conservation area, the Abbey precinct and King John's House are Nationally Important Remains, as well as being Grade I listed buildings.⁰² These, and the many other historic buildings within the Conservation Area contribute to its special interest by visually demonstrating the historic origins and evolution of the town.

There is also potential for archaeological remains that have not yet been uncovered which could reveal more about the evolution and past of Romsey. The historic core of the town centre, including the Market Place, Corn Market, Bell Street, Church Street, Church Road and Portersbridge Street are Areas of High Archaeological Potential with Cherville Street, Middlebridge Street, Latimer Street, Love Lane and The Hundred also being Archaeologically Important Areas.

These designations, shown on **Plan 9**, reflect the likely potential for archaeological remains, which would add further understanding about the evolution of the town core which developed alongside, and in association with, the Abbey.

Ground-intrusive investigation or development in areas of archaeological potential (covering most of the Conservation Area) has the potential to disturb or destroy archaeological remains. As specified in local planning policy, development which would involve ground disturbance in areas of known archaeological potential should be sensitively designed and located. A desk based archaeological assessment, and in certain circumstances a field evaluation, will be required. Where appropriate, archaeological remains should be preserved in situ with

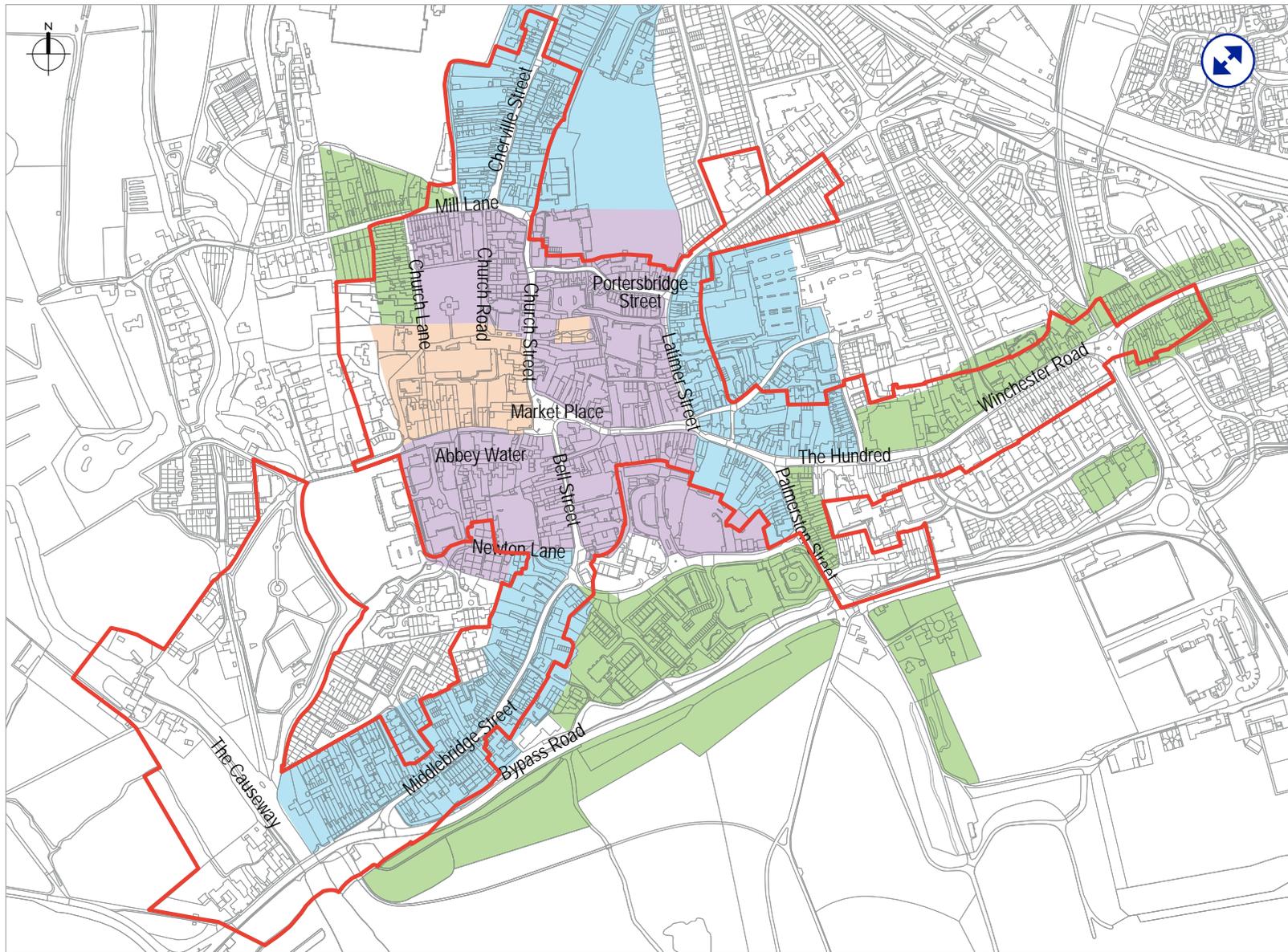
development being sensitively designed and located to allow their retention or minimise harm to them. Where this is not possible or feasible the Council will require a programme of archaeological investigation, excavation and recording prior to commencement.

Further information about known archaeological remains within the town can be found by consulting the Hampshire Historic Environment Record (HER).



King John's House is a Nationally Important Remain and is Grade I listed

⁰² Romsey Extensive Urban Survey (2004), Map E



- Conservation Area Boundary
- Nationally Important Remains (unscheduled)
- Areas of High Archaeological Importance
- Archaeologically Important Areas
- Areas of Limited Archaeological Importance

This plan is not to scale

Plan 9: Map showing the different levels of archaeological potential across the Romsey Conservation Area. This map is a reproduction of Map E of the Romsey Extensive Urban Survey.

4 ISSUES AND OPPORTUNITIES

This part of the document provides analysis of the current issues and opportunities facing Romsey Conservation Area following detailed site surveys and initial public consultation.

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4.1 DETRACTING FEATURES AND BUILDINGS

The overall appearance and quality of buildings in the Conservation Area is very high, however there are a number of detracting features and buildings which it would be beneficial to alter or replace to enhance the special interest of the Conservation Area. This ranges from whole buildings, such as a number of post-war infill buildings to small scale features within individual buildings.

4.1.1 DETRACTING BUILDINGS

The majority of buildings in the Conservation Area are historic, some are listed and many more make a positive contribution to the historic character and appearance of the Conservation Area. However, there are several post-war buildings within the Conservation Area which detract from the historic character due to their scale, massing, materiality or detailing. These include Nos.13-13a and 60-62 The Hundred, Cherville

Court and Nos.23-33 Cherville Street. If the opportunity to alter or replace these buildings becomes available, there is the potential to enhance the Conservation Area by ensure proposals are sensitively-designed and respond better to the character and appearance of the Conservation Area.



Cherville Court is a post-war residential block which is detracts from the Conservation Area



Nos.60-62 The Hundred detracts from the historic appearance of this street

4.1.2 WINDOWS, DOORS AND DRAINAGE GOODS

Across the Conservation Area, there has unfortunately been some unsympathetic replacement of traditional timber windows in historic buildings with uPVC units. uPVC doors and plastic gutters and drainpipes also appear within some historic buildings in the Conservation Area. This not only has a detrimental impact on the appearance of the Conservation Area as plastic features are modern, alien additions to the historic environment but also often constitutes loss of original or historic fabric. Furthermore, the use of plastic windows and doors reduces the breathability of traditionally constructed buildings, by preventing moisture from egressing the building.

There are opportunities to return windows back to their traditional material and appearance where they have been altered and there is potential for an Article 4 Direction to be implemented to better control these types of change in the future.

There have been a small number of instances of front skylight being installed into historic buildings in the Conservation Area, including within the Victorian terraces in Cherville Street. Skylights are modern features which break up the appearance of pitched roofs in historic buildings detracting from the historic character and appearance of the Conservation Area. An Article 4 Direction is recommended to restrict this permitted development right to allow better control of this type of change occurring.

4.1.3 UNSYMPATHETIC FEATURES

Unsympathetic modern features have been added to buildings across the Conservation Area and detract from its historic character and appearance.

Pigeon deterrents including spikes over doors and windows and areas of netting are present on some buildings, particularly in the historic core of the town centre. These have a detrimental visual impact and there are opportunities to investigate alternative forms of deterrent for the areas of the town centre.



Example of visually prominent pigeon netting which detracts from the appearance of the Conservation Area

Satellite dishes and television aerials are modern, alien features within a historic streetscape and therefore cause a significant visual intrusion. Often dishes and aerials remain on walls and roofs even after they become redundant which leads to there being an even greater number visible. There are opportunities to remove redundant dishes and consider relocating others to more discreet locations. It is recommended that installation of any new devices is to the rear of buildings rather than front and side elevations, and therefore not visible from the public realm. Planning permission is required for the installation of telecoms equipment on walls and roofs visible from the public domain.



Visually prominent satellite dishes in Linden Road

Overhead wires are highly visible in some street, particularly Mill Lane, these are modern features and distract from views along the historic streets. If opportunities arise to relocate cables below ground this would be beneficial to the appearance of the Conservation Area and historic street scene.



Overhead wires in Mill Lane

Whilst bins cause very little issue in the Conservation Area with both domestic and commercial bins generally stored out of sight and away from the principal public realm, there are a small number of instances where larger commercial bins are stored on the pavement. These both visually detract and can hinder movement and so it is recommended that in such instances, bins be relocated to less intrusive locations, where possible.



Commercial wheelie bins next to the Corn Exchange building

4.2 PUBLIC REALM

There have been significant improvements to the public realm of the Conservation Area in recent years including improving pedestrian access within the Market Place and reducing the dominance of cars. However, there are areas, even within relatively recently installed areas of public realm where there is degradation and damage to surface treatments, largely resulting from vehicles.

This includes granite kerbs in Latimer Street and stone sets in the Corn Market and the Abbey forecourt off Church Street. In addition, tarmacked areas outside the historic core of the town centre, particularly in Winchester Road and the eastern end of The Hundred, are patched and uneven. Damaged surfaces cause not only a negative visual impact, are also trip hazards and hinder movement through the Conservation Area. Opportunities

to repair damaged surfaces and install high-quality, sympathetic and durable finishes where these do not currently exist would be beneficial. Traditional and durable materials such as granite sets and kerbstones, Yorkstone paving would be appropriate and could be used in combination with more contemporary materials.



Examples of areas of damaged and patched surface treatments

Whilst planting in the public realm is a positive part of the Conservation Area, some of the planters have become dated and are thus unsympathetic in style, including those around the junction of the Hundred and Palmerston Street. Replacement of such planters would be beneficial. The use of restrained designs and traditional, durable materials would be most appropriate in ensuring the longevity of any new installations.

The green spaces in the Conservation Area are high quality, however, there are opportunities to improve way-marking and interpretation along these routes.

In general street furniture within the Conservation Area is sympathetic to the historic character of the area, however there are opportunities to install a more sympathetic set of litter bins. Consideration could also be given to an overall reduction in the amount of traffic signage, including for example around the junction of The Hundred and Winchester Road. This would need to be undertaken in consultation with the Highways Department to ensure it could be achieved in a safe manner.

Cars can sometimes still be an issue within the historic core of the town centre and consideration could be given to restricting

access to vehicles except during specific hours, such as for deliveries to the shops and restaurants.



Unsympathetic planters at the junction of Palmerston Street and The Hundred

4.3 BOUNDARY TREATMENTS

In Middlebridge Street, Mill Lane and some other residential parts of the Conservation Area, there has been some alteration and loss of historic boundary treatments. Boundaries would traditionally have comprised low brick walls or, occasionally low picket fences, surrounding soft landscaped front gardens. Some properties have had their front gardens replaced with hardstanding and are used as driveways, resulting in the loss of boundary demarcation. This has begun to erode the historic character and appearance of these streets. There are also associated works which can further detract from the character of the Conservation Area, including the loss of trees and shrubbery and increasing hard-landscaping which change the historic appearance of the streetscene. In addition, some historic boundary treatments have been replaced with lower quality or less appropriate types of boundary.

A targeted Article 4 Direction is recommended to restrict changes to low level boundary treatments (changes to those which are above a metre already require planning permission) to allow better control of changes to boundaries, including demolition.



Loss of historic boundary treatments to residential properties in the Conservation Area



Boundaries to properties in The Hundred have been incrementally replaced reducing the consistency of the historic appearance of the terrace

4.4 SHOPFRONTS

Retail trade has long been an important part of Romsey's economy and remains so today. Whilst there are a considerable number of historic shopfronts surviving and other more recent ones which are designed in a traditional manner, some have been unsympathetically altered or replaced over the years. This has particularly taken place in The Hundred and Latimer Street and has a detrimental affect on the special interest of the Conservation Area.

Oversized, poorly positioned and internally-lit fascia signs and the use of metal or plastic materials are particular issues. Shopfronts have also had their traditional glazing and stall riser arrangements replaced with large full height windows which have no subdivision or their traditional stall risers replaced with squat brick versions. The colour, design and corporate branding of some shop signage does not respect the character of either the building in which they are located or the character of the historic townscape as a whole.

Whenever opportunities arise, shopfronts and their signage should be returned to a more traditional appearance or utilise design features or patterns that are in keeping with historic shopfront design and materiality.



Examples of inappropriate shopfronts including those with large areas of glazing and oversized fascia signage

4.5 INTERPRETATION AND RAISING AWARENESS

There are a number of information boards and plaques within the Conservation Area as well as a heritage walk around the town which giving information about its history and buildings. However, there are opportunities to improve dissemination of the town's history and special interest in particular in relation to the continued presence and importance of the waterways within the town centre. Greater awareness of the industrial uses of the River Test in the past and its importance to wildlife and biodiversity today are themes which could be explored. Information about buildings and places in the town other than the Abbey would also be beneficial, for example information in the Market Place about the central role this space has played through the centuries. Innovative ways of disseminating information could be explored such as the use of digital media, as well as traditional forms of interpretation. Public art could also be used as a means of interpreting the history of the area.

4.6 SETTING OF THE CONSERVATION AREA

The setting of Romsey Conservation Area makes a considerable contribution to its special interest and while the positive elements of the setting should be preserved, there are opportunities for enhancement.

The principal example is the former Strong & Co brewery site, which although partly redeveloped remains largely as vacant wasteland which has a detrimental impact on the Conservation Area. The Brewery site has an extant planning permission for residential development but has only been part enacted. There is considerable potential for this site to make a better contribution to the setting of the Conservation Area, drawing on its historic use and role within the town. In addition, the Broadwater Street Car Park and the bus station are proposed for removal from the Conservation Area. They form part of the South of Town Centre Masterplan, which has considerable potential to enhance this part of the close setting of the Conservation Area.

It is also very important for the positive elements of the setting of the Conservation Area to be preserved to ensure that they continue to contribute to its special interest. This is particularly the case with the rural setting of the Conservation Area, both immediately adjacent to the west and also the wider countryside setting of the town.

Any development within the setting of a conservation area has to take into consideration its special interest and be of high-quality and sensitive design.



This view from the edge of the Conservation Area into the vacant Strong & Co brewery site demonstrates the detrimental impact it has on the setting of the Conservation Area

4.7 MAINTENANCE AND REPAIR OF BUILDINGS

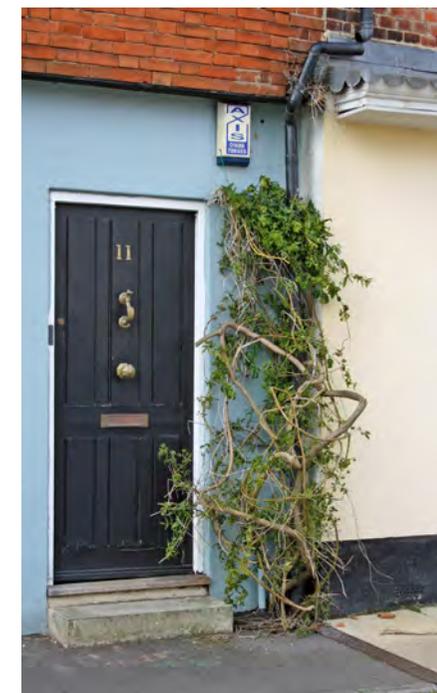
Although the overall condition of buildings in the Conservation Area is good, there are some buildings where some elements are in need of maintenance or repair. This includes foliage and other greenery growth, particularly around eaves, parapets and chimney stacks. Foliage growth can cause problems to the structural integrity of buildings as well as potentially causing water ingress. Peeling paintwork, particularly to timber windows but also some elevations, is also sometimes an issue and results in water ingress and decay and rot to timberwork. Some of the railings, such as those edging the bridge over the Tadburn Stream at Palmerston Street are also peeling and are in need of repainting. Maintenance of lead flashings is also needed to some buildings, again to prevent water ingress. Finally, some low level stall risers of shopfronts require cleaning and repainting as they are suffering from algae growth. As well as having an impact on the physical building fabric, these maintenance and repair issues harms the appearance of both the individual buildings and the wider Conservation Area. There are opportunities to improve the special interest of the Conservation Area by undertaking the necessary repairs to buildings and raising awareness amongst local owners

and occupiers of the importance of building maintenance to prevent degradation.

4.8 SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

Maintaining and continued use of historic buildings is inherently sustainable. However, there is likely to be pressure over the coming decades to improve the energy efficiency of Romsey's historic building stock in order to reduce carbon emissions, particularly from heating which uses fossil fuel sources.

Physical changes to buildings in this context need to be carefully considered so as to mitigate against harm to the significance of both individual buildings and the conservation area. This might include improvements to thermal efficiency and changing sources of heating. Historic England has prepared extensive advice regarding energy efficiency and historic buildings, see [Further Information](#) for details.



Examples of foliage and algae growth, peeling paintwork and rotting timber all of which are preventable through routine maintenance

5 MANAGING CHANGE

This section sets out how change within Romsey Conservation Area should be managed to ensure its special interest is preserved or enhanced.

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5.1 INTRODUCTION

The Management Plan part of this document sets out the vision for the future of Romsey Conservation Area and a framework to guide change. The overarching ambition for the Conservation Area is to preserve and enhance what is special about the Conservation Area and it is the statutory duty of the Council to ensure this happens. Preserving and enhancing the special interest of the Conservation Area is achieved by ensuring that change and development take place in a considered and sympathetic way and raising awareness and promoting shared responsibility for looking after the Conservation Area.

The long-term objectives are to phase out ill-considered change and additions and ensure new development is of high quality and responds to the special character of the Conservation Area. This applies from very small changes such as reinstating lost historic features to proposals for new buildings both within the Conservation Area and within its setting. In addition, regular maintenance of buildings is a vital part of ensuring the special interest is preserved as well as the physical fabric of individual buildings. Repairs can often

be necessary, ensuring that these are done in the most sensitive and least impactful ways possible is an important part of looking after historic buildings and the Conservation Area as a whole.

The following sections set out how and why change within the Conservation Area is controlled, good practice advice on maintenance and repair and specific guidance on alterations, extension and new development. Specific recommendations are within [Section 5.6](#).

5.2 PLANNING LEGISLATION, POLICY AND GUIDANCE

Planning Legislation, Policy and Guidance is utilised when considering development or other changes within the Romsey Conservation Area. This is to ensure that proposals seek to preserve or enhance the areas special interest including the contribution made by its setting.

The primary legislation governing conservation areas is Planning (Listed Buildings and Conservation Areas) Act 1990. This is the key tool for Councils in fulfilling their duty to manage their conservation areas

and ensuring that proposals for change preserve and enhance their special interest.

Below this national-level legislation lies national and local planning policy which support this legislation in the protection and enhancement of conservation areas. See the Council's website for details of current national and local Test Valley Borough Council planning policy, links can be found in [Further Information](#).

In addition to legislative and policy requirements there is a wealth of best practice guidance and advice available from Historic England and the British Standards Institute, see [Further Information](#) for details.

When changes are being considered to buildings in Romsey Conservation Area, or perhaps where new development is proposed, it is often helpful to use the Council's Pre-Application Advice service to gain early guidance on proposals and highlight any constraints or opportunities; details can be found on the Council's website.

5.3 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

5.3.1 RESTRICTIONS ON PERMITTED DEVELOPMENT

In order to protect and enhance Romsey Conservation Area, any changes that take place must conserve, respect or contribute to the character and appearance which makes the Conservation Area of special interest.

Permitted Development Rights, as defined by *The Town and Country Planning (General Permitted Development) (England) Order 2015*, are works which can be undertaken without the need to gain planning permission. Permitted Development Rights are different in a conservation area, meaning that planning permission is needed for works which materially affect the external appearance of a building.

This includes, but is not restricted to:

- The total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);

- Other partial demolition including new openings in external elevations;
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Changes to the external finish of a building (including rendering, pebble dash or other cladding);
- Changes to the roof shape including installation of new dormer windows and chimneys;
- Any extension other than a single storey rear extension of 4 metres or less (3 metres or less if the house is detached or semidetached);
- Extensions to the side of buildings;
- Any two storey extensions;
- Erection of an outbuilding to the side of a property;
- Aerials and satellite dishes on chimneys or elevations visible from the street;

- Putting up advertisements and other commercial signage (Advertising Consent may also be required);
- Changing the use of a building (e.g. from residential to commercial); and
- Installing solar panels that are wall-mounted on a wall or roof facing the highway.

For further information and advice about when planning permission is required within a conservation area, see the guidance on the Government's Planning Portal or contact the Planning and Building Department.

It is acknowledged that some changes may have legitimately taken place to buildings prior to their inclusion in the conservation area. Consent will not be retrospectively required for these works and reversal will not be required.

Proposals which affect listed buildings, including changes to their setting, may also require Listed Building Consent.

5.3.2 ARTICLE 4 DIRECTIONS

The Council can develop bespoke controls to ensure that specific elements of a conservation area are protected from harmful change. This is done through the application of an Article 4 Direction. These provide additional control by specifically revoking certain permitted development rights meaning that Planning Permission needs to be sought before work can be undertaken.

There are currently no Article 4 Directions in place within Romsey Conservation Area. Given the importance of the Conservation Area, the following Article 4 Directions are recommended in order to better control its appearance:

Revoke the permitted development of the alteration or replacement of existing timber windows and doors (including frames, sashes and other joinery) in elevations and roofs visible from the public realm, principally front and side elevations.

Reason: To control changes to fenestration and other openings and to restrict the replacement of historic and traditional timber windows and doors with uPVC units which erodes the special character and appearance of the Conservation Area.

Revoke the permitted development of the construction of new openings in elevations and roofs visible from the public realm, principally front and side elevations.

Reason: To control changes to fenestration which erodes the special character and appearance of the Conservation Area.

Revoke the permitted development of the erection, construction, demolition or alteration of gates, fences and walls or other means of enclosure where visible from the public realm, principally front and side elevations.

Reason: To control changes to boundary treatments, particularly front boundary treatments to ensure that inappropriate boundary treatments are not installed.

Revoke the permitted development of demolition of boundary walls where walls are less than 1m in height (walls over 1m in height already require Planning Permission)

Reason: To restrict the conversion of front gardens into driveways for parking, which is causing the loss of boundary demarcation and leading to the erosion of the special character and appearance of the Conservation Area.

Where the recommended Article 4 Directions affect buildings and properties, these are proposed to cover buildings, structures and properties which are not protected by another statutory designation, specifically listing, as these already benefit from additional planning controls.

Should the Council choose to do so, the process of implementing these proposed Article 4 Directions will be undertaken at a future date, separate from the adoption of this CAAMP.

5.4 ADVICE ON CONSERVATION AND REPAIR OF BUILDINGS

All buildings require maintenance and repair regardless of their age, designation (or lack therefore) or significance. In conservation areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect and preserve the established character of the wider area.

In addition to the advice in the following sections, Historic England, and other heritage bodies such as the Society for the Protection of Ancient Building (SPAB), provide a wide range of advice and guidance on how to care for and protect historic places, including advice on the maintenance and repair. See [Further Information](#) for details.

5.4.1 MAINTENANCE

Maintenance is defined as routine work necessary to keep the fabric of a place in good order. It differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. Regular

maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term. In general maintenance work does not require consent from the Council, however some maintenance works may require consent.

Regular inspection of building fabric and services will help identify specific maintained tasks relevant to each building. These could include but are not limited to:

- Regularly clearing gutters and drain grilles of debris, particularly leaves;
- Clearing any blockages in downpipes;
- Sweeping of chimneys;
- Removal of vegetation growth on or abutting a building; and
- Repainting or treating timber windows and other external timberwork.

5.4.2 REPAIR

Repair is defined as work that is beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration.

Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand the cause of the damage or defect both to ensure that the repair is successful and to limit the work that is required. It is also important to understand the significance of the built fabric affected in order to minimise harm when enacting a repair. As with maintenance consent may be required for some types of repair work, it is advisable to discuss with the Council before any work is undertaken.

The following should be considered when planning repair works:

- Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- Use materials and construction techniques to match the existing to maintain the appearance and character of the building. The exception to this is when existing materials or techniques are detrimental to the built fabric, e.g. cement pointing on a historic brick building.
- Repair is always preferable over the wholesale replacement of a historic feature.
- If replacement of a historic feature is required, as it has degraded beyond repair, the replacement should be carried out on a like-for-like basis using the same materials and construction techniques. The replaced element should be the same as the original in terms of material, dimensions, method of construction and finish (condition notwithstanding) in order to be classed as like-for-like.

- Like-for-like replacement should not be applied in cases where a historic feature has previously been repaired using inappropriate materials or techniques. Where seeking to improve failing modern features or past unsuitable repairs, a traditionally-designed alternative using appropriate materials is preferable such as breathable, lime-based renders and paints. In such cases planning permission and, if a listed building, Listed Building Consent, may be required.
- Only undertaking the minimum intervention required for any given repair.
- Repairs, should, where possible, be reversible as better alternatives may become available in the future.
- Repointing should always be carried out using a lime-based mortar. Within historic and traditionally constructed buildings, cement-based pointing is damaging to brickwork and stonework as it is an impermeable material. Periodic renewal of pointing will extend the lifetime of building fabric.

5.5 ADVICE ON DESIGN AND NEW DEVELOPMENT

5.5.1 ALTERATION, EXTENSION AND DEMOLITION

The appropriateness of demolition, alteration or extension will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another. In all cases it is vital to consider the impact of the proposed change on the special interest of the Conservation Area ensuring that this is preserved or enhanced.

Demolition of buildings that detract from the Conservation Area may be beneficial. However, gap sites can also detract from the character of the Conservation Area and therefore demolition of whole buildings may only be permitted where rebuilding is proposed, the site was historically open, and this remains appropriate, or an alternative suitable future use for the site is planned.

Alterations should preserve or enhance the character of the Conservation Area. This means that changes should be respectful of the prevailing architectural and visual character of the Conservation Area and the specific character area in which it is located. Alterations may comprise of the removal of

detracting features, such as uPVC windows, and, where appropriate their replacement with more historically appropriate versions. Alterations must therefore use appropriate materials for their context, often those that are typically found within the Conservation Area. This may include timber for windows and doors and brickwork for structural elements. New materials may be appropriate as long as they are complementary to the appearance of the area.

Extensions should be subordinate to the existing buildings in their scale, massing and design. Extension to the side and front of buildings is unlikely to be appropriate as this would change the visual appearance of the streetscape, whereas extension to the rear is likely to be more acceptable. All extensions should be of high quality design and construction. Whilst the design may use materials and finishes which are characteristic to the Conservation Area, including local brick, there may be scope for use of a wider, less traditional material palette where these are part of a high quality sensitively-designed extension that complements or enhances the appearance of the original building.

5.5.2 NEW DEVELOPMENT WITHIN THE CONSERVATION AREA

There are several opportunities for new development within the Conservation Area. Although there are very few empty sites, there are a small number of detracting buildings, the sensitive replacement or redevelopment of which would enhance the Conservation Area. There may also be opportunities to redevelop buildings which make a neutral contribution to the Conservation Area. Any new and replacement development needs to take account of, and be sensitive to, the following:

- The significance of any building proposed to be removed;
- The significance of any relationship between any building to be removed and any adjacent structures and spaces;
- The potential to draw inspiration from the historic use and character of a site;
- The significance or contribution of any gap site (i.e. is it a historic gap within the street frontage or does it detract);
- The potential impact of the new design on known or potential archaeological remains;

- The potential impact of the new design on the setting of any neighbouring listed buildings;
- The materials and architectural detailing characteristic of the area should be a key point of reference to inform the choice of materials and detailing of the new design;
- The scale and grain of the surrounding area, including historic plot boundaries;
- Its height in relation to its neighbours and surrounding context; and
- The potential impact on important views and prominence of landmark buildings.

This list is not exhaustive; each location will present its own unique requirements for a sensitive and appropriate new design. In all cases, new development must be of the highest quality of design, construction and detailing. The principal aim of new development should be to preserve and enhance the character of their immediate setting and the Conservation Area as a whole.

5.5.3 NEW DEVELOPMENT IN THE SETTING OF THE CONSERVATION AREA

As well as opportunities for change and new development within the Conservation Area, there are also opportunities for new development within its setting. It is important that such considers the character and appearance of the Conservation Area. It should be sensitive to its location within the setting of the designated heritage asset and enhance rather than harm its special interest.

Any new development within the setting of the Conservation Area should be of the highest quality design and execution, regardless of scale, in order to preserve and enhance the character of the Conservation Area and help phase out ill-considered and unsympathetic interventions from the past.

The rural setting of Romsey Conservation Area, to its south and west, is particularly important in interpreting its special interest and historic character. Selection of sites for new development within the wider setting of the Conservation Area will need to ensure that this green setting can be preserved.

5.5.4 SHOPFRONTS AND SIGNAGE

Retail is an important part of the Conservation Area, particularly in the historic core of the town centre around the Market Place, Corn Market and their approaches. The design and appearance of shop fronts is therefore an important part of the Conservation Area.

Changes to shop fronts will require planning permission, and, if part of a listed building, Listed Building Consent. Changes to signage and advertising will require Advertisement Consent.



Example of a historic shopfront in Bell Street

A shopfront is part of a building as a whole, rather than being a separate entity. The design of shopfronts therefore needs to reflect the style, proportions, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation. A shopfront needs to sit within the original building framework set by structural and decorative features within the elevation; columns for example should be carried down to ground floor. This is the case for both building which historically contained retail at ground floor and where one has been inserted in a building designed for residential use.

Where historic shopfronts survive or existing shopfronts contribute to the character and appearance of the Conservation Area, these should be retained and enhanced where possible. Any historic shopfront features which survive should be retained, repaired as necessary, and incorporated into new schemes, rather than being replaced. It would be desirable to reinstate historic features, such as corbels and pilasters where these have been lost and the placement of them, or vestiges of their original design, remain.

Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but non-traditional, sympathetically designed shopfronts would be appropriate in modern and new buildings. The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional alternatives is encouraged.

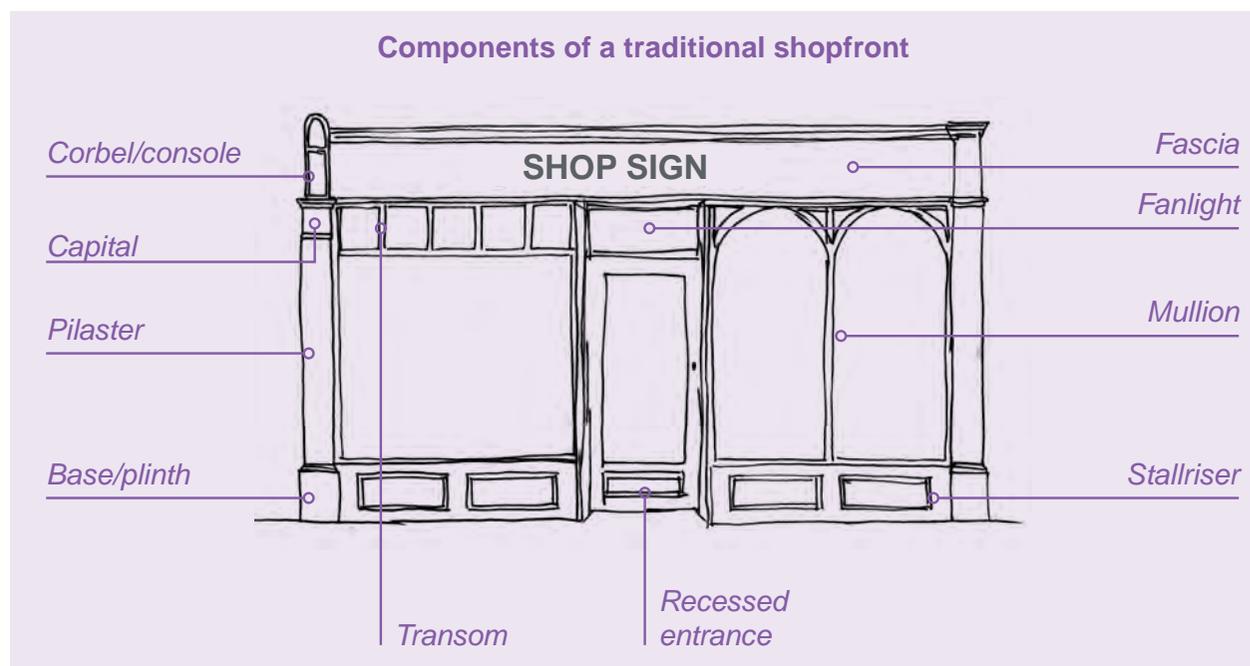
Traditional and characteristic materials, specifically painted timber and glazing, best enhance the historic character of the buildings. It is expected that proposals to alter signage and shop frontages will use these materials. The use of plastic is not considered to be appropriate in historic contexts.

Pilasters, corbels, cornice, fascia and stall risers are all important elements in traditional shopfronts which create the visual proportions of the shopfront. Fascias are of notable importance and should be in proportion to the rest of the shopfront and not overly large. Fascias should not extend above cornice level (or, where there is no such feature, should be well below the sill of the window above), or beyond the corbels on either side.

Full height glazing is a modern feature and does not reflect the character of historic buildings. Smaller windows with stall risers (a plinth under the window), transoms and mullions are typical traditional features and more appropriate in historic contexts.

The design and detailing of advertising and signage content, both on fascias, hanging signs and any free-standing signage, are also important in the Conservation Area. The signage should complement the design of

the shopfront and building, conveying a sense of permanence and quality. Colour palettes, lettering style and illumination need to be considered in the design of a complementary shopfront. With regards to illumination, internally lit signage is inappropriate within the Conservation Area, with subtle external lighting being more appropriate. Careful consideration needs to be given to the appropriateness of free-standing signage such as A-boards as these can cause visual clutter and physical impediment to pedestrian movement.



There are a small number of examples of fabric canopies within the Conservation Area, including with The Hundred. Such features can add interest to the street scene if of an appropriate design suitable for use in the Conservation Area. Installation of canopies will be most appropriate where evidence of a historic canopy to a building has been identified. Installation will require consent from the Council. Canopies should avoid obscuring historic features and should be retractable.

There are also some metal roller shutters which have a detrimental effect on the appearance of the Conservation Area. They obscure historic features as well as window displays and internal illumination and should be avoided.



Examples of historic and traditional shopfronts within the Conservation Area

5.5.5 PUBLIC REALM AND STREETScape

The public realm, namely publicly accessible streets and open spaces, is the area from which the majority of people will experience the Conservation Area, preserving and enhancing its character and appearance is therefore of considerable importance for maintaining the special interest of the area. The public realm consists not only of the surfaces but the street furniture, street signs and interpretation.

A sensitive and holistic approach needs to be taken to changes and improvements to the public realm within an overarching strategy. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

There are areas where surface finishes are in a poor condition and others which could benefit from replacement with more sympathetic and durable surface treatments, see **Section 4.2**. Public realm features (bins, bollards, seating etc.) can often become dated in appearance quickly. Care should be taken to ensure future public realm works are considered for the longer term and materials

both for the street furniture and surface treatments are durable and high quality. Where historic items of street furniture and surface finishes do survive, these should be retained and repaired in situ.

In addition to street furniture, free-standing shop-signage, interpretation boards, broadband cabinets and items such as inappropriately located café seating can collectively cause excessive clutter within the public realm and detract physically and visually from the pedestrian experience of the Conservation Area. Applications associated with features within the public realm will be carefully considered to ensure that the public streets remain pleasant and attractive places to be whilst ensuring that commercial activities can continue successfully.

5.5.6 BOUNDARY TREATMENTS

Although within the historic core of the town centre and many of the residential streets, buildings are hard against the pavement edge, some buildings are set back behind front gardens. There has been some localised loss of historic boundary treatments, in particular those demarcating front gardens. Where historic boundary treatments have been lost, their reintroduction will be encouraged where the proposed materials and design are appropriate to the character of the Conservation Area. Historically front boundaries would have comprised low boundary walls, sometimes topped with metal railings, although timber picket fencing or full metal railings may also be considered in certain circumstances. In addition to replacing lost boundaries the replacement of inappropriate boundary treatments with appropriate materials is also encouraged. Further detrimental alteration and loss of historic and traditional boundary treatments will be discouraged.

5.5.7 WINDOWS, DOORS AND DRAINAGE GOODS

Whilst the majority of buildings in the Conservation Area contain traditional timber sash or casement windows, there have been instances of replacement with uPVC units. uPVC doors and plastic gutters and drainpipes also appear within some historic buildings in the Conservation Area. Plastic features within historic buildings are not in-keeping with their historic appearance and detract from the special interest of the Conservation Area. Therefore, replacement of historic or traditional windows, doors and drainage goods is strongly discouraged unless they are damaged beyond repair. Where such replacement is necessary this should be in traditional and appropriate materials and styles. Where inappropriate replacement has already been undertaken, returning these features back to their traditional appearance is encouraged.

Drainage goods would have historically been painted cast iron or lead; however other metals may be appropriate subject to their detailed design. White-painted timber is likely to be the most appropriate materiality for windows with the proportions and type of window being dependant on the age and style of individual buildings.

For doors, painted timber is also likely to be the most appropriate material, with dark, heritage colours being the most appropriate. Multi-panelled doors and glazed fanlights may also be appropriate within some buildings.

5.5.8 TELECOMS EQUIPMENT

The installation of telecommunications antenna, i.e. television aerials and satellite dishes on a wall, chimney or roof slope that faces onto, and is visible from, the public realm (principally front and side elevations) of the Conservation Area requires planning permission and is discouraged. The visibility of such features harms the appearance of the Conservation Area and therefore care should be taken to locate these items discreetly, ideally to the rear of buildings. The removal of existing visible aerials and dishes is encouraged, as this will enhance the appearance of the Conservation Area.

5.6 SPECIFIC RECOMMENDATIONS

The following recommendations have been developed in response to the issues and opportunities identified and the guidance on managing change provided over the previous pages. These recommendations are designed to ensure the preservation and enhancement of the special interest of Romsey Conservation Area.

- 1 The historic environment of Romsey, in particular that which contributes to the character and appearance of the Conservation Area, is maintained to ensure the town remains a thriving economic centre and tourist destination.
- 2 Proposals for extension, alteration and new development will only be approved where they would preserve or enhance the special interest of the Conservation Area, or where the public benefits would outweigh any harm.
- 3 The design, construction and materials of any new development, extension, alteration or repair should be of the highest quality and respect their local context.
- 4 Due consideration and protection should be given to archaeological remains and potential wherever ground intrusive works are proposed.
- 5 Development within the setting of the Conservation Area should be sympathetic to its special interest in terms of its scale, massing, proportions, materials and detailing; development which harms its special interest will be resisted.
- 6 Heritage Impact Assessment of proposed alterations, extensions, demolition and new development should be undertaken by applicants to ensure impacts are mitigated and the special interest of the Conservation Area is preserved.
- 7 Appropriate enforcement action is undertaken for inappropriate works that do not have consent.
- 8 That awareness is raised regarding the benefits of regular maintenance and sensitive repair, and advice regarding good practice be given when necessary.
- 9 Removal of inappropriate and unsympathetic additions to buildings and the street scene is encouraged.
- 10 Reinstatement of lost historic features, such as timber sash windows or corbels on traditional shop fronts, is encouraged.
- 11 The replacement of uPVC windows and doors with traditional timber units is encouraged.
- 12 Restoring historic boundary treatments where they have been lost to residential properties, often for car parking, is encouraged.
- 13 The replacement of inappropriate modern alterations to shopfronts with suitably-designed traditional or sympathetically designed alternatives is encouraged.
- 14 Historic shopfront signage should be retained and new signage should be appropriately designed for its historic context.
- 15 Historic uses of buildings should be maintained where possible.
- 16 The condition of the Conservation Area should be monitored and reviewed periodically.

FURTHER INFORMATION

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Enclosure Map, 1807

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Open Domesday for information about Romsey in the Domesday book, available from: <https://opendomesday.org/place/SU1583/swindon/>

National Library of Scotland for Historic Ordnance Survey mapping, available from: <https://maps.nls.uk>

Hampshire County Council, *Romsey Extensive Urban Survey* (2004)

Romsey and District Society and Test Valley Borough Council, *Look at Romsey: Romsey Town Design Statement for Romsey Town and Romsey Extra* (2008)

FURTHER SOURCES OF INFORMATION

For further study, the following archives hold material that may be of relevance to the history and significance of Romsey:

- LTVAS Archives
- Hampshire Record Office
- The National Archives
- Historic England Archives

Other sources include:

The Hampshire Historic Environment Record, which includes information on the archaeological finds within the conservation area: <https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord>

For further information about the selection of listed buildings, refer to DDCMS, Principles of Selection for Listed Buildings (November 2018): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/757054/Revised_Principles_of_Selection_2018.pdf

LEGISLATION AND POLICY

NATIONAL PLANNING LEGISLATION AND POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework (2019): https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Portal: <https://www.planningportal.co.uk>

LOCAL PLANNING POLICY AND GUIDANCE

Test Valley Borough Revised Local Plan DPD (2016): <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/local-development-framework/dpd>

Test Valley Supplementary Planning Documents: <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/supplementary-planning-documents>

Shopfront Design Guide SPD: <https://www.testvalley.gov.uk/planning-and-building/planningpolicy/supplementary-planning-documents/shopfrontdesignguide>

Test Valley Borough Council Pre Application Advice service: <https://www.testvalley.gov.uk/planning-and-building/formsfees/pre-application-advice>

HISTORIC ENGLAND GUIDANCE

Historic England's website contains a range of advice and guidance on conservation best practice, such as Conservation Principles: Policies and Guidance and guides on understanding heritage value, setting and views, to specific guides on types of repairs, energy efficiency and historic buildings or types of buildings. This information can largely be found in the advice area of their website: <https://historicengland.org.uk/advice/>

Links to the most relevant guidance and that used in the preparation of the CAAMP are below.

Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (Second Edition): <https://historicengland.org.uk/images-books/publications/conservationarea-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

Conservation Principles, Policies and Guidance (April 2008):
<https://content.historicengland.org.uk/images-books/publications/conservation-principlessustainable-management-historicenvironment/conservationprinciplespoliciesguidanceapr08web.pdf/>

The Setting of Heritage Assets Good Practice Advice in Planning Note 3 (Second Edition) (December 2017): <https://content.historicengland.org.uk/images-books/publications/gpa3-settingofheritage-assets/heag180-gpa3-settingheritage-assets.pdf/>

National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>

OTHER GUIDANCE

British Standard Institute best practice publication: BS 7913:2013 - Guide to the conservation of historic buildings

The Society for the Protection of Ancient Buildings (SPAB) have advice and guidance for owners of historic buildings on their website: <https://www.spab.org.uk/mills/advice-and-guidance>

CONTACT DETAILS

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This section provides a brief summary of the historic development of Romsey. It identifies the key events, features and associations which make the Conservation Area what it is today. The necessary brevity of the section cannot do justice to the area's complete history and comprehensive histories have been prepared by others. The reader is directed to the **Further Information** section of this document which identifies some of the key works.

A.1 EARLY HISTORY

The present town has evolved from its Saxon occupation, from the 7th and 8th centuries, when considerable ironworking took place here. The name derives from 'Rum's (an important Saxon leader) Island', which was likely to have been located around the Market Place, where the town centre remains today.⁰¹

The town grew up around a Benedictine nunnery, speculated to have had a royal connection and established on the site of the present Abbey church in the early 10th century. A large Saxon church, the remains

of which lies within the fabric of the present church, formed the focal point of the town. The main settlement was located to the south of the Abbey and the Market Place, which at this time was controlled by the Abbey. The nuns at Romsey came from prestigious families; King Alfred's granddaughter Aelflaeda was a 10th century Abbess, whose name is memorialised in the dedication of the present Abbey.⁰² The Abbey's status is indicated in Domesday, which recorded the Manor of Romsey, as a large settlement, comprising 127 households and



An early print of the Abbey Church, view from the north-west across the River Test (LTVAS, 559)

four mills, all under Abbey ownership.⁰³ By 1120 the nuns had begun to replace their Saxon church with a large Romanesque building, demonstrating the Abbey's substantial wealth.⁰⁴

A.2 MEDIEVAL

Following the Norman Conquest, the Abbey continued to be rich and powerful. King John's House on Church Street, built in c.1230, belonged to the Benedictine monastery and today is a museum. The position of the Abbey precinct and the Market Place were instrumental in dictating the plan form of streets that developed in the town as indicated by the 19th century Tithe Map, discussed at **Section A.5**. Romsey's main industries were tanning, agriculture and, most prosperous, the finishing of woollen cloth. The waterways were used to advantage and channelled to power watermills, situated along the River Test to the west of the town, for grinding corn or fulling (a part of the woollen cloth making process). The Abbey was closed in 1539 during the Dissolution of the Monasteries; however, as part of it served as the parish church, it was not demolished but instead was sold to the town for £100.

01 Historic Romsey: Historic Assessment for TVBC, p. 4.

02 Phoebe Berrow, Barbara Burbridge and Pat Genge, *The Story of Romsey*, p. 13.

03 <https://opendomesday.org/place/SU3521/romsey/>

04 Barbara Burbridge (ed.), *The History of Romsey*, p. 26.

A.3 SIXTEENTH AND SEVENTEENTH CENTURIES

Several of the buildings we see today in Romsey date to the 16th and 17th centuries, or earlier. These are recognisable by characteristics that include jettied upper floors), timber-framing (infilled with render or brickwork) and thatched roofs. The Manor House on Palmerston Street, pictured adjacent, dates to the 15th/ 16th century, as indicated by its prominent gables, jettied timber-frame structure and small casement windows with diamond mullions and leaded lights. Other examples include the Thatched Cottage on Mill Lane (17th century or earlier) and 19-21 Middlebridge Street (16th or 17th century). However, in other buildings of medieval origin, the original fabric is often concealed behind a newer frontage in brick or render as fashions and tastes changed. The Cross Keys Public House on Bell Street is one such example where the 17th century or earlier timber-framed back range is hidden behind the mid-19th century front range.

The woollen trade continued to flourish throughout the 17th century. William Petty himself, later Sir William Petty, the economist

and founder member of the Royal Society, was born the son of a modest dyer in the early 17th century on the site of what is now No.30 Church Street. Romsey was granted a Royal

Charter by James I in 1607, conferring it with borough status and allowing it to hold a weekly market. The market continues today and is held three days a week in the Corn Market.



The Manor House in Palmerston Street, a surviving 15th to 16th century timber-frame building with brick infilling

A.4 EIGHTEENTH CENTURY

The early 18th century saw the replacement or refacing of medieval timber-framed houses along the Market Place with Georgian brick buildings and façades, which continue to characterise the Market Place today. The cloth trade declined during the early decades of the century, whilst a new paper-making industry emerged, taking over mills in Romsey that could no longer make a living from fulling cloth. Lord Palmerston, who bought Broadlands in 1736, built, amongst other buildings, the present Sadler's Mill (a grist mill) and mill house in 1748.

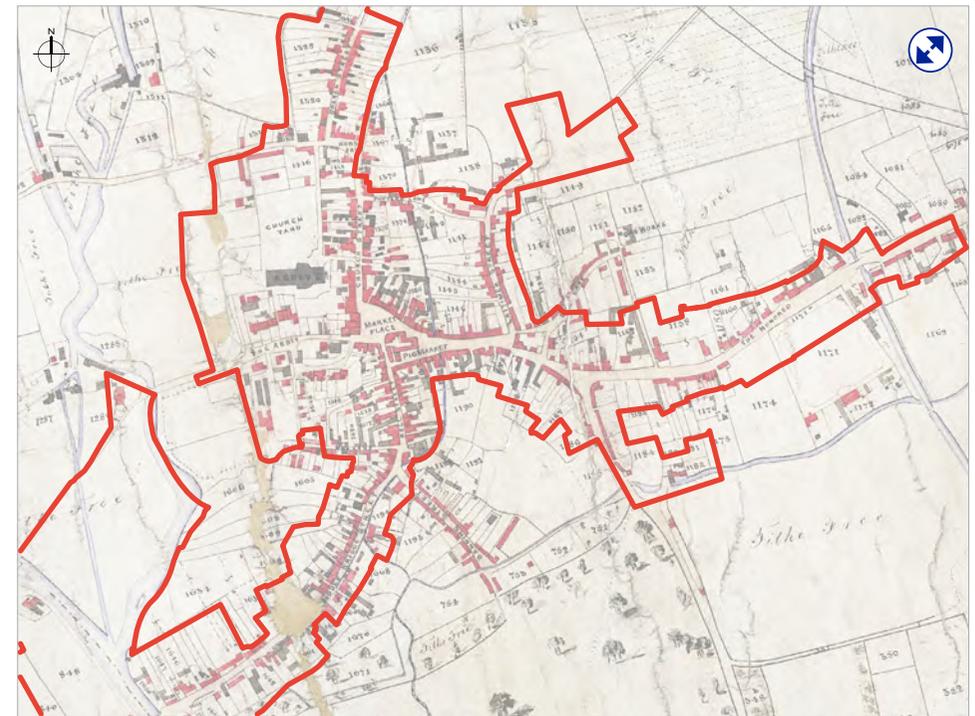
Romsey's position at the hub of a network of major road links, leading to Southampton, Salisbury and Winchester, was enhanced by the creation of turnpike roads (improved roads funded by tolls). Romsey emerged as an important coaching town and its market was enlarged.⁰⁵ The White Horse was a particularly successful coaching inn, as was the Dolphin (now Bradbeers); both survive today in the Market Place and Corn Market respectively. Of limited commercial success was the 22 mile Andover Canal built in

1794 from Andover to Redbridge through Stockbridge and Romsey. Much of the Canal has been lost but there remains a stretch at Romsey, now the Barge Canal, heading north from the Plaza Theatre.

Several mills and mill houses (still extant but no longer milling) are shown along the River Test to the west of the town centre including Burnt Mill (north), Abbey Mills (middle) and Sadler's Mill (south).

A.5 NINETEENTH CENTURY

The Tithe Map shows the layout and plot pattern of Romsey in the mid-19th century. As today, the town was centred around the Market Place, the Pig Market (now Corn Market) adjacent and the main roads serving it, namely: Church Street to the north and Bell Street to the south. Streets beyond the immediate core of development such as The Hundred and Palmerston Street were less densely developed than today.



LTVAS copy of Tithe Map of the Parish of Romsey, 1845 (original held at the National Archives: IR 30-31-212) the boundary of the Conservation Area is shown in red

⁰⁵ Barbara Burbridge (ed.), *The History of Romsey*, p. 126.

In 1847, the Bishopstoke to Salisbury railway line was built, with a station at Romsey. The town continued to grow with a number of civic and institutional buildings erected in the 19th century including: the Corn Exchange (1860s) and new Town Hall (1866) in the Market Place, as well as the police station in The Hundred (1840s), all of which remain today. The Wesleyan Methodists built a chapel in 1881 in The Hundred, which is still in use, and the Independent Church, built an ornate flint and stone church close to the Abbey site in 1888,

today's Abbey United Reform Church. A Girls' National School was built in 1851 on Church Lane, now Romsey Abbey School. Later in the century, a new boys' school was built by the renowned architect William Nesfield, which now functions as the Public Library.

Following the death of prominent Victorian prime minister, Lord Palmerston (great-grandson of the 1st Viscount Palmerston), in 1865, a bronze memorial was erected in the Market Place. He was known locally as

'Good Old Pam' and was a valuable patron to the town and benefactor to the Abbey and chapels. The historic photograph below shows the Market Place with the statue of Palmerston and several 19th century civic buildings including the curved corner building to the left (now bank), the Town Hall in the middle seen frontally and the red brick and stone banded building (now bank) on the far right. Besides alterations to public realm, the Market Place today is relatively unchanged.



View of the Market Place showing the newly installed statue of Henry John Temple, 3rd Viscount Palmerston and the Town Hall on the right, 1907 (LTVAS: 280)



View of the Market Place today showing a similar scene to the historic photograph; the historic buildings remain however; the public realm and road surfacing is modernised

The Primitive Methodists built a new chapel in Middlebridge Street in 1893, which they occupied until the inter-war period when they decided to join with the Wesleyan Methodists and share The Hundred chapel. The former Primitive Methodist Chapel remains in religious use and is used by the Elim Pentecostal Church.



The late-Victorian Primitive Methodist Chapel, now Elim Pentecostal Church, on Middlebridge Street



Methodist Chapel on The Hundred

This century also saw an increase in shops and businesses, many extending into formerly, purely residential streets.

The historic photograph of Bell Street below shows early and mid-19th century shopfronts, a pub and an auctioneer, most of which remain today.



Bell Street looking south from the Market Place showing early/mid-19th century shopfronts and commercial buildings including Woolley and Wallis Auctioneers, a butcher and the Cross Keys Public House. (LTVAS:450)

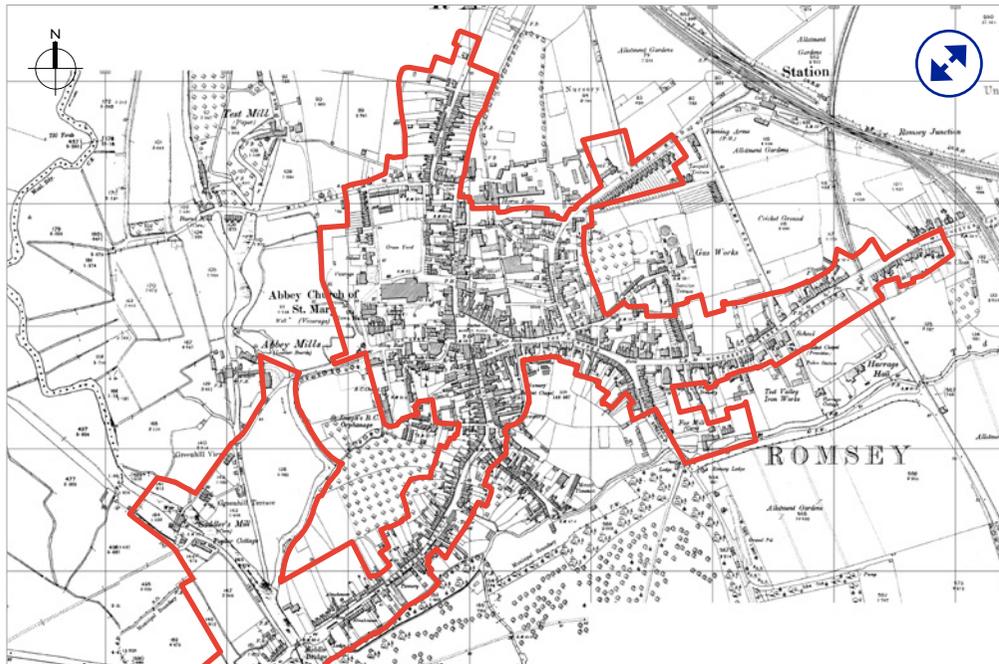


Woolley and Wallis Auctioneers on the left still occupy the same building, although the ground floor has been altered, and there is still a butcher at the corner building; the Cross Keys Public House visible on the right also remains today. The Liberal Club building at the end of the street is no longer extant.

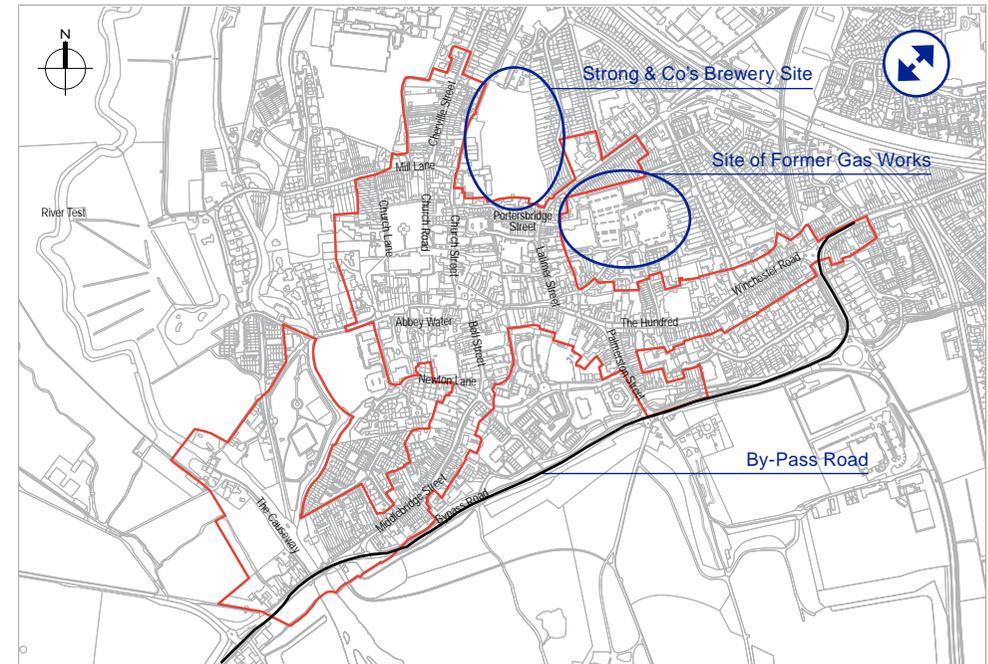
During the late 19th century, the agricultural depression meant Romsey market was struggling. However, new industries and businesses emerged, maximising the potential of the railway, including the Gas Works at the end of Love Lane and breweries, most notably at Strong & Co.'s large Horsefair site. The historic brewery is memorialised by the

use of historic names for buildings such as Horsefair Tower and Strong House and the 1899 Brew House, which is just outside the Conservation Area boundary. The scale of the brewery is indicated on the 1897 OS map, which also shows the space between the town centre and the railway partly infilled with houses along Station and Alma Roads,

the latter named to commemorate the famous Crimean War Battle. The current map of Romsey reflects the increased expansion of the town in the 20th century, particularly in association with the station, to the north of the town centre.



OS map of Romsey dating to 1897 showing the core of development at the town centre and industrial buildings at the peripheries including water mills and works' buildings (LTVAS)



Romsey as it appears today; the space between the town and the station is now entirely infilled with car parking and Waitrose supermarket (on the site of the former gas works) and residential suburbs east of Alma Road

A.6 TWENTIETH CENTURY

The 20th century saw the continued development and infill between the old town and the railway station as shown by the aerial photograph adjacent, illustrating the erection of further terraced houses along Station Road and the construction of new side streets, Princes Road and Duttons Road (top right). Early 20th century industries included corn and animal-feed mills; those remaining include Sadler's Mill near Middlebridge and Burnt Mill in Mill Lane, the former was restored and converted to a family home in 2005. The growing Strong & Co. brewing enterprise remained one of the largest employers in Romsey for the majority of the 20th century, before closure in 1990.⁰⁶ Other industries included the Jam Factory and Test Valley Ironworks both in The Hundred, closed after the Second World War, as well as the Romsey Gas Company and the Berthon Boat Works in Portersbridge Street which closed in 1920. No visible remains of these industries survive aside from limited buildings of the brewery.



Aerial photograph of Romsey (c.1960) showing further development along Station Road but relatively undeveloped land behind Bell Street and Alma Road (later occupied by the bus station and car park), and behind Station Road and Latimer Street (formerly occupied by the Gas Works and later occupied by Waitrose and car parking) (Romsey Local History Society Collection: E01 19736)

⁰⁶ Barbara Burbridge (ed.), *The History of Romsey*, p. 203.

Following the First World War, the War Memorial Park, which remains a valuable public amenity space, was laid out by the river. In 1931, the bypass was built to reduce traffic in the town centre (see map on previous page). Due to the bombing of Southampton during the Second World War, Smith Bradbeer & Co. Ltd moved their department store to the Market Place in Romsey and from 2000 occupied the former Dolphin Hotel. During the interwar and post-war years, modern housing was developed to the north and east of the town centre. Romsey's first supermarket, Waitrose, was opened at the old Jam Factory site in 1969 at No.35 The Hundred (now Aldi); Waitrose now occupies a large purpose-built building off Alma Road. Test Valley Borough Council was formed in 1974, absorbing Romsey Infra and Romsey Extra, which each becoming a parish council.

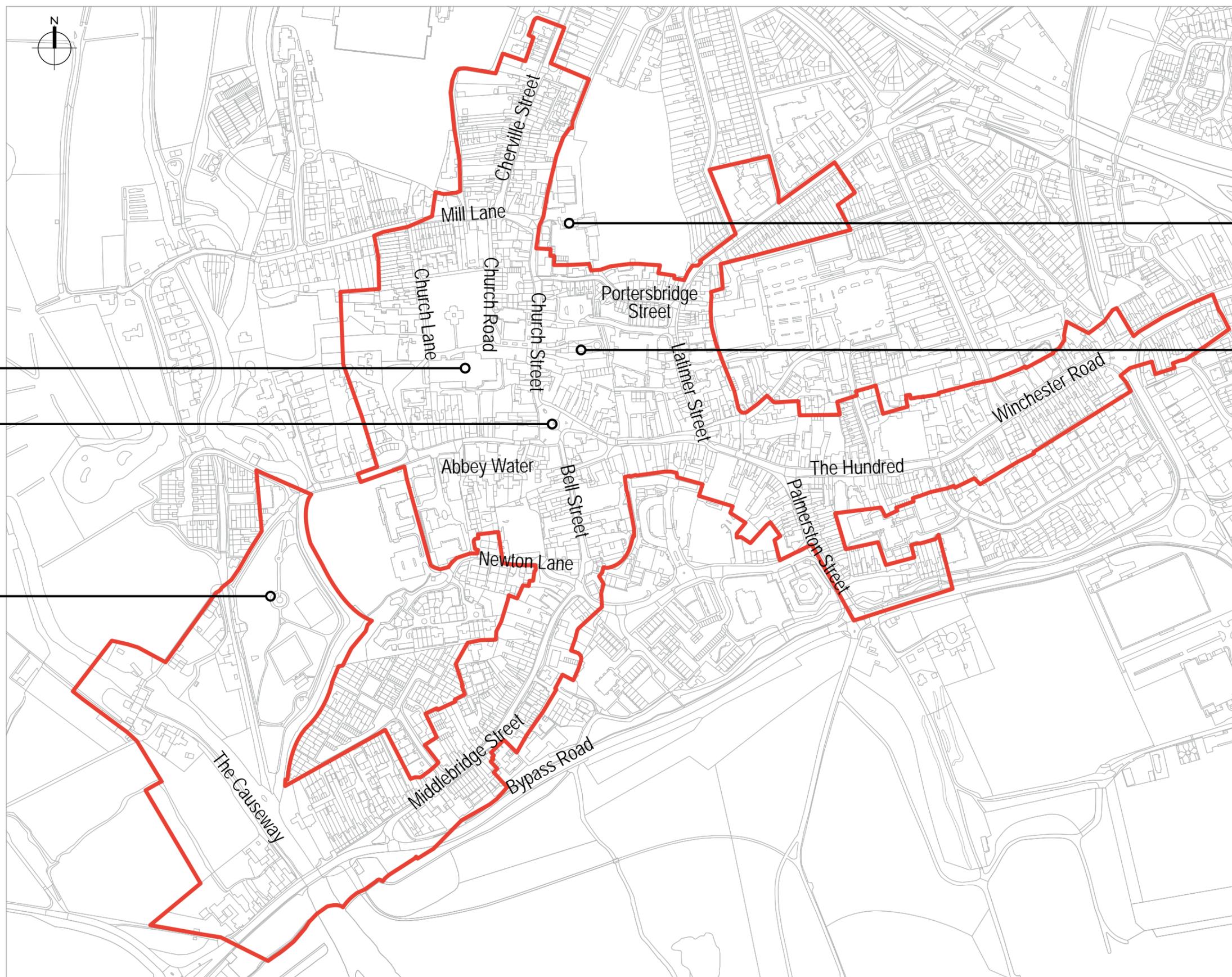
Today Romsey draws tourists to its historic Abbey site, as well as King John's House and Broadlands. Besides a predominantly retail and residential character, there are a few industrial and trading estates at its outskirts.



The Dolphin Inn is an 18th century coaching inn now part of Bradbeers department store



Plan 1: Boundary of Romsey Conservation Area



Romsey Abbey

Market Place

War Memorial Park

Horsefair Tower

King John's House

Cherville Street

Mill Lane

Church Lane

Church Road

Church Street

Portersbridge Street

Linnel Street

Winchester Road

Abbey Water

Bell Street

The Hundred

Newton Lane

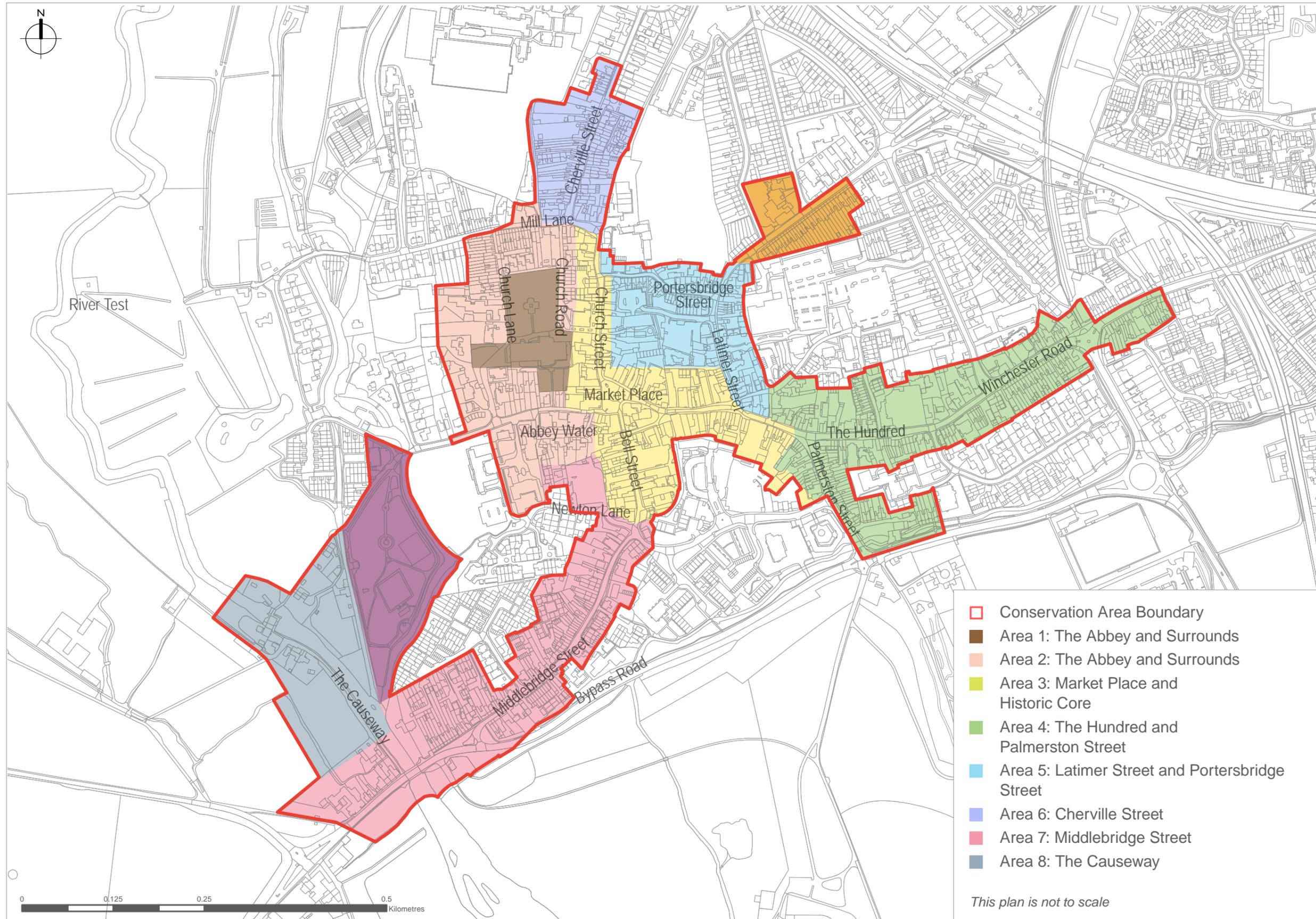
Palmerston Street

The Causeway

Middlebridge Street

Bypass Road

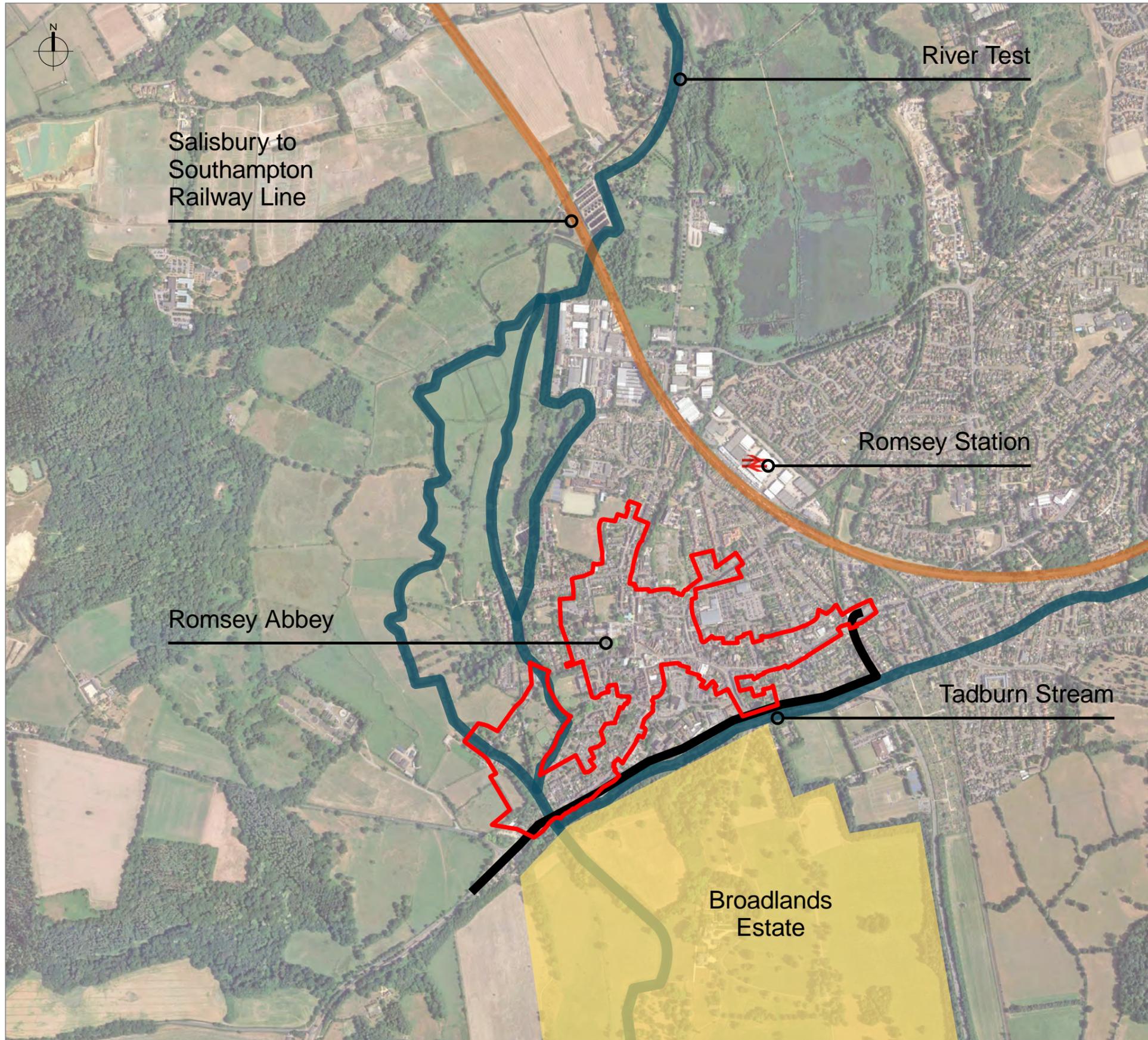
Plan 2: Map showing the different character areas within Romsey Conservation Area



- Conservation Area Boundary
- Area 1: The Abbey and Surrounds
- Area 2: The Abbey and Surrounds
- Area 3: Market Place and Historic Core
- Area 4: The Hundred and Palmerston Street
- Area 5: Latimer Street and Portersbridge Street
- Area 6: Cherville Street
- Area 7: Middlebridge Street
- Area 8: The Causeway

This plan is not to scale

Plan 3: Location of Romsey Conservation Area with key features identified to aid orientation

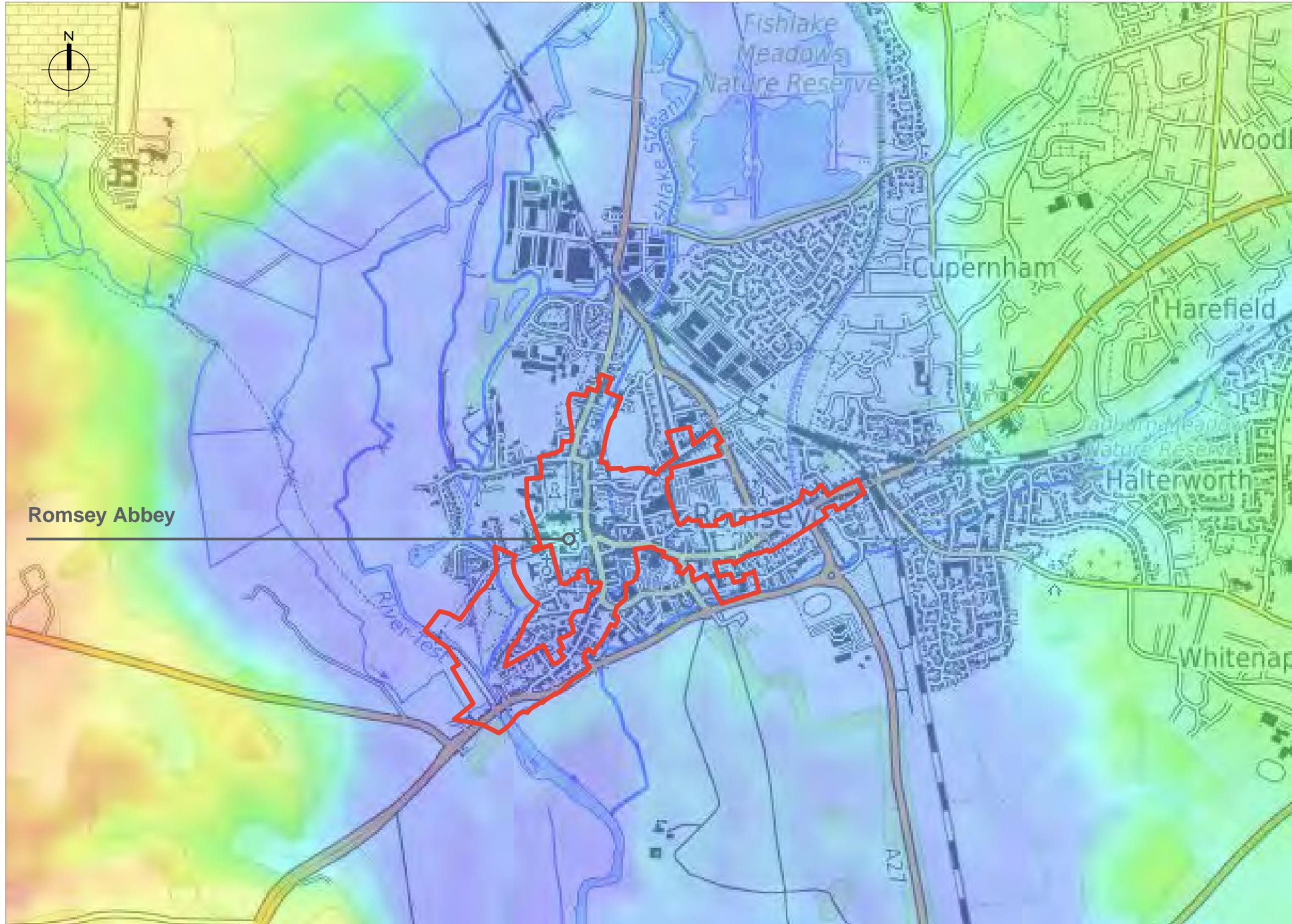


- Rivers and Streams
- Railway Line
- Conservation Area Boundary
- By-Pass Road
- Broadlands Estate Area

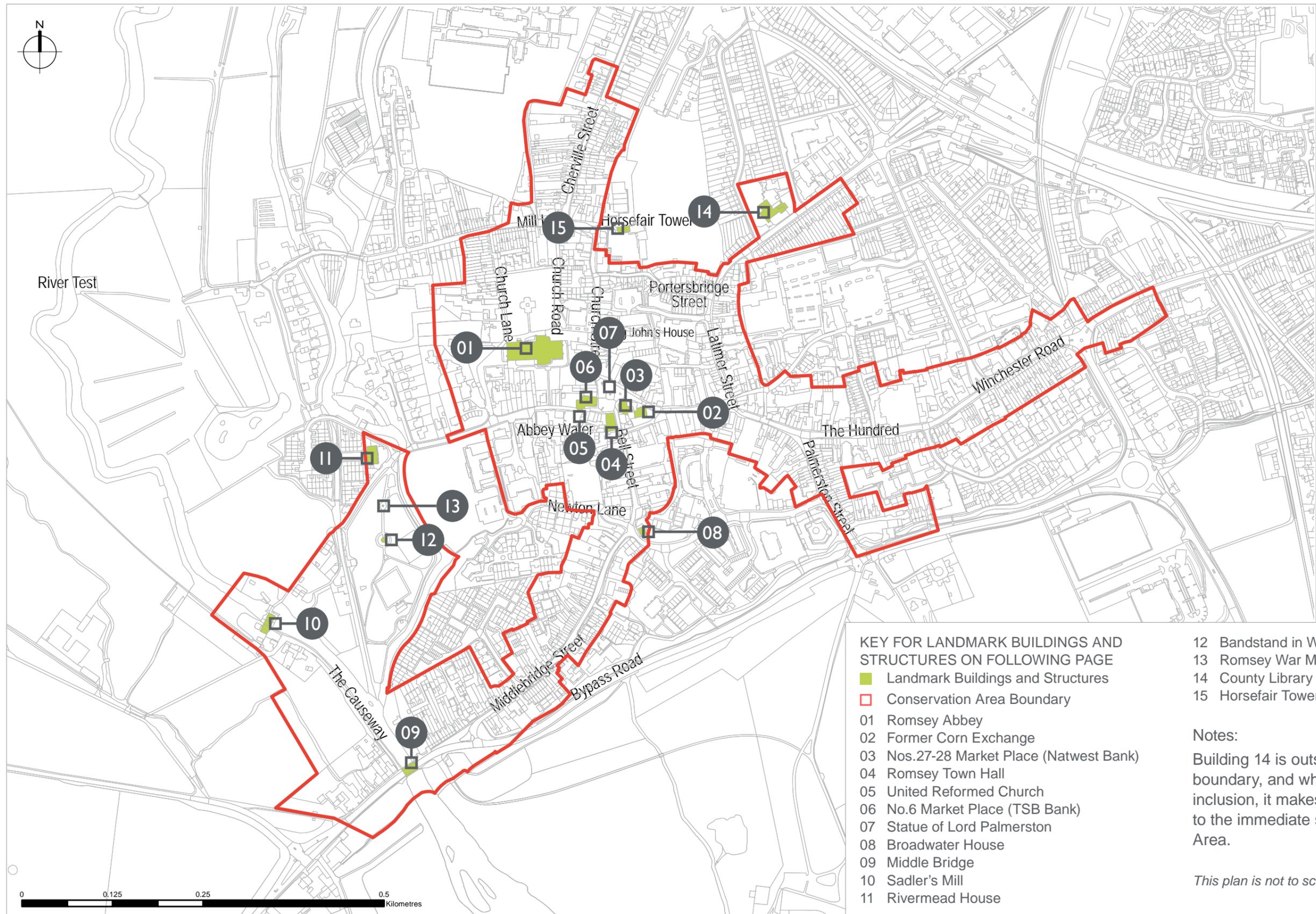
This plan is not to scale

Plan 4: Topography of Romsey, the boundary of the conservation area is shown in red

Ground Level Lowest Highest



Plan 5: Landmark buildings and structures in the Romsey Conservation Area



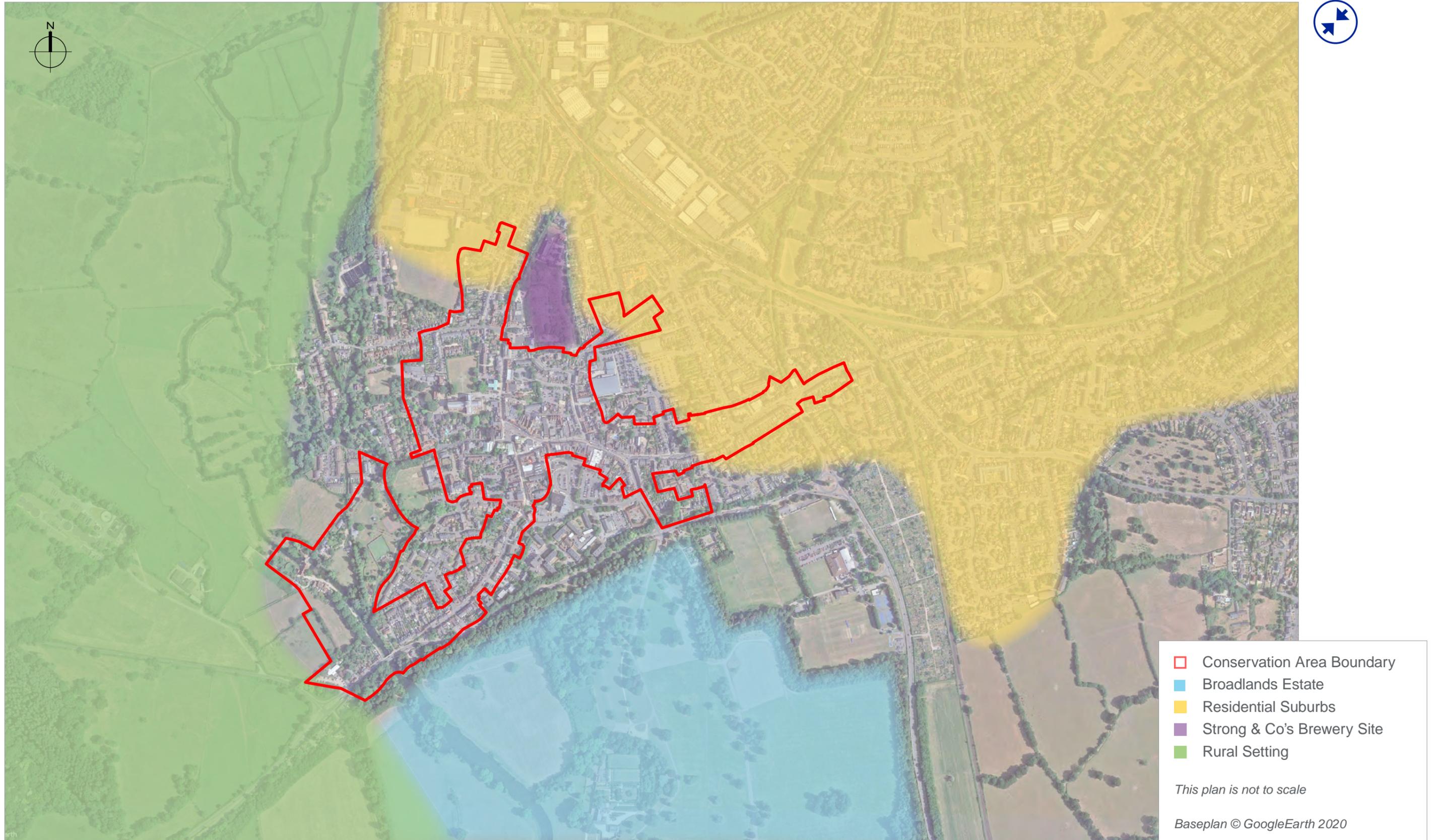
- KEY FOR LANDMARK BUILDINGS AND STRUCTURES ON FOLLOWING PAGE**
- Landmark Buildings and Structures
 - Conservation Area Boundary
 - 01 Romsey Abbey
 - 02 Former Corn Exchange
 - 03 Nos.27-28 Market Place (Natwest Bank)
 - 04 Romsey Town Hall
 - 05 United Reformed Church
 - 06 No.6 Market Place (TSB Bank)
 - 07 Statue of Lord Palmerston
 - 08 Broadwater House
 - 09 Middle Bridge
 - 10 Sadler's Mill
 - 11 Rivermead House

- 12 Bandstand in War Memorial Park
- 13 Romsey War Memorial
- 14 County Library
- 15 Horsefair Tower (Outside CA Boundary)

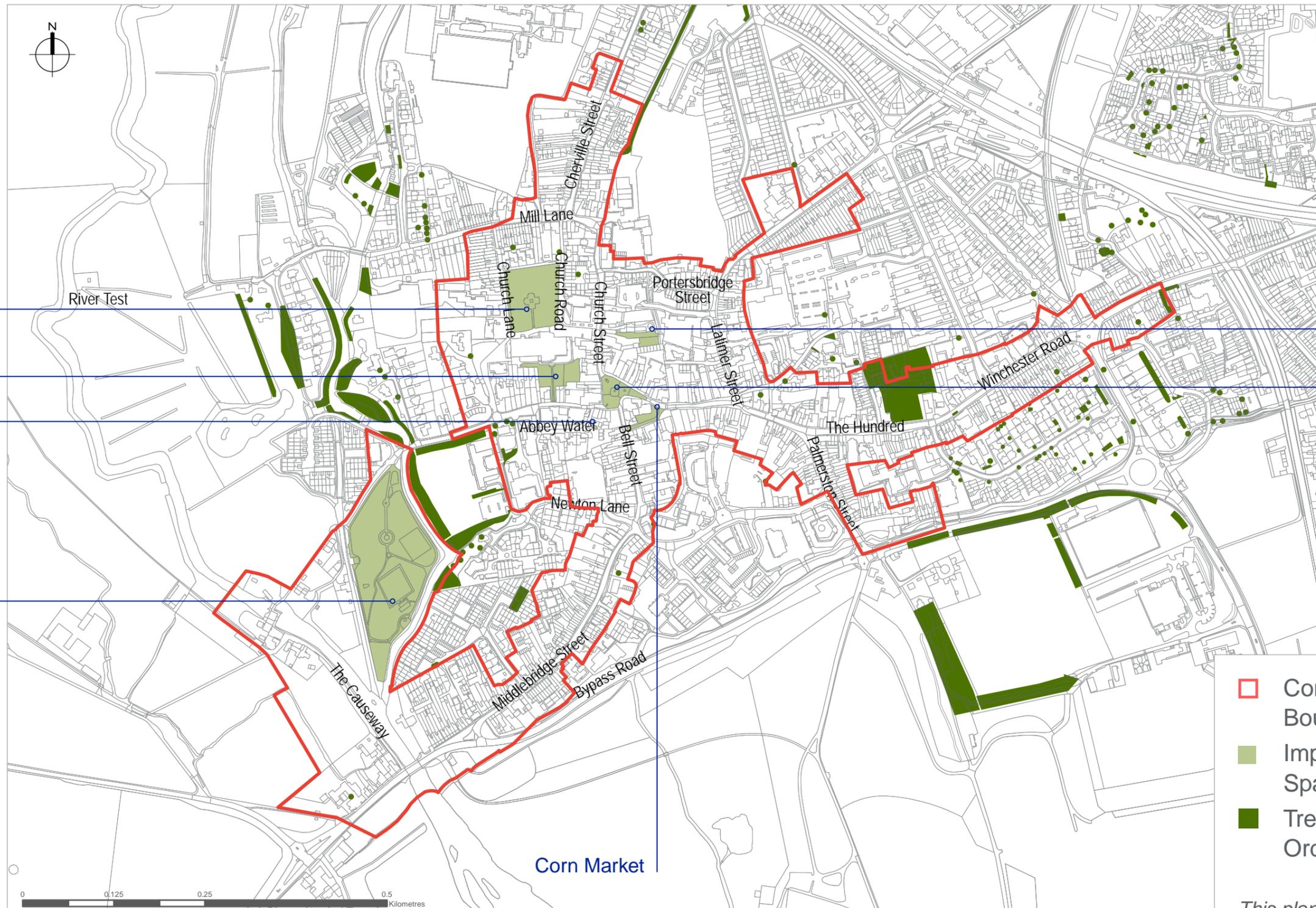
Notes:
 Building 14 is outside the Conservation Area boundary, and whilst it is not proposed for inclusion, it makes an important contribution to the immediate setting of the Conservation Area.

This plan is not to scale

Plan 6: Plan showing the different elements of the setting of Romsey Conservation Area.



Plan 7: Plan showing Public Spaces and Tree Preservation Orders



North and South Abbey Garths (church yard)

King John's Garden

Market Place

Former Burial Ground of the United Reformed Church

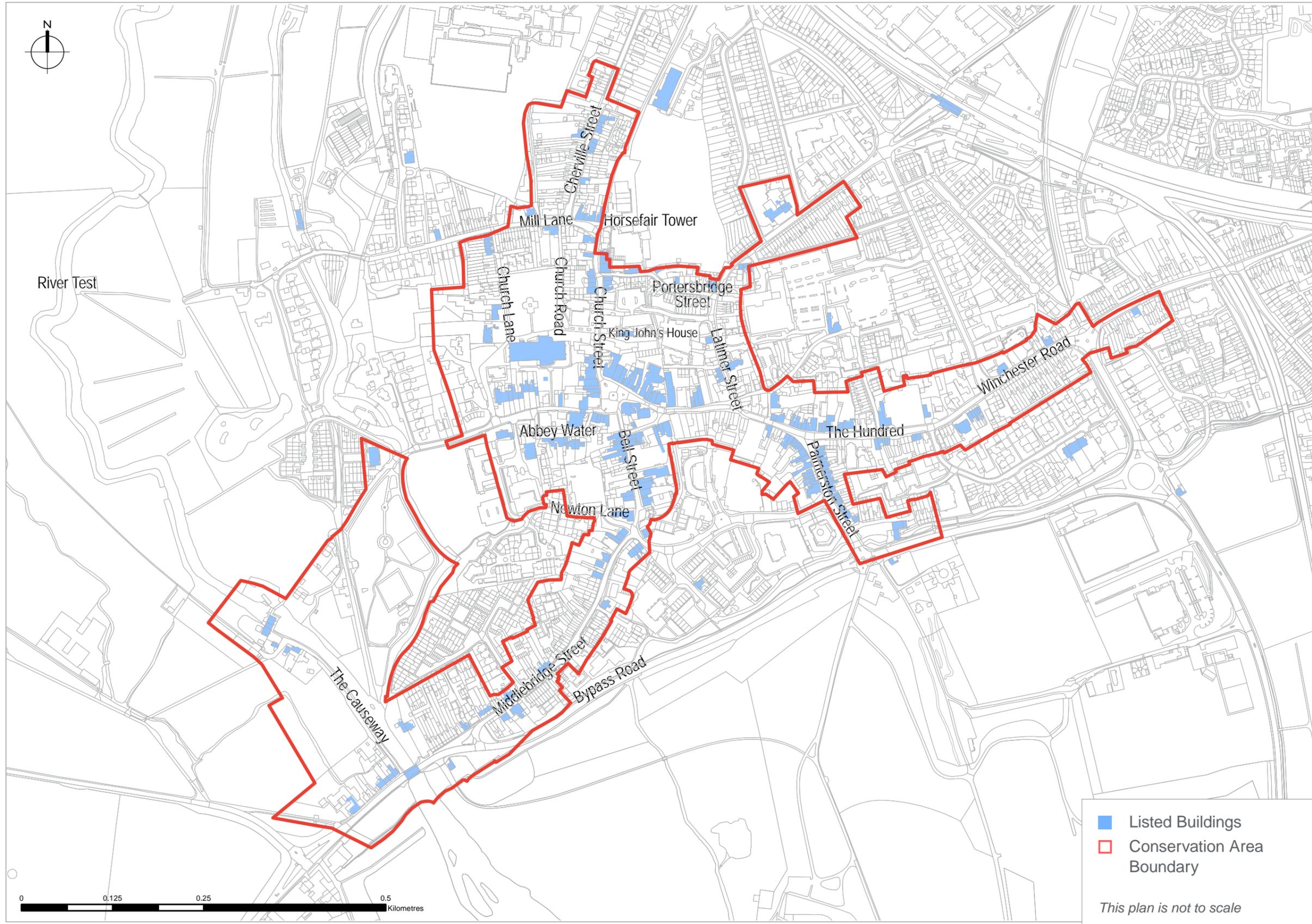
War Memorial Park

Corn Market

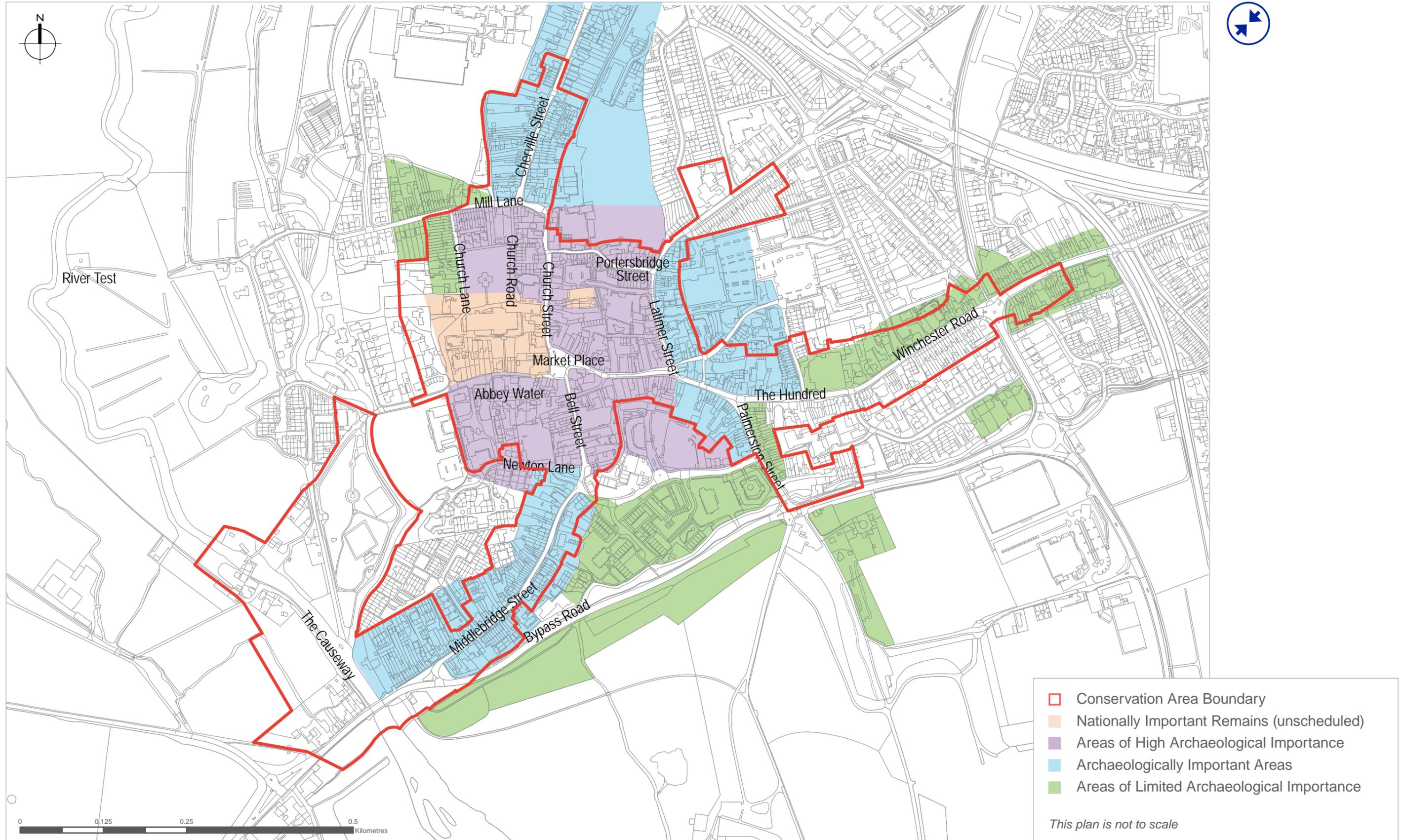
-  Conservation Area Boundary
-  Important Open Spaces
-  Tree Preservation Orders

This plan is not to scale

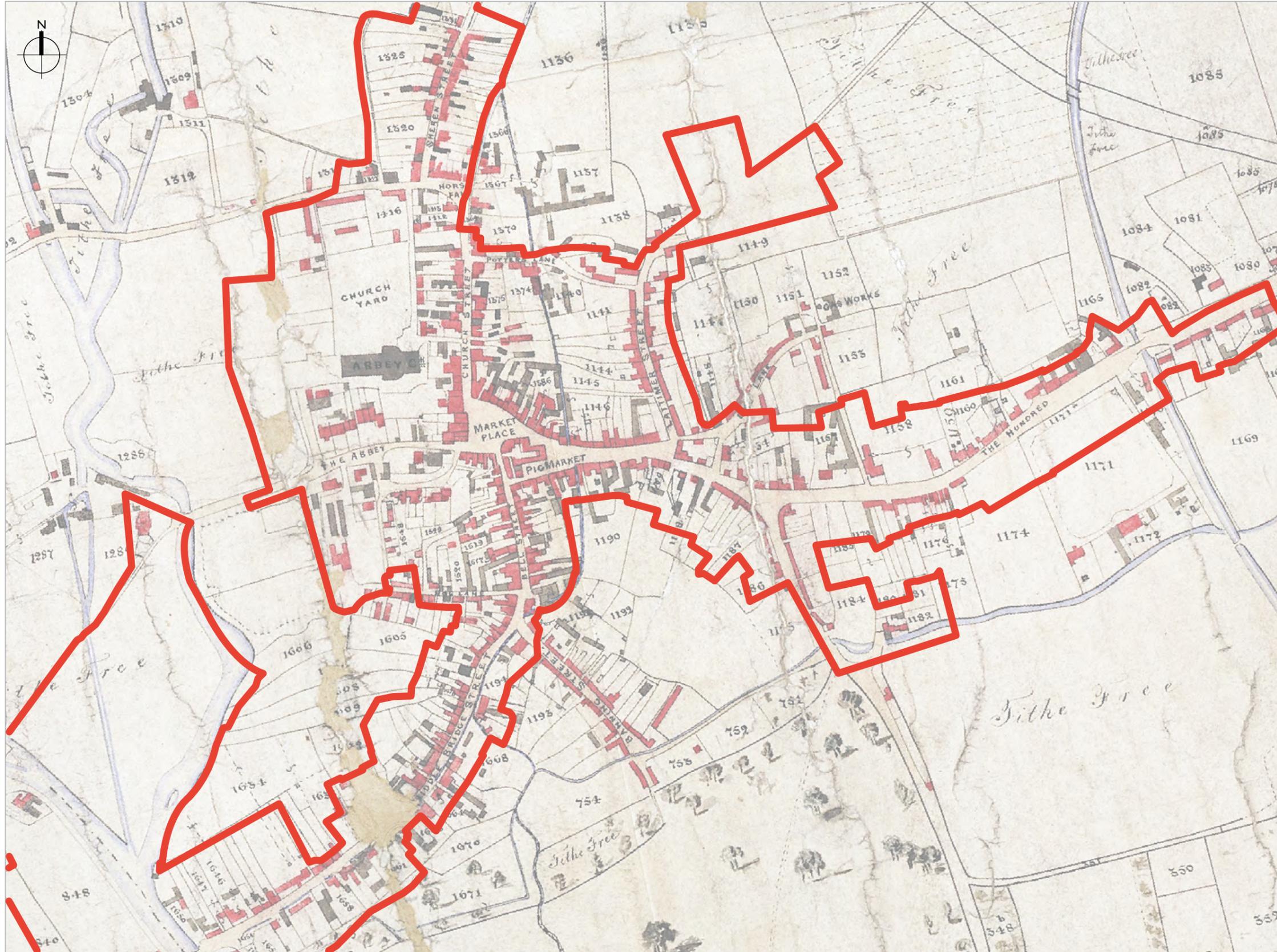
Plan 8: Map showing the statutorily listed buildings within Romsey Conservation Area

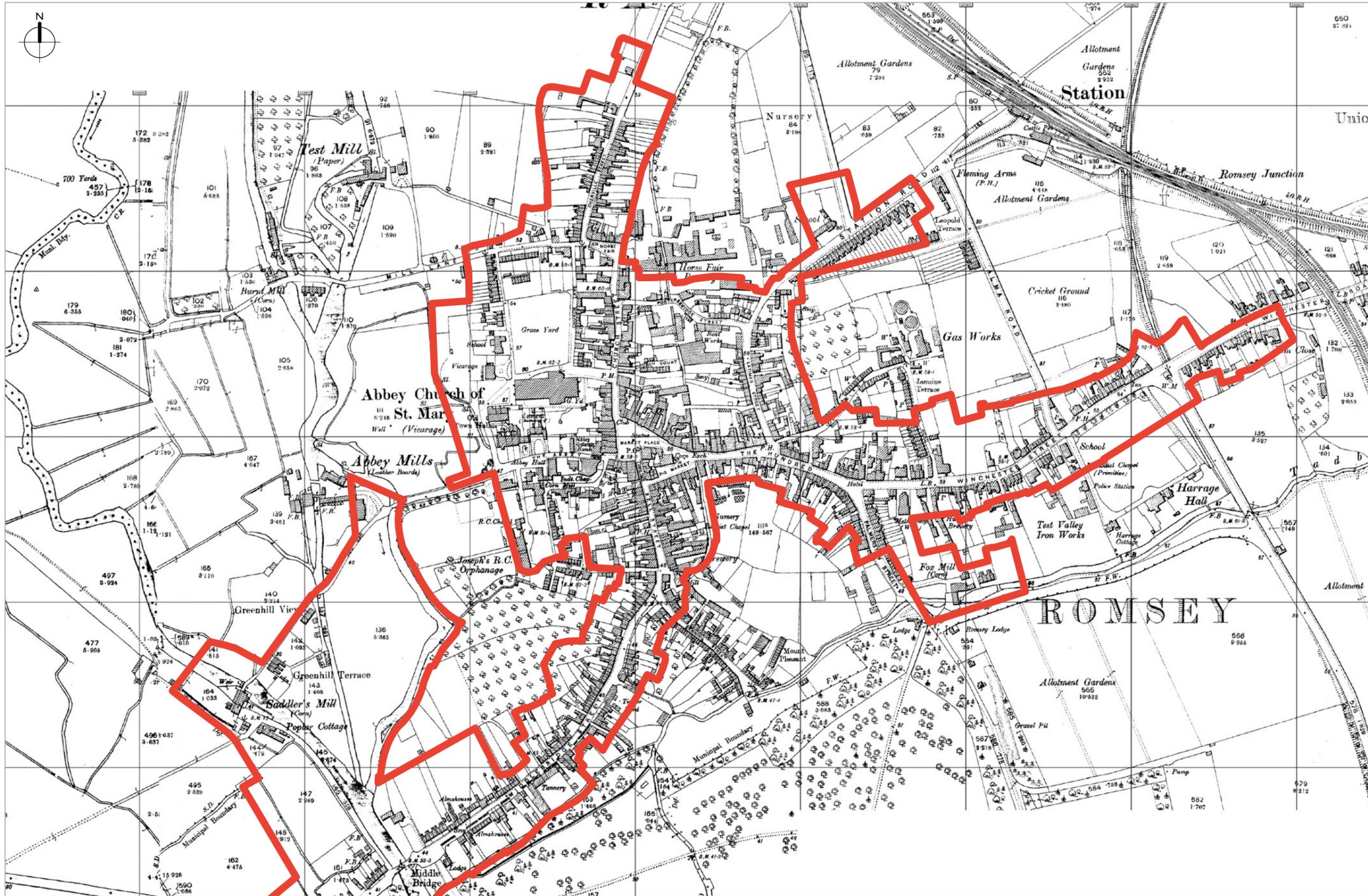


Plan 9: Map showing the different levels of archaeological potential across the Romsey Conservation Area

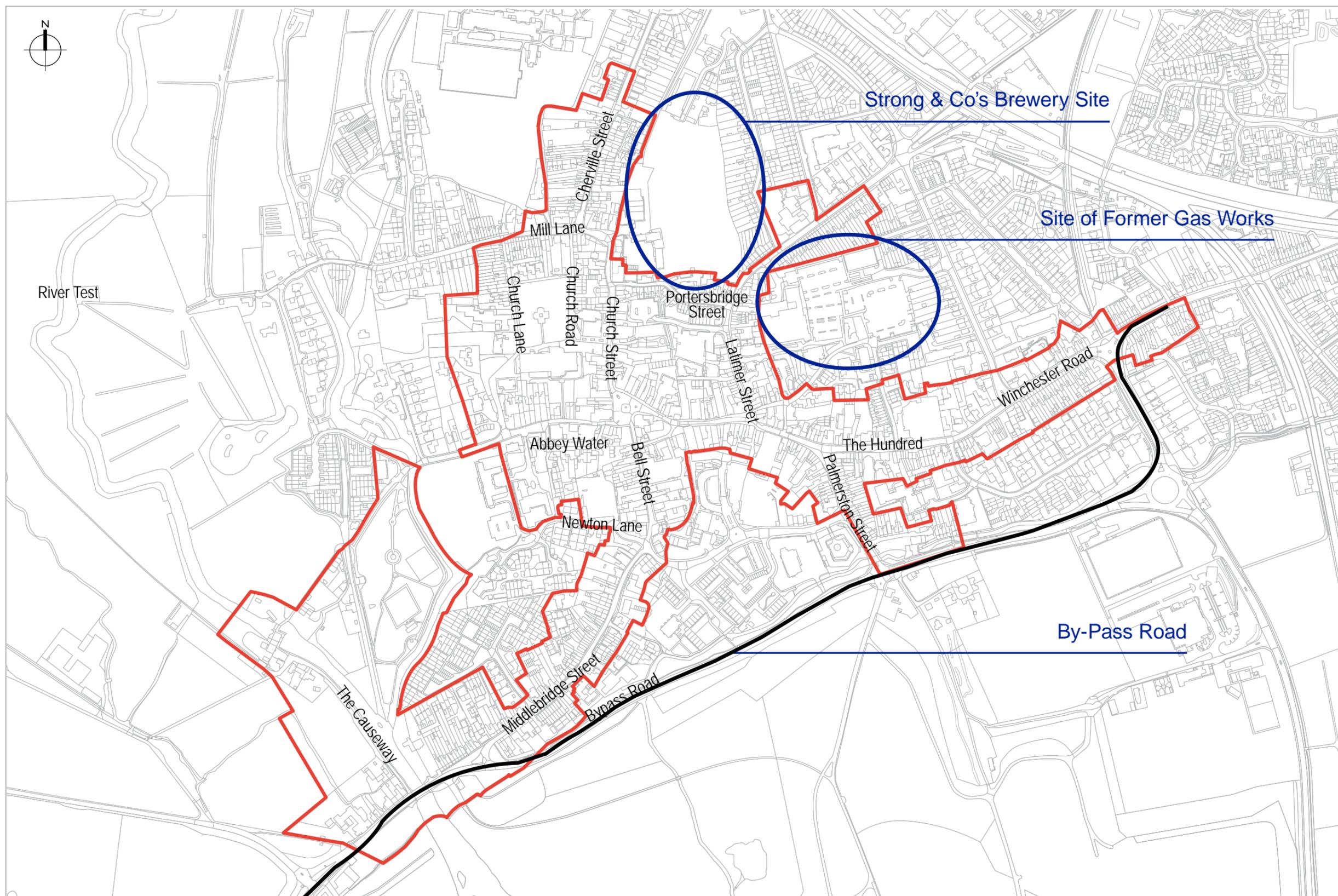


Tithe Map of the Parish of Romsey, 1845 (LTVAS copy, original held at the National Archives: IR 30-31-212) the boundary of the conservation area is shown in red





OS map of Romsey dating to 1897 showing the core of development at the town centre and industrial buildings at the peripheries including water mills and works' buildings (LTVAS)



Romsey as it appears today; the space between the town and the station is now entirely infilled with car parking and Waitrose supermarket (on the site of the former gas works) and residential suburbs east of Alma Road

