

ROMSEY CONSERVATION AREA:
BOUNDARY AMENDMENT REPORT
NOVEMBER 2020



INTRODUCTION TO THE BOUNDARY AMENDMENTS

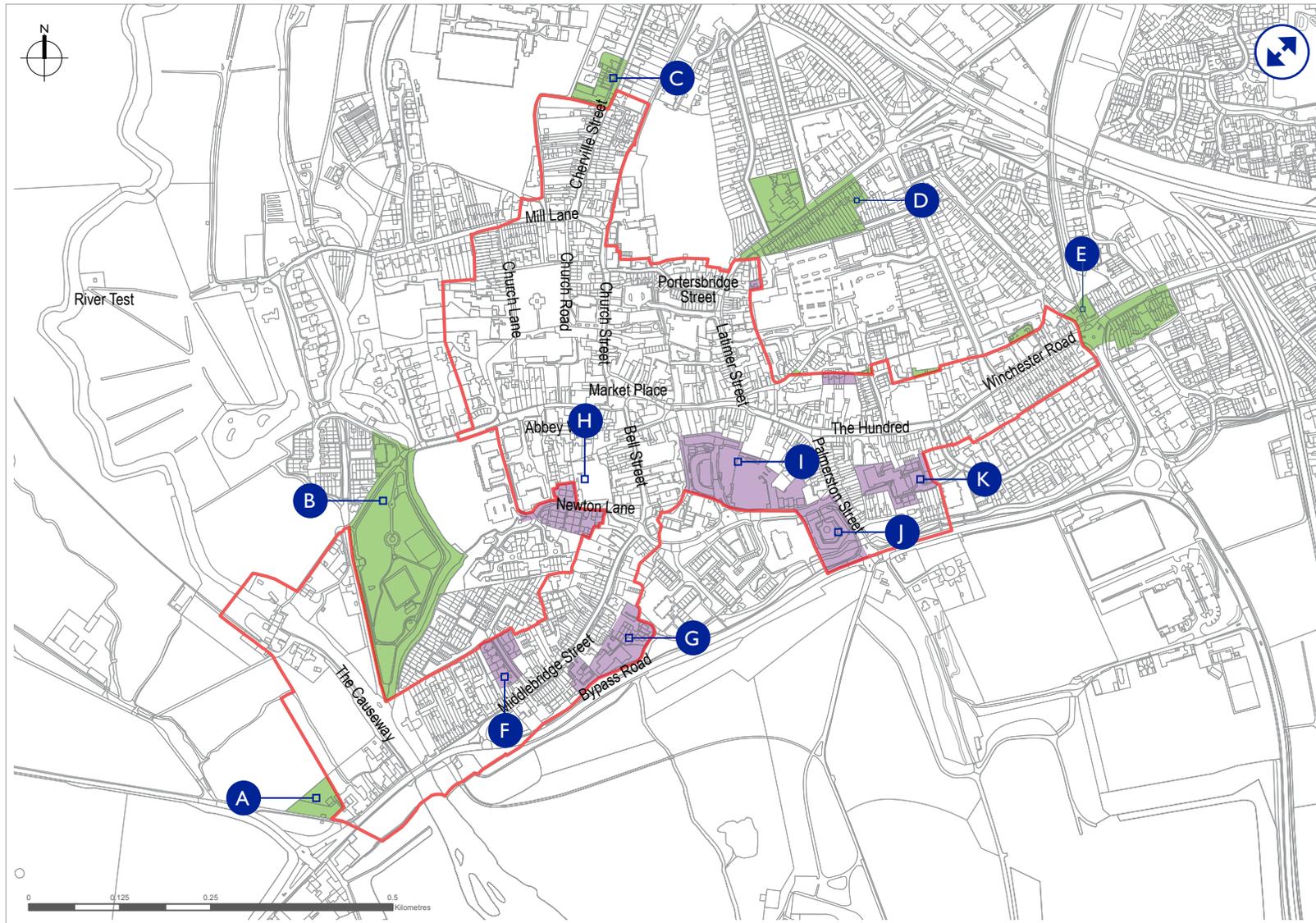
Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place. Furthermore, our understanding or appreciation of what is special about an area can change over time, meaning that it is important to review the boundaries of conservation areas and include / exclude buildings and spaces which do / do not contribute to and reinforce the Conservation Area designation.

As such, best practice prescribes that conservation area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. It is recognised that boundaries were historically drawn too widely, tightly or illogically, and it may therefore be appropriate to amend them. The boundaries of Romsey Conservation Area have not been reviewed for many years and this has therefore been undertaken alongside the preparation of a Conservation Area Appraisal and Management Plan (CAAMP) for the area.

These boundary amendments were included with the Boundary Review section of the public consultation draft CAAMP. Following the public consultation, the boundary amendments have been finalised and incorporated into the adoption version of the CAAMP.

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 nor will reversal be required. However reversing inappropriate change is welcomed.

The proposed amendments to the boundary are listed over the following pages, along with justification, and shown on the **Plan** overleaf. It is also proposed to rationalise the boundary of the Conservation Area where the current boundary passes through the middle of a property boundary. These are shown on Plan 10 but are not given specific labels.



- Conservation Area Boundary
- Proposed for exclusion from Romsey Conservation Area
- Proposed for Inclusion in Romsey Conservation Area

This plan is not to scale

Proposed amendments to the Conservation Area boundary.

PROPOSED ADDITIONS TO THE CONSERVATION AREA

A. Inclusion of whole of the Cromwell Arms property boundary

Justification: Currently the Conservation Area boundary cuts arbitrarily through the building and its grounds. The amendment rationalises the boundary of the conservation area to follow the property boundary of the pub.



The Cromwell Arms pub

B. Inclusion of the War Memorial Park and Rivermead House

Justification: The War Memorial Park is one of the largest green public spaces in Romsey and an important amenity for the community. The land for the park was gifted to the town after the First World War, and therefore is of commemorative and historic value as well as being of amenity value. It contains the town war memorial and other commemorative gifts from the Mountbattens of Broadlands and the recent horse memorial unveiled in 2015. These features are all significant in their own right with Romsey War Memorial being Grade II listed.



War Memorial Park

C. Inclusion of Nos.70-84 Greatbridge Road

Justification: These buildings are of similar date and appearance to those further south already within the Conservation Area boundary. They include Victorian terraces and the detached No.84 indicative of the evolution of this street from one with large dwellings to one more fine-grained as pressure for expansion grew in the 19th century. Inclusion in the Conservation Area would strengthen the character of this part of the Conservation Area as an important ribbon of residential development on the approach to the historic core of the town centre and contribute to the special interest of the Conservation Area as a whole.



Nos.72-84 Greatbridge Road

D. Inclusion of buildings on the south side of Station Road, up to and including No.77, and the County Library on the north side

Justification: The County Library is an important institutional building in Romsey, being built as the National School and later becoming the town's library. It is of significant architectural interest in its own right due to its distinctive style and association with prominent Victorian architect William Nesfield. Inclusion in the Conservation Area adds to the understanding of the evolution of Romsey in the Victorian period, which saw the considerable growth of the town. The terraced houses on the south side of Station Road are also indicative of this growth which was the result of the arrival of the railway in Romsey. These terraces are reflective of other Victorian terraces in the Conservation Area and retain many of their original features, inclusion would strengthen this aspect of the Conservation Area's special interest.



Terraced houses at the west end of Station Road

E. Inclusion of the Plaza Theatre and Nos.51-83 Winchester Road on the south side of the street

Justification: The Plaza Theatre, originally a cinema, is a relatively unique building for Romsey in that it uses the Art Deco style. This style is typical of this building type but is not common in Romsey. Inclusion of it in the Conservation Area would further broaden its architectural diversity and demonstrate that the town continues to evolve into the 20th century. The row of terraced houses on the south

side are of similar date and appearance to those further west within the Conservation Area boundary, namely Victorian terraces which were constructed following the arrival of the railways. Fernside House is an example of the larger dwellings which would have existed on the approaches to the town before Victorian expansion. Inclusion would strengthen these aspects of the Conservation Area's special interest.



Terraced houses on the south side of Winchester Road, including Fern Side which is Grade II listed



The Plaza Theatre

PROPOSED REMOVALS FROM THE CONSERVATION AREA

F. Exclusion of Riverside Gardens

Justification: This modern residential street is of no heritage value and does not contribute to the special interest of the Conservation Area.

G. Exclusion of Stephens Court and Homestead House

Justification: These large, modern residential blocks do not reflect the character and appearance of the Conservation Area and do not contribute to its special interest. They are set back from Middlebridge Street and so do not form part of its principal street frontage.

H. Exclusion of Nos.3-25 Newton Lane

Justification: The modern houses in Newton Lane are of no heritage value and do not contribute to the special interest of the Conservation Area.

I. Exclusion of the Bus and Coach Station, Broadwater Road Car Park and Eastwood Court

Justification: The large hard-surfaced bus station and car park detract from the historic character of the Conservation Area and Eastwood Court is a modern building of no heritage value. Being in the close setting of the Conservation Area means that any future change to this area would have to ensure it takes the special interest of the Conservation Area into account.

J. Exclusion of Edwina Mountbatten House

Justification: This building dates to the later 20th century and is of no heritage value. Its larger footprint means it does not reflect the historic character of the area.

K. Exclusion of Cressey Road

Justification: This modern residential street is of no heritage value and does not contribute to the special interest of the Conservation Area.

