



## Built Heritage Statement

In respect of  
Kings Avenue,  
Hamble-le-Rice  
SO31 4NF  
Hampshire

On behalf of  
GE Aviation

RPS CgMs Ref: JCH00054  
September 2018

# CONTENTS

Prepared by:

Christopher Griffiths LLB(Hons) MA IHBC

Authorised by:

Jonathan Smith BA (Hons) MA PGCE PGDip MCIfA IHBC

Report Status:

FINAL

RPS CgMs Ref:

JCH00054

Issue Date:

September 2018

COPYRIGHT © RPS CgMs

The material presented in this report is confidential. This report has been prepared for the exclusive use of and shall not be distributed or made available to any other company or person without the knowledge and written consent of RPS CgMs.

© Ordnance Survey maps have been reproduced with the sanction of the controller of HM Stationery Office. Licence No: AL 100014723

CONTENTS		Pages
1.0	Introduction	3
2.0	Legislative and Planning Policy Framework	
2.1	Legislation and National Planning Policy	5
2.2	National Planning Guidance	6
2.3	Strategic Local Planning Policy and Guidance	9
3.0	Architectural and Historical Appraisal	
3.1	Historical Development: S Hampshire, Hamble-le-Rice	12
3.2	Historical Development: Netley	13
3.3	Historical Development: Hamble & the Aviation Industry	14
3.4	Historical Development: Sydney Lodge & Hamblecliffe Ho15	
3.5	Historical Development: aircraft factory / GE Aviation	18
3.6	Historic Map Progression	19
4.0	Assessment of Significance	
4.1	Site Assessment—Sydney Lodge	22
4.2	Site Assessment—Recreation Ground: Sports Club etc.	31
4.3	Identification of Heritage Assets	32
4.4	Assessment of Heritage Assets—Statutorily Listed Bldgs	34
4.5	Assessment of Heritage Assets—Registered Parks	37
5.0	Proposals and Assessment of Impact	
5.1	Development Proposals	39
5.2	Assessment of Impact	41
6.0	Conclusions	43
	Appendices	
	Appendix A: Statutory List Description (Historic England, 2016, NHLE)	
	Appendix B: History of aircraft production at Hamble / GE campus	
	Appendix C: References	

# 1.0 GE AVIATION CAMPUS, HAMBLE, HAMPSHIRE

## INTRODUCTION

This Built Heritage Statement assessment has been prepared by CgMs Heritage, part of the RPS Group Plc, on behalf of GE Aviation in support of an outline planning application in respect of part of the GE Aviation campus at Hamble in Eastleigh, hereafter referred to as the Site. The Outline consent, with all matters reserved except means of access, includes the relocation of cricket pitch off-site and improvements to existing bowls and football facilities on site to enable the erection of 148 residential dwellings (Use Class C3) with new vehicular access, car parking, work to highways, landscaping, and other associated works. The application also seeks the demolition of non-original extensions to Sydney Lodge and redundant factory buildings.

The proposals are part of a wider initiative to rationalise GE Aviation's facility by improving the movement strategy and creating a more efficient campus.

This report includes an assessment of designated built heritage assets within a one kilometre radius of the Site, including the Grade II registered Royal Victoria Country Park, their setting and a description and assessment of other heritage assets within the Site itself. It sets out the relevant legislation and policies at national and local level that relate to the historic environment and includes an assessment of the history of the site and surroundings and the way in which the proposed development is likely to affect the significance of the built heritage. The proposed masterplan sets out the wider community benefits of the plans to include new access routes, retained sports facilities, a new residential zone, improvements of local highways, reduced building and parking footprints and a suitable maximum quantum of residential dwellings.

The Site at present comprises part of a fifty acre campus on the Hamble peninsula in Hampshire (see figures 1 & 2). The campus accommodates circa. 500,000 sq. ft of manufacturing and administration space for the GE Aviation business. There are three road access points for the Site in addition to a slipway which has in the past been used for shipping products and for delivery of goods and heavy machinery via Southampton Water.

Within the Site there is the Grade II\* listed Sydney Lodge (including stable block), designed by Sir John Soane, which is situated to the east side of the central part of the campus. Immediately west is Hamblecliffe House and its large independent stable block a short distance to the north, both of which are Grade II listed. The unlisted walled garden and garden cottages associated with Hamblecliffe House are to the north west of the campus.

To the north of the Site is the Grade II Registered Royal Victoria Country Park, which comprise the grounds of what was, before it was demolished in 1966, the largest military hospital in Britain. The Registered Park covers 109 acres (c 44ha) and includes upstanding remnants of the former hospital buildings including the Grade II\* Chapel, and the following Grade II listed buildings; Victoria House, The Empire Building and the Officers' Mess.

To the south east of the Site lies the mid-late twentieth century settlement of Hamble. The older part of the village was a small trading and ship building port next to the River Hamble. Today it is largely a centre for leisure craft, yachts and fishing vessels moored at the extensive marina within the river estuary. The historic core of Hamble is covered by the Hamble-le-Rice Conservation Area (designated in 1969) and includes a dense cluster of listed buildings including the Grade II\* St Andrew's Church. However, these heritage assets are largely more than one kilometre away and surrounded by modern development so do not have any relationship with the Site. The Site makes no contribution to the significance of the Hamble-le-Rice Conservation Area and associated statutorily listed buildings and the development proposals are not considered to have any impact on their significance. Accordingly, these designated heritage assets have been scoped out of further assessment and will not be considered within the assessment of impact (Section 5.2).



Figure 1: General location of the Site indicated by the red circle. Source: Bing Maps



Figure 2: Bird's eye view of the Site which comprises GE Aviation's Hamble campus. Source: Bing Maps

# GE AVIATION CAMPUS, HAMBLE, HAMPSHIRE

## 1.0 INTRODUCTION

---

This Heritage Statement has been prepared in accordance with the relevant legislative and planning policy framework at national, strategic and local levels. Furthermore, to ascertain what contribution the Site has upon these heritage assets, the prepared assessment is based on the Site's development through historical research, map progression studies, an on-site inspection and an exercise of professional judgement.

This document is designed to inform discussions with Eastleigh Borough Council, and to provide sufficient information to allow the council to reach a decision about the suitability of the proposals.

All photos, maps and plans are for illustrative purposes only.

All photos are the author's own, unless otherwise stated.

This report should be read in conjunction with other application documents submitted as part of this application for planning permission.

The findings and advice set out in this document remain current within three years of date of issue.



**Figure 3:** Sydney Lodge in its contemporary setting viewed from the south west.



**Figure 4:** View west from within the northern part of the Site (football pitches) towards the Royal Victoria Country Park. The copper dome of the former Hospital chapel is just visible between the trees on the skyline.

## 2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

### 2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets, which possess a statutory designation (for example Listed Buildings, Conservation Areas, and Registered Parks and Gardens); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List.

#### Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the LPA shall have special regard to the desirability of preserving the Listed Building or its setting, or any features of special architectural or historic interest that it possesses.

Section 66 further states that special regard must be given by the LPA to the desirability of preserving or enhancing listed buildings and their setting. A particularly appropriate example of upholding a S66 is in the case of West Coast Energy's proposal for five wind turbines to be installed within the setting of the Grade I listed Barnwell Manor, Northamptonshire. The National Trust advocated that the proposals would have an adverse impact upon the heritage asset's setting and, reinforced by local opposition, the proposal was rejected by East Northamptonshire District Council in 2010. The developers won an appeal for four turbines, however, this was overturned at the High Court. A subsequent Appeal to overturn the High Court ruling was dismissed in February 2014.

In addition, Section 72 of the 1990 Act states that in exercising all planning functions, LPAs must have special regard to the desirability of preserving or enhancing Conservation Areas.

#### National Planning Policy

*National Planning Policy Framework (NPPF)* (Ministry of Housing Communities and Local Government (MHCLG), July 2018)

This document replaces the first National Planning Policy Framework published in March 2012. The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It has been purposefully created to provide a framework within which LPAs and the local populace can produce their own distinctive Local and Neighbourhood Plans, respectively. Such Plans

consequently reflect the needs and priorities of their communities.

When determining planning applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development, which is at the heart of the Framework and expected to run through the plan-making and decision-making process. NPPF Paragraph 11 states that the presumption in favour of sustainable development should apply unless certain specific policies indicate that such development should be restricted; these include policies protecting sites identified as: designated heritage assets; Areas of Outstanding Natural Beauty (AONBs); Sites of Special Scientific Interest (SSSIs); and the Green Belt. Footnote 63 specifies that non designated assets of archaeological interest, if of equivalent significance to scheduled monuments, should also be considered as designated assets.

The NPPF defines a heritage asset as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". The definition of a heritage asset includes 'designated' heritage assets: "A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation". In addition, other 'non-designated' heritage assets identified by LPAs are included in a Local List.

Section 12 *Achieving well-designed places* reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. NPPF Paragraph 127 affirms the need for new design to: function well and add to the quality of the area in which it is built; establish or maintain a strong sense of place; and be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Section 16 *Conserving and Enhancing the Historic Environment* contains NPPF Paragraphs 184-202, which relate to development proposals that have an affect upon the historic environment. Such policies provide the framework that LPAs need to refer to when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises LPAs to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

- the desirability of new development in making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

These considerations should be taken into account when determining planning applications and, in addition, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality.

In order to determine applications, NPPF Paragraph 189 states that LPAs should require applicants to describe the significance of any heritage assets likely to be affected by development proposals, including the contribution made by their setting. The level of detail provided should be proportionate to each heritage assets' significance and sufficient to understand what impact will be caused upon their significance. This is supported by NPPF Paragraph 190, which requires LPAs to take this assessment into account when considering applications.

NPPF Paragraphs 192-197 consider the impact of development proposals upon the significance of a heritage asset. NPPF Paragraph 193 emphasises the need for proportionality in decision-making and identifies that, when a development is proposed, the weight given to the conservation of a heritage asset should be proportionate to its significance, with greater weight given to those assets of higher significance. Paragraph 193 clarifies that decision-makers should give great weight to the asset's conservation irrespective of whether the potential harm to its significance amounts to 'less than substantial harm' or 'substantial harm or total loss' of significance.

NPPF Paragraph 196 states that, where less than substantial harm will be caused to a designated heritage asset, the harm should be weighed against the public benefits of the development proposals, which include, where appropriate, securing the heritage asset's optimum viable use. NPPF Paragraph 197 notes that the effect of an application upon the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 198 stipulates that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those

## 2.1 LEGISLATION & NATIONAL PLANNING POLICY

---

elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

In relation to Conservation Areas, it is acknowledged in NPPF Paragraph 201 that not all aspects of a Conservation Area will necessarily contribute to its significance. This allows some flexibility for sustainable development to take place in or near Conservation Areas, without causing harm to the overall heritage asset's significance.

## 2.2 NATIONAL PLANNING GUIDANCE

### National Guidance

#### *Planning Practice Guidance (PPG) (DCLG)*

This guidance has been adopted in support of the NPPF. *Chapter 16: Conserving and enhancing the historic environment* reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

Last updated in April 2014, this chapter outlines that conservation is an active process of maintenance and managing change; requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed by ensuring that they remain in an active use consistent with their conservation.

Key elements of this guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding that it is the degree of harm, rather than the scale of development, that is to be assessed.

The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether development proposals meet this high threshold or not will be a judgment taken in the decision-making process, having regard to the circumstances of the case and the NPPF.

Critically, it is stated that harm may arise from works to the asset or from development within its setting. Setting is defined as:

*'the surroundings in which an asset is experienced, and may be more extensive than the curtilage'*.

A comprehensive assessment of the impact of development proposals upon a heritage asset's setting needs to take into account, and be proportionate to its significance, the degree to which proposed changes enhance or detract from that significance, and the ability to experience it.

The guidance states that if complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available.

#### *Conservation Principles, Policies and Guidance (English Heritage, April 2008)*

Historic England (formerly English Heritage) outlines the approach to sustainable management of the historic environment within this document. While primarily intended to ensure consistency in their own advice and guidance through the planning process, the document is commended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5, yet remains relevant with the NPPF and PPG, with emphasis placed upon the importance of understanding significance as a means to properly assess

the effects of change upon heritage assets. Guidance within the document describes a range of 'heritage values' that constitute a heritage asset's significance to be established systematically. The four main heritage values include: aesthetic, evidential, communal or historical. Paragraph 25 of this document emphasises that:

*'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment'*.

#### **Overview: Historic Environment Good Practice Advice in Planning Notes**

In March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide document and replaced with *Historic Environment Good Practice Advice in Planning Notes (GPAs)*.

These GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

#### *GPA 1: The Historic Environment in Local Plans (March 2015)*

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, which will afford appropriate protection of heritage assets and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to *'inform the nature of allocations so development responds and reflects local character'*.

Further information is given relating to cumulative impact, 106 agreements, stating *'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.'* It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific

Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) in line with NPPF Paragraph 20 can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

#### *GPA 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)*

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that:

*'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'*

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and,
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great

## 2.2 NATIONAL PLANNING GUIDANCE

---

an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

### *GPA3: The Setting of Heritage Assets (December 2017)*

This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2015) and Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 & 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case

basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a proposed development on the setting and significance of a heritage asset, with this 5-step process adapted from the 2015 guidance:

*Step 1: identify which heritage assets and their settings are affected;*

*Step 2: assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*

*Step 3: assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;*

*Step 4: explore the way to maximise enhancement and avoid or minimise harm; and*

*Step 5: make and document the decision and monitor outcomes.*

The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

### **Overview: Historic England Advice Notes in Planning**

In addition to the above documentation, Historic England has published Heritage Advice Notes (HEANs) that provide detailed and practical advice on how national policy and guidance is implemented.

#### *HEAN 2: Making Changes to Heritage Assets (February 2016)*

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that '*an unreasonable, inflexible approach will prevent action that could give a building new life... A reasonable proportionate approach to owners' needs is therefore essential*'. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- restoration;
- addition and alteration, either singly or in combination; and,
- works for research alone.

## 2.3 STRATEGIC AND LOCAL PLANNING POLICY AND GUIDANCE

### Eastleigh Borough Local Plan Review (2001-2011)

The Council adopted the Eastleigh Borough Local Plan Review on 25th May 2006 and in December 2008 Eastleigh Borough Council submitted a list of proposed Saved Policies to the Secretary of State with a request that these should be saved until they can be replaced by the new Local Development Framework. This included the majority of the policies in the adopted Local Plan. The Secretary of State issued a Direction on 14 May 2009 to save the majority of the policies as requested by the Borough Council.

Local Plan policies that relate to the historic built environment are set out in chapter 11 of the Plan. There is no specific policy that addresses the issue of development that would affect the setting of a listed building however paragraph 11.19 states that,

*Alterations and improvements that are not in keeping with the character of a listed building will be refused, including development likely to adversely affect the setting of a listed building.*

The Plan includes a policy that relates to Buildings of Local Importance. The Borough has a local list which is available via the conservation pages of the council's web site. **Paragraph 11.21** of the Plan states that,

*There are a number of buildings which, whilst not being listed, are of local importance for their architectural, historical or amenity value.*

**Policy 174.LB** states,

*The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.*

**Policy 177.LB** states,

*Planning applications for development which would be detrimental to or adversely affect the character, appearance, features or setting of an historic park or garden, will not be permitted.*

### **Emerging Policy: Eastleigh Borough Local Plan 2016–2036 (Submission draft, June 2018)**

The emerging local plan will be submitted to the Secretary of State in October 2018, with examination hearings expected in early 2019 and adoption in May 2019. Consultation on the Council's proposed submission Local Plan (2018) ended on 6 August 2018.

**Objective v 'Excellent environment for all'** seeks to 'Create a clean and attractive environment that provides for people's social, occupation and recreational needs, conserves and enhances the historic environment and is desirable for all, including residents, employees, visitors and investors;'

Policies that relate to the historic built environment are set out in Chapter 5.

**Policy DM12, Heritage assets** states,

*'The Borough Council will conserve and enhance the Borough's heritage assets through:*

[...]

*iii. Restricting development likely to harm them or their settings through management of development proposals; and*

*iv. Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and interpretation of the asset.*

*Development of a heritage asset or within their setting will be permitted provided:*

*i. it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.*

[...]

*ii. it achieves a high standard of design which respects and complements the character and qualities of the heritage asset(s);*

*iii. where necessary, it secures the long-term future maintenance and management of the asset;*

*iv. where possible, it enables public enjoyment and interpretation of the asset; and*

*v. a heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.*

*In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.*

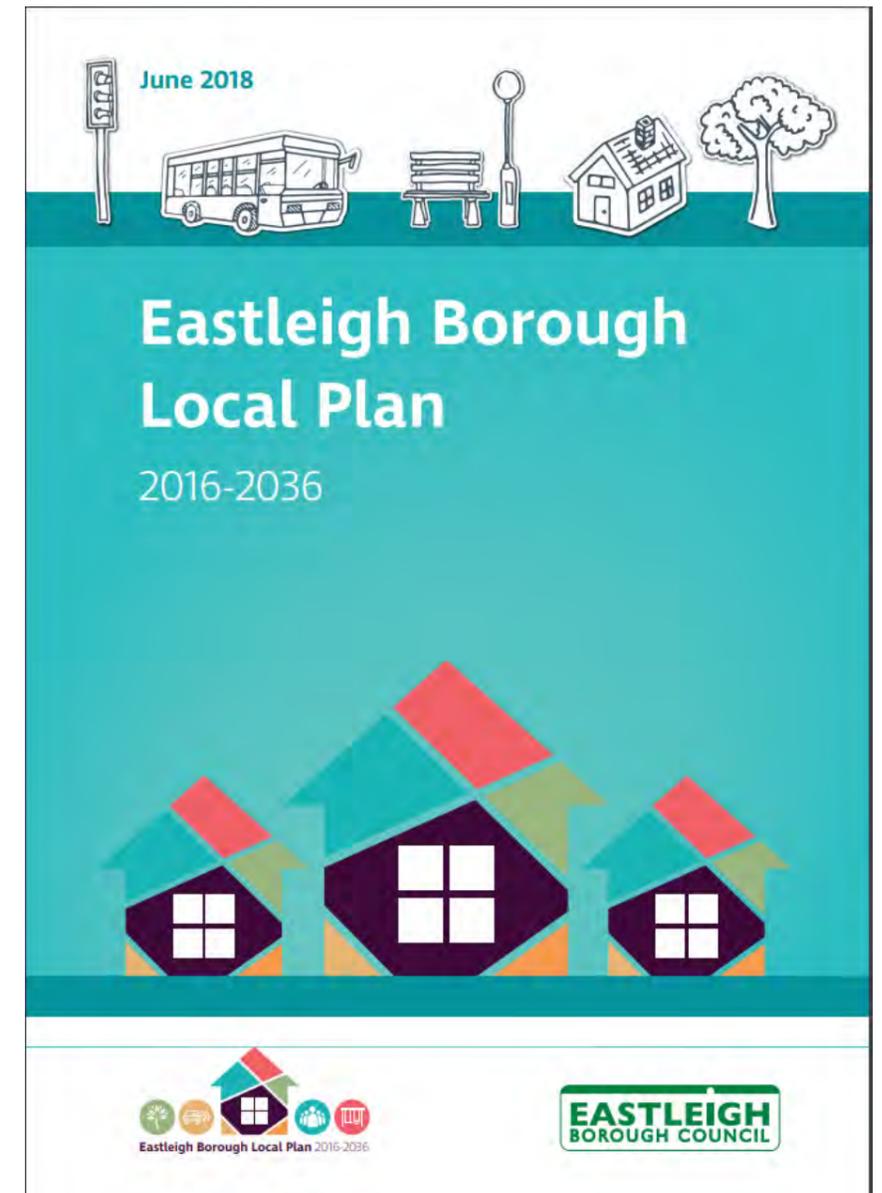


Figure 5: Eastleigh emerging Local Plan document

## 2.3 STRATEGIC AND LOCAL PLANNING POLICY AND GUIDANCE

### Eastleigh Borough Landscape Character Assessment

The Landscape Character Assessment was adopted in 2011. This document is described as a landscape character assessment that assesses and describes the general character of areas within Eastleigh borough in order to understand and recognise their value. It is anticipated that the document will be used to formulate new policies as part of the local development framework.

The landscape character area that relates to the Site at GE Aviation and indeed includes the bulk of the land proposed for new development within *Area 16: Victorian Parkland* indicated on the map below in figure 8.

No specific designations or constraints are identified in relation to the land comprising the development site itself. The document talks about the dominant and unifying feature of this small area between the settlements of Netley and Hamble-Le-Rice as its Victorian parkland character. This character is derived from the surviving buildings of the Netley Hospital and the groups of parkland trees, especially the pines.

The Royal Victoria Country Park was established in 1980 by Hampshire County Council. The park occupies much of this character area fitting into the historic character without significant impact. The coastal influence is very strong in the southern part, with views across Southampton Water framed by parkland. To the north, as the land rises, and around the Police Training Centre, the neat parkland character is diminished, with woodland and unmanaged, rough grassland becoming prominent. Nevertheless there is a strong parkland element most evident from the groups of mature conifers.

**Historic Features** The site of the Royal Victoria country park was originally the site of the British Army's first purpose-built military hospital. It was Queen Victoria who, following a visit to Fort Pitt, the primary hospital for wounded soldiers, generated the support for the building of new hospital. In January 1856 the site in Hamble was brought and in May that year, Queen Victoria laid the foundation stone. In 1863 the hospital started caring for patients and the Army Medical School moved onto the site. The hospital functioned through the WWI and WWII. Gradually the historic building became more rundown and demolished in 1966 following the fire in 1963. Only the chapel was left. The other parts of the hospital campus finally closed in 1978. The site was then brought by HCC and the Royal Victoria Country Park opened in 1980.



Figure 6: conservation advice on the Eastleigh Borough Council web pages

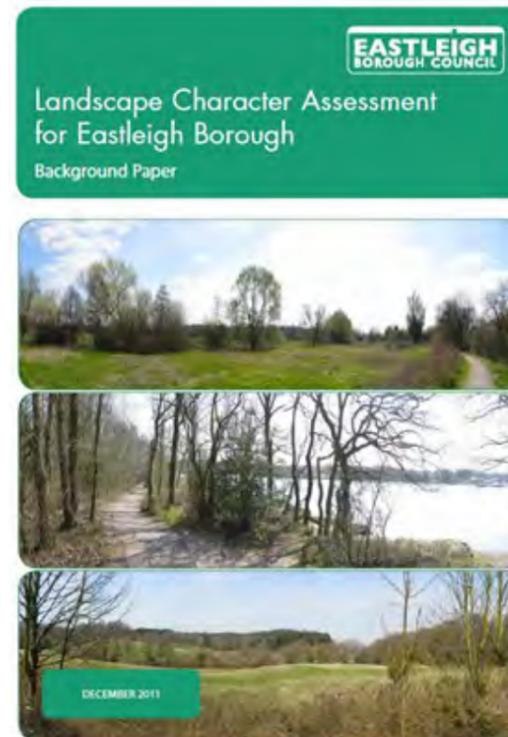


Figure 7: Eastleigh Borough Landscape Character Assessment

### Area 16: Victorian Parkland



Figure 8: Landscape Character Area 16: Victorian Parkland and which includes the part of the Site intended for new residential development

## 2.3 STRATEGIC AND LOCAL PLANNING POLICY AND GUIDANCE

---

The Document also discusses:

Key Characteristics

The key characteristics for this area are:

- Victorian buildings
- Parkland character
- Coastland character in south
- Wooded edges
- Busy country park Landscape Type

Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:

- Coastal Plain Enclosed Landscape Character Sensitivity

The parkland character dominates this area and is largely free of intrusive development. It has a structure given by the parkland planting and buildings and is particularly distinctive. It has amenity value and the edges have wildlife interest. Panorama view of open parkland near shoreline  
Landscape Character Area

Visual Sensitivity—This area is formed by a mixture of woodland and parkland. The open areas tend to be visually prominent with views over Southampton Water and the country park is a popular visitor attraction.

Key Issues

The key issues for this area are:

- The conflict between priorities of facilitating public access, nature conservation and managing historic parkland
- Foreshore pressure from rising sea levels
- Poor continuity of footway along the foreshore

## 3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

### 3.1 HISTORICAL DEVELOPMENT: SOUTHERN HAMPSHIRE AND HAMBLE-LE-RICE

#### Context

The Site falls within the civil parish of Hamble-le-Rice and is situated on the western fringe of the modern settlement of Hamble. It is next to the south west coast of the Hamble peninsular, a roughly triangular land mass defined by the wide sea inlet and natural harbor of Southampton Water to the west and the River Hamble Estuary to the east. North west of the Site are the former grounds of Netley Hospital (now the Royal Victoria Country Park) and the ancient site of Netley Abbey beyond that. Netley is today roughly equal to Hamble in extent of built development. Historically, the land occupied by the Site would have been part of the estate bequeathed to the Cistercian Monks at Netley Abbey after its foundation by Peter de Roches, Bishop of Winchester in 1238. This land will have included several *granges* or farms. North of the Site is open countryside between stretches of dense native woodland as far as the modern settlement of Bursledon and the outlying suburbs of modern day Southampton.

Hampshire has in the past been called *Southamptonshire* and appears as such on some Victorian maps. The name of the administrative county was changed from County of Southampton to *County of Hampshire* on 1 April 1959. The old name appears as the place of embarkation of many of the immigrants into Ellis Island. It is recorded in the Commonwealth Instrument of Government, 1653 which was adopted by Oliver Cromwell when he assumed the office of Lord Protector in 1654.



Figure 9: John Speed's 1611 Map of Hampshire showing 'Netley', 'Hamble Haven' and St Andrew's Castle—a fort built by Henry VIII in 1544 but abandoned in 1642 and little of which remains. The approximate location of the Site is indicated by the red circle

#### Hamble-le-Rice

There is no mention of Hamble in the Domesday Book. The longer version of its name, Hamble le Rice, is descriptive and derives from the Norman French 'en le rys' indicating that it stood on a little hill.

Subsequent settlement would have developed due to the excellent natural harbour provided by the River Hamble and the ease with which fishermen and other sea-faring trades would have been able to make a living owing to the double tides and clear estuary. It is well known that oysters were caught in the River Hamble and also that crabs and lobsters from western England and Ireland were brought to be fattened in the River Hamble. This tradition probably dates back to the medieval period and may be linked to the founding of the priory of St Andrew in 1109, a cell of the Benedictine Abbey of Tiron which was situated on higher ground above the present day village. The priory was purchased from the Abbey of Tiron in the fifteenth century by Bishop Wykeham of Winchester. There are no extant remains of the priory buildings but part of the present Church of St Andrew served as the monks' chapel.

Hamble le Rice became a busy harbour in the thirteenth and fourteenth centuries and the village grew up on the banks of the river and up the High Street towards St Andrew's Church. For centuries there was a shipbuilding industry in the village, with some vessels of the Royal Navy built here during the eighteenth century. The master shipwright Moody Janverin lived at Hamble and constructed Hamble House in 1740 (demolished in 1960). Ropes for the rigging were also woven from hessian fibres in the village as evidenced by the existence of a *ropewalk*.

The twentieth century saw the arrival of the railway, seaplanes, an aircraft training facility and airfield, oil terminal, marinas and new housing development on the sites of former large houses to the south, west and north of the village.

Yachting and sailing clubs now constitute a major part of the life of the village with three long established yachting or sailing clubs. The Royal Southampton Yacht Club, later the Royal Southern, moved to Hamble in 1947. The Royal Air Force Yacht Club moved to Riverside House in 1952 and has also been extended over the years. The Hamble River Sailing Club was formed in 1919 and in 1928 a clubhouse was built in the grounds of the Bugle public house. An annual regatta known as Hamble Week has been running for over 100 years and helps to promote Hamble as a major yachting centre on the south coast.

Hamble also has a long and proud association with the aviation industry dating back to 1912 with various establishments for the training of pilots and airmen and the repair and production of civil and military aircraft (see Sections 3.3 and 3.5). The Hamble factory within the Site was of exceptional strategic importance, manufacturing parts to equip the Bristol Blenheim and Beaufort bombers in the lead up to the Second World War, as well as the ailerons for Supermarine Spitfire and parts for the DH Mosquito and Vickers Wellington Bomber throughout the war.



Figure 10: Advertisement style illustration of Hamble dating from the 1840s

In spite of significant development on its fringes from the 1930s onwards the old part of Hamble remains an attractive and tranquil village overlooking the estuary. The most significant growth at Hamble took place in the 1950s, 70s and 1990s. Housing development within the estate associated with Sydney Lodge, in particular to the west of Sydney Farm (which was located to the south of Hamble Lane but no longer exists), began to take place c. 1942 following the sale of Sydney Lodge to the Folland Aircraft Company (later Hawker Siddeley Aviation) in 1936. Today the village has a population of around 4,000—see historic map progression in Section 3.4.



Figure 11: Contemporary bird's eye view of the old harbour at Hamble-le-Rice (Source: Bing Maps)

## 3.2 HISTORICAL DEVELOPMENT: NETLEY

### Netley

Located in the parish of Hound, the modern village of Netley is situated north west of the former Royal Victoria Military Hospital the grounds of which abut the Site. Settlement at Netley dates back to the thirteenth century when a Cistercian Abbey was founded by Peter de Roches, Bishop of Winchester in 1238. A colony of monks translated from Beaulieu Abbey in 1239 and commenced construction of the church and conventual buildings. The remains of Netley Abbey are among the best preserved monastic ruins in the south of England.

The Abbey was dissolved in 1536 and the site and buildings were granted to Sir William Paulet, 1st Marquis of Winchester. He built a hall in the nave and transept of the Abbey church, but much of the house was swept away in the Victorian era when the ruins were partly restored for their picturesque quality, something revered by exponents of Romantic literature. In 1544 William Paulet built one of a series of twelve forts for the defence of Southampton and Portsmouth on the land between the Abbey and the foreshore. Despite its waterside location the fort was provided with a moat system, isolating it from adjoining land. This was armed and garrisoned until 1627. In 1643, during the Civil War, the then unmanned fort was raided by Parliamentary forces for provisions and arms. Netley Castle was subsequently repaired and extended in the 1840s and largely rebuilt in the 1880s as a comfortable residence for The Hon. Colonel Sir Harry Crichton,



**Figure 12:** The ruins of Netley Abbey viewed from the south west with chancel to the right, south transept to the centre left and Chapter House on the left. Source: English-Heritage.org.uk



**Figure 13:** Ariel view of Netley Castle taken c.1940



**Figure 14:** British Soldiers recuperating on the Hospital pier in 1902 having returned from the Boer War in South Africa (Source: Half-tone after a photograph by W. Gregory & Co., London. Iconographic Collections)

3rd son of the Earl of Erne. Today it provides a picturesque *sham* castle nestled amongst the trees when viewed from Southampton Water.

The construction of a railway line in 1866 provided a station for Netley following the opening of the Royal Victoria Military hospital in 1863. The grand station building was completed in 1867 and is Grade II listed. The foundation stone of the hospital building (the largest military hospital ever built in Britain) was laid by Queen Victoria in May 1856. The hospital remained operational until 1958 by which time it was also used as a shelter for Hungarian refugees. A large fire damaged much of the building in 1963 and it was subsequently demolished in 1966, leaving only the Chapel standing today (See Assessment of Heritage Assets in section 4.2 for further details). The landscaped grounds of the former Hospital and several associated buildings, including an officers' mess, are now designated heritage assets within the Grade II registered Royal Victoria Country Park.

Development at Netley occurred largely as a result of the enormous military Hospital which required the support of civilian trades and services. Houses, shops, pubs and hotels developed along Victoria Road which runs adjacent to the foreshore towards Netley Abbey and links through to the railway station via Station Road. While quarters for officers and physicians were built in the grounds around the hospital, terraced houses and detached villas were built in Victoria Road. Later, more substantial houses, such as Netley Court, Netley Towers and Netley Cliff House, were built upon sites on top of the cliffs.

Subsequent expansion within Netley took place during the early twentieth century along an irregular grid of roads with in-fill development occurring largely during the period 1950 to 1990. The population of Netley was confirmed at 5,332 in the 2011 census.



**Figure 15:** Line engraving of Royal Victoria Military Hospital from Southampton Water produced by T.A. Prior in 1857

### 3.3 HISTORICAL DEVELOPMENT: HAMBLE AND THE AVIATION INDUSTRY

#### Hamble airfield and flight training school

Hamble boasts a remarkable pedigree in the field of aviation, manned aircraft flight and aircraft production dating as far back as 1912 when a "Waterplane" to be used in a promotional tour sponsored by the Daily Mail newspaper was housed in a shed built for that purpose at Hamble Point. Sir Alliot Verdon Roe, the pioneer English pilot and aircraft manufacturer purchased land in Hamble for his airfield and factory in 1916. He developed numerous important aircraft types in Hamble over the next 15 years. To the east of the site on the large parcel of land between Hamble Lane and Satchell Lane the most prominent of Hamble's five main airfields was located. This particular airfield was established after 1926 due to A.V. Roe's need for a larger location than already existed to build and test new aircraft such as the Armstrong Whitworth Ensign (AW27), twelve of which were built at Hamble for Imperial Airways. The Hampshire Aero Club formed during 1926 and quickly moved in but Hamble would become far better known for flying training and aircraft maintenance.

Air Service Training Limited, part of Armstrong Whitworth Aircraft, appeared in 1931 to instruct reserve pilots; more facilities were created at the southern end of the airfield for No 3 Elementary & Reserve Flying Training



**Figure 16:** Ariel view of the Avro Aircraft factory and Hamble's south airfield viewed from the east in 1923. Note the fields and beyond the factory which belonged to Sydney Farm and the mature parkland further west with clumps of trees within the grounds of Sydney Lodge. After 1936 this parkland was the site of the British Marine / Folland Aircraft Ltd factory buildings. Source: [http://www.britainfromabove.org.uk/image/%5Bfield\\_ref\\_number-raw%5D-642](http://www.britainfromabove.org.uk/image/%5Bfield_ref_number-raw%5D-642)

School which formed in 1933. So began a long career in this aviation capacity for Hamble over several decades, the training syllabus being gradually expanded, although aircraft flight testing in the 1930s was not absent either with development of the large four-engined Armstrong Whitworth Ensign airliner.

The start of World War Two saw what was now known as No 3 Elementary Flying Training School remain but a combination of nearby defensive barrage balloons, an increasing threat from enemy air attack and especially aircraft production demands forced this unit to leave for Watchfield in July 1940. These developments, however, worked for Hamble's advantage as the airfield took on an important new role as an aircraft modification/repair and delivery centre. Thousands of Spitfires passed through here, female pilots of No 15 Ferry Pilots Pool (later Ferry Pool) delivering these and numerous other aircraft types to operational stations from July 1941 onwards after necessary conversion work on each machine had been completed.

Aircraft component manufacture also served as a most important part of Hamble's wartime life and thereafter. The Hamble factory within the Site was of exceptional strategic importance in this respect, manufacturing parts to equip the Bristol Blenheim and Beaufort bombers in the lead up to the Second World War, as well as the ailerons for Supermarine Spitfire and parts for the DH Mosquito and Vickers Wellington Bomber throughout the war.

Peacetime allowed flying training to return. Foreign as well as domestic students increasingly became a familiar sight. This trend continued after Hawker Siddeley disposed of Air Service Training in 1960 with the College of Air Training taking its place. Hamble became a widely recognised and much admired place to instruct airline pilots but the demands and vagaries of the economics in aviation always proved a difficult balancing act. The cessation of British Airways support in 1982 proved decisive. Specialist Flying Training attempted to keep major flying going but the College of Air Training unfortunately had to call in the receivers in February 1984. Once all the aircraft and associated assets were sold at auction in the spring, this effectively meant the end for Hamble and the land was soon acquired for housing. What very little flying remained at the officially recognised unlicensed airfield ceased altogether in 1986.

Manufacturing of aircraft at the Hamble factory continued to be an essential local industry throughout this period, including design and production of the Folland Midge, a lightweight jet fighter which first flew in 1954. This was followed by Folland's most famous aircraft, the Folland Gnat, which became synonymous with the RAF Display Team the Red Arrows.

Latterly the facilities on The Hamble became part of British Aerospace (Aerostructures) concentrating on fuselage design and construction. Following the closure of the airfield and flying training college in 1986 BAe continued to use the factory for the production of major assemblies for Harrier and Hawk jets. The facility is now part of General Electric and continues to specialise in the manufacture of aircraft fuselage design and construction.

(Airfields of Britain Conservation Trust website: [www.abct.org.uk](http://www.abct.org.uk))

### 3.4 HISTORICAL DEVELOPMENT: SYDNEY LODGE AND HAMBLECLIFFE HOUSE

#### Sydney Lodge

The Site falls within the historic curtilage of Sydney Lodge and its associated park and farmland. The origins of Sydney Lodge date back to the late eighteenth century when the family of Charles Yorke (died 1770) purchased the land at Sydney Farm near Southampton and prepared plans for a new residence. Charles Yorke's widow, Agneta (1740-1820), engaged the architect Sir John Soane to design a new house on a virgin site. Letters



**Figure 17:** Painting of Charles Yorke (1722-1770) by Thomas Hudson. Yorke was the second son of Philip Yorke, 1st Earl of Hardwicke and Lord Chancellor from 1737-1756. Charles's second wife and widow, Agneta Yorke, commissioned Sir John Soane to design Sydney Lodge in 1789. Her step-son Philip Yorke, later 3rd Earl of Hardwicke, met Soane in Italy in 1778 and engaged him to work at Hamels in 1781 and later to remodel Wimpole Hall in Cambridgeshire in 1791.

record that he first went to Sydney Farm on 3rd May 1789 to survey the 'situation'. Soane already had connections with the Yorke dynasty (styled the Earls of Hardwicke) dating back to 1781 when Philip Yorke, Charles's son from his first marriage and later 3rd Earl of Hardwicke, had the architect provide entrance lodges and make alterations to Hamels (later Crofton Grange) in Hertfordshire. Philip Yorke met Soane in Italy in 1778-9 and later engaged him to remodel the interior of Wimpole Hall in Cambridgeshire in 1791-95. His work for the Yellow Drawing Room at Wimpole finds some echoes in his designs for staircase hall at Sydney Lodge, in particular the attenuated lantern within the double apsidal space above the central stairwell. Agneta Yorke had also engaged Soane to undertake repairs to Tyttenhanger Manor, also in Hertfordshire, in 1783 and 1789.



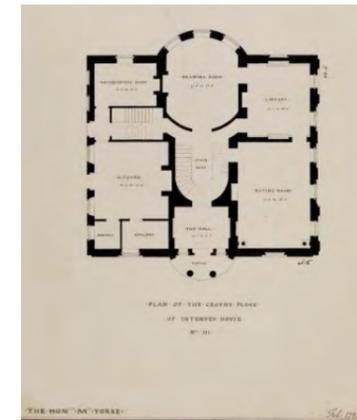
**Figure 18:** Detail from the 1859 County Series Map at 1:10560 scale showing the extent of the landscaped parkland to the south and north east of Sydney Lodge and the historic location of Sydney Farm to the east of the Site.

Sydney Farm no longer exists but pre-dated Sydney Lodge. It was situated to the south side of Hamble Lane a short distance to the east of where the road swings eastwards at the junction with present day King Avenue. The latter follows the course of the original secondary approach to the stables at Sydney Lodge. The extent of the surrounding parkland can still be deduced from existing boundary features; notably Hamble Lane and Coach Road to the east, Westfield Common to the south, the tree lined footpath to the north (adjacent to the recreation ground) and College Copse to the west. The arrangement shown on the County Series Map of 1859 probably reflects what was laid out in the 1790s. This includes the extant formal gardens to the south and east of the house with their sunken lawns and formal bedding. These are enclosed by a decorative balustrade consisting of similar buff coloured bricks to the house with Portland stone copings and perforated panels between the piers formed of hogback ridge tiles arranged in a fish-scale pattern.

The main approach to the house was via a scenic drive which curved south west from the angle off Hamble Lane and passed through ornamental grounds characterised by belts and clumps of mature specimen trees, probably native broadleaf species of the sort favoured by Lancelot 'Capability' Brown and Humphry Repton, both of whom worked for the Yorke family at Wimpole Hall (Repton's *Red Book* for Wimpole was produced in 1801). The drive swept passed the southern aspect of the house and curved back to the north east to reveal the three principal elevations of the Lodge in an evolving sequence of framed views and

glimpses. More densely planted pleasure grounds enclosed the original setting of the Lodge to the north west and immediately north of the stables. The secondary drive, or service approach, is indicated as a tree lined avenue but densely planted pleasure grounds or a *wilderness* to the east of the house appear to have largely screened the building and its service block from this approach. College Copse to the western fringe of the park appears to have enclosed a network of scenic drives or 'rides' with another approach running along the existing northern boundary of the Site up to Hamble Lane.

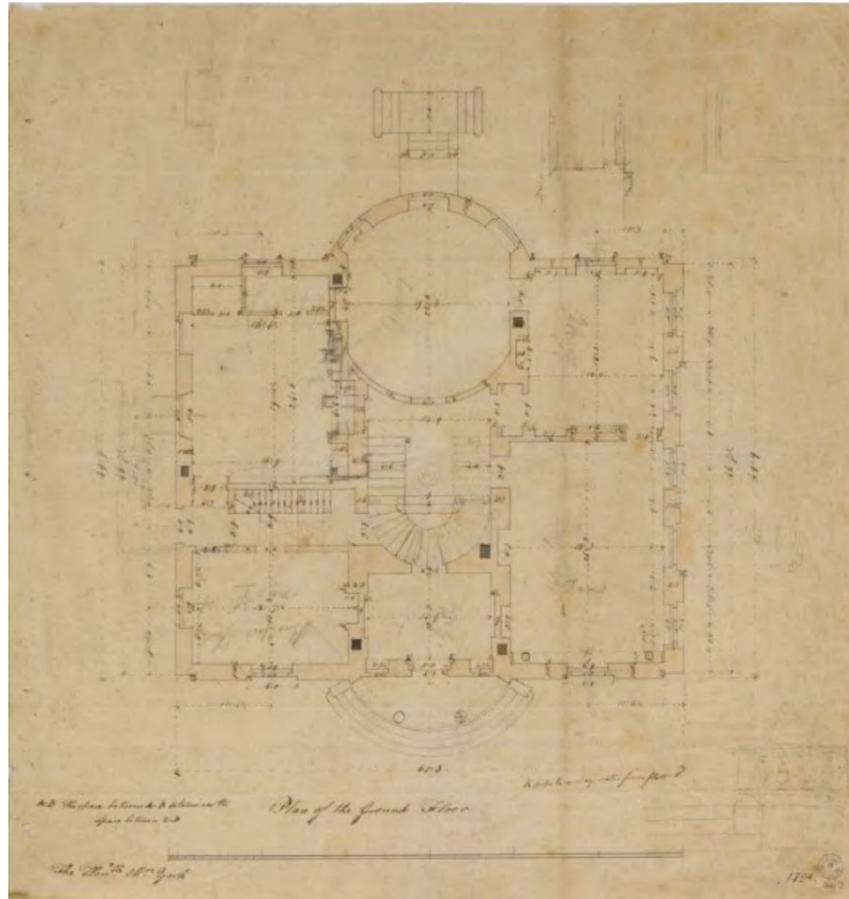
Work on the new house seems to have proceeded after careful deliberation with a second set of plans emerging two years after the first proposal, the former including drawings for the outbuildings. The second version is recorded in Soane's journal after 1st December 1792 when six small variant plans and elevations were sent to *Mrs. Yorke*. A further visit from Soane to Sydney Farm followed to discuss the designs, with more being sent on 23 January 1793. These are illustrated below (figures 19-21).



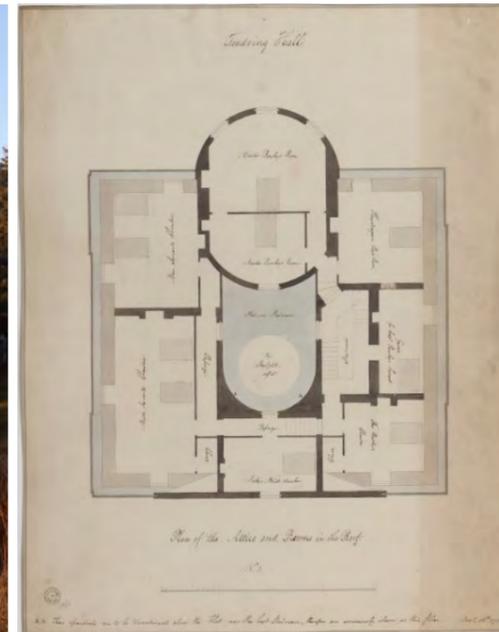
**Figures 19-21:** Ground floor plan above (dated February 1793) and west and east elevations for Sydney Lodge issued by Soane in January 1793. The essential parameters of the design for the house were then already fixed. Source: Soane Museum.

It is immediately evident from these plans that Sydney Lodge provided Soane an opportunity to 'revisit' his concept of the country house developed several years earlier at Tendring Hall in Suffolk (*cf.* figs. 26 and 27). Tendring was Soane's first major country house commission and was designed in 1783 for Vice-Admiral Sir Joshua Rowley (1734-1790). It was completed in 1789. Although more substantial, Tendring established all the key spatial elements of the interior one finds at Sydney Lodge. The defining and most memorable feature is the west-east axial alignment of entrance hall, geometrical staircase and apsidal drawing room to the centre of the

### 3.4 HISTORICAL DEVELOPMENT: SYDNEY LODGE AND HAMBLECLIFFE HOUSE



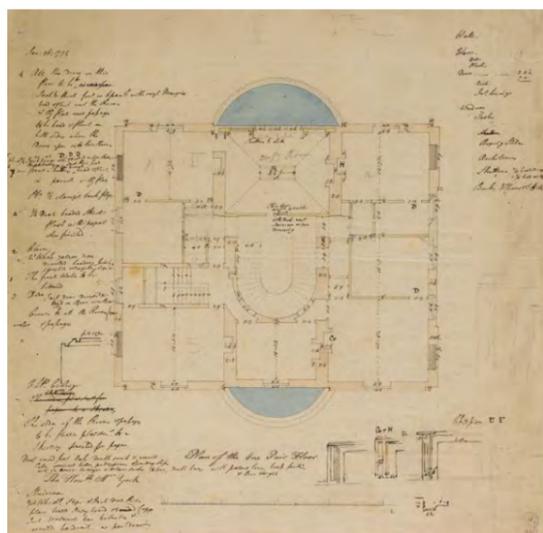
**Figure 24:** View of the east elevation of Sydney Lodge from which Soane's original villa design can be clearly identified (January 2017). The large conservatory was added in the period between 1882 and 1898 and it is likely that the veranda and lead skirt canopy (below the shallow dome above the blocking course) was added during the Regency / early Victorian period. The dormer windows are likely to be a later addition since they do not feature on Soane's conceptual elevations.



**Figures 26 (left) and 27 (below left):** Tendring Hall, Suffolk. Second / attic floor plan and (below) principal garden elevation. Tendring was built for Vice-Admiral Sir Joshua Rowley between 1783 and 1789. Tendring was the largest of Soane's early jobs and a good example of his re-working of both earlier and current ideas. Sydney Lodge would provide an opportunity to revisit these same ideas on a more intimate scale. The latter retains obvious similarities in both its elevations and especially the plan form.

Tendring was requisitioned for troops and prisoners of war for seven years during and after the Second World War. By then semi-derelict the house was demolished in 1955. Only a portico with its pair of coupled Ionic columns remains. However, this is a later addition and is not Soane's Tuscan portico on a segmental plan (revived at Sydney Lodge and retained) as shown on his drawings.

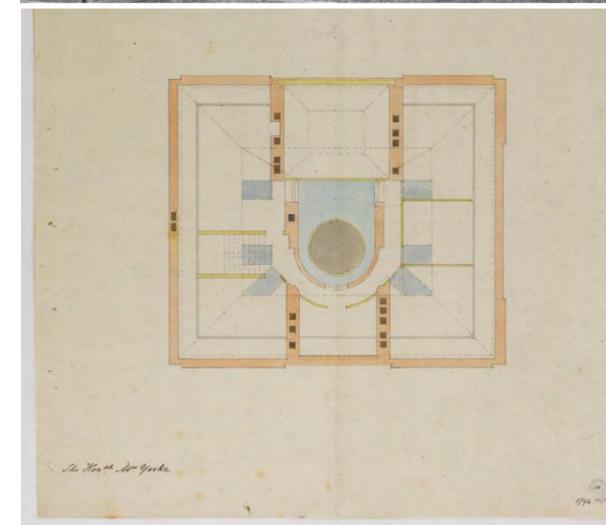
Source: Soane Museum & [http://www.lostheritage.org.uk/houses/lh\\_suffolk\\_tendringhall\\_info\\_gallery.html](http://www.lostheritage.org.uk/houses/lh_suffolk_tendringhall_info_gallery.html)



**Figures 22 (above) & 23 (left) :** Working drawings issued in 1794 with partially legible instructions to the builder concerning finishes to walls, floors, doors and windows. The Geometric staircase and flat sided 'circular' drawing room to the ground floor remain integral to the east-west spine of the house. To the north west corner a breakfast room has replaced two ancillary rooms with the service stair placed adjacent to it. The first floor dressing room indicates a coved ceiling and this originally had a balconied terrace above the circular drawing room but as built this came to be enclosed within a second storey of the bow window, subsequently augmented by a balcony and veranda.



**Figure 25:** The adjoining service buildings and stable block were also designed by Soane as a symmetrical composition though have been subsequently altered and extended.



**Figure 28:** Soane's plan for the second floor dated 1794 and showing the only access to this level via the secondary service staircase. The present access from the south side of the first floor landing seen in **Figure 66** was inserted during the twentieth century and probably after 1936 when Sydney Lodge was acquired by British Marine as its headquarters.

## 3.4 HISTORICAL DEVELOPMENT: SYDNEY LODGE AND HAMBLECLIFFE HOUSE

building with a suite of rooms to either flank. The astylar elevations, also of brick, and carefully balanced proportions are so similar that Sydney Lodge could be regarded, perhaps dismissively, as a *recycled* version of Tendring but on a more intimate scale. Such an assessment, however, would not be sufficiently discriminating. There is also the possibility that Agneta Yorke's son, Vice-Admiral Sir Joseph Sydney Yorke had connections with Vice Admiral Sir Joshua Rowley. Rowley had retired from active service in 1783 at which time he set about rebuilding his family seat at Tendring, engaging Soane as his architect. It is likely that Rowley would have come across Joseph Sydney Yorke during active service. Although just fourteen years of age the latter served as a junior officer and saw action at the Battle of the Saintes in April 1782 during the American Revolutionary War when Rowley was Commander-in-Chief at Jamaica. In light of this and given that Sydney Yorke was in his early twenties at the time Sydney Lodge was commissioned, these naval connections may also have brought him into contact with Rowley back home in England. Yorke perhaps even visited Rowley at Tendring before his death in 1790. It is therefore not beyond possibility that the Yorke family were familiar with Tendring and suggested to Soane that Vice-Admiral Rowley's house was very much to their liking. As an aside, besides his aptitude as an architect and friendship with William Pitt (then Prime Minister), Soane's appointment as the architect for the Bank of England in 1788 may also have owed something to his links with Rowley. Rowley was married from 1759 to Sarah Burton, the daughter of Bartholomew Burton, the then Governor of the Bank of England.

More detailed designs followed in February 1793 and 'digging' out the ground was discussed soon after on 23 March with John Pullinger, the clerk of works. Building work under Pullinger went on in 1794 with sketches made for stables in March 1794. A kitchen range and chimney pieces were installed from the end of 1794, indicating that the house was probably habitable before the end of 1795.

In terms of the evolution of the design and internal planning, there is no significant change between the 1793 and 1794 plans. The latter (illustrated in figures 22 & 23) show the position of the service stair shifting westwards (its ultimate position) and some amendments to the entrance porch and breakfast room now occupying the north west corner of the ground floor.

The final building cost was £4684:54:4. The final entry in Soane's journal for Mrs Yorke is dated 22 April 1798 and reads 'Sent to Prince Edward at / Kensington Palace / 1 plan of the Ground floor / 4 Elevations of diff: fronts..' Prince Edward (1767-1820, later Duke of Kent) was the fifth son of George II and father of Queen Victoria. It has been mooted that the Prince was then considering a commission for Soane to design him a villa. (Source: Jill Lever, February 2012, Soane Museum)

With a few exceptions, and notwithstanding subsequent alterations, Sydney Lodge proceeded to be built in fidelity to Soane's 1793-4 design. Faced in Beaulieu stock bricks with Portland stone dressings, used very sparingly as



Figure 29: Hamblecliffe House viewed from the east.



Figure 30: Hamblecliffe Stables viewed from the south.

Soane preferred, the house has a shallow pitched slate roof with brown mathematical tiles to the 'inward-facing elevations of the attics at high level, allowing for the insertion of the main-stair roof lantern'. The tiles have since been replaced by a modern substitute. A detailed architectural appreciation of the house and its service buildings with a summary of its significance is provided in the Site Assessment in Section 4.1.

Sydney Lodge and its grounds remained virtually unchanged until the 1930s by which time it was in the ownership of a Major Goldman. The house and grounds, which then included Hamblecliffe House, Stables and walled kitchen garden with cottages (see below), was bought by British Marine / Folland Aircraft Ltd (later Hawker Siddeley Aviation Ltd) in 1936. Soon after significant changes to the parkland and surrounding landscape began to occur with the establishment of a major aircraft works and ancillary housing in the late 1930s. A new airfield and college of Air Training were also established in Hamble during the Second World War to the east side of Hamble Lane east of the 1930s housing built for the original factory employees and workforce. The following section (3.3) covers the historical development of the aircraft factory and GE Aviation Campus including an overview of the alterations made to Sydney Lodge during the twentieth century. (See Appendix B further further historical background to aviation industry at Hamble).

### Hamblecliffe House & Stables

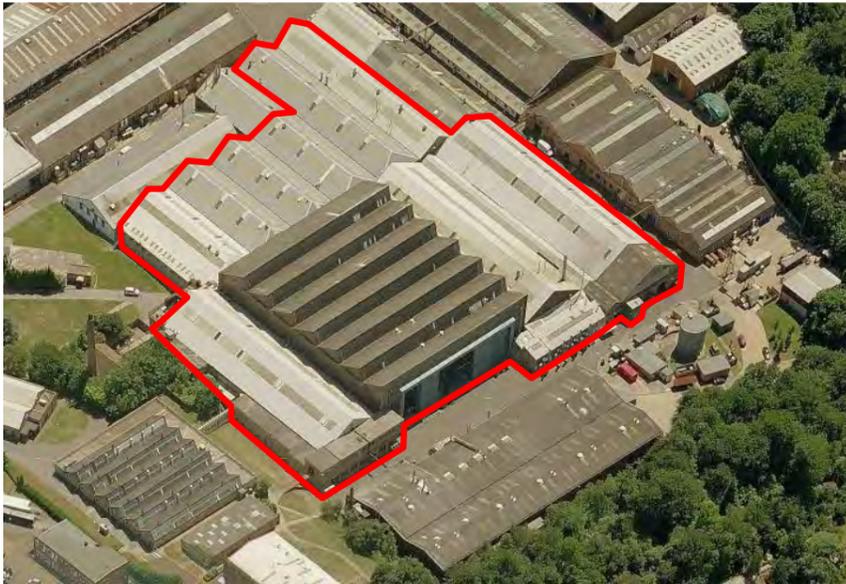
The house dates from *circa*. 1809 and was built in the gothic style (figure 25). It is a substantial two storey building of simple architectural treatment dressed in painted render with a slate covered Mansard attic storey. A large three storey polygonal bay to the south west elevation is faced in ashlar. The windows are formed of four and two centred arches with reticulated tracery to the south west elevation. It occupies a fine setting overlooking Southampton Water situated due west of Sydney Lodge beyond the belt of trees known as College Copse. The latter defined the westerly fringe of the Yorke's parkland. Towards the end of the nineteenth century the elaborate stable buildings were built in the Tudor/Baronial style, consisting of three ranges about an open quadrangle (figure 26). To the north east of the stables an extensive walled garden complex with glasshouses, potting sheds and gardeners' cottages, was built around the same time, before 1898. The walled gardens had become dissociated with Hamblecliffe House and Stables by the time these buildings were added to the National List of buildings of special architectural or historic interest in February 1983.

Hamblecliffe House and stables passed into a branch of the Yorke family from the mid-nineteenth century until 1926 at which point it was purchased by Major Goldman. The House was subsequently purchased at the same time as Sydney Lodge by British Marine, later known as Folland Aircraft Limited in 1936, for the land and access to Southampton Water. The land became the site of a factory with slipway (British History online, p 469).

## 3.5 HISTORICAL DEVELOPMENT: AIRCRAFT FACTORY / GE AVIATION CAMPUS

### Evolution of the Aircraft Manufacturing Facility

The factory site was purchased by British Marine Ltd in 1936 from a Major Goldman who acquired it in 1926 from the Yorke family. At the time the estate included all the land associated with Sydney Lodge as well as Hamblecliffe House and stables which had passed to the Earls of Hardwicke during the nineteenth century. The site was ideal for the licensed production of the Sikorsky S-42 A 'Flying boat' given its proximity to the a busy harbour and easy access to Southampton Water via a slipway. A state of the art 200ft wide assembly building was constructed to the west of Sydney Lodge which at the time had the largest opening door in the world. The building with its distinctive saw-tooth roof line remains the largest single structure on the Site (figure 31), although it has been variously remodelled and extended over the years.



**Figure 31:** Contemporary view of the existing factory buildings with the extent of the original manufacturing facility built in the 1930s indicated by the red outline. The main 200ft span assembly building is to the front and centre of the complex with saw tooth roof and massive proprietary door system. Source: Bing Maps.

Due to financial difficulties the building was never used to produce the Sikorsky planes but was soon required by Folland for the manufacture of parts to equip the Bristol Blenheim and Beaufort bombers in the lead up to the Second World War. Sub-contracting work to produce the ailerons for Supermarine Spitfire and parts for the DH Mosquito and Vickers Wellington Bomber soon followed confirming the strategic importance of the Hamble factory at a time of national crisis. During the Second World War production inevitably increased with over 4000 people being employed at the site. The facilities continued to expand and the adjacent farmland to the south of Sydney Farm was developed for workers' accommodation from 1942.

During the 1936-1945 era, the company used the house and buildings at

Sydney Lodge as headquarters with administrative offices for the management of the business and the estate at large. The erection of the main assembly building in 1936 with new access roads and subsequent expansion during the 1940s and 50s meant that the historic parkland of Sydney Lodge was completely swept away by the time War broke out in 1939. The only elements of the original grounds and setting of Sydney Lodge to survive this period of redevelopment are essentially those which remain today, namely the enclosed formal gardens with their sunk bedding and part of the former *wilderness* garden to the east of the balustrade. The southern approach drive which curved through the parkland had disappeared by 1940 and was replaced by a modern road into the factory site along Cliffe Avenue. The service entrance to the stables became the main entrance to Sydney Lodge along what is now King Avenue.

Sydney Lodge and the adjoining stable buildings did not see any changes until after the Second World War. The first major change was the demolition of the small east range of the stable yard and extension of the stable block to the south east with a large single storey structure of roughly the same footprint as the main building. This was provided to augment the improvised office space within this part of the building and can be seen on the 1957 OS Map. Around this time the ornate cast iron veranda with lean-to roof added to the southern elevation of Sydney Lodge in the Victorian period (around the same time as the large conservatory between 1882 and 1898) was removed. The stable block extension was further enlarged after 1957 so that by 1964 the stable courtyard had been completely infilled. A new link building between the house and ancillary ranges was also erected between 1957 and 1964 (see section 4.1).



**Figure 32:** Present day aerial view of Sydney Lodge from the east. The post 1945 extensions to the building are outlined in red and shaded. Source: Bing Maps.

The present day footprint of the house and its outbuildings can be seen on the 2002 OS map and is shown in the aerial view from the east shown in figure 32.

Numerous other buildings continued to be added to the factory complex in each subsequent decade of the twentieth century as the company passed through various ownerships and the site was adapted to suit the requirements of a rapidly evolving industry in an often volatile political environment. Folland Aircraft Limited became Hawker Siddeley Aviation in 1963. It was then taken over by British Aerospace in 1977 before this morphed in BAE Systems in 1999. The site became part of General Electric's portfolio in 20XX.

Modern buildings to the north, west and south of Sydney Lodge, have encroached on its historic curtilage since 1940 with the large storage building added just to the west of the stable block in the 1950s. A large manufacturing facility immediately south of the formal garden was added as recently as 1989. The degree of development is such that the only elevation that remains unimpeded by modern factory buildings is the principal west façade. Even here, however, the less encumbered setting does not correspond to its historic layout with modern access roads separating the various stretches of lawn. A single storey range built in the 1940s of white painted render is close enough to disrupt views of the building from the south west. The building is thought to be a WWII observatory with a small two-storey watch tower. It is of very limited architectural value with no original features, though is of some historic and evidential value in relation to the post 1936 history of the site. The adaptation of the grounds of Sydney Lodge for the manufacture of military aircraft made it an obvious target for the Luftwaffe during hostilities. Of greater significance, however, is the historic and aesthetic value of Sydney Lodge and which would be considerably enhanced by the removal of a number of modern structures, including the observatory, located to the north west and south west of the listed building.

The open ground to the north of Sydney Lodge has remained largely undeveloped. The eastern half of this part of the Site formed a portion of the ornamental grounds to the house but the eastern half seems to have been used for agricultural purposes, including pasture for horses. The land was given over the recreational use after the second World War, however, the historic field partitions remained in place until after 1957. By that time the large sports pavilion and social club had been built with the large field to the middle of the area used a cricket pitch. By 1972 the field boundaries had been removed and the established recreational uses for football, tennis and bowls as well as cricket were firmly established. To the west of the cricket pitch the two field strips had become a single open area of ground with some of the wood west of this removed to create a car park. The car park was then extended eastwards and now fills to whole area from the western site boundary up to the hedge west of the cricket pitch.

### 3.6 HISTORIC MAP PROGRESSION

Although the 1859 1:10,560 OS map only shows part of the Site, the footprint of Sydney lodge at the east of the Site is clear, with the stable block arranged around a courtyard to its north and formal gardens to the south and east. The Lodge is surrounded by parkland to west, south and south-east. To the north of Sydney Lodge appears to be agricultural fields. East of the site is shown the roughly square farmyard of *Sydney Farm*. Beyond this is the western edge of the settlement of *Hamble-le-Rice*. North of the Site is an area of woodland and the *Hospital Cemetery*, although the Royal Victoria Hospital, completed in 1863, is slightly further west and not visible on this incomplete map. To the south-west of the Site is *Hamble Cliff* on *Southampton Water*. A series of *War Department Stones (Stones W.D)* are marked along the edge of the military site to the north-west of the Site.

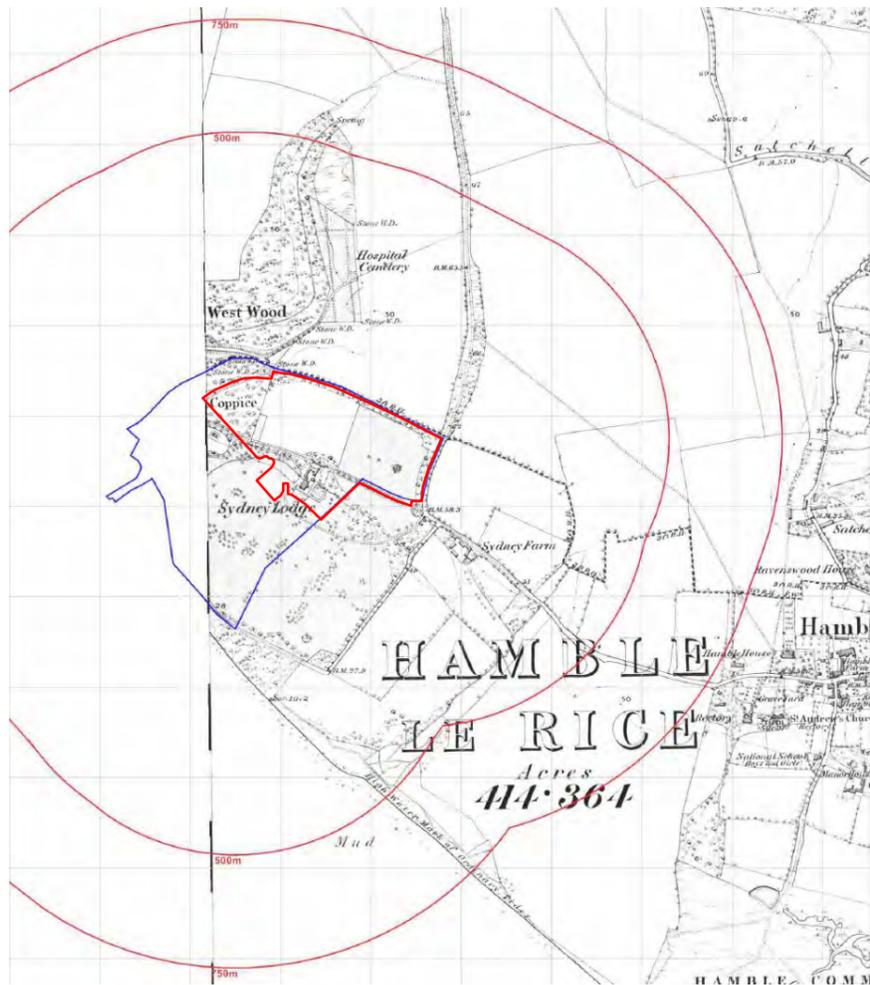


Figure 33: 1859 1:10,560 County Series map

The 1869 1:10,560 OS map shows the western part of the Site, which is mostly wood or parkland. Just beyond the western corner of the Site is shown *Hamblecliff Ho.* which later came into the ownership of the Sydney-Yorke family. To the north-west of the Site is shown the extensive, formally planned *Royal Victoria Hospital*. The main complex is roughly rectangular in plan, with a number of blocks set around *North Way* and *South Way* as well as two three main courtyards to the rear of the main, south-west facing elevation. The wider hospital complex includes separate stables, canteen, observatory, officers' quarters, *Principal Medical Officers' Quarters* and *Married Men's Quarters*. The string of *Stones W.D.* continues along the western boundary of the Site.

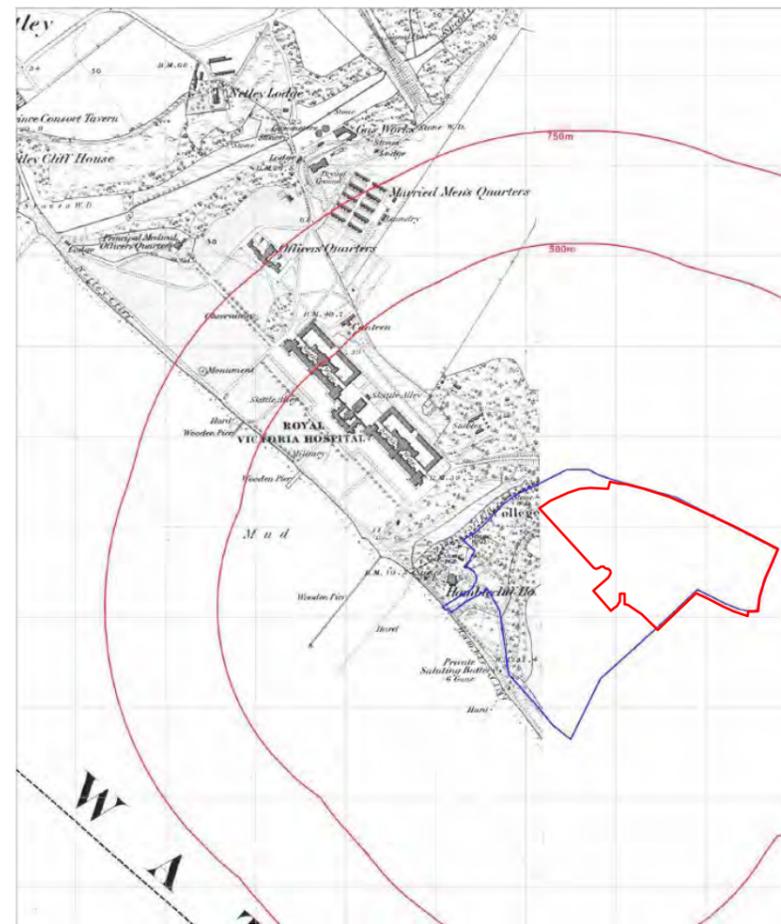


Figure 34: 1869 1:10,560 County Series map

The 1895-1898 1:10,560 OS map shows little development has taken place on the Site. The layout of Sydney Lodge remains largely the same. *Hamblecliff House* is also shown, now with its stable block to the north. Within the north-west boundary of the Site a small number of buildings are shown, within a walled enclosure which comprise the now partly ruinous walled kitchen garden, glasshouses and gardeners' cottages associated with *Hamblecliff House*. To the north of the Site, west of the hospital cemetery, is shown the *Lunatic Hospital*. The rest of the hospital grounds layout remains largely unchanged, with several paths crossing the site. The building projecting into the central yard from the south-west range of the main hospital building is now labelled *Chap* (chapel). Across the north of the map is shown the *L & S.W.R* (London and South Western Railway), *Netley* and *Fareham* branch.

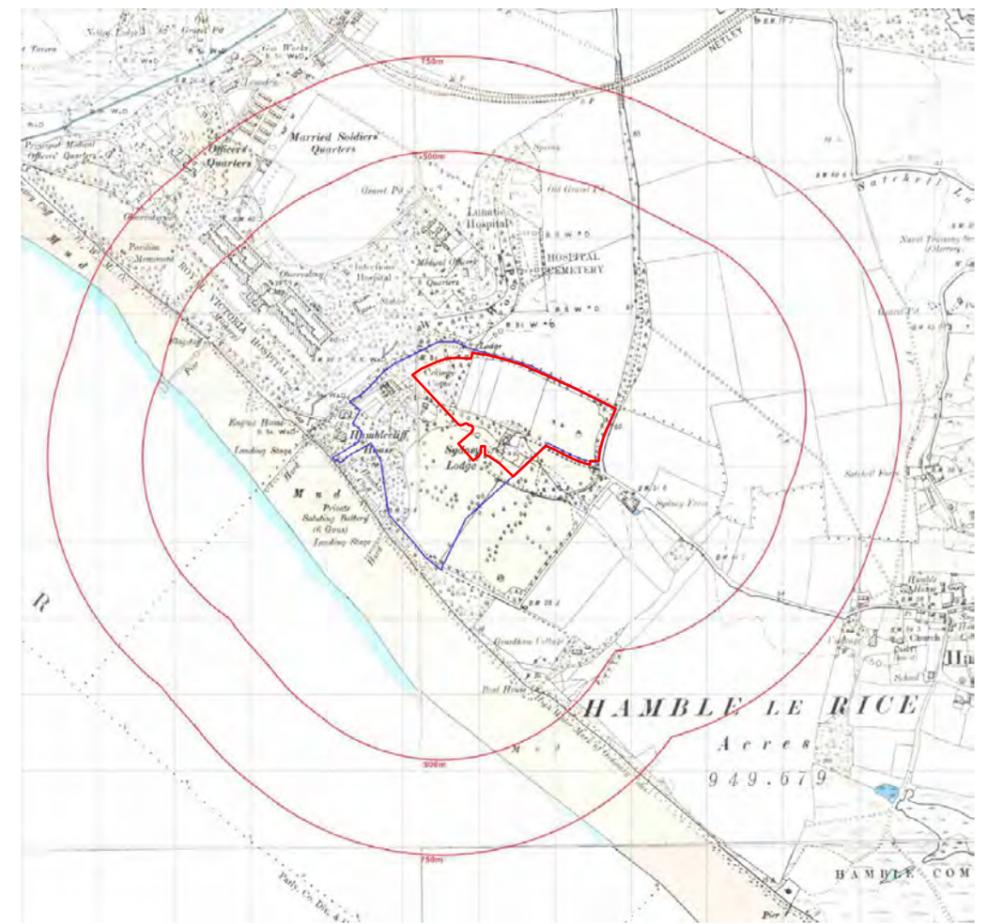


Figure 35: 1895-1898 1:10,560 County Series map

## 3.6 HISTORIC MAP PROGRESSION

The 1931-1932 1:10,560 OS map shows few changes within the Site. The fields north of Sydney Lodge appear to have been subdivided, and the small group of buildings at the north-west of the Site has been slightly expanded. North of the Site, a short row of detached and semi-detached houses has been built along the east side of Hamble Lane. To the east of the Site a number of semi-detached houses have been built on the opposite side of the road to Sydney Farm. Some additional buildings have been added to Sydney Farm to further enclose the farmyard. The beginnings of the oil storage site along the coast south-east of the Site are shown and a single line branch of the railway runs parallel to Hamble Lane before crossing the road in two places to connect the fledgling oil storage facility. The site of what became the main north airfield (opened 1931) and buildings associated with the A.V. Roe (Avro) aircraft factory established from 1916 are shown on the land between Hamble Lane and the single track railway and also south of Hamble Lane. The military hospital to the north-west of the Site has a number of cuttings marked, suggesting some of the paths are used by small-scale railways, the trains being used to transport injured soldiers and other casualties to the hospital.

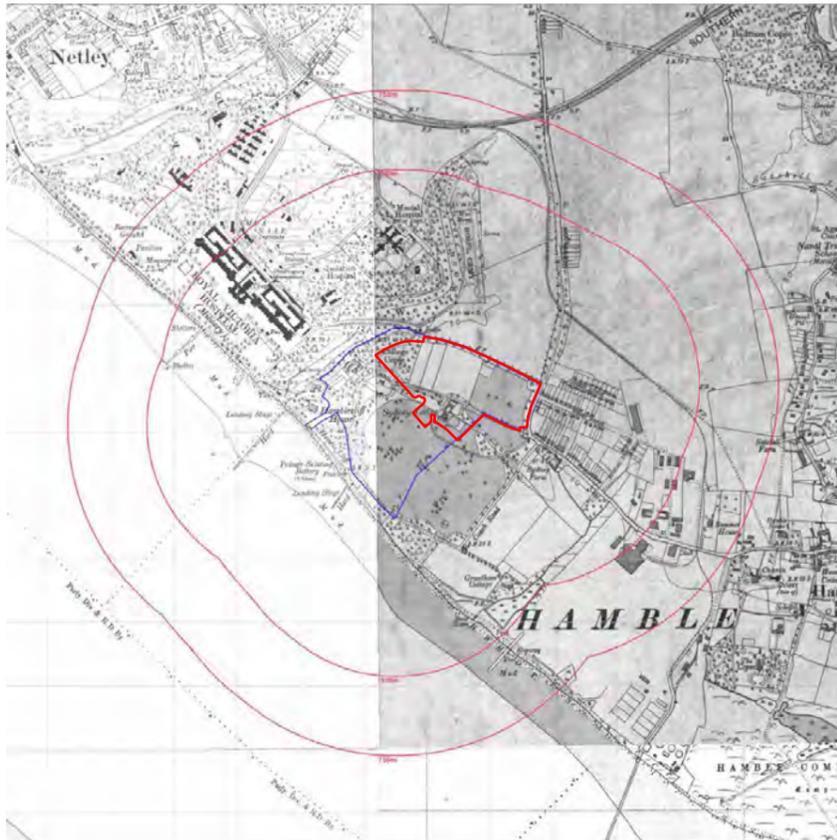


Figure 36: 1931-1932 1:10,560 County Series map

The 1942 OS map shows the first notable new development on the Site where a large factory building has been constructed in the middle of the Site, approached from the south-east via Cliffe Avenue. A number of smaller new buildings are also shown around the Site including a single storey building to the south west of Sydney Lodge which may have been used as an RAF observation station. The layout of Sydney Lodge remains unchanged. The residential development east of the Site has continued along the south-east boundary of the Site with cul-de-sacs of detached and terraced houses south of the Sydney Farm, at Cliffe Avenue and Yorke Way. At the north of the hospital site, a new complex of buildings has been constructed, a barracks and additional hospital facilities that were built to augment those of the main hospital during the period of hostilities between 1939 and 1945.



Figure 37: 1942 1:10,560 County Series map

The 1957 1:10,560 OS map shows Sydney Lodge's stable and block has been extended to the south-east. Several new buildings have been built to augment the factory complex including two large rectangular buildings parallel to the south west and south east elevations of the main factory hangar. Further residential development has taken place beyond the south-east of the Site, and a new school has been built to the north of the Site. The AIRFIELD is now marked to the north-east of the Site. The extensive oil storage site is shown to the south-east. Other institutions appear to be using some of the military hospital site to the north-west of the Site as YMCA and NAAF Institute are marked north of the main hospital building.

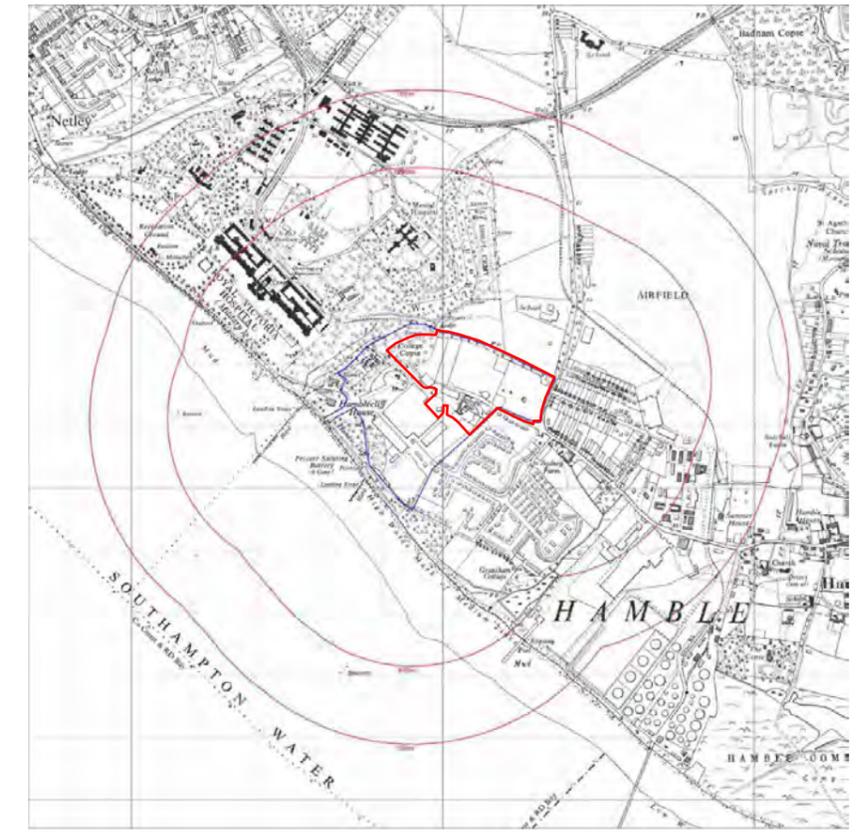


Figure 38: 1957 1:10,560 OS map (Provisional)

### 3.6 HISTORIC MAP PROGRESSION

The 1972 1:10,000 OS map shows some limited additional development of the factory on the Site further industrial development south-east of the Site, north of the oil storage site. There is a *Sports Ground* at the north-eastern part of the Site and a car park is shown at the north of the Site. Further extensions have been built to the stable block of Sydney Lodge, completing the infilling of the stable courtyard. To the west of the Site, the main military hospital building has been demolished, with only the central chapel remaining. To the south-east of the Site further residential development has taken place.

The 2002 1:10,000 map indicates the layout of the formal gardens of Sydney Lodge, which mirrors the bowed form of the house. The factory buildings have been considerably enlarged and further buildings added. Royal Victoria Railway is marked on the military hospital site, indicating that small-scale railways were used for communication / recreational use across the site. There is also Police Training Centre marked on part of the north of the hospital site. A training ground is indicated where there was formerly a barracks and additional hospital facilities and new buildings have been erected to the east of the training ground. The freight railway branch-line that linked the oil storage facility with the main line has been dismantled and the College of Air Training (which ceased operating in 1986) has been completely removed and its site redeveloped for housing, incorporating all the land to the south of the course of the former railway. The 1931 airfield associated with the college is now disused.

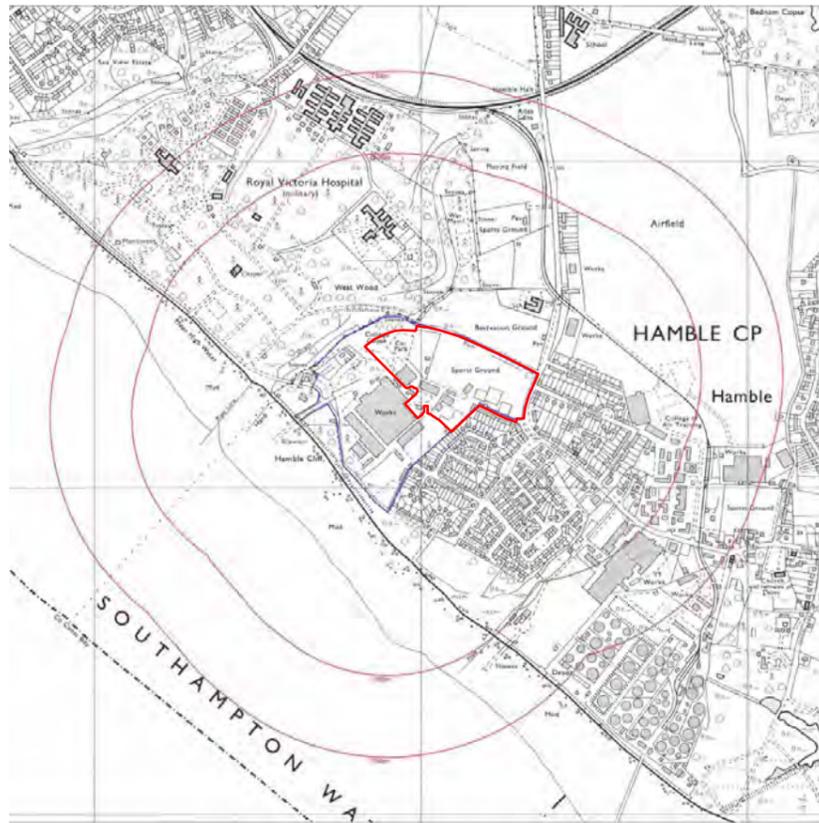


Figure 39: 1972 1:10,560 National Grid map

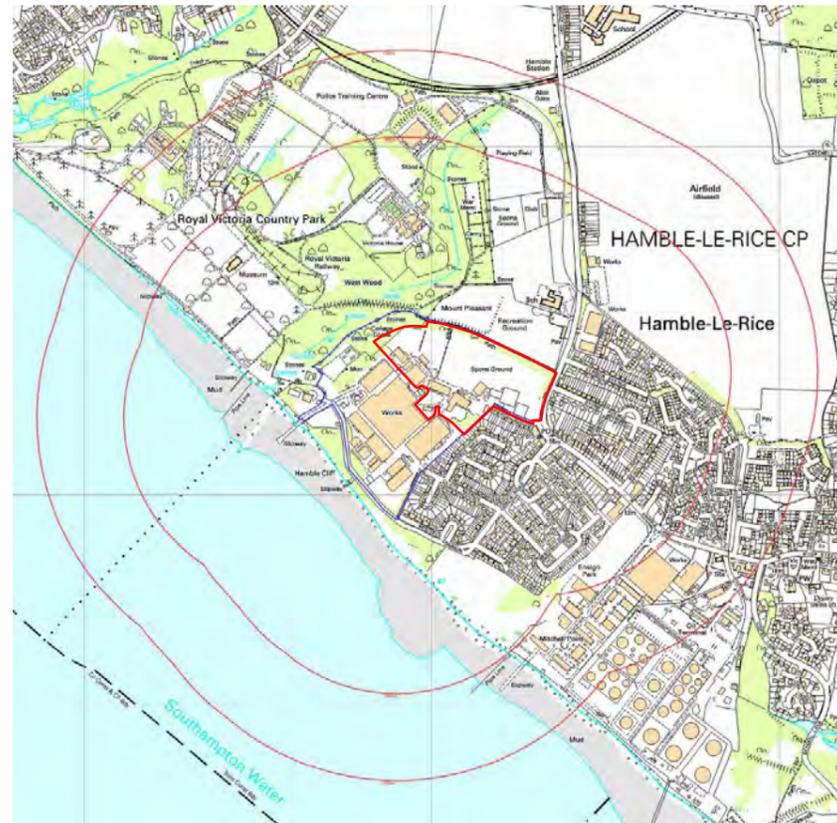


Figure 40: 2002 1:10,560 Raster map

## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 SITE ASSESSMENT—SYDNEY LODGE

The land comprising the Site falls almost entirely within the historic curtilage of Sydney Lodge comprising associated ornamental grounds and surrounding parkland. The exceptions to this are on the western fringe of the campus which include the walled garden and cottages formerly belonging to Hamblecliffe House and which now contain buildings relating to the GE Aviation Campus. The latter was brought into the envelope of Site upon its acquisition by British Marine Limited in 1936. The location of proposed development falls wholly within the historic curtilage of Sydney Lodge and is situated to the north of King's Avenue and the buildings associated with the former Yorke family residence.

Given the nature and scope of the development proposals this Site assessment will focus on Sydney Lodge, the principal designated heritage asset affected by the proposals, as well as the buildings within the immediate and wider curtilage of the listed building that are proposed to be demolished. The recreation ground and sports facilities to the north of King Avenue where the majority of the new residential development is to be located will also be considered within an assessment of the overall significance of the Site.

#### Sydney Lodge

Sydney Lodge was added to the national list of buildings of special architectural and historic interest in December 1955. It was designed by Sir John Soane in 1789-93 and built between 1793 and 1795 for Agneta Yorke (1740-1820) second wife of Lord Chancellor and remained within the ownership of the Yorke family until 1926. It is an important work within the oeuvre of John Soane, an architect of international standing whose career was very much in the ascendancy at the time he was commissioned to design Sydney Lodge in 1789. In October 1788 Soane gained the surveyorship of the Bank of England, one of the most highly prized positions in British architecture. It is an appointment he held until 1833, in addition to various Royal commissions, and introduced Soane to some of his wealthiest and most eminent clients. His work for the Earls of Hardwicke, however, preceded his Bank of England appointment, dating back to 1781 owing to Soane's links with the Philip Yorke, the third Earl of Hardwicke, whom Soane met on the Grand tour in Italy in 1778. An account of the historical development of the house and its surrounding parkland has been provided in Section 3.3 above. The following is an assessment of the building and adjacent outbuildings in its current setting and present condition.

#### Location and setting

The house, adjoining outbuildings and stable block are situated within the central third of the Site and to the eastern side of the GE Aviation campus (cf. figs. 2 and 42). The house is roughly square in plan and is of two storeys with a hipped roof recessed behind a blocking course and concealed gutter. The main entrance faces north west and there is a

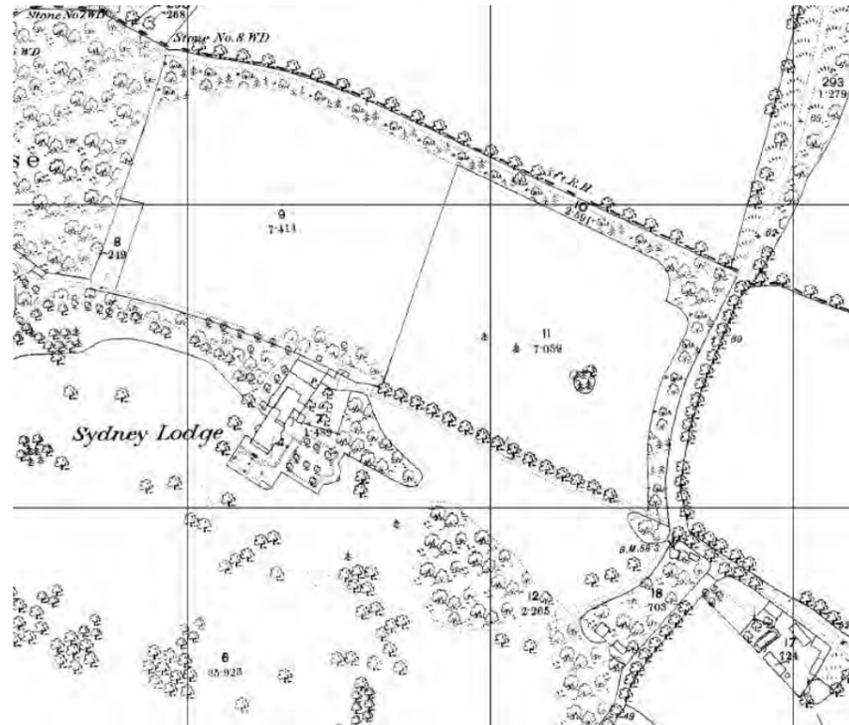


Figure 41: Detail of the 1868 OS Map 1:2500 scale



Figure 42: Contemporary aerial view of Sydney Lodge and extended outbuildings outlined in red (Source: Google Maps)

large bowed projection to the south east, garden front, rising through two storeys. To the north side of the house a contemporary set of outbuildings, also designed by Soane, extends northwards and comprises a long north west range, variously extended and adapted, with a two storey stable block adjoining to the north east. A third range enclosing the south east side of the former stable yard was removed before 1957 when the outbuildings were extended by means of a makeshift single storey building. The stable yard was subsequently completely infilled and a larger link building aligned parallel to the house had also been added by 1964.

The present day setting of the house and its adjoining outbuildings has undergone a radical transformation since 1936. This contrast is well illustrated in figures 41 and 42 which shows the extent of new development within the building's parkland setting and also within the building's immediate curtilage. The formal gardens to the south and east of the house date from the early nineteenth century and have survived intact. These comprise sunken lawns with formal geometric bedding and paths formed of riven York stone flags. The formal gardens are enclosed within a contemporary balustrade of Beaulieu stock brick, similar to the house, with open panels between the piers consisting of hogback ridge tiles, of the same local clay as the bricks, laid alternately in a fish scale pattern. It is possible that these structures are also the work of John Soane insofar as



Figures 43-45: The formal gardens are enclosed by a perforated balustrade positioned above a retaining wall to the south and east of the house. The gardens were raised to the inner perimeter to take advantage of the prospect across the parkland, and enclosed sunken areas laid out with geometrical bedding and pathways of York stone flags. The factory buildings beyond now eliminate the parkland vista which existed up to 1936.

## 4.1 SITE ASSESSMENT—SYDNEY LODGE

they replicate his innovative approach to detail and use of rudimentary elements and forms to express more complicated details more simply. The balustrade and piers have Portland stone copings with sparing but considered detail (see figures 43-45 above).

To the south east boundary a bowed projection echoing that of the house provided a raised viewpoint from which the parkland and Southampton Water beyond could be admired. These views are now completely enclosed by scrub and overgrown trees to the immediate east and the extensive 1940s housing development beyond that. To the south, the view is completely blocked by the large factory sheds added in 1957 and extended in the 1980s and 90s. The formal landscaping is significant given its probable late eighteenth / early nineteenth century provenance and association with Soane. It reflects the influence of Humphry Repton (1752-1818) who re-introduced the fashion for formal terracing and parterres adjacent to the residence within an Arcadian parkland setting. This was in contrast to his forebear Lancelot 'Capability' Brown (1716-1783) who preferred to push the 'naturalised' landscape right up to the house and thus do away with all formality.

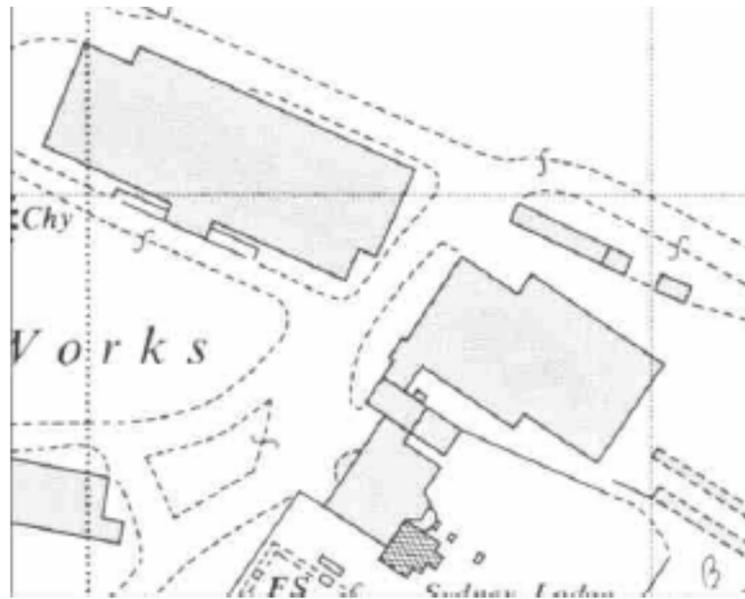
To the west of the house and facing the main entrance front, some sense of the open land that originally framed the house on all three principal sides remains intact. Access roads within the modern campus now divide the expanses of lawn to the west and several buildings associated with the aircraft facility erected during the 1940s and 50s encroach upon the building's immediate and wider setting on this side (see figures 46 and 47). The large double range of parallel sheds to the north west of the house (present by 1957) occupied a densely wooded area that originally provided the northern belt of mature trees to the parkland and would have enclosed an informal drive or ride. This gave access to the pleasure grounds to the west of Sydney Lodge and included College Copse.

To the east side of the building the large 1950s-80s extension to the south east of the stable block has removed all sense of the building's original enclosed wooded setting. Further east a visitors' car park occupies part of the wooded ornamental grounds that originally screened the house and outbuildings on this side, shielding it from view from both the service approach (now King's Avenue) and also Hamble Lane.

To the north of the stable block a narrow parallel range of service buildings, possibly additional stabling with stalls for the horses, was connected by walls to the main range of outbuildings and enclosed a further courtyard. Beyond this a track parallel to the service drive ran to the north west to access the agricultural fields and College Copse beyond. In the vicinity of the Lodge this latter track was also enclosed by trees within the agricultural field. This would have screened the house and outbuildings from the north. This arrangement was still in place in 1936 but by 1942 virtually all of the mature trees and woodland within the park had been felled. It was during



**Figure 46:** Detail of the 1933 OS Map 1:2500 scale showing the intact state of the original buildings when the Site was acquired by British Marine / Folland Aircraft Ltd



**Figure 47:** Detail of the 1964 OS Map 1:2500 scale showing the remodelled link building, erected after 1957, and the large single storey extension to the east of the outbuildings which was further extended in the 1980s. The veranda to the south west elevation adjoining the Victorian conservatory was also removed between 1957 and 1964.



**Figure 48:** Detail of the 1964 OS Map 1:2500

this period that the most dramatic transformation to the building's setting took place.

The small portion of parkland north east of the house and the agricultural fields immediately north were given over to recreational use in the 1960s. The arrangement that was in place by 1964 largely corresponds to what exists presently. This includes a large social club with pavilion to the north east of the Lodge. The sports facilities comprise a cricket pitch north west of the club, football pitches to the north and north east and a bowling green to the east which was formerly flanked by tennis courts.

The sports pitches and recreation ground do not contribute to the significance of the listed building, although the open ground and largely undeveloped character of the land it comprises makes a small contribution to the wider, though much diminished, setting of Sydney Lodge.

In terms of setting, therefore, it must be conceded that the historic parkland and landscape setting of Sydney Lodge no longer exists. The extent of twentieth century industrial and residential development as well as recreational use has compromised this element of the building's historic setting to the extent that this feature no longer contributes to its significance, and indeed diminishes that high significance to some degree. The formal terraces to the south and east of the building are an important survival and contribute in no small part of the setting and high significance of the listed building due to the evidential, aesthetic and historical value they convey. The scope for enhancing these heritage values is

## 4.1 SITE ASSESSMENT—SYDNEY LODGE

considerable and would be achieved by removing insensitive modern extensions to the stable block as well as several of the smaller factory buildings to the west and north west of Sydney Lodge. This, in conjunction with an appropriate soft landscaping treatment borrowing strongly from historical precedent, making use of native broadleaf and specimen tree species and groupings, would yield commensurate heritage benefits.

### Architectural Interest and External Features

Sydney Lodge is essentially a neo-classical villa but is highly original in its use of contrasting elevations and refined but somewhat unorthodox architectural detail. Its use of a light ochre coloured stock brick is also interesting but somewhat typical of Soane, brick being a material he liked for its economy and its modelling properties which he uses to good effect at Hamble. It is laid in Flemish bond with rubbed brick voussoirs to the arched ground floor windows and flat arched heads to the first floor and rear elevation windows. The most sparing Portland stone detail is reserved for the window cills, first floor string course and entrance porch comprising a segmental colonnade of unfluted Greek Doric columns and a reduced entablature with widely spaced triglyphs. The latter feature is one of many borrowed from his earlier house at Tendring (1783-89) which no longer survives.

The building presents carefully proportioned two storey elevations to each side of the house which is almost square in plan. The entrance (north west) and garden (south east) elevations correspond being of three bays width though with subtle variations. The entrance front is slightly recessed, by as little as half a brick, to the central bay and also to the corners. The central recess allows the curved entrance porch to wedge into place through the unorthodox use of angled pilasters as responds where it abuts the building. Ground floor openings are arched, the door being much narrower and the right hand bay is blind to the tympanum in contrast to the left hand bay which has a glazed fanlight above a stone lintel. The first floor windows are eight over eight hardwood sashes. Gabled dormer windows to the roof are aligned on the outer bays and the two narrow chimney stacks on the division between the bays providing a harmonious and almost perfectly symmetrical frontage.

The right hand return (south west) elevation has a more condensed five bay rhythm with narrower window openings, still arched to the ground floor though all with blind tympana, and recessed to the central three bays. The ground floor of this frontage was obscured by a timber veranda which abutted the extant Victorian conservatory to the right hand side added between 1882 and 1898. The veranda was removed after 1936. The corresponding north front is also of five bays but with a narrower central bay with dormer above and pedimented doorway to the ground floor, partly obscured by the additions to the link building made between 1957 and 1964.



Figure 49: The north west entrance frontage to Sydney Lodge. The link building seen to the left was rebuilt between 1957 and 1964.



Figure 50: South east garden frontage showing the late Victorian conservatory to the left (added between 1882 and 1898) and adapted bow window to the centre with trellis balcony.

The main garden frontage is strongly characterised by its broad segmental, though almost semi-circular, bowed projection with three windows to each storey. Soane's designs indicate that this was originally intended to be a single storey projection with a segmental balcony accessed from the first floor room. It is likely this arrangement was modified to replicate Soane's use of the double storey bow at Tendring (*cf.* fig. 27) during construction and modified in the early nineteenth century to correspond to what presently exists. This has a veranda supporting a concave lead canopy beneath the curving projection of the stone blocking course with shallow lead dome above. The ground floor windows are tall six over nine sash windows, the central window opening onto a tripartite arrangement of approach steps with moulded stone balustrades, a feature that is original to Soane's design.

The large Victorian conservatory (after 1882) borrows carefully from the detail applied to the interior of the building and treatment of arched openings. It takes the form of a glazed timber loggia above a stone and brick plinth with composite pilasters between the windows and a small semi-circular bow window to the centre of the south east elevation. This consciously recapitulates the form of this side of the house. A modern steel balustrade and fire escape added after 1936 detract from the appearance of the conservatory which nonetheless represents a feature of interest and

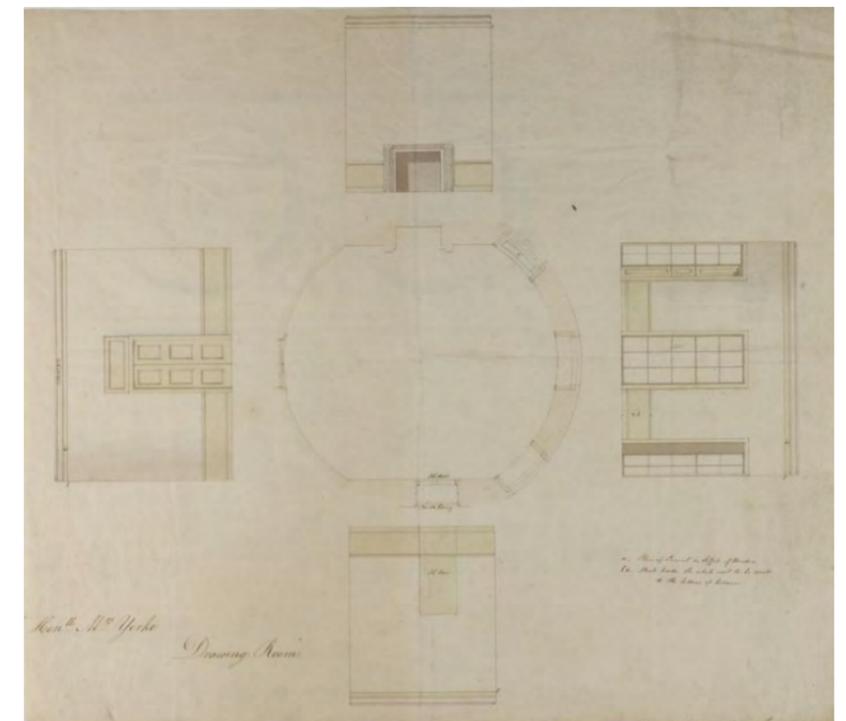


Figure 51: Soane's plan and internal elevations for the circular drawing room on the ground floor, dated 1794.

## 4.1 SITE ASSESSMENT—SYDNEY LODGE

significant addition to the building dating from the period of ownership by the Yorke family. Although it interferes with the unity and balance of Soane's composition its evidential, historical and aesthetic values are considered to make a notable contribution to the building's overall significance, adding to the knowledge and understanding of how the house was used and its function within a late nineteenth century context.



**Figure 52:** Integral light wells to the Portland stone plinth occur along the north west and south east elevations providing natural light for the vaulted basement which occupies the full footprint of the building.

Unifying all four main elevations of the house is Soane's innovative corbelling to the eaves in which he combined three bricks to form a T-shape to create the modillions of a classical cornice with vestigial stone course above with blocking course above that. The shallow hipped roof conceals a square light well which drops the full height of the attic to accommodate the double apsidal lantern above the main staircase (see internal layout). To the north west, south west and part of the south east elevations is an integrated light well formed of Portland stone slabs with convex bays in front of the basement windows (all segment headed sashes) with cast iron bars spanning the gap.

The stable block and outbuildings to the north of the house have undergone various changes since the site was purchased by British Marine / Folland Aircraft in 1936. The chief elements to survive from Soane's original 1794 plans comprise the central part of the north west range (figure 54) and the two storey stable block to the north east side of the complex. These are built of the same Beaulieu stock bricks laid in Flemish bond throughout. The former has a bold double chimney stack with arched motif, a feature much admired by Soane in the architecture of John Vanbrugh.



**Figure 53:** The two storey stable block from the north east with clock turret and cupola. This is one of the surviving outbuildings designed by Soane in 1794. The building is partly obscured by an extension to the left first erected in before 1957 and extended after 1964 (centre foreground). The latter required the original carriage opening to the stable block to be sealed up.



**Figure 54:** The southern block of the north west service range is a substantial part of Soane's original 1794 scheme for Sydney Lodge. The left hand bay and north block beyond appears to have been substantially rebuilt to the north west side, substantiated by the use of soldier courses to the door and window heads concealing steel or pre-cast concrete lintels.



**Figures 55 & 56:** The single storey link building was erected between 1957 and 1964 and comprises two parts either side of the original link. The latter was virtually rebuilt although the footprint can still be discerned. The western part of the link re-used historic brickwork to the principal entrance frontage and served as a dining room, whereas the eastern part (comprising a toilet block) is of modern pressed brick with concrete lintels to the window openings. The eastern part infilled a former laundry yard which formed part of the original Soane outbuildings.



**Figure 57:** Looking towards Sydney from the east at the end of King's Avenue. In the foreground is the visitors' car park. The range of white single storey sheds beyond is the office block extension made to the stable yard in phases from the early 1950s. The footprint of the modern extension is considerably larger than the original house and outbuildings and also encroaches well beyond the historic building line established by the Stable block.

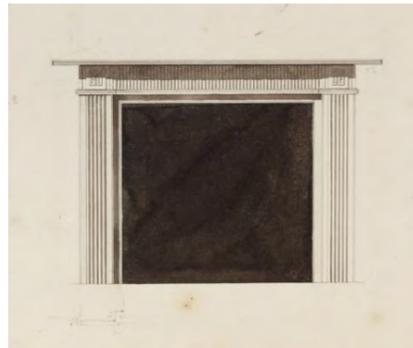
The most significant changes to the outbuildings include the link buildings of 1957-64 (figures 55 and 56 and now a dining room), removal of the south east range and a free standing building to the south east corner of the stable yard. These changes preceded the in-filling of the carriage doors to the stable block and the additional of a large single storey office block to

## 4.1 SITE ASSESSMENT—SYDNEY LODGE

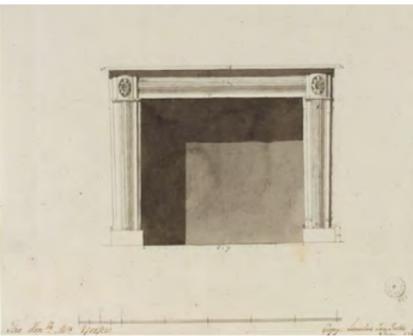
the south eastern side of the service buildings. The latter completely infills the stable yard and was in place by 1964. The modern additions to the service range are of no architectural interest and have the appearance of temporary buildings. They inflict significant harm on the special architectural interest of Sydney Lodge and its setting. Their removal in conjunction with informed after treatment to reflect a proper understanding of the building's architecture and history, such as the re-forming of original openings and sympathetic repair of concealed elevations, would yield a considerable enhancement of the buildings' overall significance.

### Internal Layout and Features of Interest

Of equal interest to the fine exterior architecture of Sydney Lodge is the late eighteenth century interior with its retained historic plan form, decorative plasterwork, fireplaces and numerous other original features. These can be briefly summarised in terms of the ground and first floor suite of rooms which correspond to the amended plans produced by Soane in 1794. On the ground floor the main entrance is centrally aligned upon the square entrance hall, apsidal staircase hall and the circular drawing room.



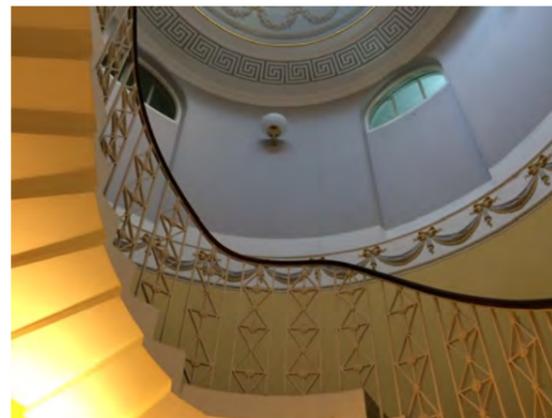
**Figures 58 (left) & 59 (right):** One of several original bespoke marble chimneypieces designed by Soane for Sydney Lodge. This one illustrated is to be found in the south east ground floor room (originally the library) which provides access to the conservatory.



**Figures 60 (left) & 61 (right):** The original bespoke marble chimneypieces designed by Soane for the drawing room at Sydney Lodge, the principal ground floor room with segmental apses and overlooking the formal garden to the east side of the house.



**Figures 62 & 63 (left and below):** Looking up to the double apsidal lantern above the main staircase. The stair hall is the centrepiece of Soane's design for the house and most interior dramatic space. Its apparent height belies the modest domestic scale of the building. The tympanum lights within the shallow alcoves on the apsidal wall light the corridor connecting the front first floor room and are a characteristic device of Sir John Soane's management of interior space.



**Figure 66 (left):** The timber attic stair from first floor landing rises behind the structural walls and chimney breast to the centre of the house. The balustrade detail to this section repeats that of the main stair but is not original to Soane's design. The attic stair link from the main landing is most probably of twentieth century date and was likely to have been inserted after 1936.



**Figures 67 and 68 (below):** the main bedroom with its high covered ceiling beneath the lead dome to the centre of the south east front. The decoration is a derivative of the Chinoiserie in vogue during the late eighteenth century. The former library is on the right, another room with a vaulted ceiling, though in this instance much shallower.



**Figure 64 (left):** view of the former library looking towards the south east and double doors opening onto the conservatory.



**Figure 65 (right):** The interior of the Conservatory extension added between 1882 and 1898

## 4.1 SITE ASSESSMENT—SYDNEY LODGE

In the first two circulation rooms the floor is flagged in stone with a honed finish. Two large reception rooms open off the staircase hall to the south west with one to the north east. The room to the south west corner is also accessed from the entrance hall via a short flight of stone steps as the all the principal ground floor rooms are slightly raised up, hence the curious ground floor window arrangement to the front elevation (cf. fig. 49). The former breakfast room, main dining room and service stair to the north east side of the building are also approached via the apsidal stair hall. The latter is the principal space within the house through which one must pass in order to navigate through to the various rooms and floors. It is a masterfully worked space that exemplifies Soane's skilful and efficient use of light and volume. It has an apsidal north west end, convex south east wall and is lit from above by a double apsidal lantern (figure 62). The lantern is tall enough to convey a sense of grandeur within what is a comparatively modest villa. The stair itself follows the apsidal curve of the room and is a cantilevered stone construction with an open string. It has cast iron balusters of simple rectilinear pattern and a continuous swept timber handrail. The straight flight of timber steps between first floor landing and the attic is not part of Soane's design. This is a sympathetic alteration, however, and the handrail duplicates the detail of the original ironwork balustrade (fig. 66). The inserted stair is partially concealed behind the internal chimney breasts. The first floor corridor linking the north west room is lit by the staircase hall via internal windows (figure 63) which may have original been full height rather than lunettes. There is evidence that the lower parts of these windows have been blocked up. Other alterations



Figures 69: Entrance to the main drawing room seen from the staircase hall during redecoration works.



Figures 70 (left) & 71 (right): One of several original bespoke marble chimneypieces designed by Soane for Sydney Lodge. This one illustrated is to be found in the north bedroom on the first floor.



Figures 72 (above) & 73 (left): The painted covered ceiling to the main bed-chamber. The decoration is in the style of Chinoiserie in vogue during the latter eighteenth century. Below is another Soane designed chimney piece in grey veined marble. The chimney pieces are of a high quality and represent an exceptionally complete set of original Soane chimney-pieces which remain in their intended positions as part of a planned composition.



Clockwise from top-left Figures 74-78: Blind window in situ to the main kitchen of the service wing; Original stone steps which gave access to the coal store and basement vaults to the north side of the house; Lead-lined 'slop-trough' at half-landing of the service stair between first and attic floors; view of the servants staircase from the attic landing; Cooking hearth to the main kitchen to the centre of the service wing.



## 4.1 SITE ASSESSMENT—SYDNEY LODGE

which have occurred at first floor level include modern sub-partitioning to form a corridor and separate office space to the south side of the inserted attic stair, an arrangement which probably dates from the post-war period.

The interior decoration is understated and characterised by the use of round arches to the door openings, bookcases and wall alcoves articulated with moulded architraves and panelled or fluted Corinthian or Composite pilasters. This leitmotif is heavily quoted in the late Victorian conservatory, the interior of which has now been fully restored. The conservatory also provides access to the basement.

There are also groin valuted or deeply coved plaster ceilings to several rooms including the former library (figures 64 and 68). The most dramatic is to principal bedroom to the centre of the first floor within the bowed projection (figures 67 and 72).

Within the basement there are several features of interest including York stone paving, laid brick paving, masonry storage alcoves (including an innovative curved arrangement beneath the segmental portico), and wine bins. Brickwork vaulting within the basement is limited to the north side of the building. The large basement room below the north west corner of the house is lit by a tripartite window and evidently served as a butler's pantry.

At attic level, the original suite of servant living quarters remains intact with simple hardwood fireplace and partitions, with original timber shutters to the dormer windows, most of which are two-over-two vertical sliding sashes. Finally, a rare but very interesting feature is an original lead-lined 'slop-trough' with its own little sink still plumbed in with copper piping (fig. 76). This is positioned at the half-landing of the dog-leg servants staircase between the first and attic floor and was probably used to swill buckets out and allow mops to drain / dry out after cleaning.

The interior of the house is of a high significance in the context of the building's Grade II\* designation due to the extent of preservation, its correspondence to Sir John Soane's design, consequent evidential and aesthetic values allied to the existence of considerable documentary evidence. The latter allows one to appreciate how the building's design evolved from an early stage and was subsequently adapted to changing social conditions and modern usage.

The service wing has been heavily modified and adapted to alternative use but retains a sense of its original extent and function. The principal historic space in this part of the listed building is the former kitchen and corridor link. These elements retain their original window openings, joinery and internal features such as the main cooking hearth to the kitchen (fig. 78). Also of interest and evidential value is the lightwell to the north side of the house. Originally this was accessed via stone steps leading directly from the north wing outshot. This floored over in concrete between 1957 and 1964 when the link was remodelled to accommodate a dining room and toilet block. The stone steps remain in situ (fig. 75) and provide access to a



Figures 79 (above) & 88 (below): detail of brickwork within one of the vaulted storage alcoves to the north lightwell and the vaulted part of the basement to the north side of the house.



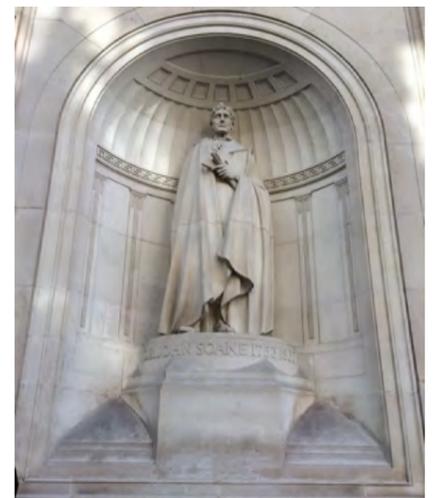
Figures 81 (top) & 82 (above): Storage alcoves beneath the curved entrance portico (top) and wine bin stores to the main basement area below the main staircase.



Figures 83: Sydney Lodge viewed from the south east in May 2018 during the course of external repair and renovation works.

sunken yard with vaulted alcoves set into the north retaining wall. Three of these remain as built and were probably used to store coal other other soild fuel sources. The west alcove retains evidence of its adaptation as an air raid shelter, which probably dates from the late 1930s in anticipation of air raids on the aircraft factory during the Second World War. The latter feature is consequently of some historical and evidential value, reinforcing the significance derived from how the building was adapted to its new use and radically different context after 1936.

### Historic Interest of Sydney Lodge



Figures 84 (above left) and 85 (above right): Portrait of Sir Joseph Sydney Yorke, Naval Vice-Admiral, painted circa 1787-95 by Henri Pierre Danloux and statue of Sir John Soane at the Bank of England (right)

The historic interest of Sydney Lodge has been touched upon within Section 3.3 covering its historical development. In summary the building's historic interest is derived from its association with several prominent political figures from the late eighteenth and early nineteenth centuries including the 3rd and 4th Earls of Hardwicke and the latter's father Vice-Admiral Sir Joseph Sydney Yorke (1768-1831). The building's direct and well documented link with Sir John Soane, one of the most eminent British architects of the modern era, adds considerably to the building's historic value and its place within the development of late eighteenth century domestic architecture. Within Soane's oeuvre Sydney Lodge occupies an important place, demonstrating how his ideas on how the form and function of a country house might be expressed architecturally and how these ideas had been consolidated during the 1780s. The loss of Tendring Hall in Suffolk in 1955, Sydney Lodge's *elder brother* in the family of Soane's vast domestic output, heightens the historic importance of Sydney Lodge as a virtually complete example of Soane's domestic work at the time.

## 4.2 SITE ASSESSMENT—SUMMARY OF SIGNIFICANCE

The subsequent use of the site as a headquarters for the British Marine Company, Folland Aircraft, Hawker Siddeley, British Aerospace and presently GE Aviation adds a further layer of interest to the building and its importance to the development of the aviation industry in the United Kingdom and especially at Hamble.

### The concept of significance

Understanding significance is a key principle for managing change to heritage assets, and is embedded within current government policy in the NPPF. A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets...' (NPPF para. 185). The NPPF advises that the more significant the heritage asset the greater weight should be given to its conservation (para 193). Historic England (formerly English Heritage) issued Conservation Principles in 2008 to explain the importance of understanding what is significant before making changes to a historic building. This document set out four main aspects of significance: evidential (or often archaeological), historical, aesthetic and communal which together comprise a family of heritage values.

Measuring significance is not an exact science; it relies on a combination of comparative analysis, an understanding of the building's development and architectural history and the importance or contribution made by its setting. Assessments depend on the exercise of professional judgement in relation to the quality of the original design and fabric and the extent or degree of alteration. Within the four main categories of heritage value, significance can be measured in hierarchical levels:

- **Exceptional** — an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II\* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** — a designated asset important at a national level, including Grade II listed buildings and some conservation areas. The NPPF advises that substantial harm should be exceptional.
- **Medium** — local to regional level, including buildings on a Local List (non-statutory) or those that make a positive contribution to a conservation area. May also include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** — structure or feature of very limited heritage value and not defined as a heritage asset. Includes later additions to listed buildings that are of much less value. The removal or adaptation of structure or features in this category is usually acceptable where the work will enhance a related heritage asset.

- **Negative** — structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement

### Summary of the Building's Significance

Sydney Lodge is an exceptional example of a late eighteenth century villa, used as a secondary home and is likely to have been a summer retreat. It was built for a branch of an established aristocratic family, members of the emerging English nobility of the period with important political and military connections. The building has considerable architectural value and is an important surviving example of Sir John Soane's varied and highly original portfolio of domestic commissions for wealthy patrons. The loss of Tendring Hall in 1955 heightens the value and interest of Sydney Lodge in view of its close similarities and the degree of integrity maintained by surviving original features, particularly the plan form, entrance portico and external elevations. Taken together these emphasise the exceptional value of Sydney Lodge as an increasingly rare building type from the canon of Soane's prolific architectural practice.

The well preserved interior to the main house constitutes a virtually complete example of an unconventional type of family residence which, although adapted and extended over time, maintains a degree of legibility within the primary construction that is very strong. Thus its evidential, aesthetic and historical values make a major contribution to its overall exceptional significance.

The building's historical value and to some degree its communal value is also derived from its strong association with the British aviation industry, which took root very early on in Hamble and maintains strong presence in the village. The role of the Site from the Second World War up to the present day in that specialist field of industry is an important aspect of the building's history and although the development of the aircraft factory substantially eroded the building's original setting and wider context, it nonetheless contributes to the historic interest of the house. The factory also constitutes a major part of the reason for the building's survival together with the majority of its service buildings and early nineteenth century formal terraced gardens. These elements taken together also contribute to the overall significance of Sydney Lodge.

The surviving elements of the original villa, stable block and service wing, conservatory and terraced gardens have the potential to be restored to an authentic state of preservation that would broadly reflect the condition and extent of the buildings in 1936. Securing a sustainable beneficial use for the complex without the need to increase its footprint beyond the identified 1936 envelope, and which can be known with a high degree of certainty without conjecture, would constitute its optimum viable use and would yield significant heritage benefits.

### Current / Future Use

Sydney Lodge and its rambling mid-twentieth century extension is currently used as office space, training / meeting rooms / gymnasium and storage space by GE Aviation. The main house is presently in partial use with several of the rooms standing vacant with evidence of deterioration and the need for significant maintenance work and careful reinstatement and repair, particularly to the roof, guttering and soffit to the entrance porch which has lost its original fibrous plasterwork. Much of this essential repair work has now been undertaken and the building is currently in an excellent state of repair.

There is, nonetheless, a need to make the building fit-for-purpose in order to ensure a beneficial and long term use can be sustained without compromising the building's high significance. As part of the wider masterplan for the development proposals it is proposed to remove the harmful modern accretions from the building as well as several buildings within the immediate curtilage (see figure 86 below). Thereafter the proposal is to make good the historic fabric, provide appropriate landscaping and lay the foundations for a suitable re-use of the building to ensure its significance is definitively enhanced over the long term.



**Figure 86:** Detail from an outline removals sketch indicating which of the mid-twentieth century buildings within the GE Aviation Campus are scheduled for demolition (shown in red) as part of the modernisation proposals and new residential development (Source: Fluid Design © GE Aviation).

## 4.2 SITE ASSESSMENT—SUMMARY OF SIGNIFICANCE

---

### Hierarchy of the Site's Significance

The identified *exceptional* significance of Sydney Lodge and its associated curtilage is attributable to the following elements and features:

#### Very high significance

- All aspects of the building's design and plan form relating to Soane's 1789-94 design proposals including;
- the four principal elevations of the house, west elevation of the kitchen block and north elevation of the coach house block (N.B. these elevations will be subject to change after future development and structural enhancement works. The proposals will prioritise the original Soane design and other significant elements of the external envelope of the listed building and curtilage structures to ensure beneficial impact on heritage significance);
- the external brickwork and Portland stone finishes and graded slate roof covering;
- the majority of the internal layout including basement, ground, first and attic floors; the principal and service staircases and the integral relationship between the two;
- the Soane chimneypieces retained in situ in their original locations (comprising a virtually complete set);
- original decorative plasterwork, doorcases and architraves;
- painted ceiling to principal bed-chamber;
- any original hand-blow cylinder or hand spun crown glass.
- the honed stone flooring to the entrance hall and staircase; and,
- any internal or external joinery, including doors, architraves, doorcases, sash windows, window shutters, skirting boards and integrated cupboards / staircase features dating from the period of Soane's authorship.

#### High significance

- North light-well including coal storage alcoves, stone steps (now ceiled over) and improvised air-raid shelter to the westernmost alcove; and,
- Formal garden terraces, retaining walls, walkways, paths and balustrading to the south and east of the house.

#### Medium to high significance

- Veranda to south elevation bowed window at first floor level with concave lead canopy.

#### Medium significance

- Late Victorian conservatory added to the south east corner of the house between 1882 and 1898;
- Internal decorative plasterwork dating from the late nineteenth Century; and,
- Modifications to the link building between the House and Kitchen block and ancillary service range between the Kitchen block and Coach House undertaken by the *Folland / Hawker Siddeley Group* enterprise between 1957 and 1964. These elements are visible from the west and north sides of the house.

#### Low to medium significance

- Staircase flight inserted on the south side of the main staircase rising from first floor to attic; and,
- Any replacement external or internal joinery features dating from after 1900.

#### Low significance

- Any replacement external or internal joinery features dating from after 1936.

#### Negative elements

- Internal features within the link building on the north side of the house which obscure the original layout and conceal the original access to the north lightwell;
- Modern boiler and heating equipment within the vaulted basement area;
- Non-original First floor partitions to the south side of the main staircase;
- Ground floor partitions / inserted steel beams and lowered ceilings to the south west reception room;
- Early—mid twentieth century partitions at top of the service staircase forming an improvised bathroom;
- Toilet block to the north side of the building on east side of the link building erected between 1957 and 1964 by the *Folland / Hawker Siddeley* enterprise; and
- Large single storey range added to the east side of the service wing, infilling the stable yard, during the 1950s by the *Folland / Hawker Siddeley Group* enterprise.

## 4.3 SITE ASSESSMENT—RECREATION GROUND: SOCIAL CLUB, BOWLING CLUB AND SPORTS PITCHES

### Recreation Ground: Social Club, Bowling club and sports pitches

The majority of the proposed development is located on the land presently occupied by the large social club building and associated sports pitches, former tennis courts and bowling club established in the early 1960s to the north side of King Avenue in favour of the employees of the then Hawker Syddeley Group (from 1963) and residents of Hamble. The existing arrangement has already been described in the context of Sydney Lodge, whose historic curtilage includes the whole of this area. The main building within the recreation ground is the large single storey social club with a raised central hall which forms a recessed attic storey (figure 72).

The building is of modest architectural value since one can appreciate that it has a well considered design for the intended function. Its light coloured brick facing material complements the historic buildings, however, it considered to have a negative impact on the wider setting of Sydney Lodge. The general boundary treatment and array of sports pitches and other facilities is generally neutral in terms of its impact but in some respects is unsympathetic to the historic setting of the Lodge such as its utilitarian character and crude detail.

Besides constituting open ground the contribution of this part of the Site to the overall significance of Sydney Lodge and nearby designated heritage assets is neutral. The cumulative impact of the various structures, boundary features and modern hedging on the setting of the listed building, however, tends to be negative.



Figure 87: Typical boundary treatment to the southern edge of the recreation ground in the vicinity of Sydney Lodge.



Figure 88: Ariel view of the Recreation Ground from the south. Source: Bing Maps



Figure 89: Substantial steel panel fencing to the north side of Kings Avenue, the former service approach to Sydney Lodge. Behind the fence is the overspill car park, bowling club and other sports facilities beyond.

In summary the recreation ground has no architectural or historic interest but retains some communal value on account of the long established community use and involvement in associated cricket, football and bowling club teams.



Figure 90: View of the early 1960s social club and general sports pavilion from the east