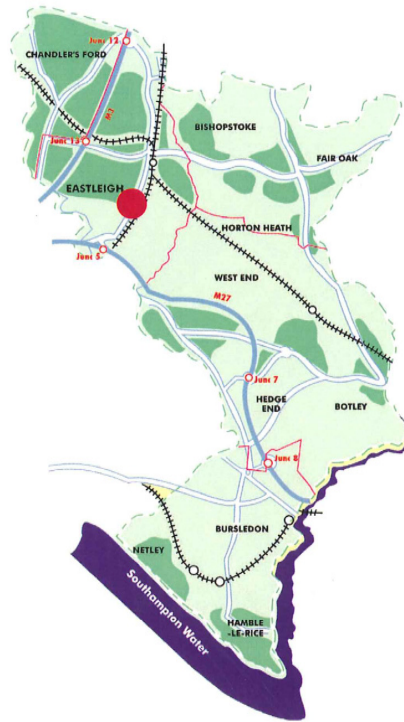


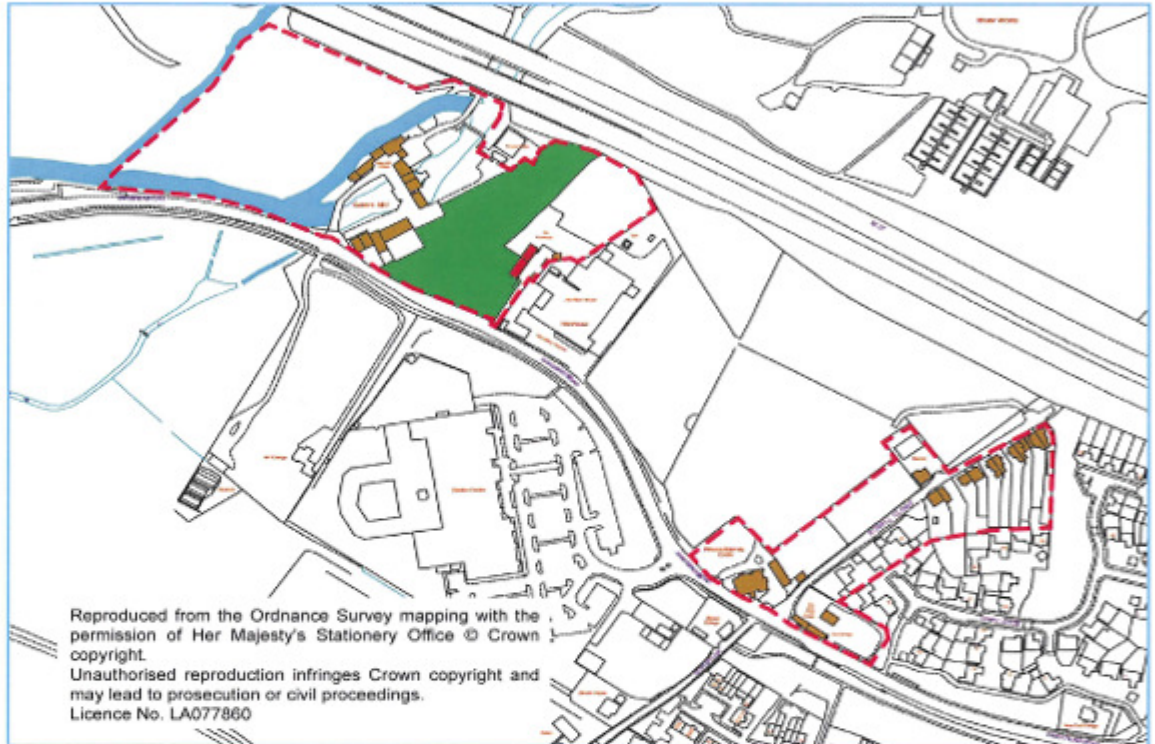
GATERS MILL & ROMILL CLOSE - WEST END CONSERVATION AREA



Planning Policy and Design Unit 2005

GATERS MILL - WEST END CONSERVATION AREA

designated 1999



Scale 1:2500

Map Ref SU4515SE

Date 21/04/2004



EASTLEIGH
BOROUGH COUNCIL

INTRODUCTION

On 25 July 2005 the Hedge End, West End and Botley Local Area Committee approved the publication of Conservation Area leaflets for Gaters Mill and Romill Close, West End, Orchards Way, West End and Botley.

This leaflet should be read in conjunction with a companion leaflet on Conservation Areas and Listed Buildings.

These two small conservation areas in West End lie south of the M27, east of River Itchen and north of Mansbridge Road, Gaters Hill and Swaythling Road.

The area around Gaters Mill was designated as a Conservation Area on 25th May, 1989.

The area adjoins the Itchen Valley conservation area to the south west designated by Southampton City Council, which is based on the River Itchen and its confluence with the Itchen navigation Canal at Mansbridge and extends to the west as far as South Stoneham House.

The Gaters Mill designation was extended

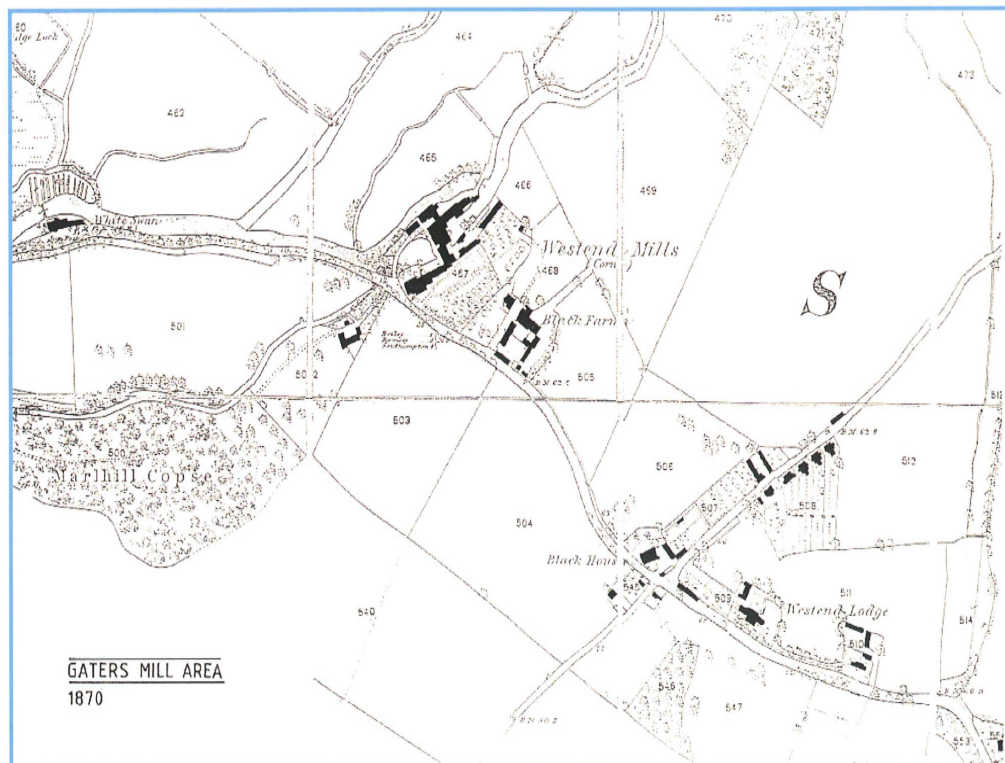
to include Romill Close to the east on 12 September 1991.

DESCRIPTION OF THE AREA

These two conservation areas are situated at two different levels, between the River Itchen to the west and Allington Lane to the east. The Itchen Valley Country Park is situated to the north, beyond the M27.

Gaters Mill is a group of buildings sited between a mill stream and a mill pond fed from the main river. The land then rises sharply to the east in the form of a river terrace, presenting a wooded slope between the Mill and The Farmhouse at the top of the terrace. Between The Farmhouse and Romill Close, outside the conservation areas are commercial premises and a row of important trees on the north side of Swaythling Road, comprising five oaks, one sweet chestnut, one yew and one cedar, all covered by Tree Preservation Order no. 205.

Romill Close is a cul-de-sac running north to south between Swaythling Road and the M27, with a turning head at the northern end.

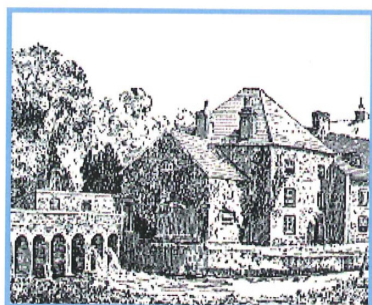


HISTORY AND DEVELOPMENT

Gaters Mill also known in the past as South Stoneham Mill, Up Mill and Mansbridge Mill, is a group of buildings sited around a mill pond. There have been mills on this site dating from the 13th or 14th century.

Fulling mills occupied the site until 1685, when a white paper mill known as Up Mill was established, belonging to the company of White Paper makers, who were granted a charter by James II. Nine of the fifteen members of the company were French refugees. In 1702 another Huguenot, Henry Portal joined the company. Portal then went on in 1718 to set up a paper making mill at Laverstoke near Whitchurch, where he in 1724 obtained the contract for making bank note paper.

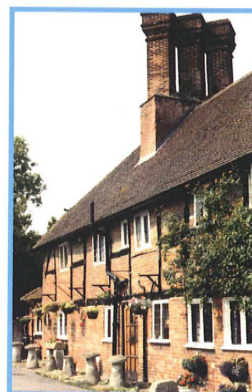
The manufacture of paper stopped in 1865, and the mills were largely demolished and rebuilt for use as flour mills.



A major fire occurred in 1916/17, damaging the buildings, a number of which were replaced. The building suffered further damage during the Second World War when they were used to store munitions. After the war the buildings were occupied by a number of small businesses and the Lower Itchen Fishery Limited. In 1990 planning permission was granted to selectively redevelop and refurbish all the buildings for office use.

THE FARMHOUSE: 3 FARMHOUSE COTTAGES

To the east of Gaters Mill on the elevated terrace was Black Farm now occupied by commercial premises. To the north there remains the farmhouse which is a Grade II listed timber frame house dating from the 16th century.



ROMILL CLOSE

At the junction of Romill Close and Swaythling Road is a substantial house formerly known as the Black House, which is now used as offices. Before the construction of the M27 to the north, Romill Close used to be part of Allington Lane. On the eastern side are a row of Victorian semi-detached houses, which may have served as housing for those working in the mill.



CHARACTER APPRAISAL

GATERS MILL

The group of one, two and three storey brick buildings with pitched roofs are arranged around three sides of the mill pond with trees on the east and west edges of the pond. The buildings when viewed from the west are seen against the wooded eastern slope.

The long programme of rebuilding and refurbishment that has and is taking place will enhance the quality of the buildings and the spaces around the mill pond.

On the north side of the mill, the area is dominated both visually and aurally by the elevated section of the M27.

ROMILL CLOSE

On the eastern side to the entrance to Romill Close, is a white rendered two and three storey slate covered building used as offices. The house is set in an open garden with a fine cedar tree and an entrance from Swaythling Road bounded by white rendered entrance pillars. This composition is seen from Swaythling Road, against the background of a brick wall to the former kitchen garden and the chimneys on houses in Romill Close. The house has another entrance onto Romill Close and presents a two storey brick building to the road. On the opposite corner is Olde Ford Cottage, part of a small brick, slate covered two storey terrace.

The southern section of Romill Close has a 4 metre high brick wall clad with creepers on the west side, and a lower brick wall and planted edge on the eastern side. There are no footpaths. Apart from one house, Minerva, there is no development on the west side, which serves to create a semi-rural character for the road. On the eastern side is a row of semi detached houses, some of which have been much altered with the instillation of new windows, doors and roof coverings. There do however remain, despite these changes, a number of features such as decorated chimney pots, metal lattice casement windows and solid timber entrance doors, which are of architectural interest and merit.

CHARACTER APPRAISAL

GATERS MILL

To ensure through the implementation of planning consents the redevelopment and refurbishment of the buildings and spaces around the mill pond. To retain the woodland setting on the eastern slope.

ROMILL CLOSE

To retain through Article 4 (2) Directions, original architectural features such as chimney pots, windows and entrance doors.

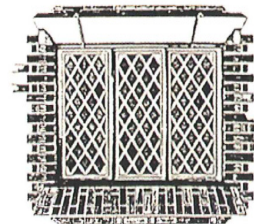
ARTICLE 4 (2) DIRECTIONS

Directions on dwelling houses, were confirmed on 13th September 1999, removing permitted development rights to development fronting the highway to alter the following architectural features:

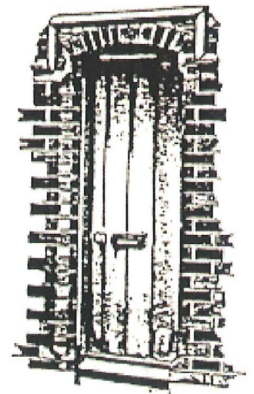
- Decorated chimney pots
Numbers 5, 6, 7, 8,
9 and 10 Romill Close



- Metal lattice casement windows
Numbers 5, 6, 7, 8, 9 and 10 Romill Close



- Solid timber entrance doors
Number 5, 6
and 7 Romill Close



REFERENCES

Conservation Areas and Listed Buildings
Eastleigh Borough Council 1998

Up Mill : A Hampshire Paper mill in 1696
The Alembic Press, Winchester

**The Company of White Paper Makers in
Hampshire**
By S H Thomas

Post Medieval Archaeology
Vol II pp 22 - 35

Planning Policy and Design Unit
Eastleigh Borough Council 2005