



Integrated Design, Access, Policy & Heritage Statement

Reinstatement of Historic Window Openings to eastern Elevation.



ARCHITECTURE BUILDING SURVEYING TOWN PLANNING

Figure 1 The Old Rectory north and east elevations prior to link removal.

At The Old Rectory, Stoneham Business Park, Stoneham Way, Southampton, SO50 9NW.

ON BEHALF OF:

AVISON YOUNG

JUNE 2022

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Appendix 1 - Policy Context. – Key Relevant Planning Policy & Guidance

- A.1.1 Planning (Listed Buildings & Conservation Areas) Act 1990
- A.1.2 National Planning Policy Framework (2021).
- A.1.3 Eastleigh Borough Council Local Plan 2016-2036 (2022)
- A.1.4 Supplementary Planning Document: Quality Places (2011).

Appendix 2 – Visually or Physically Related Nearby Listed Buildings.

1.0 Context

- 1.1 The application relates to the 2-storey yellow/buff brick and hipped slate roof Listed Georgian 'Old Rectory', which forms part of the successful and sustainably located Stoneham Business Park. The combined site is home to a variety of businesses.
- 1.2 This strategically important employment site is situated approximately 2km south-west of Eastleigh Town Centre and 6km north of central Southampton, with convenient access from the M27 and M3 motorways via the primary local distributor 'Stoneham Way'.
- 1.3 Southampton airport and Parkway rail station are just 1km south-east of the site. The site is also accessible by a strategic cycle route.
- 1.4 There is an excellent range of sports, recreation and outdoor leisure opportunities in the locality including The Jubilee Recreation Ground, Lakeside Country Park, Wellington Sports Ground, and Stoneham Golf Club. These nearby and conveniently accessible leisure facilities complement the business appeal of the site. Eastleigh Football ground (Silverlake Stadium) is to the south of the Business Park.
- 1.5 Stoneham Business Park comprises multiple office buildings, set in formal landscaped grounds. The entrance to the park is on the western side of the eastern part of Stoneham Lane.
- 1.6 Significant residential development is also being delivered in the area through Local Plan Allocations to the west and north of the site, adding to employment sustainability.
- 1.7 The surrounding area is generally open playing fields and parkland. St. Nicholas' Church is immediately to the west off Stoneham Lane.



2.0 Relevant Planning History

- 2.1 2012, Construction of new freestanding data centre within existing car park and reconfiguration of car parking spaces, Planning & Listed Building Consent (Stoneham Rectory - L/12/71693 & F/12/71694).
- 2.2 2020, Change of Use from Class B1(a) (Office) to flexible mixed-use comprising Class D1 (Eye Clinic) and Class B1(a) (Office) with elevation changes including provision of new entrance door, and creation of external bin store and plant area. Permitted (Stoneham Place - F/20/88383).
- 2.3 Planning permission and Listed Building Consent were granted in summer 2021 for the construction of a single storey extension to provide new reception area to the neighbouring Stoneham Place and removal of existing glazed link to The Old Rectory, with associated elevational alterations (F/21/90856 & L/21/91003). These consents included the reinstatement of a ground floor window opening following the removal of the glazed link under the subsequent planning conditions permission (X/21/92082).



3.0 Proposed & Design.

- 3.1 The proposal is to reinstate 2 original first floor windows to the eastern side elevation of The Old Rectory following the removal of the glazed link with Stoneham Place. The Old Rectory is now in self-contained business occupation.
- 3.2 There are 2 primary aims of the proposal, to further improve the appearance and visual balance of the elevation following the removal of the link, and to improve the natural light, energy performance, function and desirability of the offices. The development will enhance the economic sustainability of the building and its contribution to the future employment portfolio of the area, meeting identified economic and employment policy aims (Appendix 1 of the Statement).
- 3.3 Matching materials, proportions, profiles and details will be incorporated in the design of the proposed 2 additional first floor windows. They will be aligned vertically and horizontally with the corresponding existing windows to further restore the original Georgian symmetry and balance of the elevation.





4.0 Heritage Assessment

- 4.1 Relevant NPPF and Development Plan Policies (Appendix 1 here) state that any new development affecting the setting of a Listed Building must not detrimentally impact and should aim to preserve, enhance, or better reveal the features and/or setting Heritage Assets.
- 4.2 The Planning LBCAA 1990 states that planning decision makers must:
- “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 4.3 Para 16 ‘Conserving and enhancing the historic environment’ of the NPPF encourages the suitable sustainable and viable economic use of Heritage Assets and enhanced appreciation.
- 4.4 Para. 206 of the NPPF states:
- “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. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.
- 4.5 The proposed reinstatement of original window positions following the removal of the glazed link will restore symmetry, better reveal original form and appearance/significance and enhance the character and setting of the Listed Building, all in accordance with relevant Heritage Policy and guidance aims (including para. 206 of the NPPF).
- 4.6 As with the permitted (under application reference X/21/92082) ground floor window (replacing the doorway into the demolished link), the proposed window at first floor above will be aligned with the slightly narrower opening of the window below, adapted to the internal fabric of the office layout internally. As the LA Conservation Officer noted in the previous application, having the window opening the same width as the pre-existing door will help tell the story of the building evolution through adaptation to sustainable economic use.

5.0 Access & Parking

- 5.1 The site has excellent accessibility credentials by multiple transport modes. By road via J5, M27/M3/A335 of the national road network; by bus via the No.2 services at the Stoneham Lane frontage; by rail and plane via the nearby Parkway Rail Station and Southampton Airport. The site is also accessed by a strategic cycle route with existing secure cycle stands adjacent to the proposed reception. There are two large cycle storage areas serving the business park.
- 5.2 Ample dedicated car parking space is available, and the proposal does not impact on vehicle generation.
- 5.3 Equality Act 2010 and Part M Building Regulations compliant access into the building and W.C. facilities will be provided.



6.0 Conclusion

- 6.1 The proposed reinstatement of original window openings at the Grade 2 Listed Old Rectory building will enhance the appearance, integrity and setting of the Listed Building and provide a more flexible and sustainable internal layout with improved working conditions for employees. The building makes a positive contribution to the local economy and helps provide and maintain valuable job opportunities in the locality.
- 6.2 The proposals meet with the sustainable planning, design, heritage, employment and environmental policy/guidance aims of relevant National and Local Planning Policy and guidance.

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June 2022.



Appendix 1 –

Key Relevant Planning Policy & Guidance



A.1.1 PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990.

Section 66 - General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission or permission in principle, for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

ARCHITECTURE BUILDING SURVEYING TOWN PLANNING

A.1.2 NATIONAL PLANNING POLICY FRAMEWORK (July 2021).

Chapter 2 - 'Achieving sustainable development'.

Para. 8.states:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful

and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Para. 10. underlines and reiterates the presumption in favour of Sustainable Development, stating:

“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”

Chapter 4 - 'Decision-making'.

Para. 38 states that:

“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

Para 47 states:

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”

Chapter 16 – 'Conserving and enhancing the historic environment'.

Para. 189 states that:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para. 194 states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Para 197 states:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para. 199 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

A.1.3 Eastleigh B.C. Local Plan 2016 – 2036 (adopted April 2022).

Chapter 2 Prosperous Place Identified Issues:

P5 Delivering new employment floorspace

P6 Redeveloping Eastleigh River Side including the Southampton Airport Economic Gateway

P7 Supporting local growth sectors

P8 Resisting pressure on existing employment land for other non-employment uses

P9 Securing the quality of local jobs

P10 Delivering a range of employment

P11 Meeting the needs of local employers

P12 Improving workforce skills

Strategic policy S1, Delivering sustainable development states:

1. To be sustainable, new development in the Borough should:
 - a. meet community needs without compromising the identity of the Borough or its individual settlements, or the ability of future generations to meet their own needs;
 - b. enhance social equality by ensuring equal and easy access to a range of community facilities and services and by promoting the development of employment, education and skills training opportunities;
 - c. maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks;
 - d. have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions including through carbon sequestration and by promoting measures to design buildings and spaces which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;
 - e. minimise the need to travel longer distances and, where travel is necessary, prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives to car use;
 - f. avoid impacts on the Hamble and Itchen catchments and associated flora and fauna species by preserving water quality and flows from development and safeguarding potential yield of local water resources used for public water supplies having regard to the impacts of abstraction;
 - g. seek opportunities to optimise density of new development and redevelopments;
 - h. use resources wisely and minimise the generation of waste in the construction, occupation and use of buildings;
 - i. maintain local environmental quality, including avoiding damage to, and where possible enhancing, the existing valued urban and rural environments in the Borough and heritage assets;
 - j. have regard to the purposes¹² of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and
 - k. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development to achieve an environmental net gain.

Chapter 3 – Vision, Objectives and Strategy for New Development.

Vision.

‘To ensure development in Eastleigh Borough and its communities delivers a strong and sustainable economy with an adequate supply of housing and infrastructure that supports improved standards of living for residents while protecting the distinct identity of towns and villages and preventing urban sprawl; promoting thriving and healthy communities; and maintaining an attractive and sustainable environment that residents value.’

Strategic policy S4, Employment provision states:

1. To contribute towards sustainable economic growth by (inter alia):
 - e. retaining existing (and allocated) employment sites which have the potential to contribute towards future employment needs...

Strategic policy S8, Historic Environment states:

1. The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:
 - a. identifying the assets by means of an on-going programme of survey and review;
 - b. identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;
 - c. restricting development likely to harm them or their settings through management of development proposals; and
 - d. encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.

Policy DM12, Heritage Assets inter alia states:

1. Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities.

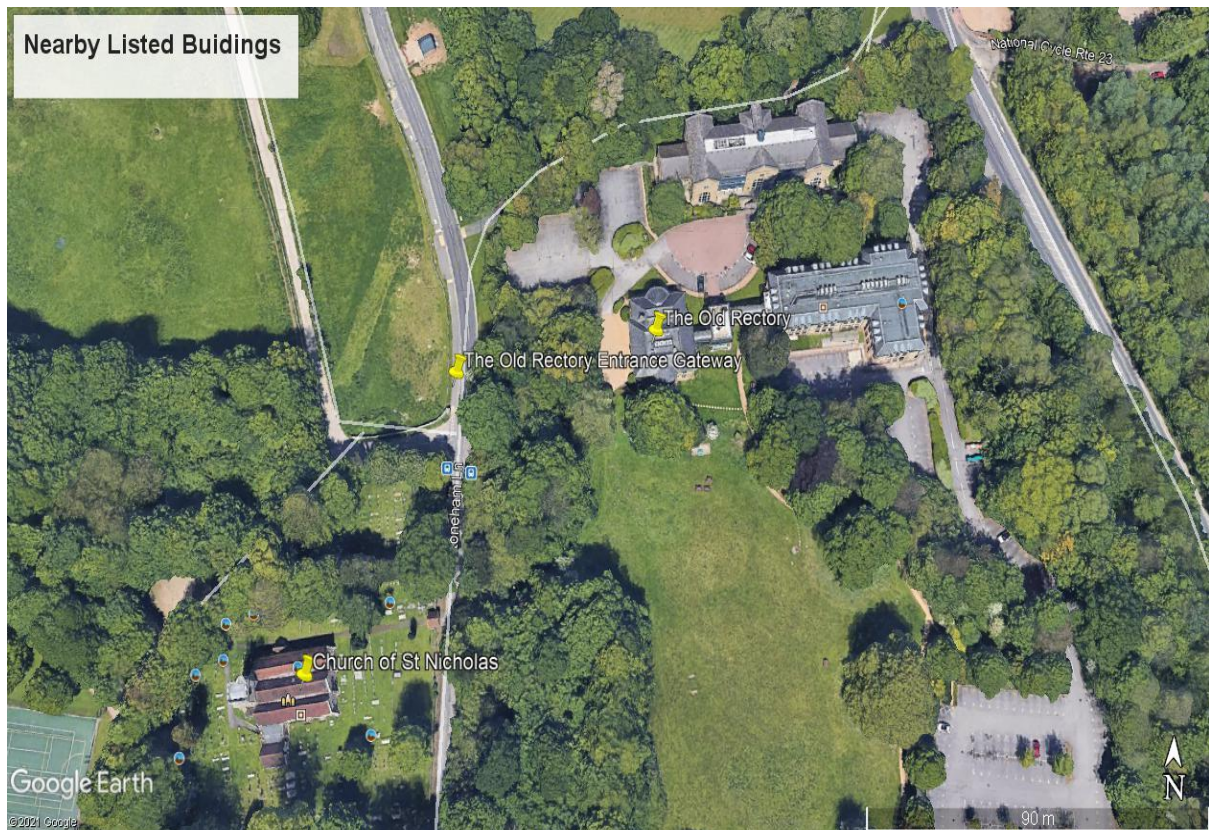
A.1.4 Supplementary Planning Document: Quality Places (2011).

Good urban design is an essential part of our plans for delivering high quality sustainable development. New development should respect, enhance, and create

places which are attractive and of real quality. New places should connect to local facilities by effective sustainable transport.

APPENDIX 2 - Visually or Physically Related Nearby Listed Buildings.





List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE OLD RECTORY

List Entry Number: 1203990

Location

THE OLD RECTORY, STONEHAM LANE

County: Hampshire

District: Eastleigh

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Aug-1953

Date of most recent amendment: 14-Feb-1983

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 354946

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Details

1. 5230 EASTLEIGH STONEHAM LANE (North Stoneham)

The Old Rectory (formerly listed as The Old Rectory or "Olde Record House") SU 41 NW 3/95 14.8.53

II

2. C1800. 2 storeys. Entrance (west) front of 3 windows (omitted east side 1st floor). Low pitched hipped slate roof, with wide eaves on brackets. Yellow brickwork in Flemish Bond, flat arches. Hardwood sashes in reveals. Good doorcase with open pediment on plain but full order, 3/4 columns, fanlight in semi-circular doorway. South front has 1.3.1 windows, with central projecting bow, having ground floor French windows. Short northern wings of lesser height.

Listing NGR: SU4468019490

This copy shows the entry on 26-Apr-2021 at 11:04:09.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ENTRANCE GATEWAY TO THE OLD RECTORY

List Entry Number: 1111944

Location

ENTRANCE GATEWAY TO THE OLD RECTORY, STONEHAM LANE

County: Hampshire

District: Eastleigh

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Feb-1983

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 354947

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Details

1. 5230 EASTLEIGH STONEHAM LANE (North Stoneham)

Entrance gateway to, The Old Rectory SU 41 NW 3/96

II

2. C1800. Outer piers in yellow brickwork, plinth, chamfered corners, stone astragal and moulded stone cap. From these, low curved walls connect to similar gate piers, lacking caps but having a stone insert for metal gate supports. Cast iron rails are fitted above the walling, with alternate motif at the top of each rod. Ornamental cast-iron double gates.

Listing NGR: SU4468019490

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Nearby Listed Building.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CHURCH OF ST NICHOLAS

List Entry Number: 1204006

Location

CHURCH OF ST NICHOLAS, STONEHAM LANE

County: Hampshire

District: Eastleigh

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 14-Aug-1953

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 354948

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Details

1. 5230 EASTLEIGH STONEHAM LANE (North Stoneham)

Church of St Nicholas SU 41 NW 3/97 14.8.53

II*

2. Medieval 3-aisled church with western tower and north porch, all in late style. Rebuilt circa 1600 restored 1826 and by Bodley in the late C19. Red tile roofing, finials and raised coping to gables. Ashlar walling stepped buttresses, diagonally placed on corners, high plinth with late moulded step. Most windows are 3 and 4 unit cusped lights within rebated square frames; gable windows (and north east window) are traceried beneath pointed arches. Perpendicular style tower, with battlements, corner pinnacles, octagonal stair turret in north east corner.

Listing NGR: SU4468019490

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