



Design Access and Heritage Impact Statement

Proposed Dwelling

Braeside House, 49 Bishopstoke Road, Bishopstoke SO50 6BF

July 2022

DESIGN TEAM

Client: Mrs Jane Bray

Architect: Temple Ford Design

Historical Consultant: Pat Grover

1. The client has appointed Temple Ford Design architects to prepare a design for a new two-bedroom dwelling which will replace the existing garage. The site is in the Bishopstoke Conservation area, which is of special architectural and historical interest. This Design Access and Heritage Impact Statement identifies the relevant heritage, the historic development of the site, and includes a statement of significance in proportion to the importance of the asset and the effect on the setting



Site and Context

2. The property at 49 Bishopstoke Road is an unlisted mod-20th century development, details are shown in the chronology. The site, illustrated on the Conservation Area extract below, is and lies between the Itchen Navigation on the West boundary, a large former fish pond and the Grade II listed Bishopstoke Manor to the North.
3. The Prince of Wales pub, an unlisted building which makes a positive contribution to the conservation area, lies to the East. There are eight twentieth century dwellings between the pub and the site. The site is surrounded by mature trees on the North and West boundaries

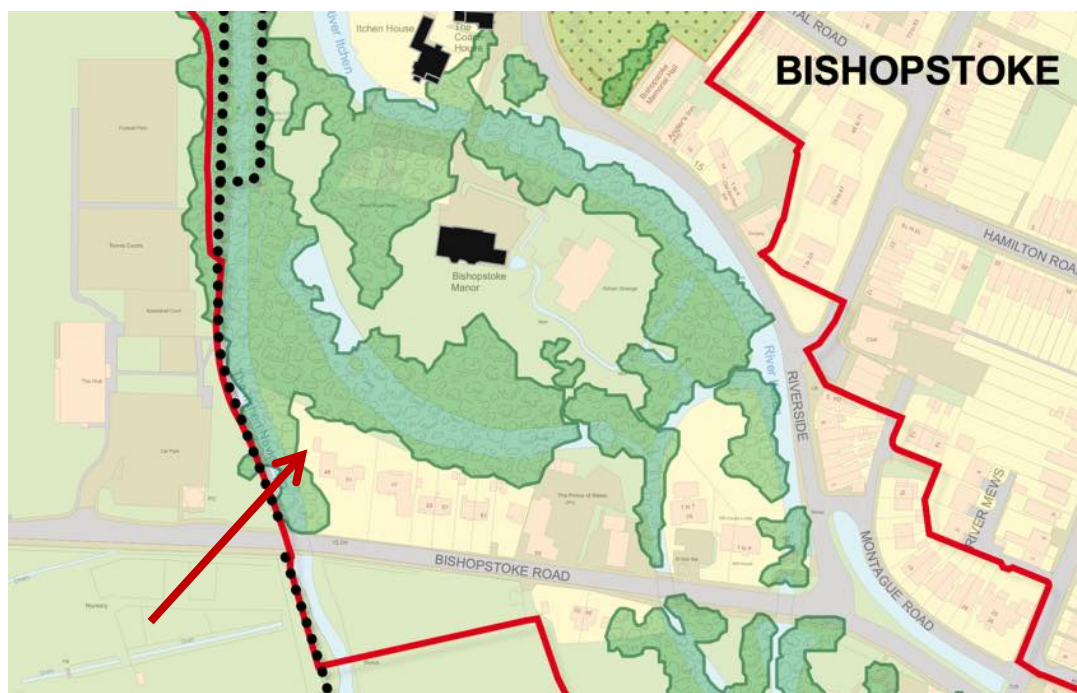


Figure 2 Extract from the Eastleigh Borough Council Bishopstoke Conservation Area Appraisal ~ sit highlighted by the red arrow

Historic Setting: Bishopstoke Road

4. Braeside House is at the West end of an irregular line of C20 houses, on the North side of the B3037, Bishopstoke to Eastleigh Road. Viewed as a group, from West to East, the houses are between Stoke Bridge, which carries the road over an early eighteenth-century canal, the Itchen Navigation, and a former C19 public house 'The Prince of Wales'.
5. The playing fields to the west of the conservation area lie in the flood plain but the conservation area lies outside the floodplain



Figure 3 Map view

6. From the houses on this stretch of Bishopstoke Road, there is an open view to the South, across grassland that was, in the past, managed as water meadows



Figure 4 View from the bridge looking east

7. The East side of the canal, which forms the boundary to the site of Braeside, is lined with mature trees, some of which probably date back to the planting shown on an 1850s map of Bishopstoke. Stoke Bridge (above) was replaced in the 1880s, after the closure of the Itchen Navigation, by an iron girder bridge, when the Highway Authority took on responsibility for

maintaining the canal bridges.

8. To the West, beyond the former pub, now a convenience store, the road runs over the river Itchen, past the historic site of a water driven corn mill, dating back to the Domesday Record. The old bridge there, once known as Bishopstoke Bridge, was replaced with a new road bridge.

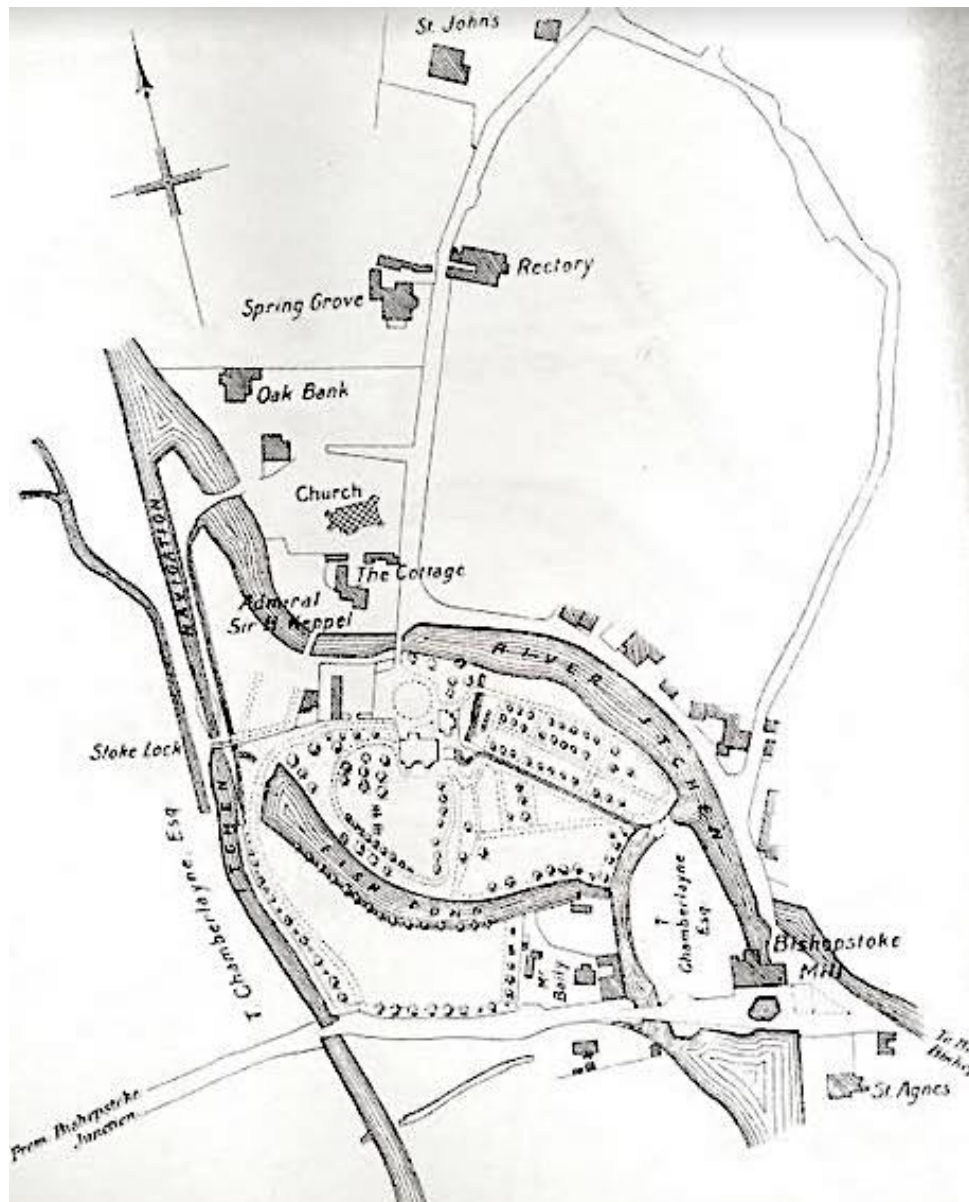


Figure 5 Historical map

9. In Anglo-Saxon times, the manor lands of Stoke were gifted to Winchester Cathedral and thereafter managed by successive bishops, for the diocese, so the village was called Bishop's Stoke. There would have been a house for the manor farm, probably also used as offices for administration. Historic records, from the 17th century show that the manor was leased, until the 19th century.

10. The present house was built in the 18th century, but still let, sometimes with farmland, as detailed in the 1840 Tithe Records and later advertisements.
11. 1869, management of the bishopric estate transfers to the Ecclesiastical Commissioners. 1874 William Escombe and family moved into the Manor House. His daughter Dorothy edited a book of memoirs of Bygone Bishopstoke, which included a map made in the 1850s (above). This shows the land on the North side of Bishopstoke Road to be part of the grounds around The Manor House. The Tithe Map of 1840 does not show the roadside, as it is outside the parish boundary, in Eastleigh. The above map shows buildings on the site of The Prince of Wales, opened in 1855 as a shop, 1864 purchased by brewers, who opened the public house.



Figure 6 Left: OS 25inch 1909

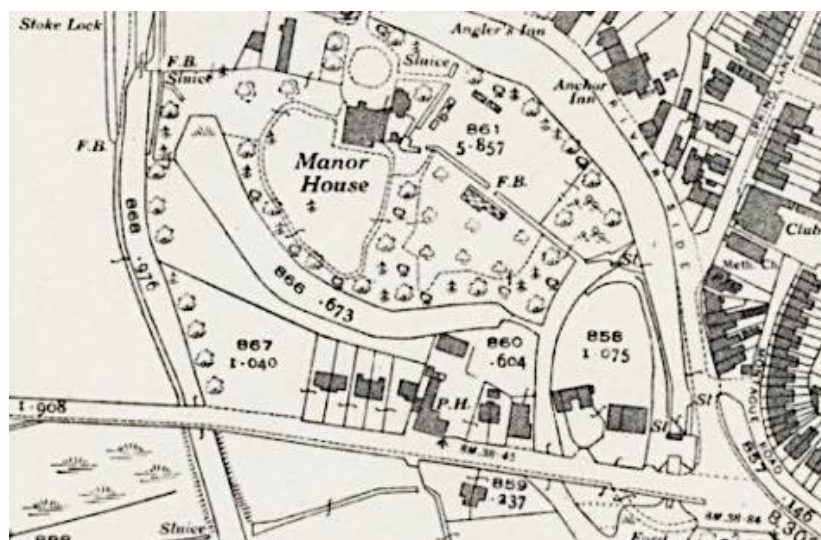


Figure 7 OS 25 inch 1939 - 46

In the early 20th century, the village of Bishopstoke was expanding rapidly, with new houses and shops, for workers at the South Western Railway Carriage and Wagon Works, which had been moved from London to Eastleigh by 1890. The Ordnance Survey map shows that there are no longer any trees on the northern edge of the road.

12. The 1933 edition of the ordnance map shows no change, but on the edition of 939-46 (above), one detached and 2 pairs of semi-det houses have been built on the roadside land, West of the public house. No maps were published during World War II, and many planning records are not available for that time, so it is assumed that those houses are close to 1946 in date. The last houses to be built have been altered.



Figure 8 View of the site from the main road



Figure 9 Taylor 1759 © Old Hampshire Mapped

Chronology of Bishopstoke History

Date	Landowner	Occupier	Event	Use
948	King Edred		The King granted 11 hides at Stoke to the thegn Ælfric.	
964	Edgar	the diocese of the Bishop of Winchester	The King endowed Winchester Cathedral with <i>lands at Stoke</i> and other manors in Hampshire	Manorial land, some low lying 'waste' only used for grazing, with tracks across it converging at the Itchen River crossing at Stoke
1086	King William I	the Bishop of Winchester held the land in desmene	In the Domesday Survey, the <i>Bishop's manor of Stoke</i> was assessed at 5 hides, with a church and a mill worth 10s	
1284	Bishop of Winchester	administrators of Winchester diocese	King Edward II gave John, Bishop of Winchester and his successors, full rights to the <i>manor of Stoke</i>	
1650	Dr. Thomas Cox and Malachy Dewdney		purchased the bishop's lands that were sold off in the Interregnum	
1660	Charles II returns as monarch		lands restored to the see of Winchester at the Restoration	
1665 1665	Bishop of Winchester	Dr Thomas Cox	Lease of the <i>manor of Bishopstoke</i> Act of Parliament for the construction of a canal, to make The Itchen Navigation	
1678	Ditto	Francis Morrison	Lease	
1710			First use of the <i>Itchen Navigation</i> canal	
1787 1790	Ditto Ditto	Thomas & Anne Walker Ditto	Thomas Walker and his wife Anne held a lease of the site of the <i>manor of Bishopstoke</i> and conveyed it in that year	

			to John Ramsay and others	
1790	Ditto	Thomas & Anne Walker	Lease by Winchester Bishopric Estate to Thomas Walker and Ann Walker of "all that site of the <i>manor</i>	
1804	Ditto	Jane Waterston	Lease by Winchester Bishopric Estate to Jane Waterston of the site of the <i>manor of Bishopstoke</i> ...	
1829			House advertised to let	
1839			The London & South Western Railway Company opened <i>Bishopstoke Station</i>	
1840	J. & G. Atkins	John & George Atkins	Apportionment of Tithes for the <i>Parish of Bishopstoke</i> Lot 70 House & garden Lot 71 & 72 Grounds	the Site of 49 and roadside houses was part of a <i>pasture</i> , within the manor grounds, Lot 71
1848			The Manor advertised to let	
1852			Bishopstoke Station was renamed <i>Bishopstoke Junction</i>	
1855	John Barstow		opened a shop on the site of 65 Bishopstoke Road	
1864	Penny & Dear		Purchased by brewery company	Set up as a public house
1868 26 Oct	Winchester Bishopric Estate	George Atkins & John Atkins	Lease of <i>the site of the manor of Bishopstoke together with several parcels of arable, meadow and pasture land in the county of Hampshire</i>	
1869	Bishop's lands		Admin transferred to the Ecclesiastical Commissioners	
1874	William Escombe		The Escombe family move to the Manor House	Map c1858-67 shows roadside land lined with

				trees up to the pub
1882 1883			Death of William Escombe, his family leave the Manor	
1901		New occupier or owner?	Census record	
1909		OS Map shows trees along the canal but none by the road. The parish boundary with Eastleigh is just south of the 'fishpond'	Open ground south of the fishpond. Gateway off the road gives access for grazing or haymaking	
1919		A local history notes the new houses built for Eastleigh Railway workers (Escombe)		
1932		Bishopstoke Mill demolished		
By 1946			First houses built on the North side of Bishopstoke Road	
?			Houses added at the West end of the site	
2011		The Prince of Wales pub closed	Convenience store	

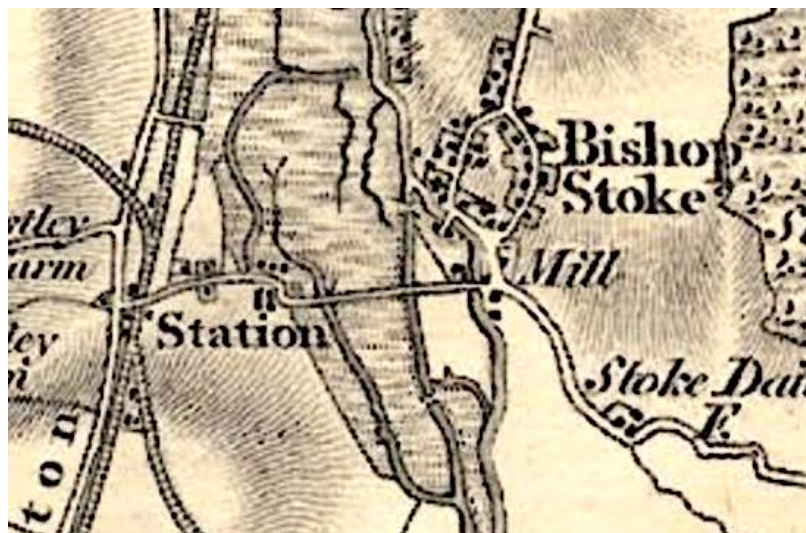


Figure 10 OS 1inch map 1810

Photographs



Figure 11 West elevation of existing house and garage



Figure 12 North elevation of garage and gravel driveway



Figure 13 Southwest elevation and garden



Figure 14 View North to the fishpond and Manor house



Figure 15 View south showing the entrance driveway and the bridge over the Itchen Navigation



Figure 16 View of the site looking east from the tow path

Significance of the Heritage Assets

13. The Eastleigh Borough Council Local Plan, SPAB, and Historic England Principles guide the historic assessment of Elderfield House.
14. This statement recognises that the heritage and sense of place are closely linked to the community and that conservation calls for a prudent approach. This principle determines how to deliver change and enhance the quality of life for the client. It focuses on 6 questions and the categories of significance are:
15. **A*** ~Exceptional Significance; this category represents the very great or unique significance of a limited number of structures or objects, **A** ~ Outstanding significance; this category is considered the equivalent of a Grade I listed building or scheduled ancient monument, **B** ~ Considerable significance, **C** ~ Some significance, **D** ~ Little significance, **N** ~ Neutral and makes no contribution and **I** ~ Intrusive and detracts

Element	Statement of Significance	Category
Significance of the site in general	The site south of the fishpond was originally grazing or waste land and remained so until the mid-twentieth century when the first houses were built. There are open views across the water meadows which is an SSI area. The area setting is compromised by the busy Bishopstoke Road	C
	The site adjoins the woodland south of Manor House on the north side. The Manor can just be seen through the trees, see figure 13	B
	The Itchen Navigation on the west boundary is a Special Area of Conservation (SAC)	
Archaeological Significance	The conservation area appraisal confirms that this is not a site of archaeological importance. There is evidence that it was also used as a building materials and brickyard in the twentieth century, for bricks made in School Lane	D
Architectural significance	There are no particularly notable buildings in this area apart from the Prince of Wales public house to the east	D
	The existing dwellings are modestly proportioned, two=storey buildings in an unadorned mid-twentieth century style, some with accommodation in the roof	D
Historical and cultural significance	The location adjacent to the Itchen Navigation is of local interest And there are important views from the bridge looking north, identified in the Conservation Area Appraisal	B
Construction	<u>Construction of the existing houses</u>	
	<u>Roof:</u> plain clay tile to main roofs	C
	<u>Rainwater goods;</u> Half-round plastic	C

<u>Walls</u> : dark brown facing brick, stretcher bond and a small area of tile cladding to a projecting three-storey bay	C
<u>Windows</u> : White uPVC casement windows. Elsewhere modern double-glazed painted timber casements with top lights	D
<u>Doors</u> : uPVC	D
<u>Garden Walls</u> : Facing brick piers and low wall with wrought iron railings to Bishopstoke Road	

Features None of note

Consultations

16. Trees: A report by Barrell Trees is included with the application
17. Biodiversity: A Biodiversity report has been prepared by Lowans Ecology
18. Parking: Two parking spaces are provided for the existing house and two spaces for the new dwelling. An electric charging point will be provided to the new house
19. Cycle storage: covered cycle parking for 12 bicycles is provided in the shed to the rear of the property
20. Refuse: bin storage is provided in an enclosure at the front of the property
21. Flood Risk: A report from UNDA has confirmed that the location of the proposed house is entirely outside of the maximum modelled 1:100 year plus 35% climate change flood extent. The proposed application is suitable in terms of flood risk on the basis that as long as the following Flood Risk Mitigation measures are complied with
 - o The NPPF requires the finished ground floor level to be raised to 300mm above the 1:100-year flood level plus 35% climate change allowance. As such, the finished ground floor level of the proposed house will be set at least 11.95m AOD
 - o Flood proofing of the building will be incorporated as appropriate
 - o A flood warning and evacuation plan will be implemented post development.
 - o The applicant will register with the free Environment Agency Floodline Alert Direct service

(UNDA Flood Risk Assessment August 2022)

Design strategy

No.	Desired conclusion:	implement
A	In preparing the concept for the new dwelling the following design parameters should have been considered	Necessary

I.	The new dwelling should create stop end to the terrace	Desirable +
II.	The proportions should be modest but in proportion context and with the existing terrace	Necessary
III.	The dwelling should minimise impact on the root protection zones and be set back from the Itchen Navigation 8.0m to protect the wildlife habitat	Necessary Desirable
IV.	The site should remain as open as possible on the west side and make a positive response to the setting	Necessary Desirable +
V.	The new dwelling will be seen from the Itchen tow path and should relate to the riverside setting	Necessary Necessary
VI.	The west gable faces the Itchen Navigation should provide architectural interest	+ Desirable
VII.	The garden to the rear and north side should provide of privacy and access to the rear of the adjoining house must be maintained and privacy of the rear garden maintained	Necessary + Desirable
VIII.	The detailing to provide Architectural interest in a way that sits happily with the existing terrace	Desirable Desirable
IX.	The materials to be locally sourced and sustainable and match the terrace finishes where appropriate	Necessary
X.	The design must be sustainable in form and construction and meet the recommendation of the NPPF 7-14 (Government, 2022)	Necessary

Benefits:

22. Setting: Conservation is not a passive exercise, and the impact of the proposal, which is largely hidden from view, will result in little harm to this setting and character of the Bishopstoke Conservation Area
23. Economic Benefits: A sustainable dwelling will deliver wider social, cultural, economic, and environmental benefits, as described in the NPPF paragraphs 7 ~ 14
24. Character and Setting: The proposal is in context with the setting, and the asset remains valued
25. The proposal improves the conditions in which people live and work
26. There is a genuine need for this proposal, which will bring benefits to the community
27. There are no adverse impacts on the character of the surrounding area and the proposals are not visually intrusive or detrimental to its character

Performance

28. Resilience: The design will seek to minimise carbon dioxide emissions through sustainable design and construction, high levels of thermal insulation, air-tight and robust detailing, water saving devices, use of natural lighting, natural ventilation systems, procuring materials locally and recycling waste
29. Flood Risk Mitigation: The design will incorporate the recommendations for mitigation identified the UNDA Flood Risk Assessment dated August 2022 The finished floor level of the house will be 12.7m AOD, 0.75m above the 11.95mAOD recommended by UNDA (UNDA, 2022)
30. Architectural record: The architects will create a full record of the existing building, repairs and the completed work will include sketches, measured drawings, site notes, and photographs

Assessment of Impact on Significance

31. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, and should contribute positively to making places better for people, NPPF paragraphs 126 – 136
32. The NPPF calls for a positive strategy for the conservation and enjoyment of the historic environment, paragraphs 189 ~ 208 (Government, 2022)
33. The existing terrace is unlisted but lies on the west side of the Bishopstoke Conservation Area. The proposals are modest and designed to be in context with the existing dwellings and meet the Local Plan Policies. It is considered that there is less than harmful upon the significance of the Bishopstoke Conservation Area
34. The Manor House to the north is well screened by mature trees and vegetation and separated by the fish. Pond. The impact of the new dwelling is less than harmful on the setting and significance of the manor house
35. The proposal will not result in any harm to the amenity of the Itchen Navigation. The new dwelling is set back eight metres from the east bank of the Itchen Navigation, existing trees will be retained and there is no harmful impact on the root protection zones or the ecology of the navigation bank

Conclusion

36. This Design and Access and Heritage Impact Statement has been prepared by Temple Ford Design on behalf Mrs J Bray to assess the effects of the proposed dwelling upon the significance of The Bishopstoke Conservation Area
37. On balance the proposals will give rise to 'less than substantial harm' to the significance the Bishopstoke Conservation Area, and any such harm will be outweighed by the benefits which contribute positively to making places better for people and sustaining the significance of the Historic Environment

Appendix

Research Sources

Escombe, Dorothy	Bygone Bishopstoke	Wykeham Press	1935
Simmonds, Joan	Growth of Bishopstoke C20	Eastleigh Local History Soc.	2004
Yoward, Tony	Mills & Millers of Hampshire	Hampshire Mills Group	2011
Page, William, Ed.	Hampshire, Volume 3	Victoria County History	1908
Research Group	Bishopstoke Manor	Hampshire Gardens Trust	2012
BHS web pages	History of Bishopstoke	Bishopstoke History Society	2022
		Itchen Navigation	
		Southampton Canal Society	