

HERITAGE STATEMENT
Incorporating Design & Access Statement
Relating to
Replacement outbuilding
at
Weymouth House, 148 Church Rd, Eastleigh
December 2022



INTRODUCTION

This Heritage Statement covers the proposed rebuilding and new use of an outbuilding in the garden of Weymouth House, a grade II listed detached residential property.

HISTORY

The house was listed grade II in 1983 and the very limited listing description is as follows:

Circa 1830. Two storeys, 3 windows. Red tile-hipped roof, walling in brickwork, blue headers red dressings; eaves plain band, rubbed flat arches, quoins. Sashes in reveals. Later 'trellis' porch.

There are no records of either Weymouth House or 148 Church Road on the HER, and the only history gleaned by the owners has been verbal.

In the rear garden sits a simple wooden building with slate roof and vertical timber board cladding. A building is shown here on old maps, and anecdotal evidence suggests it was once a cart shed. However, it has fallen into disrepair and been subject to inappropriate repairs. Today it is in very poor structural condition, and little original structure remains. A structural report has been prepared regarding its condition and is included in this application.

The property sits within a large garden, set back from Church Road, and is located outside the Bishopstoke Conservation Area.

SIGNIFICANCE

As stated in the NPPF, the value or significance of a heritage asset may be derived from archaeological, architectural, artistic or historic interest. In the case of Weymouth House, no evidence has been found of anything other than the remaining architectural interest, principally the front elevation, as an example of a building of its original era. Internal and external alterations, some apparently with consent, have eroded the significance over time.

The outbuilding is part of the property's history so is a feature of its setting, but has no other significance in its own right.

PROPOSALS

The applicants wish to bring the outbuilding into use but its condition preclude this as it is beyond structural repair. It is therefore proposed to construct a new building of the same size and footprint and to clad it with the same vertical sawn lapped boards and natural slate roof as the current building. The door and window arrangement is to be broadly similar.

IMPACT ON SIGNIFICANCE

The outbuilding's existence and location form part of the history of the property but alterations and repairs – followed by prolonged disrepair – under previous ownerships have radically reduced any contribution it might have made to the significance of the house itself. As such therefore its replacement with a new structure of closely similar appearance will have no negative impact on the setting or appearance of the heritage asset. Pre-application consultation with the conservation officer elicited support due to its very poor condition, as long as the replacement building's external materials match the existing, which they will.

DESIGN & ACCESS STATEMENT

None of the matters required to be covered by a D&A statement are relevant to this application. Design issues are described above.

David Ensom BSc(ECON) MRICS

