



PLANNING DESIGN, ACCESS & HERITAGE STATEMENT

Proposed Change of Use from Restaurant to 2 No. Residential Dwellings (1 No. 5-bedroom and 1 No. 1-bedroom) with Two-Storey Rear Extension, Removal of Existing Pitched Roof, New Pitched Roof, External Alterations to Openings and Internal Alteration only as necessary to facilitate Change of Use

at
The Slipway, No.1 Rope Walk, Hamble SO31 4HB

JUNE 2023

PREAMBLE

- P.1 Planning permission was refused for this development under ref: F/21/91037 with Listed Building Consent being granted under L/21/91048. The application was supported by Planning Officers but rejected only on a casting vote by the Committee Chairman.
- P.2 Reluctantly the applicant has appealed the decision as he considers that where the proposal has no objections from professional consultees the decision must have relied solely upon personal opinion which does not hold a place in the decision-making process.
- P.3 One of the reasons for the refusal relate, unsurprisingly, to issues of ecological mitigation which were agreed at the time and which, no doubt can be agreed again. The principal reasons concerned:
- a) Parking
 - b) Amenity
 - c) Loss of commercial use
- P.4 Each of these reasons is individually addressed in an Update Document and which, for simplicity is attached as part of the Planning Application documentation. Also attached is a Highways Technical Report submitted with the appeal which adds additional weight to the applicant's parking arguments.
- P.4 In addition, a viability letter is supplied from the applicant. Although this was available to the Committee before, it did not form part of the original paperwork. This is now included upfront in support of the case for a lack of viability for the continued commercial use of this site.
- P.5 The following Design and Access Statement therefore remains largely unaltered from the previous submission other than Policy references, but should be read in conjunction with these additional submissions. **It should also be noted that the Planning Authority has already granted Listed Building Consent under ref: L/21/91048. The retention of the Heritage Statement and case as part of the Design and Access Statement is therefore for fullness, ease and clarity.**

1. THE APPLICATION SITE



- 1.1 No. 1 Rope Walk was last used as 'Beer Grylls' restaurant/bar/coffee shop and before that 'The Slipway'. For consistency the site will be referred to as 'The Slipway' in this statement. The site comprises two Grade II Listed Buildings set at the heart of Hamble-le-Rice. Its front elevation is set on to Rope Walk with its rear and side elevations facing The Quay. Outlook from the front is directly over the famous quay and leisure boating area of the River Hamble:



View from front of Property



- 1.2 The streets of the village are characteristically winding and narrow leading down to the river frontage where there is public car parking. Being at the head of a public ‘quadrangle’ set against the backdrop of the River Hamble, the application site is appreciated as an important feature in the built environment of the Hamble-le-Rice Conservation Area, as shown in context in the above extract.

2. NATIONAL PLANNING POLICY

- 2.1 National planning guidance and policy is provided through the [National Planning Policy Framework \(July 2021\)](#). This provides a presumption in favour of sustainable development and urges Local Planning Authorities to permit development that accords with up to date local planning policy without delay.
- 2.2 Good design is a key element in sustainable development as is the preservation and enhancement of heritage assets.

3. LOCAL PLANNING POLICY

- 3.1 Local Planning Policy is provided by the [Eastleigh Borough Local Plan \(2016 - 2036\)](#). The relevant policies in this case are:
- 3.2 Policy DM15 - Safeguarding existing employment sites
- 3.3 Strategic policy S8 - Historic Environment
- 3.4 Policy DM12 – Heritage Assets. Criterion 1(c) is of relevance:

c. Where necessary, it secures the long-term future maintenance and management of the asset;

[Hamble-le-Rice Conservation Area Appraisal](#)

- 3.5 The appraisal references architectural features common to the Conservation Area that have been used as a guide in the proposed development of an extension to the building:

“buildings in Hamble are of a domestic scale occupying small plots, often in a terraced form of two or three storeys.

Roofs are normally pitched with clay tiles or slates offering gable and hipped forms. Accommodation within the roof is often served by small tile hipped or gable dormer windows, that are subservient to the overall roof.”

“Walls are predominantly red brick of Flemish or English bond with a common feature of burnt header bricks. Scattered around the village are

buildings using buff brick, painted brick and render. A few of the older buildings of timber frame construction have exposed frames with brick infill panels.

Windows are either white painted timber sash or casements.”

4. PLANNING HISTORY

- 4.1 L/05/55813 - Formation of counter opening within bar/restaurant wall – Listed Building Consent 9 February 2006 (Property then known as ‘The Key’)
- 4.2 A meeting and discussion was held with the Council Conservation Officer concerning any impacts upon the Listed Building. There were no specific issues arising from this but the Officer advised that an extension of the type proposed would provide a solution to establishing appropriate living arrangements in reverting to 2 dwellings as was originally the form of this building.
- 4.3 F/21/91037 - Conversion from restaurant to 2no. residential dwellings (1no. two-bedroom and 1no. four-bedroom) with two-storey rear extension, addition of pitched roof to existing single storey rear projection, elevational alterations and internal changes to facilitate conversion – Refused 9/12/2022 (See attached Grounds of Appeal)
- 4.4 L/21/91048 - Listed Building Consent: Conversion from restaurant to 2no. residential dwellings (1no. 4-bedroom and 1no. 2-bedroom) with two-storey rear extension, addition of pitched roof to existing single storey rear projection, elevational alterations and internal changes to facilitate conversion Approval 07/12/2022

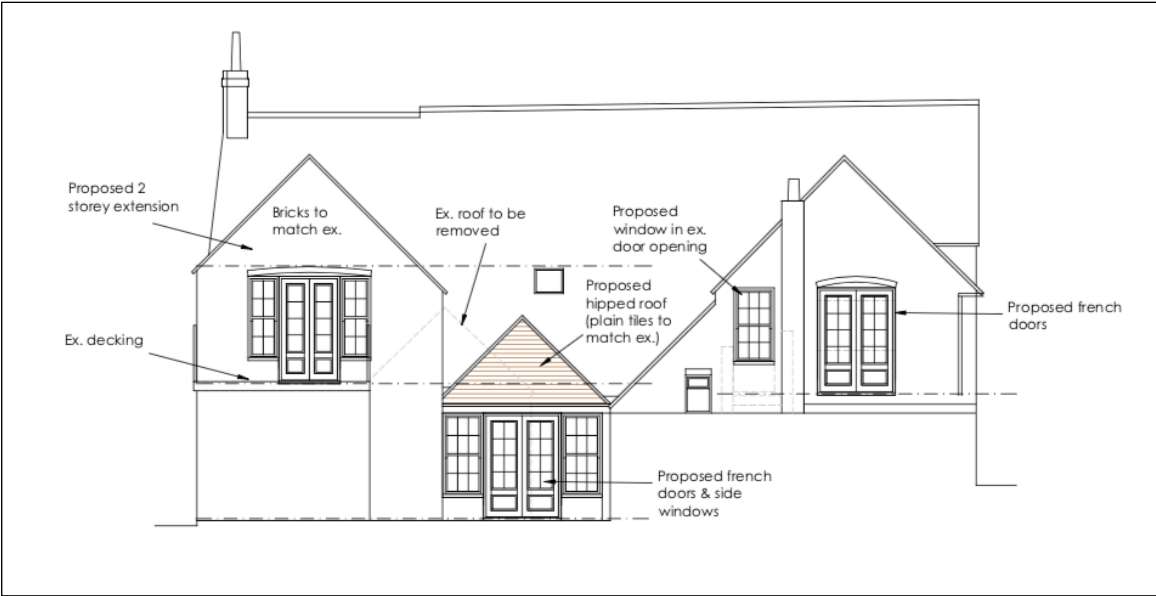
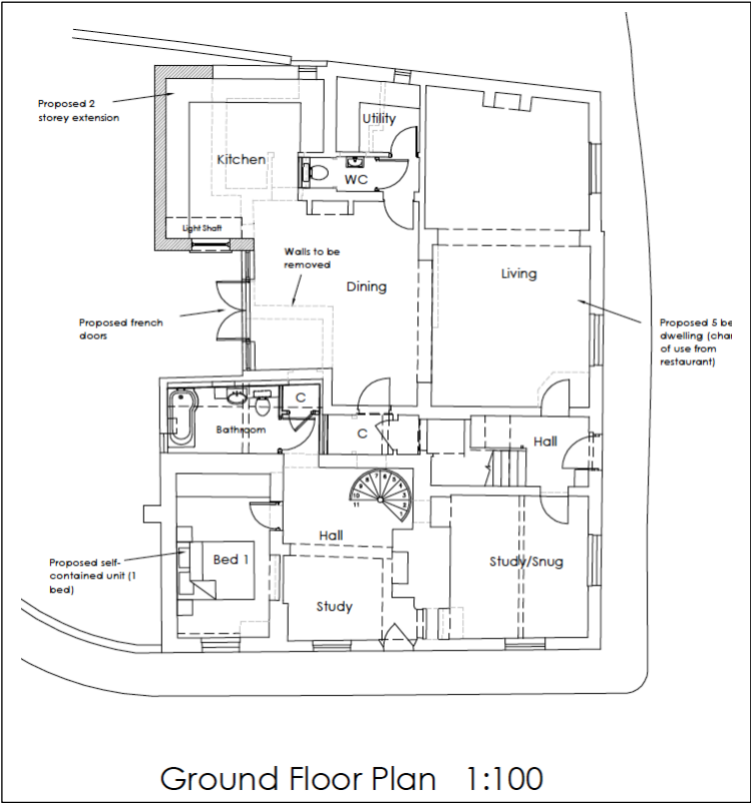
5. PLANNING & HERITAGE STATEMENT

PROPOSALS

- 5.1 The proposals seek to extend the building/s in such a way that is appropriate to its Grade II Listed status and will be in keeping with the setting of the buildings within the Conservation Area which are in a prominent location when viewed from The Quay and which are also in a corner location so that the side and rear views and elevations are as important as the principal, front elevation.
- 5.2 The existing restaurant use is no longer viable. The photographs below show the distinction between the two listed building elements:



- 5.2 The proposals are to re-enstate the building as two dwellings utilising the clear internal separations already in place. This works reasonably well with the small one-bed unit facing south where all existing openings remain. The larger proposed five-bed would contain two small bedrooms at second floor level with the main bedroom accommodation at first floor. To create functional kitchen space appropriate to a dwelling of this significance, the existing rear staggered footprint needs to be rationalised. This has been done as shown below creating, also a more balanced rear elevation and following the guidance contained in the Conservation Area appraisal.





View from street to rear



- 5.3 Structural alterations would be kept to the minimum necessary with the rear being the most affected but to the benefit of the character and appearance of the building with the removal of incongruous railings which are visible widely around the building and along the footpath that runs along the north side of the building to Rope Walk.



PRINCIPLE

- 5.4 The site is located within the settlement of Hamble-le-Rice where there are many eating places to accommodate the needs of the many visitors to both the village and the river.
- 5.5 Policy DM15 of the Local Plan is the only policy that relates to loss of existing 'employment' sites. Other than the Policies that relate to development in Conservation Areas and to Listed Buildings there is no Local Plan Policy which works specifically against the principal of allowing the proposed change of use, stating only:

The redevelopment or change of use of other existing employment sites not identified on the policies map currently in class B2, B8 or E(g)(ii)/(iii) uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied.

Consequently, it is proposed that the change of use in itself should not be a matter of policy principal concern as criteria a and b are satisfied:

- a. *they would not have a significant impact on the continued primary use of the site*
- b. *the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents*

IMPACT ON SETTING OF THE CONSERVATION AREA

- 5.6 Whilst the following Criteria of Policy 169.LB are no longer in force being superseded by Policy DM12, the issues of the replaced Policy are set out below with comments with reference to the application proposals:

Planning applications for new buildings, and alterations and extensions to existing buildings, within or affecting the setting of, Conservation Areas, will be permitted, provided all the following criteria are met:

- (i) *the proposal preserves or enhances the character or appearance of the Conservation Area or its setting; Comment – the exterior of the building will remain almost unchanged with the exception of the rear elevation that will be improved through the removal of paraphernalia associated with the restaurant use and the addition of a modest extension and lower roof alterations all undertaken to compliment the character of the building and enhance it from its current appearance. Note that the building features prominently in the Council’s new Local Plan where it is photographed as being a prime representative feature of the Conservation Area; this photograph (Page 21 of Local Plan) does not emphasise its commercial use but rather its residential character:*



- (ii) *any new building or extension does not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene; Comment – See (i)*

(iii) *the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings;* **Comment – the mass and scale of the building will not be affected as the proposed extensions and alterations will be subordinate to the main existing structure.**

(iv) *architectural details on buildings of value are retained;* **Comment – all architectural detailing will be maintained and are in accord with the Conservation Area Appraisal.**

(v) *with regard to retail premises, a high standard of shop front design and signing, relating sympathetically to the character of the building and the surrounding area, is required;* **Comment – not applicable.**

(vi) *the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area;* **Comment – the materials will be sourced to match as closely as possible those on the existing building which are typical of those within the Conservation Area.**

(vii) *they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment. Existing inappropriate uses will not be allowed to expand or intensify and the Borough Council may encourage their relocation if serious loss of amenity is occurring.* **Comment – the existing use is as a restaurant; the reversion of the use to residential will result in a net reduction of traffic to the benefit of the environment of the Conservation Area.**

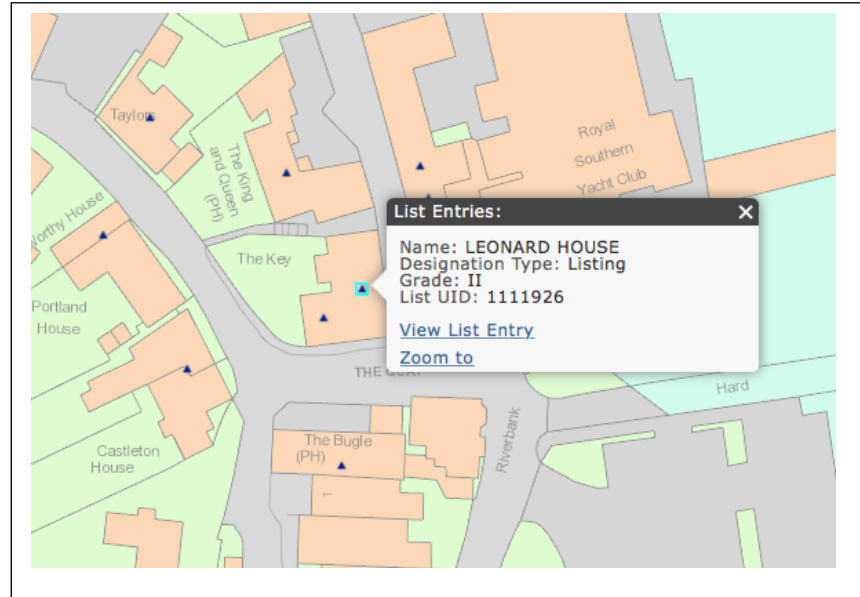
IMPACT UPON THE LISTED BUILDINGS

- 5.7 It is significant with respect to the proposed change of use of this property into two residential dwellings that it is subject to two separate Listings each reflecting the dwellings as proposed. Both of the buildings were listed at the same time on 14th February 1983.

Leonard House

List entry –

Early C19, 2 storeys and attic, 3.1 windows. Symmetrical facade with north side attachment 'in style'. Red tile roof, gabled dormers with tiled cheeks. Brick walling in blue header bond with red flush dressings; quoins, plinth, flat arches. Sashes in reveals. Doorway with cornice and plain pilasters.



- 5.8 The proposed internal alterations are commensurate in scale and form to the proposed use and with the proposed external alterations. As identified in the earlier photographs it is clear that whilst not detrimental in the widest sense the rear elevation of this listed building is compromised by the existing balustrades and paraphernalia associated with the restaurant use and an escape door within the first floor breaching the existing catslide roof in the position of the proposed extension.



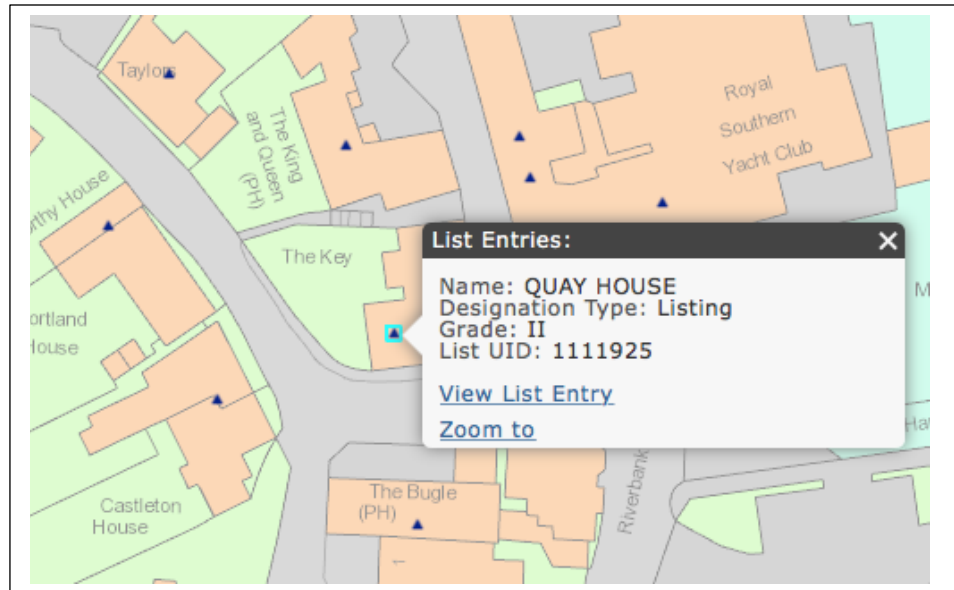
- 5.9 The proposed two storey extension is designed to compliment the existing character of the building and will represent what may be viewed as a logical extension to the building. The existing single storey pitched roof is not currently a strong feature in the rear elevation; its relocation will not be harmful and will

add to the overall balance between the two parts of the listed buildings. Materials will be carefully sourced to match the existing.

5.10 Quay House

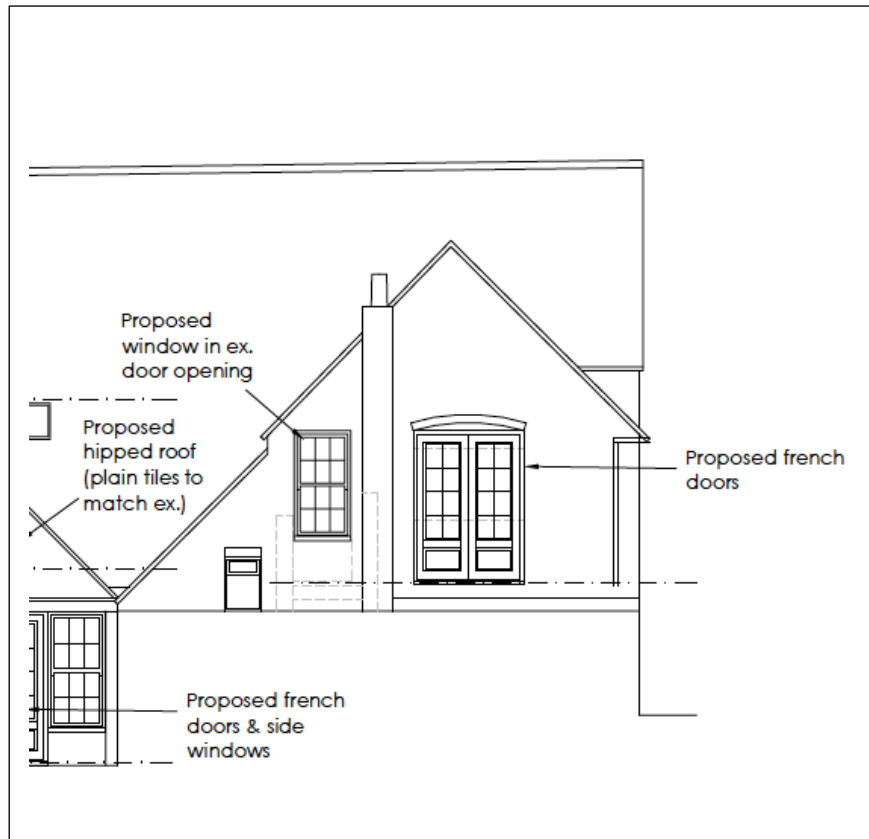
List Entry:

Early C19, 2 windows. Red tile roof. Brick walls (Flemish bond), with cambered openings. Attached to rear of Leonard House.



- 5.11 It is not proposed that this part of the application building be extended however, the above photograph identifies the clear scope for improvement on the west elevation where the existing door and window openings are modern, wholly out of keeping and very prominent. The proposed plans will replace the existing

door with a window opening of traditional style and materials. The ugly window will be replaced by french doors (again of traditional design and materials) to permit use of the existing decked area.

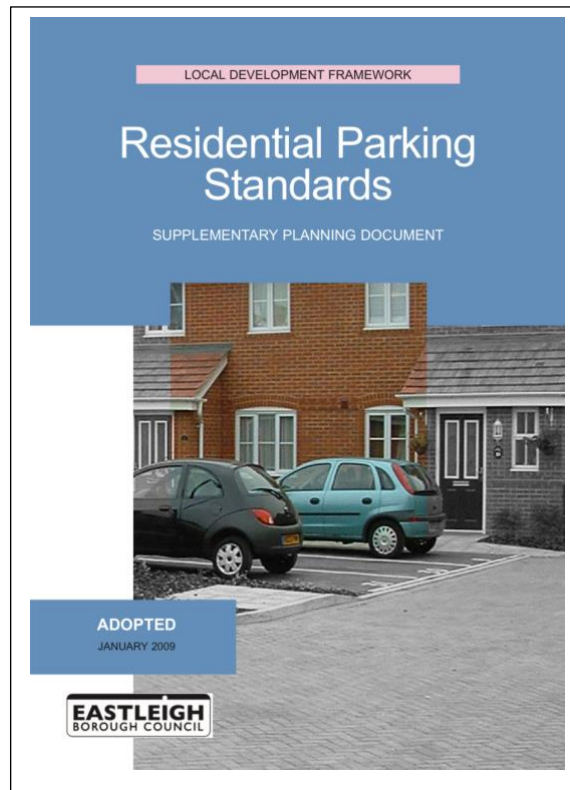


5.12 The Wall

By virtue of the listing of Leonard House and Quay House, the exiting wall surrounding the private rear courtyard is also listed. The wall provides a strong feature in the street scene by continuing the sense of enclosure that is a prominent feature of The Quay. It helps to frame the Listed Bugle Inn and protect the element of visual expectation when rounding the corner leading to the river.

- 5.13 The proposals will keep the wall in its entirety, maintain the existing opening for access and the trees either side of the access which add a natural softness to the scene. Behind the wall two car parking spaces can be provided giving some private parking for the proposed dwellings within this very tight knit environment.

HIGHWAYS

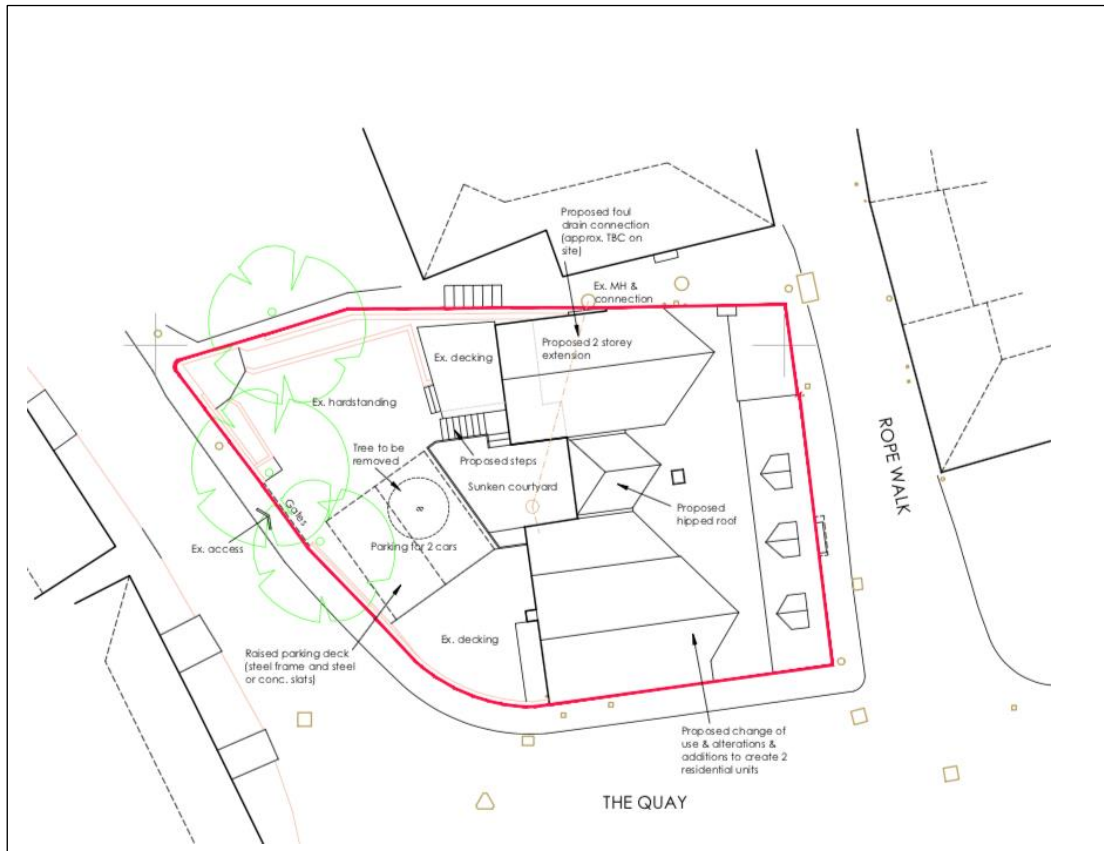


- 5.14 The existing use relies wholly upon public parking. The proposed residential use should provide 5 car parking spaces according to the adopted standards

Property Size	Car Ownership		Car Parking Standard			Long Term Cycle Storage	
	2001 (Census)	2026 (TEMPRO growth)	with 50% or more unallocated spaces	with <50% unallocated spaces	Individual/ 'on- plot' allocation	Individual storage	Communal storage
	cars per household		parking spaces per dwelling				
GENERAL RESIDENTIAL							
1 bed	0.96	1.00	1.00	1.25	2	1	1
2/3 bed	1.37	1.44	1.50	1.75	2	2	1
4+ bed	1.69	1.77	2.00	2.25	3	2	1

- 5.15 The form and nature of the property is that it could not meet with the required parking in any circumstance. It is possible, however, to improve the current arrangement by provision of 2 spaces on site. These spaces are provided in the best way possible to allow entry and egress without harm to the existing listed wall. It must be noted that there are no parking spaces associated with the

existing restaurant use. As a consequence there would be a reduction in parking requirements for the residential use.



- 5.16 To achieve the parking it will be necessary to remove the small tree shown in the photograph below, but this is not considered to be of significance in the Conservation Area being set behind the larger frontage trees.



TREES

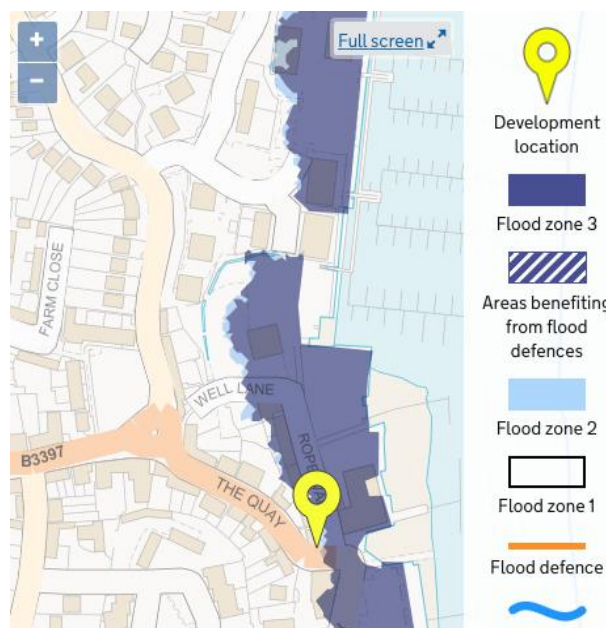
- 5.17 An arboricultural report is included with the application.

ECOLOGY

- 5.18 A Phase 1 survey has been carried out and is attached to the application documentation. It is understood that The Council has adopted a 'Nitrates' mitigation strategy involving commuted payments with which the applicants are happy to comply.

FLOODING

- 5.19 The building and site lie on the edge of Floodzone 3. A Flood Risk Assessment forms part of the Application Documents, the recommendations of which have been followed and will be implemented.



COMMUNITY INFRASTRUCTURE LEVY

- 5.20 Eastleigh Borough Council has not yet introduced the Community Infrastructure Levy.

SOLENT DISTURBANCE MITIGATION & NITRATE NEUTRALITY

- 5.21 Should the Local Planning Authority be minded now to grant planning permission; the applicants will arrange payment of the necessary contribution through the channels normally followed by the Council, including with respect to achieving Nitrate neutrality.

6. CONCLUSION

- 6.1 The site is a prominent building within the Hamble-le-Rice Conservation Area. It comprises two Grade II listed buildings that were originally residential in design and use. The proposal to revert the use back to that of two individual houses will not in itself be harmful to the character and appearance of the Conservation Area.
- 6.2 There are numerous community eating and drinking establishments in the village and it is not considered that the loss of this restaurant will be harmful to the vitality of the settlement.
- 6.3 The modest internal alterations to the building (mostly related to the proposed rear extension will not adversely affect the integrity of, in particular ‘Leonard House’ under the listings.
- 6.4 The external changes to this building will result in the removal of incongruous paraphernalia. The proposed extension will be in keeping with the style and character of the existing and will not be visually harmful. The removal and replacement of the existing first floor door and window to the ‘Quay House’ part of the site, on the west elevation, will be a significant improvement.
- 6.5 Adequate car parking and amenity will be provided for future residents within the constraints of this tight knit site.
- 6.6 There are no significant reasons why this building should not be altered to bring it back to its original use and the Local Planning Authority is requested to grant both planning permission and listed building consent in this case.