

DODWELL COTTAGE HERITAGE STATEMENT

Proposed replacement of existing 2-bay oak-framed car port and secondary shed with new 4-bay oak-framed structure within the setting of a listed building

1. Site and Context

The application site lies within the setting of a designated listed building within the administrative area of Eastleigh Borough Council. The site forms part of the wider residential curtilage and contributes to the rural character typical of parts of the Borough.

Existing structures on site include a 2-bay oak-framed car port and a secondary shed, both of which are modest in scale and of limited architectural and historic merit. The current arrangement is fragmented and poorly oriented, limiting both functionality and visual coherence.

The presence of mature conifer planting is a notable feature; however, this vegetation is not characteristic of the traditional landscape setting associated with the listed building and currently detracts from its wider appreciation.

2. Significance of the Heritage Asset

The significance of the listed building derives from:

- Its architectural and historic interest
- Its contribution to the local vernacular character within the Borough
- Its relationship with its curtilage and rural surroundings

In line with guidance within the National Planning Policy Framework (NPPF) and local policy, the setting of the listed building forms an important component of its significance.

The existing outbuildings make a limited contribution to this significance:

- The secondary shed is of negligible heritage value
- The existing car port, although oak-framed, is substandard in its design, orientation, and condition – the felt roofing has reached the end of its life-span and the exterior walls are in need of repair
- Due to the construction being timber from ground up, the outbuilding is prone to flooding
- The conifer planting is visually dominant and incongruous within a historic rural context

3. Proposed Development

The proposal seeks to:

- Remove the existing 2-bay oak-framed car port
- Demolish the secondary shed
- Construct a new 4-bay oak-framed structure

The proposed building will:

- Be constructed using traditional oak framing, consistent with the rural vernacular of the Eastleigh area
- Present a simple, agricultural-style form appropriate to a historic setting

- Be positioned to improve access, usability, and visual alignment within the site
- Consolidate built form, reducing the current fragmented appearance

Where applicable, the proposal also provides an opportunity to review and manage the existing conifer planting, potentially replacing it with more appropriate native or traditional landscaping in keeping with local character.

4. Impact Assessment (Eastleigh Policy Context)

In accordance with policies within the Eastleigh Borough Local Plan (2016–2036) and the NPPF, development affecting the setting of a listed building should conserve and, where possible, enhance its significance.

The proposal results in a less than substantial impact, which is clearly beneficial, for the following reasons:

- Removal of structures that currently detract from the setting
- Replacement with a well-designed, traditionally detailed oak-framed building
- Improved spatial arrangement, enhancing the legibility and coherence of the curtilage
- Opportunity to mitigate the visual impact of inappropriate conifer planting

The development aligns with local policy objectives that seek high-quality design and the conservation of heritage assets, including policies relating to:

- Design quality and local distinctiveness
- Historic environment protection
- Landscape character

5. Design Approach

The design has been informed by:

- The traditional rural character found within the Borough
- The need to ensure a subservient relationship to the listed building
- The use of authentic materials, particularly oak framing
- A desire to simplify and enhance the built form within the curtilage

The resulting structure is cohesive, appropriately scaled, and reflective of traditional outbuilding forms typical of the area.

6. Legislative and Policy Compliance

The proposal has been developed with regard to:

- Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to preserving the setting of listed buildings
- The National Planning Policy Framework (NPPF), particularly Chapter 16 (Conserving and Enhancing the Historic Environment)
- Relevant policies within the Eastleigh Borough Local Plan (2016–2036)

The proposal preserves and enhances the setting of the listed building and is fully compliant with the above.

7. Conclusion

The proposed development will deliver a clear heritage benefit by:

- Removing buildings of limited or no heritage value
- Replacing them with a high-quality, traditionally designed 4-bay oak-framed structure
- Improving the setting and visual coherence of the listed building
- Addressing the negative impact of out-of-character conifer planting

Overall, the proposal represents a sensitive and policy-compliant enhancement to the site, fully aligned with the expectations of Eastleigh Borough Council and national heritage guidance.