

Design, Access & Heritage Statement

Site Address: South House, School Lane, Hamble-le-Rice, Southampton, SO31 4JD

Heritage Status: Grade II Listed Building | Hamble Conservation Area

Application Context: Householder Planning Permission & Listed Building Consent (Varying/Revising Approved Schemes **L/25/100661** & **H/25/100617**)

1. Introduction & Project Overview

This Design, Access and Heritage Statement has been prepared to support a Householder Planning Application and Listed Building Consent application for South House, School Lane, Hamble-le-Rice.

The proposals follow the recent grant of Listed Building Consent (**L/25/100661**) and Planning Permission (**H/25/100617**) in March 2026. Due to construction feasibility, considerations on-site, compliance with modern technical standards, and an improved design scope, some alterations to the approved scheme are required.

Additionally, this scheme formally incorporates the re-introduction of two pitched roof dormer windows on the south elevation, previously granted Listed Building Consent under application reference **L/16/78912**.

2. Site Context & Heritage Significance

Architectural & Historic Character

- **Listing Status:** Grade II Listed Building, situated prominently at the south-west corner of the original core of the Hamble Conservation Area.
- **Visual Prominence:** South House acts as an important visual "stop end" to the vista leading down School Lane from the Green Lane junction.

- **Building History:** Originally constructed circa 1760 with a prominent front extension built in rendered brickwork circa 1900. The dwelling reflects a layered history featuring Regency-style fenestration and detailed timber joinery. Subsequent alterations were made including a considerable renovation and extension in 2011.

Designated Area Impact

The site forms part of an established historic residential core surrounded by listed assets (e.g., *The Gun House* and *The Old White Harte*). Works to South House require careful detailing to ensure the special character, fabric, and appearance of the listed building and the setting of the Conservation Area are preserved.

3. Relevant Planning History

- **L/11/69081 & C/11/69080 (Approved May/August 2011):** Single-storey side and rear extensions, pitched roof over entrance porch, side/rear rooflights, roof relaying, replacement windows, internal wall modifications, and formation of vehicular access.
- **L/16/78912 (Approved October 2016):** Listed Building Consent granted for the insertion of 2no. dormer windows to the rear (south) elevation to replace existing conservation rooflights. The Council's Conservation Officer was highly supportive, noting the dormers would be a distinct enhancement over rooflights. (Unimplemented).
- **L/25/100661 & H/25/100617 (Approved March 2026):** Internal reconfigurations, elevational alterations (doors and fenestration), construction of a 2m boundary wall, EV charging point, and reduced parking layout.

4. Proposed Alterations & Design Justification

The current application maintains the overall principle of development approved in 2026, but introduces eight specific adjustments to address on-site technical feasibility, structural standards, and refined architectural aesthetics:

Summary of Proposed Variations vs. Approved Scheme L/25/100661 & H/25/100617

1. Raising of extension parapet height and replacement of roof covering to satisfy construction standards.
2. Re-positioned External Door ED.02.
3. Re-designed West Elevation window openings W.08 & W.09 to match Regency profiles.
4. Adjusted position for Window W.07 to resolve RWP clash.
5. Internal layout refinement to Master En-Suite.
6. Removal of cupboards to the west of the second floor study and renovation of bathroom.
7. Omission of rooflights & insertion of 2no. rear roof dormers aligned with existing rafters as shown on the building survey (As minor variation of L/16/78912 consent).

8. Installation of a bespoke powder-coated steel garden pergola with Regency detailing.
9. Replacement of interior door ID.05 top panels with single tempered glass.

Detailed Justification for Each Alteration

4.1. Extension Parapet Height Adjustment

Raised slightly to accommodate structural detail requirements and comply with current Building Regulations for thermal insulation and waterproofing. The slight elevation in parapet height (of approx. 2 brick courses) remains subservient to the principal host dwelling and maintains harmonious proportions with existing brickwork. Existing single ply roof covering to be replaced with single ply.

4.2. Modified Position of Approved Door ED.02

Moved less than 300mm on the same wall. Repositioned to improve internal spatial layout and access flow whilst preserving most of the existing planting.

4.3. Modified Openings to West Elevation (W.08 & W.09)

Revised window proportions and shapes to reflect and align with historical Regency-style window geometry found elsewhere across the host property, whilst raising them for further privacy.

New units to be historically sympathetic, custom white-painted hardwood joinery matching existing profiles elsewhere in section, cill depth, and finish.

4.4. Modified Opening for Approved Window W.07

Adjusted horizontally with a lower cill to avoid direct conflict with the existing functional Rainwater Pipe (RWP) run.

Prevents awkward plumbing diversions across the face of the brickwork, retaining clean exterior elevations.

4.5. Master En-Suite Internal Layout Adjustment

Refined interior floorplan to optimize plumbing layouts and bathroom usability.

Involves non-structural partition walls added during late 20th-century alterations; no historic fabric or plasterwork is removed.

4.6. Removal of cupboards on the second floor & renovation of bathroom

Relocating the boiler and cylinder renders the second-floor unit and plumbing redundant. Removing the east-wall cupboards will reinstate the room proportions approved under the established L/11/69081 & C/11/69080. Renovation of modern bathroom.

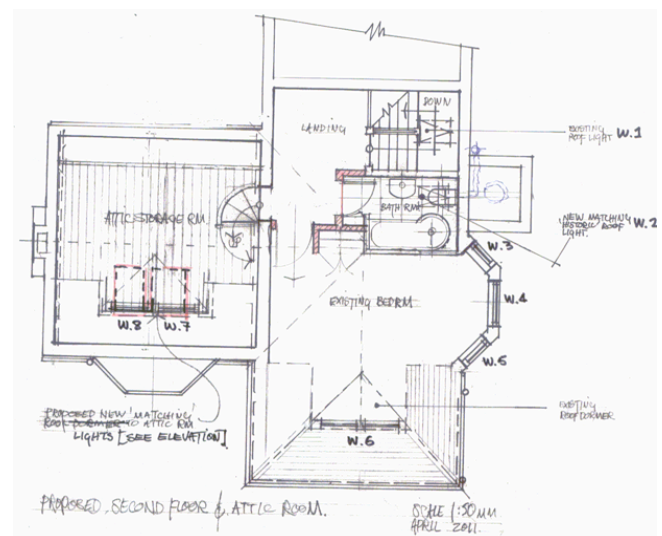


Fig.01 Proposed Second Floor Plan
L/11/69081 & C/11/69080

4.7. Replacement of Rooflights with 2no. Roof Dormers (Variation of L/16/78912)

Replacing modern rooflights with traditional pitched roof dormers on the rear (south) roof slope. Reincorporating a slight variation to the scheme granted under **L/16/78912**, which the Built Heritage Officer praised as an *"improvement on the rooflights"* that would create *"an excellent addition to the building"*. The proposal differs from the granted consent in the position of the dormers as there seem to be exposed rafters on the inside of the existing rooflights. Hence setting out the dormers from the rafters out to avoid the disturbance of the rafters.

- **Dormer Materials & Construction Detail:**

- **Roofing:** Clay peg tiles matching the main roof, utilizing reclaimed tiles saved from on-site works wherever possible.
- **Cheeks & Gable:** Traditional lead sheet dressings.
- **Joinery:** Bespoke hardwood casement windows, factory-finished in white paint to match existing fenestration exactly. Slimline double glazing.



Fig.02 Proposed South Elevation L/16/78912

4.8. Bespoke Powder-Coated Metal Garden Pergola

Provision of a high-quality, lightweight external shaded seating area within the private rear garden curtilage. Custom-designed powder-coated metal structure featuring delicate Regency-inspired scrollwork and detailing to mirror the architectural era of the house. Footings/baseplates will be installed in accordance with specialist manufacturer guidelines, ensuring minimal, reversible ground disturbance within the garden curtilage.

Fig.03 Reference CGI pergola showing design intent



4.9 Replacement of ID.05 top panels with single tempered glass.

Replacement of the top four panels only with tempered glazing, to allow natural light into the inner hall. There is little evidence of the date of this door. The lack of natural light into the main hallway is a detriment to the dwelling, these minor alterations are considered to have a neutral impact on the heritage asset.



Fig 04. Photograph of ID.05

The house currently has a mix of different glazing including mostly double glazing, some of which is failing. The replacement of any double glazed windows and new windows is proposed with 14mm slimline double glazed units.

5. Access, Parking & Boundary Treatments

All access and parking arrangements remain fully compliant with the approved details under applications **L/25/100661** and **H/25/100617**:

- **Vehicular Access, Parking & EV Charger:** Retains the approved 2-space parking and surface-mounted EV charger in complete accordance with Approved Conditions 3, 5, and 7 of L/25/100661.
- **Boundary Wall:** Slight change in layout of proposed wall following strict adherence to topographical survey and site boundary. To be built in complete accordance with Approved Details of L/25/100661.
- **Arboricultural Protection:** Groundworks continue to respect local tree roots as reviewed and accepted by the Local Authority Arboricultural Officer. Furthermore and even though it has not been required, The foundation of the wall next to the one existing tree will be designed to minimise the impact on its roots.

6. Flood Risk Assessment

The site remains in Flood Zone 1 with a very low risk of flooding from all sources. The proposal introduces no additional flood risk or impact compared to the approved 2026 application.

7. Ecology

The proposal maintains the exact ecological baseline established in the approved 2026 application. However, given the introduction of the dormers, a Preliminary Roost Assessment took place in September 2025. It determined that the property has medium potential for roosting bats and a Phase 2 emergence survey was made in May 2026, no bats emerged from the property. Both reports accompany this application.

8. Heritage Impact Assessment & Conclusion

The proposed modifications represent a practical, technical, and architecturally sensitive refinement of the approved 2026 & 2016 schemes.

1. **Preservation of Historic Fabric:** Internal and external revisions preserve all key surviving historic elements.
2. **Architectural Enhancement:** Re-instating the approved 2016 dormer window design replaces unsympathetic rooflights with traditional dormers that complement the rear roofline.
3. **Curtilage Sensitivity:** The inclusion of a bespoke Regency-styled steel pergola offers a high-quality, lightweight addition that enhances the enjoyment of the listed building's setting without dominating it.

The proposal satisfies the statutory requirements of **Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990** and complies with Chapter 16 of the **National Planning Policy Framework (NPPF)**, as well as relevant Local Plan policies. Eastleigh Borough Council is respectfully requested to grant Listed Building Consent and Householder Planning Permission to the proposal accompanying this statement.

ANNEX - Photographs



Aerial view of the site with the boundary shown in red



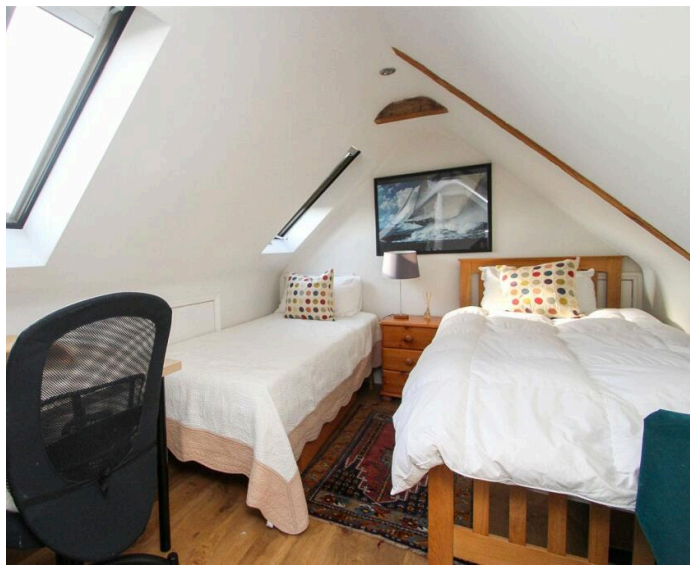
Street-level view of South House from the North-West



View of the garden area and existing dormer from the South-East



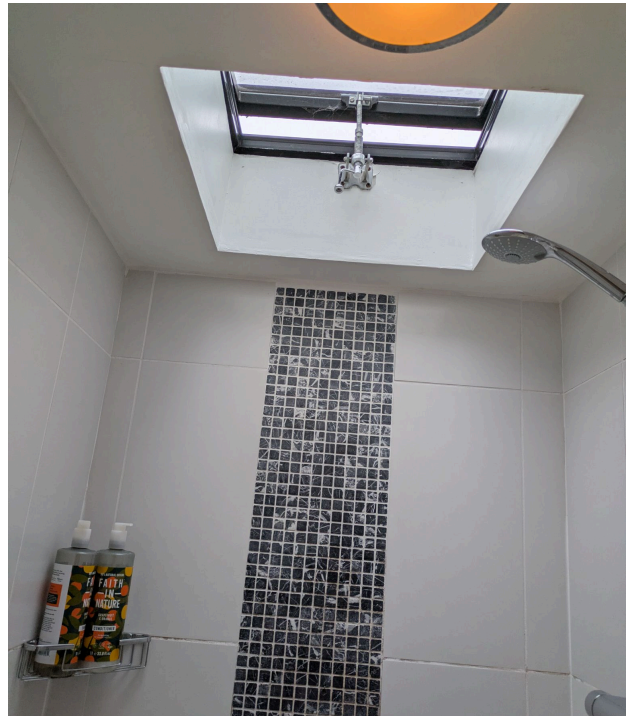
View of the south elevation and rooflights



View of attic space



Modern existing master bathroom layout & finishes to be replaced



Modern existing master bathroom layout and finishes to be replaced



Modern existing ensuite finishes to be replaced



Modern existing family bathroom finishes to be replaced



Different window openings elsewhere in the house



Different window openings elsewhere in the house

