

Design and Access, Planning and Heritage Statement

For

**3 The Square
Hamble-le-Rice
Southampton
SO31 4LS**

Job Ref: 16274



DESIGN AND ACCESS STATEMENT
PLANNING STATEMENT
HERITAGE STATEMENT

In support of a Full Planning & Listed Building Application

3 The Square
Hamble-le-Rice
Southampton
SO31 4LS

Applicant

Bartholomew Nicholas Limited

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1. Introduction

1.1

This Heritage Statement and Planning Statement has been prepared by Bennington Green Limited on behalf of Bartholomew Nicholas Limited in support of applications for planning permission and Listed Building Consent relating to boundary treatment and associated landscaping works at 3 The Square, Hamble-le-Rice, Southampton, SO31 4LS.

1.2

The statement has been prepared following a review of:

- the existing site and its immediate surroundings;
- the National Heritage List for England;
- the Hamble Conservation Area Appraisal;
- the Eastleigh Borough Local Plan 2016–2036;
- the National Planning Policy Framework;
- relevant statutory duties relating to listed buildings and conservation areas;
- correspondence between the property owner and Eastleigh Borough Council's Planning Enforcement team;
- historic information supplied by the applicant;
- the applicant's earlier draft Heritage Statement; and
- the measured survey and existing/proposed drawings subsequently prepared by Bennington Green Limited.

1.3

The purpose of this document is to describe the significance of the designated heritage assets affected by the proposals, assess the effect of the proposed works upon that significance and demonstrate that the proposed works represent an appropriate and sympathetic form of boundary treatment within the setting of the Grade II listed building and Hamble Conservation Area.

1.4

The Local Planning Authority has previously requested proper elevational information showing the boundary treatment, dimensions, relationship with adjoining land and proposed finishes. The professional drawing package prepared by Bennington Green responds directly to that request and allows the proposals to be assessed accurately against the existing site levels and context.

2. The Site and Surroundings

2.1 Location

The application property is No. 3 The Square, situated within the historic centre of Hamble-le-Rice. The site forms part of a group of historic properties comprising Nos. 1–5 The Square. The building occupies the western part of the site, with its garden extending eastwards/rearwards down the naturally sloping ground.

The topographical survey demonstrates the significant change in level across the garden and its relationship with the adjoining properties.

2.2

The application concerns the garden boundaries rather than alteration of the principal building. The existing site plan records the existing garden layout, boundaries, neighbouring patio and right of access towards Well Lane.

2.3

The site has a distinctly domestic garden character. Boundaries comprise a mixture of existing walls, fencing, planting and vegetation, while the surrounding properties similarly contain a variety of garden structures, boundary treatments and landscaping.

2.4

The land falls materially away from the properties towards the lower part of the gardens. Consequently, retaining structures and stepped boundary treatments are an established and necessary feature of the physical arrangement of these plots. The proposed works should therefore be understood principally as repair, reinstatement and rationalisation of an existing domestic garden boundary, together with the provision of an appropriate retaining solution where the adjoining land levels require support.

3. Heritage Designations

3.1 Grade II Listed Building

Historic England confirms that Nos. 1–5 The Square are included together within the National Heritage List for England under:

List Entry: 1204322

Grade: II

Date First Listed: 14 February 1983

List Entry Name: The Olde Cottage

Statutory Address: 2–5 The Square / The Olde Cottage, 1 The Square.

Historic England – The Olde Cottage, 1–5 The Square

No. 3 therefore forms part of the Grade II listed group.

3.2

Historic England describes the group as dating principally from the eighteenth and early nineteenth centuries and identifies its picturesque cottage composition, tiled roofs, prominent chimneys, painted brickwork/part render, cambered openings, sash windows and Georgian-style shopfront as features contributing to its architectural interest.

The applicant's original research correctly identified the same list entry and the Grade II designation.

3.3

The significance of No. 3 is therefore principally derived from:

- its age and historic fabric;
- its architectural composition;
- its relationship with Nos. 1, 2, 4 and 5;
- its contribution to the historic built form surrounding The Square;
- its traditional scale, materials and appearance; and
- its contribution to the historic development and character of Hamble.

The rear garden provides part of the setting of the listed building, although it is not the principal element from which the building derives its architectural significance.

4. Hamble Conservation Area

4.1

The property is situated within the Hamble Conservation Area.

The adopted Conservation Area Appraisal describes Hamble as a historic settlement focused upon the High Street extending from The Square towards the Quay and River Hamble. The conservation area incorporates the historic village together with elements of its landscape setting.

4.2

The appraisal identifies Hamble's historic development as a small trading and shipbuilding port on the River Hamble. It specifically recognises The Square as an important component of the historic settlement and records eighteenth-century development around it, including Copperhill Terrace and other historic buildings extending towards the High Street and church.

4.3

The conservation area's significance is derived not simply from individual buildings but from the relationship between:

- historic buildings;
- the village street pattern;
- the topography;
- established plots and boundaries;
- mature vegetation and landscaping;
- traditional materials; and
- the historic relationship between the settlement and the River Hamble.

4.4

Of particular relevance to this proposal is the traditional and relatively informal character of the rear gardens and boundaries. The application site does not present as a formal designed historic landscape. Rather, the gardens have evolved as domestic spaces containing a mixture of boundary structures, planting and later interventions.

The use of natural timber, planting and natural stone is therefore particularly appropriate to this setting.

5. Existing Condition

5.1

The boundary between Nos. 2 and 3 has historically comprised a mixture of fencing, walling, vegetation and retaining structures.

The applicant's photographic and documentary information demonstrates that parts of the boundary had become dilapidated, with sections of fencing missing and the adjoining raised ground locally supported by a mixture of materials. The applicant's earlier assessment records raised ground associated with Nos. 1 and 2 and describes the previous retaining arrangement as comprising rubble and concrete rather than a coherent traditional wall.

5.2

The existing elevations prepared by Bennington Green illustrate the relationship between the commercial building, sloping garden and existing boundary arrangements.

5.3

It is important in heritage terms that the proposals are not understood as the removal of a complete, formal or demonstrably significant historic garden boundary.

Rather, the works address a boundary that has evolved over time and contains sections requiring repair or replacement.

5.4

The works consequently provide an opportunity to replace deteriorated and visually inconsistent elements with a more coherent treatment employing natural and traditional materials.

6. Description of the Proposed Development

6.1

The proposals are shown principally on the following Bennington Green drawings:

- 101 – Existing Site Plan
- 102 – Existing Elevations Sheet 1 of 2
- 103 – Existing Elevations Sheet 2 of 2
- 201 – Proposed Site Plan
- 202 – Proposed Elevations Sheet 1 of 2
- 203 – Proposed Elevations Sheet 2 of 2.

6.2

Drawing 201 provides the coordinated proposed site arrangement and identifies the individual boundary treatments.

The works comprise a combination of:

- retention of existing fencing and hedging where appropriate;
- repair or removal of sections of existing wall where necessary;
- Willow or Hazel Hurdle fencing panels associated with existing wall sections;
- Up to 2m-high close-boarded timber fencing incorporating 1ft trellis;
- timber hit-and-miss fencing;
- timber hit-and-miss bifold gates;
- timber post-and-rail fencing;
- stock wire discreetly fixed to the timber rails;
- a dry Purbeck stone retaining wall;
- concealed structural support to fencing where required; and
- a single-line timber pergola.

6.3 Dry Stone Retaining Wall

A principal element of the works is the provision of an approximately 1m-high and 12m-long dry Purbeck stone wall along the lower part of the boundary between Nos. 2 and 3.

The wall replaces the existing retaining arrangement requiring repair. Drawing 203 specifically identifies the proposed wall as approximately 1m high and 12m long and shows its relationship with the sloping land and fencing above.

6.4

The proposed construction incorporates an appropriate granular base, drainage and shingle behind the wall together with geotextile separation.

These components are principally functional and concealed once the works are complete.

6.5

The use of Purbeck stone provides a substantially more sympathetic visual treatment than an exposed modern concrete retaining structure, concrete blockwork or other heavily engineered solution.

The wall will read as a traditional landscape feature rather than an extension to the listed building.

7. Proposed Timber Boundary Treatment

7.1

Above and adjoining the stone wall, the proposal incorporates timber rails with softwood morticed posts, generally approximately 1.4–1.6m high, together with discreet stock wire where necessary.

7.2

This provides a deliberately lightweight boundary treatment.

The visual permeability of the post-and-rail construction is important. It avoids creating the appearance of a continuous, visually dominant solid enclosure through the lower garden and allows vegetation to remain an important component of the boundary.

7.3

The natural timber will also weather with age and assimilate into the established garden setting.

7.4

At the upper part of the garden, where greater privacy is reasonably required in closer proximity to the commercial building, the proposal incorporates up to 2m high close-boarded fencing incorporating 1ft trellis and, elsewhere, hit-and-miss timber fencing and gates. Drawing 202 illustrates their scale in direct relationship to No. 3.

7.5

This graduated approach is considered preferable to the installation of a single uniform solid fence throughout the full length of the boundary.

8. Pergola

8.1

A single-line timber pergola is proposed towards the lower garden. Its position and scale are shown on Drawings 201 and 203.

8.2

The pergola follows the garden boundary and is proposed at a height responding to the neighbouring garden arrangement. Drawing 203 identifies the approximate location of the neighbouring pergola and demonstrates the relationship between the two structures.

8.3

The pergola is not an enclosed structure and does not create additional floorspace. Its open timber construction allows views through the structure and provides an appropriate framework for garden planting.

8.4

It will therefore read as a conventional garden feature rather than a substantive building or structure.

9. Assessment of Heritage Significance

9.1

In assessing heritage impact it is necessary to distinguish between the significance of the listed building itself and the contribution made by the particular part of its setting affected by the works.

9.2

The highest heritage significance lies in the historic cottage range, particularly its external architecture, roof form, fenestration, traditional materials, historic fabric and collective contribution to The Square.

9.3

The rear garden contributes positively to the setting by providing landscaping behind the historic buildings.

However, the available evidence does not indicate that the existing mixture of modern fencing, deteriorated retaining material and garden structures possesses equivalent historic or architectural significance.

9.4

The proposals do not involve:

- demolition of any part of the principal listed building;
- alteration of its historic elevations;
- alteration of its roof;
- replacement of historic windows or doors;
- loss of identified significant internal fabric; or
- construction of a substantial new building within its setting.

9.5

The physical intervention is confined to the garden and its boundaries.

This distinction is also reflected in the Council's enforcement correspondence, which acknowledges that the external works do not touch the listed building itself.

10. Heritage Impact Assessment

10.1 Listed Building

The proposal is considered to preserve the special architectural and historic interest of the Grade II listed building.

No significant historic fabric forming part of the listed building itself is affected.

10.2

The replacement and repair of deteriorated boundary structures will improve the appearance and physical integrity of the garden setting.

The use of dry stone, timber rail and other timber fencing and planting-compatible structures provides a restrained material palette appropriate to the traditional character of the site.

10.3

The dry stone wall is particularly beneficial when compared with a visually engineered retaining solution. Its natural material and relatively modest height allow it to integrate into the landscaped garden.

10.4

Similarly, the timber rail fencing maintains visual permeability and an informal garden character.

10.5

The proposals are therefore considered to result in no harm to the significance of the Grade II listed building. To the extent that the replacement of deteriorated and inconsistent boundary treatments with coherent natural materials improves the appearance of its garden setting, the proposals provide a modest heritage benefit.

11. Effect upon Hamble Conservation Area

11.1

The works are primarily situated within a private rear garden and are subordinate to the historic buildings forming The Square.

11.2

They do not materially alter the historic street frontage or the principal public experience of the listed group.

11.3

The use of natural stone and timber is consistent with the informal landscape qualities which contribute to Hamble's historic character.

11.4

The proposals retain existing planting and hedging where practicable and provide boundary treatments capable of being softened further through landscaping.

11.5

The proposal is therefore considered to preserve the character and appearance of the Hamble Conservation Area and, through the replacement of deteriorated boundary elements with a coherent palette of traditional materials, provides the opportunity for a modest enhancement to the immediate garden setting.

12. Planning History and Background to the Application

12.1

The applicant's earlier research identifies previous planning/listed building matters relating to the property including works to the building in 1978 and 1986 and tree works in 1993.

These matters are of limited direct relevance to the present application but demonstrate the established historic use and evolution of the property.

12.2

More immediately relevant is the recent correspondence between the applicant and Eastleigh Borough Council.

The Council requested elevations and measurements to establish the relationship between the proposed boundary treatment, existing levels, neighbouring land and proposed finishes.

12.3

The applicant subsequently confirmed the anticipated boundary arrangement, including up to 2m-high fencing at the upper end, approximately 1.4–1.6m-high timber rail fencing elsewhere and the approximately 12m-long, 1m-high retaining wall.

12.4

Following further correspondence concerning the relationship between the fencing, retaining wall and pergola, the Council advised on 18 June 2026 that planning and Listed Building applications should be submitted.

12.5

The present application responds directly to that request.

A measured topographical survey has now been undertaken and a coordinated professional drawing package prepared, allowing the Local Planning Authority to assess precisely the scale, appearance and relationship of the proposed works.

13. Planning Policy Context

13.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The statutory starting point is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16 requires special regard to be given to the desirability of preserving a listed building, its setting and features of special architectural or historic interest. Section 66 similarly establishes the duty when considering development affecting a listed building or its setting. Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

13.2

For the reasons set out above, the proposals satisfy these statutory objectives. The historic building remains unaffected, its landscaped setting is preserved and the character and appearance of the conservation area are maintained.

14. National Planning Policy Framework

14.1

Section 16 of the National Planning Policy Framework concerns the conservation and enhancement of the historic environment.

The Framework recognises heritage assets as an irreplaceable resource and requires them to be conserved in a manner appropriate to their significance.

14.2

Paragraph 207 requires applicants to describe the significance of affected heritage assets, including the contribution made by their setting, at a level proportionate to their importance. Paragraphs 208–210 require the decision maker to understand that significance and seek to avoid or minimise conflict with conservation.

This Heritage Statement has been prepared specifically to meet that requirement.

14.3

Paragraph 212 requires great weight to be given to the conservation of designated heritage assets. Paragraph 213 provides that any harm to their significance requires clear and convincing justification.

14.4

In this instance the assessment concludes that the proposal would cause no harm to the significance of the listed building or conservation area.

The works retain the fundamentally landscaped character of the rear garden and employ materials and forms sympathetic to the historic context.

15. Eastleigh Borough Local Plan 2016–2036

15.1

The adopted Eastleigh Borough Local Plan 2016–2036 forms part of the statutory development plan. Of particular relevance is Policy DM12 – Heritage Assets.

The policy seeks to conserve and enhance the Borough's heritage assets and restrict development likely to harm them or their settings. Development affecting a heritage asset or its setting is expected to avoid harm to its significance and achieve a high standard of design respecting and complementing the character and qualities of the heritage asset.

15.2

The proposal accords with Policy DM12 because:

- significant historic fabric is unaffected;
- the principal architectural interest of the listed building is preserved;

- natural and sympathetic materials are proposed;
- the development is subordinate to the listed building;
- deteriorated boundary structures are repaired or replaced;
- the works provide an appropriate long-term retaining solution;
- existing vegetation is retained where practicable; and
- the development preserves the character and appearance of the conservation area.

15.3

Eastleigh Borough Council's current local validation requirements similarly require a Heritage Statement for proposals affecting a listed building or conservation area and require that statement to explain significance, impact and measures taken to minimise adverse effects.

The submitted assessment addresses those requirements.

16. Design Rationale

16.1

The proposals have been deliberately designed as a series of differing but complementary boundary treatments rather than a continuous engineered enclosure.

This responds to the varied character of the garden and the changing functional requirements along the boundary.

16.2

Close-boarded fencing is concentrated around the upper part of the site where more privacy is required.

16.3

The more open timber rail treatment is employed through the lower garden, where a lighter and more rural appearance is appropriate.

16.4

The retaining wall uses natural Purbeck stone rather than exposed concrete or blockwork.

16.5

The pergola uses an open timber construction and provides a framework that can be integrated with garden planting.

16.6

Willow or hazel hurdle panels are proposed in association with retained/repaired walling, providing further natural texture.

16.7

Taken together, this represents a carefully considered palette which avoids introducing an unnecessarily formal or urban boundary treatment into the rear garden of the listed property.

17. Residential Amenity

17.1

The proposals are not considered to result in unacceptable effects upon neighbouring residential amenity.

17.2

The fencing provides a conventional degree of separation and privacy between neighbouring gardens.

The lighter post-and-rail treatment through the lower garden avoids unnecessary enclosure or visual dominance.

17.3

The pergola is open-sided and single line and does not create habitable accommodation or an elevated viewing platform.

17.4

The proposals therefore achieve an appropriate balance between privacy, security, structural necessity and preservation of the garden character.

18. Landscape and Visual Impact

18.1

The proposal does not materially alter the established pattern of development.
The land remains in commercial garden use.

18.2

Existing fencing and hedging are retained where appropriate, as specifically identified on Drawing 201.

18.3

Natural timber and stone will weather and mature alongside the existing planting.
The visual effect of the proposals will therefore soften further with time.

18.4

The proposal will consequently retain the verdant and informal quality of the rear gardens whilst providing a safer and more coherent boundary.

19. Archaeology and Ground Disturbance

19.1

The proposal includes localised groundworks associated with the retaining wall, drainage and concealed fence-post supports.

19.2

These works are limited in scale and are situated within an established garden which has previously been subject to landscaping, boundary construction and changes in level.

19.3

The works are also physically separated from the principal historic building.
On the evidence presently available, the proposal is not considered likely to result in a material archaeological impact.
Should the Local Planning Authority identify a specific archaeological sensitivity through the Historic Environment Record, an appropriately proportionate condition could address any necessary recording or watching brief.

20. Planning Balance

20.1

The proposals provide practical and heritage benefits.

They:

- address deteriorated boundary and retaining structures;

- provide appropriate support to adjoining raised land;
- improve safety and security;
- reinstate a coherent garden boundary;
- utilise sympathetic natural materials;
- preserve the landscaped setting of the listed building;
- preserve the character and appearance of Hamble Conservation Area; and
- avoid intervention into the significant historic fabric of the listed building.

20.2

There is no identified heritage harm requiring a balancing exercise against public benefits under the NPPF.

Nevertheless, even considered conservatively, the practical repair of the boundary and replacement of visually poor and deteriorated elements with natural stone and timber represent positive outcomes for the long-term appearance and management of the heritage asset's setting.

21. Conclusion

21.1

No. 3 The Square forms part of an attractive and historically significant Grade II listed group occupying a prominent position within the historic core of Hamble-le-Rice.

The architectural and historic significance of the listed building and the wider significance of the Hamble Conservation Area have therefore been afforded considerable weight in developing and assessing the proposals.

21.2

The works are modest in nature and are confined to the rear garden boundaries.

They do not alter the principal listed building or remove fabric identified as contributing materially to its special architectural or historic interest.

21.3

The proposal instead seeks to repair and rationalise a deteriorated garden boundary through the considered use of Purbeck dry stone walling, timber rail and other timber fencing, willow or hazel hurdle treatment and a timber pergola.

21.4

The detailed plans and proposed elevations demonstrate that the works have been designed with an understanding of the site's significant change in levels and the relationship with adjoining properties. The resulting scheme is materially more precise than the preliminary information considered during the earlier enforcement correspondence and directly addresses the Council's request for accurate elevations, dimensions and finishes.

21.5

The proposals are considered to:

- preserve the special architectural and historic interest and setting of the Grade II listed building;
- preserve the character and appearance of the Hamble Conservation Area;
- cause no harm to the significance of the designated heritage assets; and
- accord with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework and Policy DM12 of the Eastleigh Borough Local Plan 2016–2036.

21.6

Accordingly, it is respectfully requested that Eastleigh Borough Council grant Planning Permission and Listed Building Consent for the proposed works.