

Heritage Statement

**The Cottage, School Lane, Hamble-le-Rice,
Southampton, SO31 4JD**

1. Introduction

This Heritage Statement has been prepared in support of an application relating to works at **The Cottage, School Lane, Hamble-le-Rice, Southampton, SO31 4JD**.

The property is a **Grade II listed building**, forming part of the listed entry known as “**The Cottage and South House**”, **List Entry No. 1281288**, which was listed on 14 February 1983. Historic England describes the building as an early 19th-century large L-shaped block with numerous additions, whilst retaining its historic Regency character. The building is of two storeys with attic accommodation, with a red tile roof, painted rendered walls and a first-floor band.

The proposed works are limited in scale and are primarily located within the existing front garden. No alterations are proposed to the principal historic fabric, architectural detailing or elevations of the listed building.

2. Proposed Works

The proposal comprises the following works:

- Removal of the existing low-level boundary wall within the front garden. The wall is of limited architectural and historic significance and does not form part of the principal historic character of the listed building.
- Formation of a new driveway within the existing front garden.
- Installation of a new **50mm round-topped kerb edging** to define the edge of the driveway.
- Use of the existing **Cotswold limestone chippings**, already present within the front garden, as the finish to the new driveway.
- Installation of a new **OHME electric vehicle charging point**.
- The EV charger will be secured to the building with three screws and suitable rawlplugs, with only minor associated works required to connect the charger to the electricity grid.

3. Heritage Significance

The special interest of The Cottage derives principally from its historic architectural character and its contribution to the historic townscape of Hamble-le-Rice. The Historic England listing identifies the building as an early 19th-century structure retaining a

Regency character, including its rendered elevations, historic proportions, roof form and architectural detailing.

The wider setting is also of heritage interest. Hamble-le-Rice contains a significant concentration of historic buildings and forms part of a historic settlement associated with the River Hamble and its maritime history. The Hamble Conservation Area includes School Lane and areas around the historic core of the village.

The front garden forms part of the setting of the listed building; however, the existing low-level boundary wall is not considered to make a significant contribution to the special architectural or historic interest of the listed building. The proposed works have therefore been designed to minimise intervention and retain the established character of the property's frontage.

4. Assessment of the Proposed Works

Removal of Existing Low-Level Boundary Wall

The existing low-level boundary wall is of limited architectural and historic significance and does not form part of the principal historic fabric of the listed building.

Its removal will allow the front garden to accommodate a modest parking/driveway area. The removal is considered to have a **neutral to negligible effect on the heritage significance** of the listed building.

Formation of Driveway

The proposed driveway will be formed within the existing front garden and will not require alterations to the historic fabric of the listed building.

The use of **Cotswold limestone chippings already present within the garden** will help ensure that the new driveway remains visually compatible with the existing character and appearance of the property. The permeable material finish will also avoid the introduction of an incongruous extensive area of modern hard surfacing.

The driveway will be clearly defined using a **50mm round-topped kerb edging**. Its relatively small scale and simple appearance will ensure that it remains visually subordinate to the listed building.

Overall, the formation of the driveway is considered to result in **negligible impact on the significance of the listed building and its setting**.

Electric Vehicle Charging Point

The proposed OHME electric vehicle charging point is a small, functional item of domestic infrastructure.

The charger will be secured using only **three screws and rawlplugs**, with minor works required to establish the electrical connection to the existing grid supply. The installation will not require any substantial alteration to the building.

The charger will be positioned so that its visual presence is limited and does not compete with the principal architectural features of the listed building.

The limited physical intervention and small scale of the equipment mean that the proposal will have **negligible impact on the historic fabric and special architectural interest** of the listed building.

5. Impact on the Listed Building

The proposed works have been carefully considered having regard to the Grade II listed status of the property.

Importantly, the proposal does **not** involve:

- demolition or alteration of any significant part of the listed building;
- alterations to the historic roof structure or roof covering;
- alterations to significant windows, doors or architectural details;
- changes to the principal elevations;
- substantial excavation adjacent to the historic building; or
- the introduction of visually intrusive materials or structures.

The works are concentrated within the existing front garden and involve relatively minor alterations to its appearance and use.

The use of the existing Cotswold limestone chippings as the driveway finish is considered appropriate and helps maintain visual continuity with the existing garden. The simple kerb treatment provides a restrained definition to the driveway without introducing a visually dominant feature.

The EV charger is similarly modest in scale and requires only limited fixing and electrical works.

6. Effect on the Setting

The proposed works will result in some change to the appearance and use of the front garden. However, the changes are modest and domestic in scale and will not materially affect views of the listed building or its principal architectural features.

The proposed driveway will remain visually subordinate to the building, whilst the use of a loose limestone finish will provide a relatively traditional and understated appearance.

The removal of the existing low-level wall is not considered to result in the loss of a feature which makes a meaningful contribution to the significance of the listed building.

Accordingly, the proposal is considered to result in **no harm, or at most negligible harm, to the significance of the Grade II listed building or its setting.**

7. Conclusion

The proposed works at The Cottage, School Lane comprise minor alterations to the existing front garden together with the installation of a small electric vehicle charging point.

The proposal has been designed to respect the listed status and historic character of the property. No significant historic fabric will be removed or altered, and the principal architectural features of the Grade II listed building will remain unaffected.

The proposed driveway will utilise **Cotswold limestone chippings already present within the garden**, with a simple 50mm round-topped kerb used to define its edge. The removal of the existing low-level boundary wall is considered acceptable given its limited heritage significance.

The proposed OHME electric vehicle charger is a small piece of domestic infrastructure requiring only limited fixing and minor electrical works. It will not materially affect the architectural character or historic fabric of the listed building.

Overall, the works are considered to be **minor, proportionate and sympathetic to the character of the listed building and its setting.** The proposal will preserve the special architectural and historic interest of The Cottage and will not result in any material adverse impact upon its heritage significance.

