



WITCHER CRAWFORD  
ARCHITECTS & DESIGNERS

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## Design & Heritage Statement

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Figure 1 - Proposed Southern Elevation

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### Lincolns, Boyatt Lane

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### Proposed Orangery

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### **Accompanying Drawings & Information**

W1789 P01 Existing Site Plan  
W1789 P02 Existing Basement Floor Plan  
W1789 P03 Existing Ground Floor Plan  
W1789 P04 Existing First Floor Plan  
W1789 P05 Existing West and South Elevation  
W1789 P06 Existing East and North Elevation

W1789 P10 Proposed Site Plan  
W1789 P11 Proposed Basement Floor Plan  
W1789 P12 Proposed Ground Floor Plan  
W1789 P13 Proposed First Floor Plan  
W1789 P14 Proposed West and South Elevation  
W1789 P15 Proposed East and North Elevation

## 1.00 Site Address

1.01 Lincolns, Boyatt Lane, Eastleigh, SO50 4LJ

## 2.00 Introduction

2.1 This pre-application concerns: -

- A single-storey orangery extension to the Southern elevation of Lincolns, a dwellinghouse on Boyatt Lane.

## 3.00 Existing Site & Building - Heritage Appraisal



Figure 2 - Existing South elevation

- 3.10 The existing house at Lincolns is a Georgian property from the early 1800's, which was originally part of the Lincolns Farm Estate and on the site of a presumed separate building owned by the Lincoln family in the C17th. The owner was a Roman Catholic recusant at the time of Oliver Cromwell.
- 3.20 The property has a traditional Georgian character in terms of its proportions, detailing and symmetry, with alterations and an extension from the Victorian period (late C19<sup>th</sup>). It is constructed from English bond brickwork, with a clay tile roof with bonnet hips. The principal elevation contains polychromatic brickwork where burnt headers have been used to highlight a string course. The South elevation is clad in hanging clay tile.



Figure 3 - Existing West (principal) elevation

- 3.30 Tall, white-painted timber box sash windows fenestrate the property and are positioned forward of the reveal which indicate their date from the 1800's, whereas the later Victorian extension contains white-painted timber casements. A decorative portico surrounds the front door and embellishments to the property suggest an influence of the Regency style. The house has a modern iron and lead canopy across the principal elevation.

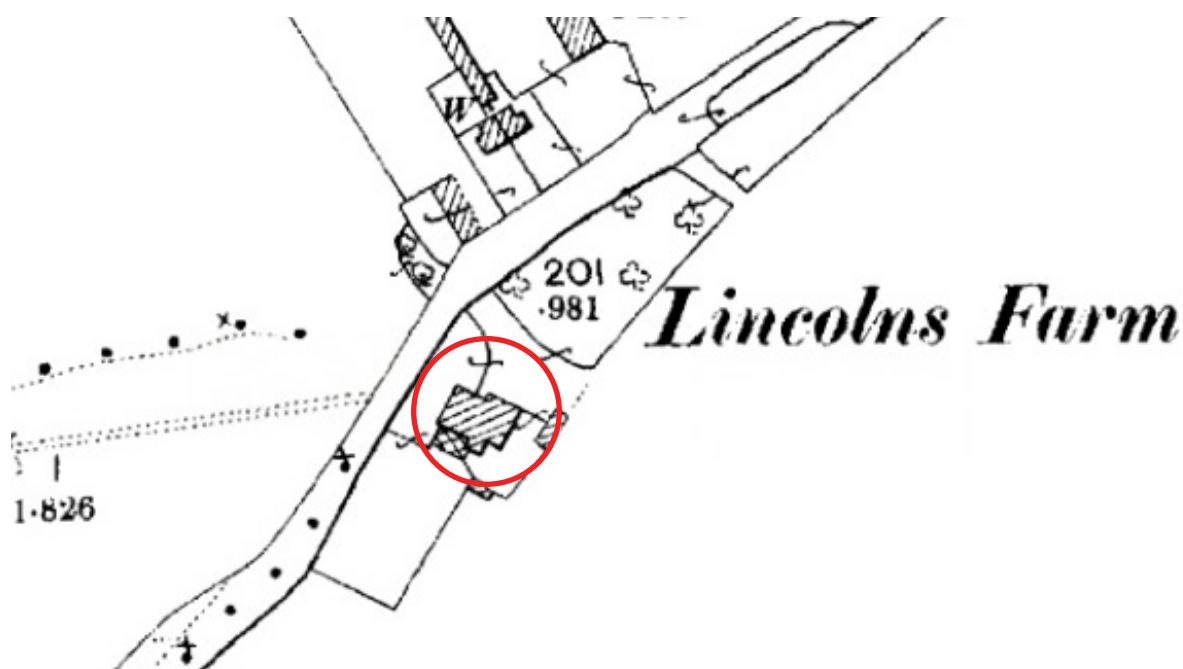


Figure 4 - Map of Lincoln's from 1890 (circled in red)

- 3.40 The property once had a glasshouse on its Southern elevation, according to the earliest available records dating back to 1890 (Figure 4 - circled in red). This is also evident by the surviving basement in this location, constructed from brick barrel vaults and containing a coal chute, which indicates that the basement was likely used to heat the glasshouse.

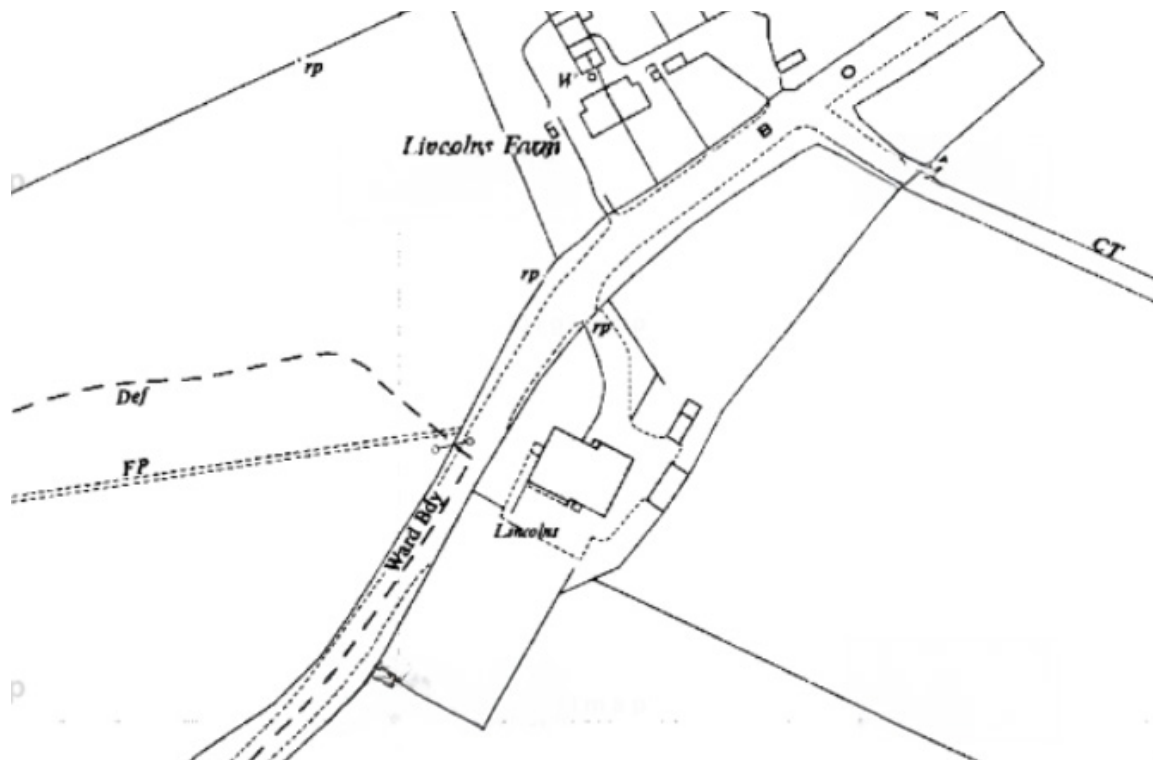


Figure 5- Map of Lincoln's from 1950's-1960's

- 3.50 An outbuilding at the North side of the site was constructed in the early C20th. Figure 5 suggests that the glasshouse was subsequently demolished between the 1950's - 60's, as it is omitted from the survey map dating from this time.
- 3.60 The property has been determined a Locally Listed Heritage Asset by Eastleigh Borough Council (EBC), after being refused statutory listing in 2009.

#### 4.00 Planning History

- 4.1 There is no recorded planning history related to works to the property.

#### 5.00 Planning Considerations

- 5.1 The following planning policy considerations have been made for this proposal :-
- 5.11 **Eastleigh Local Plan: Policy S8, Historic Environment** - to conserve and/or enhance the Borough's heritage assets in a manner appropriate to their significance.
- 5.12 **Eastleigh Local Plan: Policy DM26, Residential extensions and replacement dwellings in the countryside** - the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot.

5.13 **NPPF Section 16: Conserving and enhancing the historic environment** - new development of historic assets making a positive contribution to local character and distinctiveness.

## 6.00 Proposals

6.01 The proposed adds a new orangery extension to the Southern elevation of Lincolns.



Figure 1 - Proposed Southern Elevation

6.02 The orangery is to be built in the location of the C19th glasshouse which was demolished during the 1950's-60's. The footprint of the proposed is broadly equivalent in size and location to that of the original greenhouse, referencing an original feature of the house.

6.03 The proposed orangery is designed to complement the existing house by borrowing traditional glasshouse details of the period, and accord with NPPF Section 16: to conserve and enhance the historic environment. Its scale and proportions, expressed with its columns and tall glazed doors with window bars, take precedent from late Georgian architecture. The large cornice and embellished roof lanterns also decorate a house of this stature.

6.04 Two brick flanking walls either side of the orangery ensure privacy, limiting any views to and from Boyatt Lane.

## 7.00 Pre-Application Advice

- 7.01 Pre-Application advice was received by Eastleigh Borough Council in April 2026 under reference Q/26/100968. Comments surrounding heritage put forward the proposal to create a recess between the existing house and orangery, to create a visual separation between these volumes and present the new orangery as subservient to the original house. This is shown in **Figure 6** below.

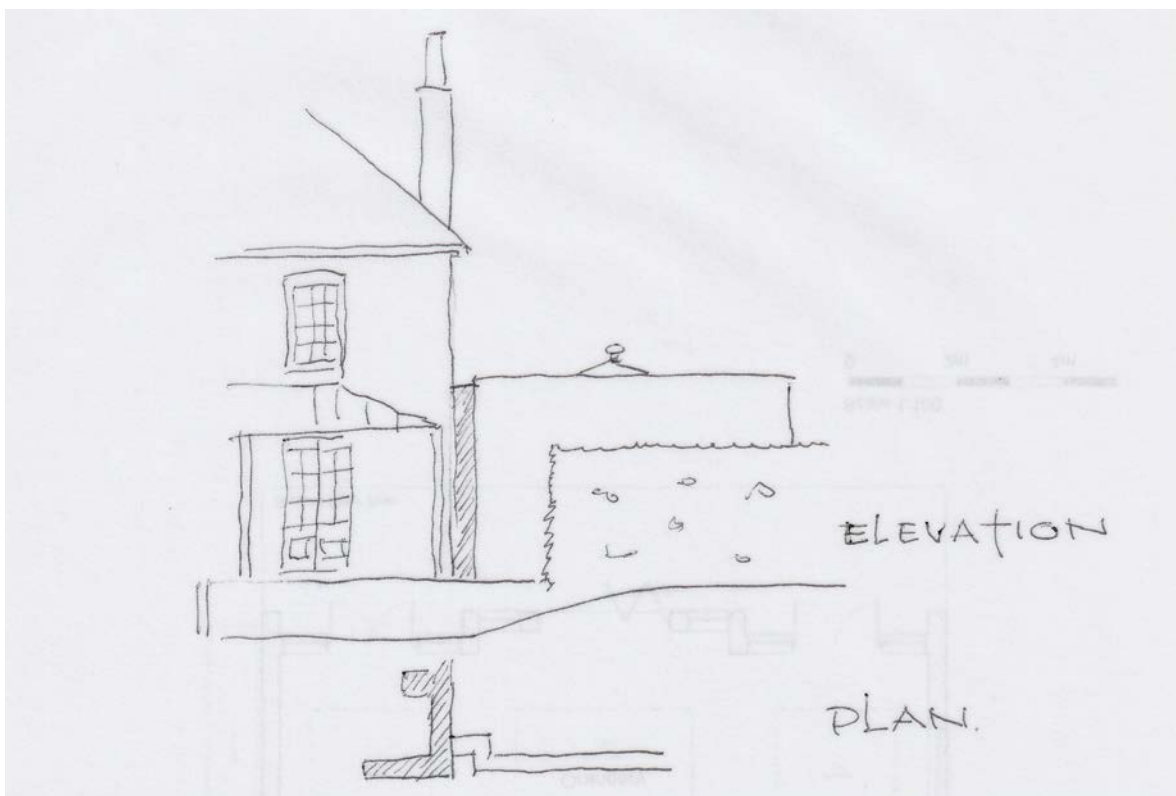


Figure 6 - Sketch produced by Tim J S Dyer, Built Heritage Consultant, as part of pre-application consultation



Figure 7- Proposed West Elevation showing recess to new orangery extension

## **8.00 Materials**

- 8.01 The orangery is to be constructed from brick to match the existing property, with painted timber columns and entablature detailing. Three powder-coated metal lanterns will crown the roof. The roof of the extension will be a modern lead grey single-ply membrane

## **9.00 Landscape**

- 9.01 Visual alterations to landscaping once these works are complete are minor, with levelling work and a new patio proposed to accommodate the new orangery. New native species hedging will be planted alongside the West-facing brick wall.

## **10.00 Impact on Neighbours**

- 10.01 Lincolns is distanced 65m South of the nearest neighbour and any views between are heavily screened by mature vegetation.
- 10.02 There are no nearby neighbouring buildings to the South of the property on the side of the proposed orangery, presenting no concern of overlooking or privacy.
- 10.03 A new hedge is proposed to the West elevation to screen the new orangery from Boyatt Lane to soften its view from the road, which is a lightly trafficked dead-end used mostly by pedestrians. This elevation will be unfenestrated, presenting no issue of privacy or overlooking.

## **11.00 Ecology**

- 11.01 A Preliminary Ecology Assessment / Phase 1 report has been completed by Darwin Ecology and attached to this pre-application due to the bat roost potential of the hanging tiles which are proposed to be partially removed to accommodate the new orangery.
- 11.02 Subsequently, three Phase 2 bat emergence surveys and an Ecological Impact Assessment were carried out by Darwin Ecology (submitted with this application). Roosts were discovered in proximity to the proposed works, however it was concluded by Darwin that these would not be directly impacted. A bat license would therefore not be required, however a licensed Ecologist would need to be present when the hanging tile is stripped.

## **12.00 Access & Refuse**

- 12.01 There are no changes to access & refuse arrangements with this application.

### 13.00 Conclusion

- 13.01 The proposed orangery references the existing C19th glasshouse on the South elevation of Lincolns. Eastleigh Local Plan Policy S8: Historic Environment and Policy DM26, Residential extensions and replacement dwellings in the countryside, have been referenced in the design, with the proposed orangery designed in the same location and with a broadly similar footprint.
- 13.02 The orangery has been designed to preserve and reflect the traditional character of Lincolns through its detailing and proportions. The proposed will therefore accord with NPPF Section 16: Conserving and enhancing the historic environment.
- 13.03 Pre-application advice was sought and received by Eastleigh Borough Council under reference Q/26/100968. The assigned Heritage Officer had suggested creating a recess on the principal/west elevation to create a visual separation and subservience of the proposed orangery with respect to the existing property. This has been incorporated into the design. No further comments were raised.
- 13.04 Lincolns is an isolated property located on the lightly trafficked, dead-end Boyatt Lane. The house is heavily screened from the once-associated Lincolns Farm buildings to the North and is distanced from any neighbouring properties to the South. Therefore, the new orangery presents little visual impact to its surroundings.
- 13.05 Phase 2 bat surveys have been carried out by Darwin Ecology due to ecological concerns with the stripping of hanging tile as part of the works. The surveys and report concluded that bat roosts were present but will not be directly impacted by the works. Therefore, a licensed Ecologist will oversee the stripping work. No bat license will be required.



Figure 8 - Existing East Elevation



Figure 9 - Long view of South Elevation from garden



Figure 10 - Approach to Lincolns from Boyatt Lane to the South



Figure 11 - Approach view of Lincolns from driveway at the intersection to Boyatt Lane