



Heritage Report

Rear Dormer and Loft Conversion

14 Winchester Street, Botley, SO30 2AA

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1.0 Generally

- 1.1 This Heritage Report forms part of a request for a Householder Planning Application within a Conservation Area to Eastleigh Borough Council to convert the loft space with the addition of a rear dormer at 14 Winchester Street, Botley, SO30 2AA.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

24032 -	101	Location and Block Plan
	201	Existing Floor Plans
	301	Existing Elevations
	402B	Proposed Upper Floor Plans
	403	Proposed Ground Floor Plan
	502A	Proposed Elevations

- 1.4 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, December 2023) Section 200 states that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.** As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.0 Definitions

- 2.1 The following definitions are used in this document (National Planning Policy Framework 2012):

Historic Environment: *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Heritage asset: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Conservation: *The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

Significance: *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

3.0 Proposed Works Summary ---

- 3.1 The external design of the addition is a simple flat roof dormer that sits behind and below the ridge of the existing roof. The dormer cheeks are to be finished in hung tiles to match the colour and appearance of the existing roof.
- 3.2 The proposals would not be visible from Winchester Street, but could potentially be seen from the car park of the neighbouring public house.
- 2.3 The proposal will not affect the appearance of the front of the building or overall layout. The rear of the property is already highly compromised through previous extension work.
- 3.4 The streetscene will be unaffected by the proposals.

4.0 Current State of Repair ---

- 4.1 The property is in reasonably good repair, having had extension work carried out relatively recently.
- 4.2 The purpose of the proposal is to provide an additional bedroom.

5.0 Historic Context & Development ---

- 5.1 The site is within the Botley Conservation Area. The property is not Listed or adjacent to any Listed assets. Winchester House on the opposite side of Winchester Street is Grade II Listed.
- 5.2 The site is within Zone 4 of the Conservation Area, described in the **Botley Conservation Area Planning Policy and Design Unit (2005)** as being mainly residential and presenting a series of plain clay-tiled pitch roof buildings that follow the line of the street. The proposals will not alter the street facing side of the roof.
- 5.2 The original property at No.14 is of late Victorian construction with face brickwork, stone quoins, cils, and lintels, a slate roof, and double hung sliding sash windows. The brickwork to the frontage is in Flemish bond but the sides are in Stretcher bond,

which suggests a late 19th century construction that perhaps was designed to have a more traditional appearance on the street facing side. The later rear extensions are in face brickwork with windows to match the original house. The ground floor extension has a low pitched slate roof but the first floor extension roof appears to be mineral felt.



Front of No. 14

6.0 Significance

- 6.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

Architectural Interest: *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also*

apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).

Artistic Interest: *Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right.*

Historical Interest: *To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

Archaeological Interest: *This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.*

- 6.2 The front of the property is attractive and is important to the overall character and setting of Winchester Street. The back and side, however, are highly compromised through later additions and, as 5.2 above, were likely always of a more modern appearance.
- 6.3 The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:
 - before 1700, all buildings that contain a significant proportion of their original fabric are listed;
 - from 1700 to 1840, most buildings are listed;

- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat

6.4 The property is of post 1840 construction and is overall of relatively little architectural or aesthetic merit. The frontage is clearly the least modified and most visually appealing part of the building and it is important that this be retained.

7.0 Impact

7.1 Overall it is considered that the proposals will have minimal impact on the heritage asset, as they will not be visible within the streetscene or impact the original frontage.

8.0 Conservation Principles

- 8.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles are used throughout this document:
- 8.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.
- 8.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.
- 8.4 To understand the physical fabric of the heritage asset to be able to identify the full significance.
- 8.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.