

Assessment of Significance and Heritage Statement Incorporating the Design Access Statement



Site: The Old Cottage, High Street, Bursledon, Hampshire, SO31 8DJ

Client: Mr & Mrs Kyd

Date: 25th January 2025

This paper sets out information relevant to an application for planning permission and listed building consent with respect to the Grade II listed dwellinghouse, wherein the history of the site and the significance of the asset is considered, and the form of development proposed is then judged against this in terms of potential harm.

This is an updated version of this paper to account for the pre-app submission for these works undertaken in 2024, and the Local Planning Authority's response to it.

As the works relate to repairs, alterations to modern windows, doors, new porches, and landscaping with no extensions or layout alterations to the building, this paper is proportionate to that level of works. This paper is also taken to act as the Design Access Statement for this project, which is heritage led, and for which those aspects traditionally covered by a Design Access Statement are minimal in nature.

It has been produced by Ross Aylward, RIBA, CA, a Conservation Architect accredited under the RIBA's Conservation Register.

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1.0 Heritage Assets

This section lists those heritage assets considered to be relevant to the application.

The Old Cottage

This is the subject property, and is a designated asset, being listed at Grade II.

List Description

The list description, as found on Historic England's website is reproduced below:

Building Details:

Statutory Address:

The Old Cottage, High Street

District: Eastleigh

County: Hampshire

Parish: Bursledon

Details:

List Entry Number: 1203663

Grade: II

Date Listed: 14th February 1983

Date Delisted: N/A

OS Grid Reference: SU 48546 09288

OS Grid Coordinates: -

Latitude/Longitude: -

Details

1. 5320 BURSLEDON HIGH STREET (north side)

The Old Cottage SU 40 NE 8/57

II

2. C17. Two storeyed house with exposed timber-framing, brick filled, resting on stone base. Modern tiles on roof, gabled at one end and half-hipped at the other. Casements, including 2 old diagonal-lead lights to upper floor.

Listing NGR: SU4854409287

Old Bursledon Conservation Area



The current Old Bursledon Conservation Area Appraisal and Management Proposals supplementary planning document, was adopted in 2012, and sets out to describe the important character features of the Conservation Area, which was first designated in 1982.

The wider Conservation Area, as seen in Figure 1, is broken down into 8 defined character areas, or Zones, of which our subject property falls into Zone 7 – High Street, which is characterised as being the historic core of the village, and is in the centre of the Conservation Area as a whole.

It is interesting to note that an image of The Old Cottage is the cover photo for the document.

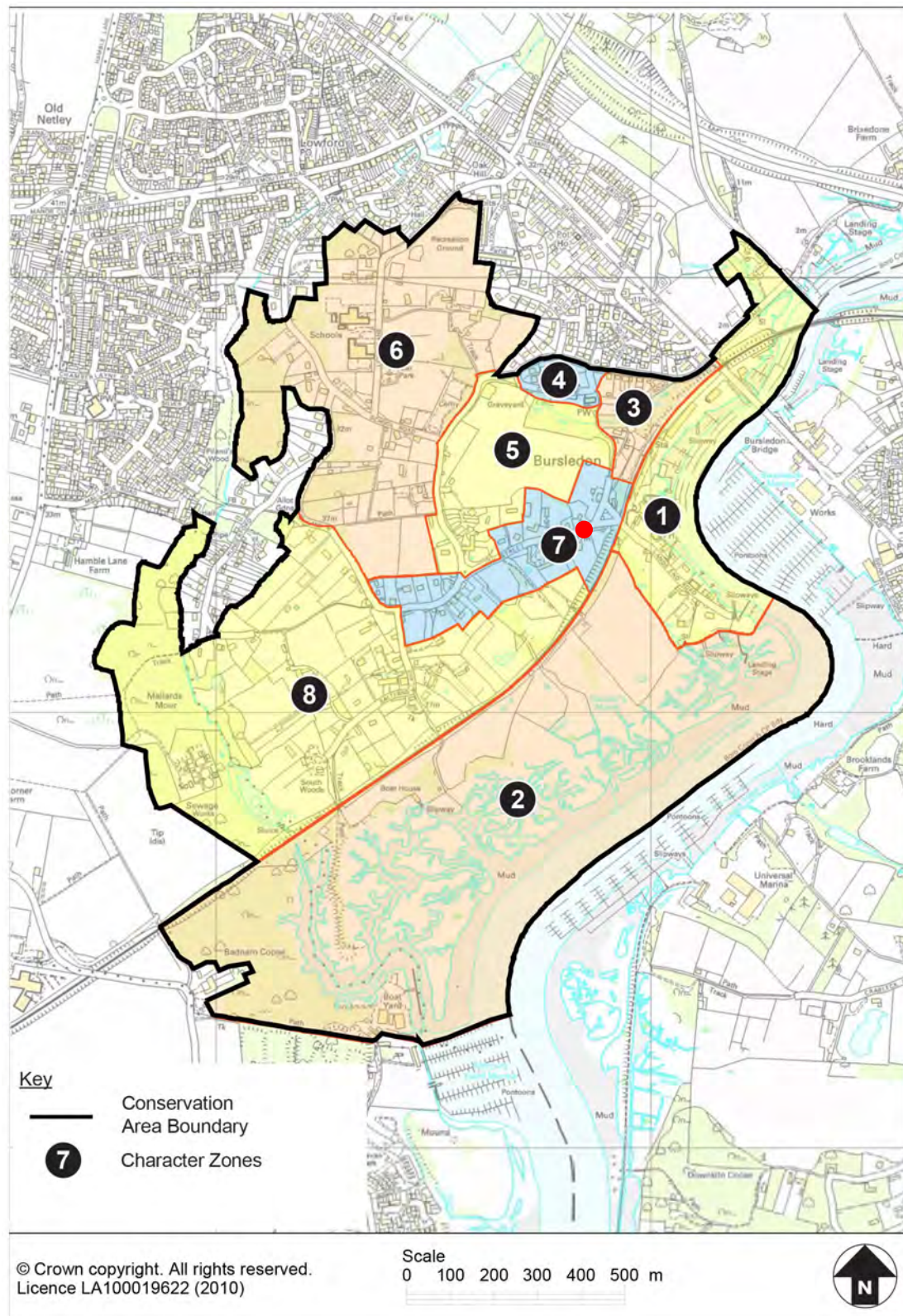


Figure 1; Illustration of the conservation area with the defined Character Zones shown, as taken from the Old Bursledon Conservation Area Appraisal and Management Proposals Supplementary Planning Document. The location of The Old Cottage has been highlighted with the red dot.

The character area description provided, which highlights those positive features which define the zone, is as follows:

This zone forms part of the historic core of Old Bursledon, close to the Greyladies estate and is the most densely developed part of the conservation area. The proximity to each other, particularly from Primrose Cottage to the Old Post Office, means the space between the buildings is particularly important in ensuring visual separation and avoiding the creation of inappropriate and visually intrusive buildings. Although buildings are closer together, the boundary treatments tend to be brick and hard against the edge of the road, and the road is quite wide in places with a standard finish, this zone does not feel urban. It is the mix of historic buildings and boundary walls that draw the eye. The mature backcloth of trees and the range of planting provide a green setting that enhances the built form. A number of buildings in the character zone were restored and improved by Mrs Emmaline Shawe Storey. She added the elaborate chimneys on the roofs of The Long Cottage, Barn Court, the Grange and Grange Cottage. The interesting and unexpected historic features through this zone provide accents that contribute to the aesthetically pleasing, stimulating character of a historic affluent rural village centre.

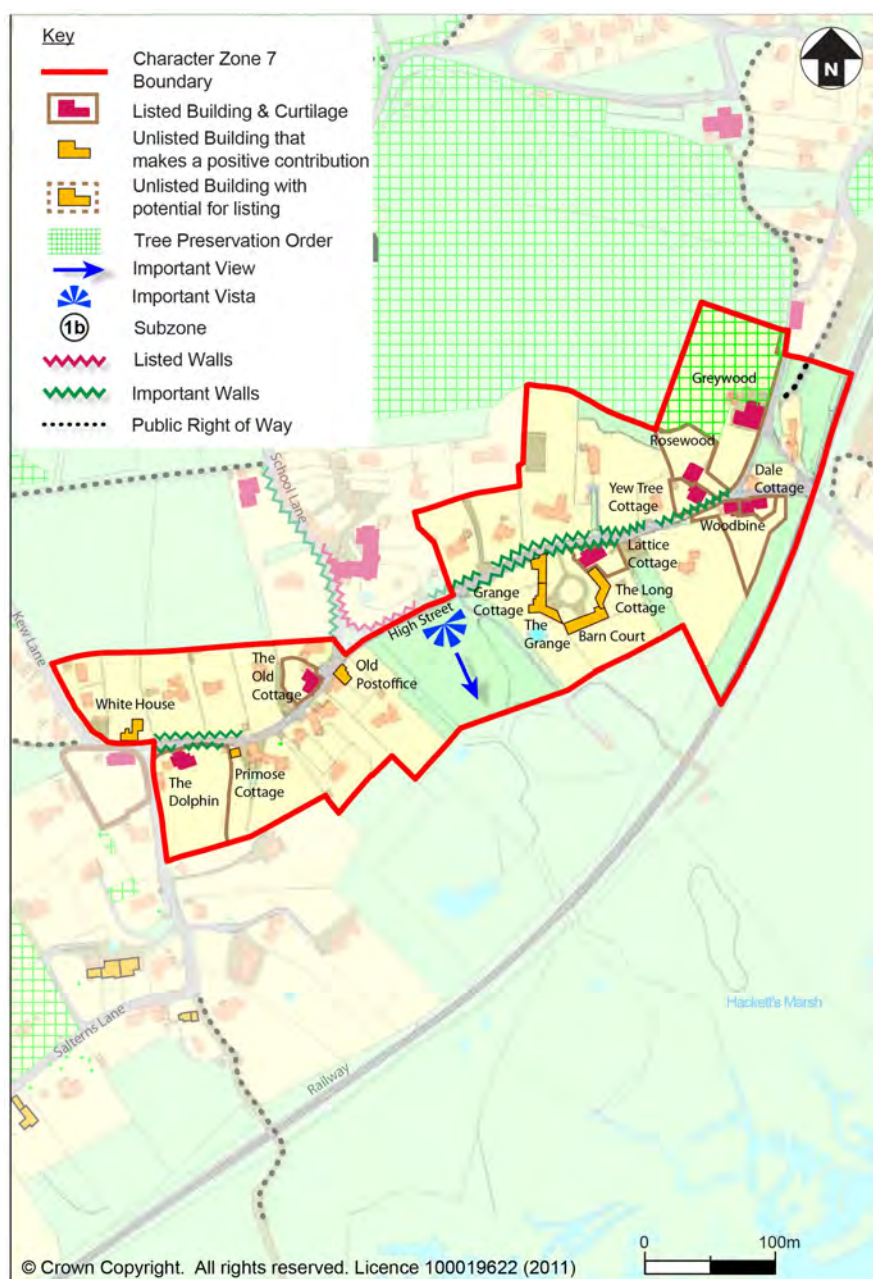


Figure 2; Illustration of the heritage assets which form Character Zone 7 of the Conservation Area. The Old Cottage is towards the South-Western part of this zone, on the North side of High Street.

2.0 Description of the Site

The site is located in the centre of Bursledon village, to the South-West of the junction of School Road and High Street. It includes the Grade II listed dwellinghouse known as The Old Cottage which sits to the Northern side of High Street. The cottage is built in close proximity to the road, along the South-Eastern boundary of the plot, which rises steeply to the rear as it forms the garden.

As shown in figure 3, there are a large number of designated heritage assets in the centre of the village, although these are interspersed with a mix of more modern properties, as shown in some of the images of the street scene included below.

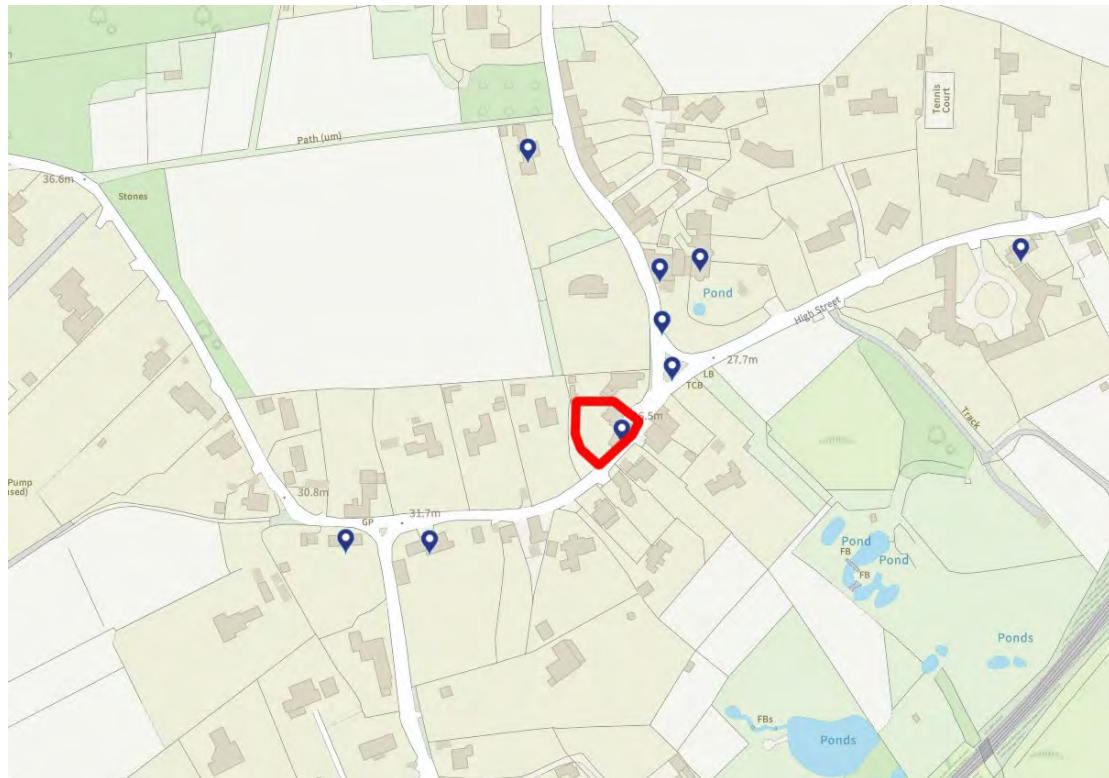


Figure 3; Illustration of the proximity of designated heritage assets, taken from Historic England's mapping. Red boundary added to application site for identification purposes.



Figure 4; View of The Old Cottage, from High Street, looking South-West. Image from Google Street View.



Figure 5; View of The Old Cottage (on right hand side) taken from High Street, showing mix of buildings opposite. Image from Google Street View.



Figure 6; View of the North-Eastern end of The Old Cottage looking North toward neighbouring property. Image from Google Street View.



Figure 7; View looking North-East along High Street, with the brick gable end of The Old Cottage just visible on the left-hand side. Image from Google Street View.



Figure 8; View looking North-East along High Street, with The Old Cottage on the left-hand side.

The original core of the dwelling consists of the three and a half bay timber framed structure which runs in a North-East to South-Westerly direction along the roadside. The extensions formed by the Kitchen and converted garage building, which run back away from the road all appear to be twentieth century work, as they are constructed in stretcher bond masonry with cavity walls. At least part of this ensemble of elements relates to the extension added following consent received in 1985. The modest conservatory to the South-Western end of the house is also of modern construction, consented in 2001 to replace an earlier conservatory.

Whilst an historic map analysis has not been included in this report, a review of those Ordnance Survey maps freely available on the National Library of Scotland website has demonstrated that as far back as 1859 there were additions to the core of the property in approximately the locations of those which now exist, although the extant fabric on site together with those known consents confirm that the older elements have been replaced over time with the current extensions.

External Description

Front (South-East) Elevation

The front elevation, facing onto High Street, clearly demonstrates the nature and construction of the property, with an exposed timber frame and brick infill. The three and a half bays are apparent, with the half bay being occupied by the door, with chimney visible on this line giving a clue as to the stack position within the half-bay and the lobby entry plan.



Figure 10; View of the front (South-East) elevation, facing onto High Street.

The masonry infill panels to the frame replace earlier wattle and daub infill, which now only remain in the sections above the braces to each end. The panel sizes vary between very large panels on the right-hand side of the door, and more regular sized ones in the bays to the bays on the left of the door. The curved nature of the braces is helpful in that Hampshire timber framing typically employed curved braces up to the mid-16th century, after which they are typically straight.

The masonry work is of a wide variety of ages, predominantly appearing to date from the 19th and 20th centuries. Many of the infill panels are in stretcher bond, suggesting ½ brick thick panels to the frame. In some areas pennystruck pointing has been employed, whilst in others there is relatively fine mortar jointing. The mortar is flush finished across the elevation and is a mixture of lime and cement.

The steeply pitched roof suggests it was originally thatched, and the current tiles are relatively modern, with a generally regular appearance. The substantial dormer is also a later addition and has been

inserted at a difficult height with regard to the timber frame, in that it has led to the wall plate being cut out in this location. This has caused the plate to spread slightly on each side and in turn led to movement in the masonry panels to each side of the window, which are now projecting considerably beyond the timber frame.

The timber frame shows signs of decay and earlier resin repairs in addition to some good quality timber repairs toward the South-Western end. There are a number of areas where the frame has been covered by bedded tiles, together with examples of face-fixed iron straps, which suggest significant decay or loss of members behind these coverings and failure of the original joints. The earlier resin repairs are also a potential cause for concern in that the remaining timber around these will be unable to breathe and may suffer as a result in the longer term.



Figure 11; View of the bay of the South-East elevation which contains the dormer. Note also the tiles covering the floor girt above the ground floor bow window.



Figure 12; Close-up view of a section of tile covering above the window head. Note also the poor quality of the modern bow window.



Figure 13; Close-up view of a section of cill beam, with the resin repair to the cill and lower section of the post clearly visible, despite the attempt to disguise this with fake 'grain'.



Figure 14; Close-up view of the junction of a masonry panel below the dormer window at its junction with the adjacent post to the timber frame. Note the outward movement of the panel, even beyond that from the cementitious shoulder which is itself relatively modern. The gapping gets worse as the panel leans outward toward the top, but this is obscured by the Wisteria.

The glazing to this elevation is a considerable mixture of styles and ages, although the larger windows are generally of poor-quality design and materials and date from the C20. The two bow windows, one to the dormer and the other to the Living Room below, are particularly poorly detailed. They appear to be in softwood and are also in a poor state of repair.



Figure 15; Close-up view of the modern bow window to the dormer. In this photo the position of the wall plate can be judged relative to the window.



Figure 16; Close-up view of the modern bow window to the Living Room.



Figure 17; Close-up view of the ground floor window with the mixed lights set within steel frames to the Dining Room.



Figure 18; Close-up view of the interesting, mullioned window to the first floor, which serves the North-Eastern bedroom. This retains something of a late medieval or early modern window, and is significantly more pleasing to the eye than the others to this elevation.



Figure 19; In contrast to the window in Figure 16, this almost square window to the South-Western end of the Living Room is of a jarring proportion for the age of the building.

Lastly the porch to the elevation is worthy of some comment. It is also a relatively modern addition to the property, and is dropping on one side. Prior to any repairs, consideration should be given to whether it is the most appropriate form for the building.



Figure 20; View of the porch. Note also the wide cover strips to each side of the door, which appear oversized.

Side (North-East) Elevation

This elevation is one of the most visible from the street scene, as it presents itself prominently across a gap in the building and boundary line at the roadside to anyone approaching from the North-East.

The elevation, being one which would be sheltered from the prevailing weather, retains its timber frame, and the half-hipped roof, notably with a visible gablet demonstrating the age of the building. The frame has been subject to a modest degree of movement, dropping towards the centre. Close inspection reveals a number of packers that have been inserted where the frame has moved apart.

Despite the good overall structure of the elevation, there are elements which have not been sympathetically treated, and these include the windows and to a lesser extent the masonry panels.

Whilst the masonry to the panels below the floor girt are in more traditional bricks, almost all of those above are of late C20 brickwork laid in cementitious mortar using bricks that have a decidedly late C20 suburban appearance.

The windows to this elevation include a pair of two-light leaded casement windows of very basic construction to the ground floor, one of which incorporates a single steel frame to one side, whilst the other is a large top-hung casement with a substantial central mullion/glazing bar to give something of the appearance of a double casement. Both of these are C20 in date. Their frames include wide outer cover strips to address the issue of the junctions with the timber frame or masonry, and a hood to the top.

The first-floor windows are of a poorer quality still, being late C20 double casements to the bedroom and a top-hung single window to the bathroom. None of these have any glazing bars, and project a paucity of quality which spoils the elevation.



Figure 21; View of the North-East elevation as seen when coming along High Street. The set-back of the converted garage allows the observer to appreciate the age and character of the building.



Figure 22; View of the North-East elevation from adjacent to the converted garage.



Figure 23; The left-hand of the ground floor windows to the North-East elevation, showing the steel casement, and basic rather poor-quality nature of the joinery.



Figure 24; The right-hand of the ground floor windows to the North-East elevation, showing the modern top-hung casement.



Figure 25; The very poor quality and poorly detailed modern first-floor bedroom windows to the North-East elevation, with the bathroom window up and to the right. Note the one more traditionally coloured brick panel above the girt is visible below the left-hand window.



Figure 26; The equally poor quality, but even worse proportioned bathroom window.

Side (South-West) Elevation

This elevation is essentially in two parts. There is the masonry gable of the two-storey section of the cottage adjacent to the roadside, with the conservatory in front of it, although the latter is only visible from within the garden, and then as a second part the setback collection of elements which are made up of later extensions, which form the inner face of the 'L' shape of the plan.

The gable which is visible from the road is entirely of brickwork, with a $\frac{1}{2}$ brick thick skin in stretcher bond having been wrapped around the outside of the timber frame. This is most likely because of moisture penetration and/or more advanced decay to the timber frame on this elevation which faces directly into the prevailing weather. This projecting skin steps back into the original building line toward the garden side, where the frame was presumably lost, as no corner post is visible. Although relatively plain, the elevation and its window are well proportioned and attractive. The conservatory is also well detailed, using high-quality materials, and sits well with the building and garden.



Figure 27; The South-West elevation, with the two-storey element of the original cottage and modern conservatory in the foreground, and the mixture of extensions to the original house set back behind.

The extensions to the second part of this elevation are all of relatively modern construction, apparently replacing older structures on approximately the same footprint. Their mixed forms and diminutive nature as individual components of the whole mean that they do not compete with the original dwelling. Whilst generally nicely detailed and in comfortable materials, the oak windows and door have unduly heavy sections, making them stand out as less attractive than the others.



Figure 28; Closer view of the South-West elevation of the extension elements.

Rear (North-West) Elevation

This elevation is largely formed by the rear of the main body of the original cottage. It is generally of brickwork, as the majority of the original timber frame has been lost externally, especially towards the Western corner where the weather would have taken the greatest toll. The stone plinth still remains to much of the elevation, and several individual timbers, including one primary frame post, a section of floor girt, a stud, and small section of brace remain visible.

The masonry is of a mixed character, with elements of Flemish bond and some more random work to the first floor. It seems likely to date from the C19, with some later work into the C20 in individual locations. The frame post is in need of some repair work to its lower section, as it sounds hollow.



Figure 29; View of the North-West (rear) elevation of the main body of the house.

The windows to this section of the building are again of varying character. That to the first floor is a modern, late C20 or C21, double casement with lead lighting. To the ground floor, serving the Living Room, is a very characterful slightly face-planted two-light casement window with traditional but not overly ornate glazing bars and a simple weather hood. This sits below a brick arch to the opening in the wall. Further along, toward the kitchen, is a slightly cruder, but not unattractive three-light window with central glazing bars and lead-lighting to the panes above and below these.



Figure 30; View of the slightly face-planted window beneath the brick arch.



Figure 31; Image to show a close-up view of the frame sitting outside the face of the wall.

External Areas

Externally the ground rises steeply to the North and West, and is generally laid to lawn. In the internal corner of the 'L' shaped plan of the building is a small terrace at ground floor level, although this suffers from being too compact to allow sunlight to reach it for much of the time. A retaining structure and bank form the boundary between this lower terrace and the wider garden, with a low picket fence to the top.

Landscaped steps run up from the terrace to the garden at an incongruous angle to the South-Western end, adjacent to the conservatory.



Figure 32; Image to show the current retaining structure and bank.



Figure 32; Image to show the current retaining structure and bank.

Internal Description

Ground Floor

The ground floor of the property presents a mix of original features in the core of the property and clean lines of contemporary living spaces within the later extensions. For the purposes of this report, the more modern spaces have been largely omitted, as they are of no special interest.

Whilst hard to photograph the small lobby to the half-bay behind the front door is of interest, as it includes a pair of internal doors giving access to the Living Room (two-bays, to the South-West) and Dining Room (one bay, to the North-East). The doors are of good character and include fairly wide planks with projecting cover strips, timber fittings, and strap hinges. The rear wall of the lobby is the masonry of the chimney stack.

The Living Room is a large space with a substantial fireplace to the North-Eastern wall. Visually the room is dominated by the timber frame which forms the first floor. It includes a significant down-standing pair of primary axial beams, running longitudinally, with a central post on approximately the frame line which divides the bays. Floor joists of approximately 100x100mm section run perpendicular to the central beam, being housed into the beam but not into the floor girt where this is visible internally, but instead being above it by some distance so as not to be connected in the manner of a true frame.



Figure 33; Image of the Living Room, showing the first-floor structure.

Also of interest are the stops to the chamfers on the undersides of the beams and joists. These are valuable to us as differing styles came and went with fashion, and they are often used to assist in dating buildings. The first floor above the Living Room has different stops on the primary beams and the joists.

The beams have a pronounced step stop of a kind that was relatively long-lived in Hampshire, appearing in both the 16th and 17th centuries. The joists, which are approximately 100x100mm in section have a mixture of shallow run-out stops, which has been found by dated examples to be of the very late 16th or 17th century, or no chamfer or stop at all.



Figure 34; Image of the step stop to the end of the primary floor beam in the Living Room where it meets the masonry of the chimney above the fireplace.



Figure 35; Image of the run out stop to a typical floor joist in the Living Room where it meets the primary beam. Other joists to this room have no chamfer at all, and hence no stops.

The Living Room also includes access to the staircase on the opposite side of the chimney stack to the half bay. This tight-winding steep stair is typical of those in lobby entry plans where they are located within the half-bay.



Figure 36; View of the staircase to the half-bay, accessed from the Living Room.

The other original ground floor room is the current Dining Room, which occupies the bay on the North-East side of the chimney stack, and was originally accessed by the other door from the entrance lobby.

This room has a central axial beam and floor joists running from the beam to the front and rear walls. The joists here are of smaller section, being approximately 80mm in width, and allowing for the ceiling, of a similar depth.

The nature of the Dining Room timbers and their detailing is significantly different to those of the two bays which form the Living Room, with the axial beam having a much cruder character, with a rough plain chamfer that has no stops, but the joists having more decorative step-stops with a pronounced curve and a nick to add detail. The only other published example of a stop with a nick in Hampshire is in nearby Warsash.



Figure 37; View of the Dining Room.



Figure 37; View of the axial beam, unstopped, and a floor joist, stopped with a curved step-stop and nick, to the Dining Room.

The last ground floor space to be included here is the Kitchen, which sits in a relatively recent extension to the building, as illustrated by its external cavity wall, to the North-West of the original core of the house. This is a deep open plan space connecting the new entrance hall through to many of the other rooms.

The finishes here are modern, except for the reclaimed beam to the ceiling, and of greater interest, the timbers of the original external wall of the cottage which now divide the Kitchen from the Living Room and stair. The floor girt has been scalloped out from beneath to improve headroom and does not extend across the half-bay, accounting for the stair. The ceiling and roof structure to the Kitchen are also modern, being of plasterboard and softwood timber.



Figure 38; View of the Kitchen looking South-West, toward the external door leading to the terrace. The apparent fireplace containing the range cooker is in fact modern false-work.



Figure 39; View Kitchen looking South-East toward the dividing wall which was once the rear external wall of the cottage.



Figure 40; View Kitchen looking North-East toward the current entrance hall. Note the reclaimed beam in the ceiling. The door back through to the Dining Room is in the background, on the right, also passing under the floor girt, which continues again to the bay passed the stair.

First Floor

Ascending the stair brings one to a compact landing occupying the North-Western side of the half-bay between the chimney stack and the external wall, which uses a small dormer to gain headroom over the top of the stair. The first point of note in this space is the very attractive timber handrail and guarding to the top of the stair, which is certainly of some great age, and possibly original to the stair.

Secondly, looking South-West the low height of the tie beam which separates this half bay from the two full bays above the Living Room is apparent. Measuring just 1.46m from the floor to the underside, it requires a pronounced stoop to pass beneath. This passage continues on to serve the Master Bedroom at the South-Western end of the house, which occupies the full extent of the last bay. The intervening central bay is divided into the passage, a small Bathroom on the North-Western side, and a further Bedroom on the South-Eastern side, facing the street.

The internal dividing walls in the central bay which form the spaces for the Bathroom and Bedroom are timber framed but of very small scantling and curious detailing, appearing to be quite recent compared to the timber frame of the original house, suggesting that originally one would have simply passed through one space on the first floor to reach the end bay beyond. Also of note here is some attractive wide floor boarding which suggests it may be original to the floor.

The dividing frame wall between the central bay and the Master Bedroom in the end bay also has a low tie beam, but in this instance the underside has been scalloped away to try and improve the headroom, reaching 1.68m in the centre of the resulting arch, which comes close to cutting through the full depth of the tie.

The Bedroom in the central bay is the space which contains the first-floor dormer window which is visible from High Street, and the height of the window again clearly shows how the wall plate has been ill-advisedly cut through to allow its insertion. More recent upright posts have been added to each side, presumably to help form the structure of the dormer and try to restrain the free ends of the wall plate.

Also in this room is a low door which gives access to the half bay 'lobby' space on the first floor to the South-Eastern side of the chimney stack. The door is face closing to the timber frame on a mis-matched pair of pintle strap hinges, which appear to be likely to date from the C17. The lower hinge with the rounded end has a very pronounced taper, suggesting a later date than the upper one.



Figure 41 (left); View from the landing looking South-West, with the timber handrail and the low tie beam visible.
Figure 42 (right); View along the passage formed through the central bay to the South-West of the half-bay, showing the wide floorboards and whimsical arrangement of the 'timber frame' to the later partition walls which divide the Bathroom and Bedroom. The low tie beam which has been scalloped out to improve headroom is visible at the end.



Figure 43; View of the tie beam at the doorway from the passage to the Master Bedroom. The reduction in depth to improve headroom is visible, especially when compared to the full depth visible in the adjacent Bedroom.



Figure 44; View of the dormer window in the Bedroom to the central bay. The line of the wall plate is apparent from the position of the skilling and the intersection of the tie beams to the frames as they intersect the external walls. The door to the half bay 'lobby' space on the first floor is visible to the left.



Figures 45, 46, and 47; Showing the door to the half bay lobby, with details of the hinges.

The interior of the lobby is a semi-finished space, which also gives access to the loft space. No loft inspection has yet been carried out.

Returning to the stair landing and looking North-East, it is apparent that the tie beam to the landing space on the North-East side of the half bay has been removed, although it does still exist in the frame-line wall within the North-Eastern Bedroom. This chopping out was most likely again to improve access.



Figure 48 (left); View of the landing looking North-East. Note the lack of tie beam on the frame line (approximately to the side of the stair).



Figure 49 (right); Showing the North-Eastern Bathroom, with the uncharacteristic modern window above the tie beam.



Figure 50; View of the North-Eastern Bedroom, with door to the lobby on the right and the attractive mullioned window.



Figure 51; View of the North-Eastern end wall in the Bedroom, with the timber frame and curved brace visible, together with the unattractive late twentieth century windows.

The North-Easternmost bay contains a bedroom, with a large amount of the attractive timber frame on display internally, spoiled to some degree by the cheerless late C20 windows, which are in stark contrast to the characterful and attractive mullioned and diamond-lighted window on the South-East elevation of the room. The door to this room leading to the half bay lobby is not of such interest as that to the central bay, and the ironmongery appears to have been replaced with later fittings.

The Bathroom and a small lobby/passage which leads through to the Northern bedroom in the later first floor extension complete the accommodation in the original core of the building. The Bathroom is compact, but includes a lot of exposed timber framing, together with the incongruously modern window above the tie beam.

The final, Northern Bedroom is a modern space, within the later element of the building, so holds no special interest from a heritage perspective.

Previously Consented Development

The property has been subject to a large number of previous alterations and additions, and these works and their consents are detailed below:

(Please note applications which do not relate to the building, such as tree works, have not been included).

1985 – Z/28396/000/00 – Full Planning
Single storey rear extension – Consented

1985 – L/28396/000/00 – Listed Building
Single storey rear extension – Consented

2000 – L/28396/002/00 - Listed building consent
Removal of fireplaces and alterations to windows and doors, repairs to oak frames, replacement of roof over garage/wine store, installation of roof light to utility room and replacement of sheeting adjacent to back gate – Consented

2001 – C/28396/005/00 – Conservation Area
Construction of conservatory following demolition of existing conservatory – Consented.

2001 – L/28396/003/00 – Listed Building
Construction of conservatory following demolition of existing conservatory – Consented.

2017 – H/17/81122 – Householder Planning
Garage conversion and new roof over garage/ breakfast room to create additional ground and first floor living accommodation with rear roof deck. – Consented.

2017 – L/17/81069 – Listed Building
Garage conversion and new roof over garage/ breakfast room to create additional ground and first floor living accommodation with rear roof deck. – Consented.

2022 – H/22/92576 – Householder Planning
Retention of new lead roof and roof light above conservatory – Consented.

2022 – L/22/92628 – Listed Building
Retention of new lead roof and roof light above conservatory – Consented.

4.0 Interpretation

In addition to the on-site description, a building feature dating sheet was completed. Whilst these are not definitive, they are a recognised way of trying to bracket a potential date for the building from those features which are visible. A copy of the sheet is included below. This suggests a date for the building of between the mid-late sixteenth century.

Building Feature Dating Sheet

ROSS AYLWARD
ARCHITECTURE & CONSERVATION

Address:
Date Range
Or +/- years.

Decorated
Medieval
Perpendicular
Transitional
Tudor
Palladian
Early Modern
Jacobean
Elizabethan
Baroque
Georgian
Modern
Regency
Victorian

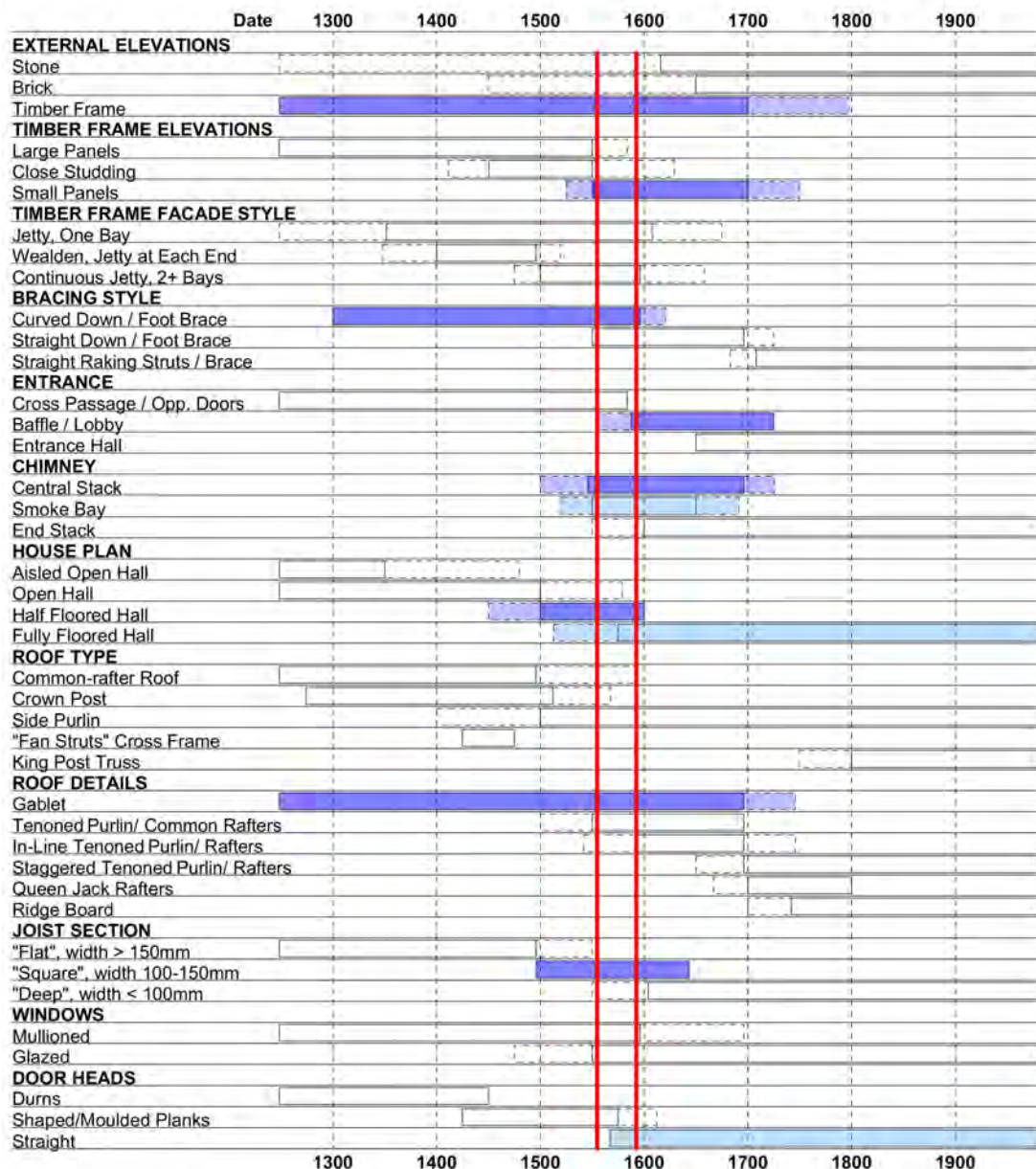


Figure 52; reproduction of the completed dating sheet, completed following a visit to the property.

The house is therefore likely to be a relatively early example of a lobby-entry plan. Dated examples of these, as described in Edward Robert's book *Hampshire Houses 1250 – 1700, Their Dating and Development* show that the form came into being around the mid sixteenth century and carried through until the mid-late seventeenth century.

The external frame, notably including curved braces, is one of the key elements that puts the original construction of the cottage at not likely to be later than the mid-sixteenth century. A study of dated frames and their brace types in Hampshire has demonstrated that almost all buildings after this date had straight braces, and no curved braces at all have been found in dated Hampshire houses after the sixteenth century.

Also of interest in dating is the section sizes of the floor joist. A study of 50 dated houses in Hampshire showed a clear progression in joist size, with smaller joists typically being later. Those with a width of 100mm or less (as in the Living Room) were all found to be dated from 1550 or later, whilst those with a width down to 80mm (as in the Dining Room) were of Seventeenth century dates. In both cases here the section is approximately square, so has not been marked on the dating sheet as 'deep'.

The relatively late nature of some of the features of the floor construction, coupled with the fact that the floors above the Living Room and Dining Room display such different characters suggest that they may well have been inserted at a later date after the construction of the original cottage. Furthermore, their difference might be accounted for by them each having been inserted at differing dates.

This thesis that the floors are later insertions is supported by the apparent issues around low tie beams to the first floor, necessitating their scalloping or partial removal, despite the structural issues that could result from this. Contrary to popular belief, people were not significantly shorter than now in the sixteenth century, and average height at that time was in excess of the height of the tie beams at first floor level. It seems very unlikely that when going to the expense of constructing a new cottage with a first floor that it would not have been given a height to the underside of the tie beams which would have been comfortable for the residents, however, it is entirely plausible that when adding a floor later, compromises had to be made between ground and first floor heights.

The potential remains that the cottage was partially floored from the beginning, which would fit with the stair and lobby entry plan, but there are some contradictory points in the extant fabric here, and in the absence of firm dating evidence, the answer to this cannot be known.

Given the identified features, it seems likely that this is a mid-sixteenth century cottage which has had a range of alterations over its life, which are likely to include the insertion of the first floor at some time, but not long, after its construction.

5.0 Assessment of Significance

Following the desk-based assessment and on-site evaluation of the heritage asset, it is considered that the asset demonstrates the following nature of significance:

In all of the facets described below we have considered HISTORIC, EVIDENTIAL, and AESTHETIC values.

Consideration is then given to whether any harm to an individual aspect may result from the proposals, with this being discussed in greater detail in the following section.

Historic

There are no known historic events connected with The Old Cottage. Its historic value is limited to a very general one relating to how it contributes to the understanding of the growth and past activity of the village.

Extent of Fabric: None.

Level of Importance: Low.

Use

The building was constructed as, and remains, a dwellinghouse. This use provides a moderate level of significance in that it connects us to the lives and domestic arrangements of those who lived there in the past, details of whom could be traced through records.

Extent of Fabric: All, but with more importance to the historic core of the cottage.

Level of Importance: Medium.

Architectural

The Old Cottage is not architecturally significant in terms of the high architectural artform, but it is evidentially and historically significant in being legible to the observer, allowing an understanding of vernacular buildings, and the technologies of their construction. This is of great value from the Conservation Area.

In this instance, if the dating suggestions are correct, the house is an interesting one in terms of plan form by virtue of being a relatively early adoption of the lobby entry plan, as well as demonstrating the constructional issues and details around a transitional house as floors were inserted into earlier structures, showing changes in living arrangements.

The fabric of the core elements of the cottage provides a good example of a timber framed house as fashions changed during a period when England experienced a time of resurgence and moved into the post-medieval period. These provide strong levels of evidential significance. The later extensions do not contribute to this special character, but neither do they harm it unduly.

Extent of Fabric: Core of the Cottage (timber framed element).

Level of Importance: Medium - High.

Setting

The cottage is located in the historic core of the village of Bursledon, a settlement with interesting historic connections to the river Hamble and shipbuilding which are then connected to nationally important events. Whilst many buildings in the village have been replaced with modern dwellings of variable quality, The Old Cottage acts as a strong visual anchor, being built adjacent to the roadside, as part of a string of traditional properties which reinforce the character of the settlement and display its heritage. As one of the earliest properties in the village it also demonstrates land use and development patterns.

The facet of Setting in terms of significance is also mutually supporting with other heritage assets, and notably the Conservation Area, with each reinforcing the value of the others to create a whole which is greater than the sum of the parts.

The Old Cottage therefore has a high level of historic, evidential, and aesthetic value.

Extent of Fabric: All, but predominantly the timber framed core of the cottage.

Level of Importance: High.

Location

The location of Bursledon is important as it was originally a settlement to service the activities which took place on the river Hamble, notably ship building, which was of prime importance to England as a maritime power, for both trade and defence, but also for other coastal activities connected with commodities such as salt.

The form of the cottage is valuable in allowing us to understand the lives, relative wealth, and domestic comfort of the people who served these industries, as well as their tastes and the fashions that they incorporated into their buildings. Whilst no specific connection of ownership or other particular information is known, the significance of the location of the asset is nevertheless important as part of a wider picture and holds historic and evidential value.

Extent of Fabric: All.

Level of Importance: Medium.

Artistic

There is no known artistic significance beyond the choice of details such as stops added by the craftsmen who constructed the cottage. This is generally covered in other facets.

Extent of Fabric: Details only.

Level of Importance: Low.

Cultural

The house and site have historic and evidential significance in understanding the vernacular English way of life which make up our cultural history, and particularly the connections of this settlement to the river Hamble. Whilst the building form and construction may be similar to vernacular timber framed buildings constructed in inland communities, links in villages such as Bursledon to the river and sea remain strong to many people who live and work there. although the nature and scale of various activities may have changed over time, the connection is part of an ongoing strong cultural heritage.

Extent of Fabric: All.

Level of Importance: Medium - High.

Archaeological

There is no known particular archaeological interest.

Extent of Fabric: Site.

Level of Importance: Low.

Contents

No contents of any significance have been identified.

Extent of Fabric: None.

Level of Importance: None.

Summary

In summary, the primary aspects of significance which make up the special interest of the asset are centred around the historic and evidential facets in Architectural, Setting, and Cultural values.

These notably include the evidence of the plan form of the cottage and the likely insertion of first floors, the cultural connection of Bursledon to the river Hamble, and the contribution of The Old Cottage to the setting of Conservation Area and other heritage assets.

6.0 Need

The property has undergone several sets of alterations in the twentieth and early twenty-first centuries, that have resulted in a well-planned dwelling, which generally respects its historic and most valuable core element in terms of form and scale.

However, there are a number of points of detail which have not been well carried through, notably to the windows, many of which are in a particularly poor condition whilst others display a form which decidedly detract from the special character of the building. In addition, the Kitchen, which has become a key link space between the other elements of the dwelling, is rather dark due to its deep plan and lack of external walls for windows. The existing porch is also very 'heavy' in appearance and masks much of the framing around it. The rear door to the kitchen has no porch and this has caused issues due to the door being on the elevation facing into the prevailing weather.

The historic timber frame has also not been well cared for in some locations, and earlier repairs or the covering up of defects are now in need of attention in order to safeguard the greater part and maintain as much original fabric as possible.

Lastly, the external landscaping to the rear of the property is currently poor and does not serve the residents well in terms of private amenity space. The sloping ground and proximity of the property to the road make this more challenging.

Therefore, the three areas of need to be addressed by these proposals are:

1. The improvement of the windows, kitchen door, and natural light to the Kitchen.
2. Alteration of the existing porch and addition of a small rear porch and porch to the door from the drive.
3. The repair of the historic timber frame.
4. The improvement of the external amenity space.

7.0 Proposals

Full Application

This section describes the proposals which make up the substance of this submission for planning permission and listed building consent.

It should be read in conjunction with the drawings submitted as part of the application, although some drawings are reproduced here for ease of reference, albeit at a reduced size.

Pre-application Submission (Application No. Q/24/97919)

In July 2024 a Pre-App was submitted for these proposals, and this application is essentially similar to that submission, excepting some small alterations and additions relating to the porches and some details relating to the windows and the modern kitchen door.

The application response was received on the 24th October 2024, following a site visit by the Council's Built Heritage Consultant.

The pre-app response included the following comments:

Assessment of proposals

The Old Cottage is a 17th-century building, listed as Grade II and located within the Old Bursledon Conservation Area. It has a rich architectural history, characterised by exposed timber framing and a variety of window types.

The pre-application includes plans to replace several windows with leaded lights to match the original ones on the first floor, rebuild the front wall and dormer, repair the timber frame, and substitute the cement mortar under the soleplate with lime mortar. Heritage rooflights will be installed in the kitchen, and the rear terrace will be extended to create a more private, usable outdoor space. Given that the site lies within a conservation area and the building is listed, any proposed alterations must preserve or enhance its significance. Based on the submitted information, the proposed works generally align with conservation principles and should not result in harm to the listed building or the conservation area, provided that careful attention is given to detailing, particularly regarding the retention of key historic elements such as the diagonal-leaded lights. Specific comments are as follows:

Windows

The existing fenestration comprises a mix of window styles from different periods, with some modern windows out of character with the building's historic fabric. The proposal to replace these with leaded lights to match the original windows at first-floor level is welcomed. However, as the listing description specifically highlights 'two old diagonal-leaded lights on the upper floor,' it would be preferable to retain these windows rather than replace them.

Timber Repairs

The proposed timber repairs, including scarfing and re-facing, are appropriate and do not require Listed Building Consent (LBC). Replacing cement mortar with lime mortar under the soleplate is also supported, as it will help the building breathe and prevent long-term damage.

Rooflights

The addition of heritage-style rooflights to the kitchen lean-to roof is considered acceptable and would enhance the usability and natural light in the kitchen without impacting the building's heritage significance.

External Landscaping

The proposal to extend the rear terrace to align with the building form will improve private amenity space. It is considered beneficial in enhancing the liveability of the space while preserving the overall character of the setting. Additionally, the council's Built Heritage Consultant met with the agent on-site, conducted a full walk-around, and discussed options for

addressing deficiencies in the building and proposed groundworks. The agent and a timber frame expert will reassess the front door framing, as well as the size and placement of the window on the top right of the north elevation. These matters will be reviewed further during the Listed Building Consent (LBC) process and accompanying application.

Conclusion

In conclusion, the proposed works are generally in line with conservation principles and aim to enhance both the building's usability and its historic character. Key historic elements, such as the front door framing and window placement on the north elevation, will be further reviewed during the Listed Building Consent process to ensure the preservation and enhancement of The Old Cottage's significance within the conservation area.

Following receipt of these positive comments, additional consideration has been given to the windows and front porch, and these are discussed in the relevant sections on the following pages.

Detail of the Proposed Works

The sections below set out the proposals for each element, providing additional information beyond the notes shown on the drawings.

Windows & Kitchen Door

The proposed changes to the fenestration have been driven by the need to replace poor quality failing windows, and also to seek to amend the form of unsympathetic styles of windows, exploring their amendment to more historically appropriate forms. It would also be desirable to improve the performance of the windows in order to enhance the thermal qualities of the dwelling in light of the climate emergency.

The proposed changes to the windows include for the following:

- The replacement of the poor-quality windows on the North-East elevation with more appropriate diamond lead-lighted hardwood casement windows.
- The replacement of the larger windows (the first and ground floor bow windows and the mixed window to the Dining Room) with new hardwood face-planted windows.
- Replacement of the poor-quality casement windows the South-Western end of the front elevation with new hardwood casement windows with diamond lead-light glazing.
- The like-for-like repair of the two older traditionally styled diamond-lead windows to the first floor. Repairs will use match material, section size, and details, retaining as much historic fabric as possible.
- Replacement of the modern Kitchen windows with a new hardwood casement window with diamond lead-light glazing.
- Replacement of the modern (late C20 or early C21) kitchen door with a new hardwood stable door.
- The insertion of a pair of conservation-style rooflights into the modern fabric of the Kitchen roof to allow more light into the depth of the space.

In addition to the above, following on site discussions, further thought has been given to the form of the new Bathroom window at high level on the North-East elevation. Both the window and the masonry around it are twentieth century fabric, with the window being of a particularly jarring form compared to the age of the building.

Internally, the position of the walls and ceiling to the Bathroom it serves, together with the tie beam beneath the window mean that its proportions cannot be altered except for a slight lengthening.

Windows in gables above the tie beam are not uncommon in historic timber framed buildings, either to serve an attic space, or light a room from high level if the ceiling was raised. On that basis we have sought to find a form of window which is appropriate to such historic occurrences of similar windows found in other buildings.

It should be remembered that the masonry in these instances is infill, not a loadbearing element. Windows were historically placed between timber frame elements, typically with a timber beam or rail above and below them.

In the proposed scheme the window takes a wide rectangular form, with an oak frame and diamond section mullions. Set behind the primary frame is a subtle casement. A new oak rail is run above the window, from the primary rafter on the outside to the vertical post to the inside. This rail then carries the masonry above in a more traditional manner than the current insertion, which apparently has no lintel at all.



Figure 53; Proposed South-East and North-East elevations (not to scale).



18.0m DATUM

North-West Elevation



18.0m DATUM

South-West Elevation

Figure 54; Proposed North-West and South-West elevations (not to scale).

For the larger windows, where face-planted widows have been suggested, this is considered to be less ostentatious than full oriel windows, which were fashionable in the Elizabethan period, and more in keeping with the social level of the cottage. An example of a face-planted window is illustrated below:



Figure 55; An example of a face-planted window on an historic timber framed property.

Porches

The existing front porch is a later addition and is dropping on one side, necessitating work to this element. Its form obscures much of the historic timber frame to the half bay, and the posts to each side of the front door have been covered with wide boards, which are uncharacteristic and of a poor nature.

It is therefore proposed to remove the existing porch and replace this with a new, more subtle, flat lead and timber bracketed porch, as shown on the elevations. This will allow more of the timber frame to be seen. As part of this work, and in connection with the repairs to the timber frame, the modern cover boards to each side of the front door will be removed, and any necessary repairs to the original posts carried out.

A similarly styled lead and timber flat-roofed porch would be added to the door from the driveway, which is now the principal entrance to the property, and currently has no protection from the weather. As this door is in a recessed position from the street, the original front door to the street will remain visually dominant.

To the rear of the property, a small lead and timber flat-roofed porch will be added above the Kitchen door to the modern extension. This will protect this door from the prevailing weather to a greater degree than is currently afforded by the eaves of the Kitchen roof.

Frame Repairs

To the frame repairs are illustrated on the proposed elevations as included above. Whilst the exact extent of repairs cannot be understood until work on them begins, this would include the removal of the earlier resin repairs and scarfing in of new sections of oak to re-form the traditional joints of the frame. It would also include the removal of the tiled-over sections to allow the repair of the underlying timber frame so that it can be visible again.

These repairs would be undertaken by a skilled specialist, experienced in work to historic timber frames. In all cases the working assumption would be to retain the maximum amount of historic timber and repair, rather than replace, members where possible. All repairs would be undertaken in oak of matching section and grain to the existing.

In addition to the localised timber frame repairs, we would propose to address the movement in the frame around the dormer window, which has led to the surrounding masonry panels moving outwards, which if unchecked, could lead to their falling into the street. This would involve the careful removal of the panels concerned, the insertion of a new oak framing rail below the window to help reinforce the existing frame and make up to some extent for the loss of the wall plate, and then the making good of the dormer. The masonry panels would then be re-built using the same bricks where possible in a lime mortar to match the original.

External Landscaping

The proposed landscaping changes are based on the enlargement of the existing terrace to address the current lack of useful seating space in the sloping garden. The additional size would also allow the resulting enlarged terrace to catch more sunlight throughout the year, as the narrow nature of the current terrace means it is shaded by the house for the early part of the day and the bank to the evening.

The proposals would not erode the amount of lawn, but simply seek to make better use of the space taken up by the current bank by creating a retaining structure along the line of the current timber fence and realigning the steps to free up more useable area. The retaining structure would diminish in height as it follows the sloping fall of the ground above.

The proposals can be seen on the Proposed Section and Proposed Roof Plan reproduced below.



Figure 56; Proposed Section, illustrating the proposed change to the terrace and landscaping. (Not to scale).

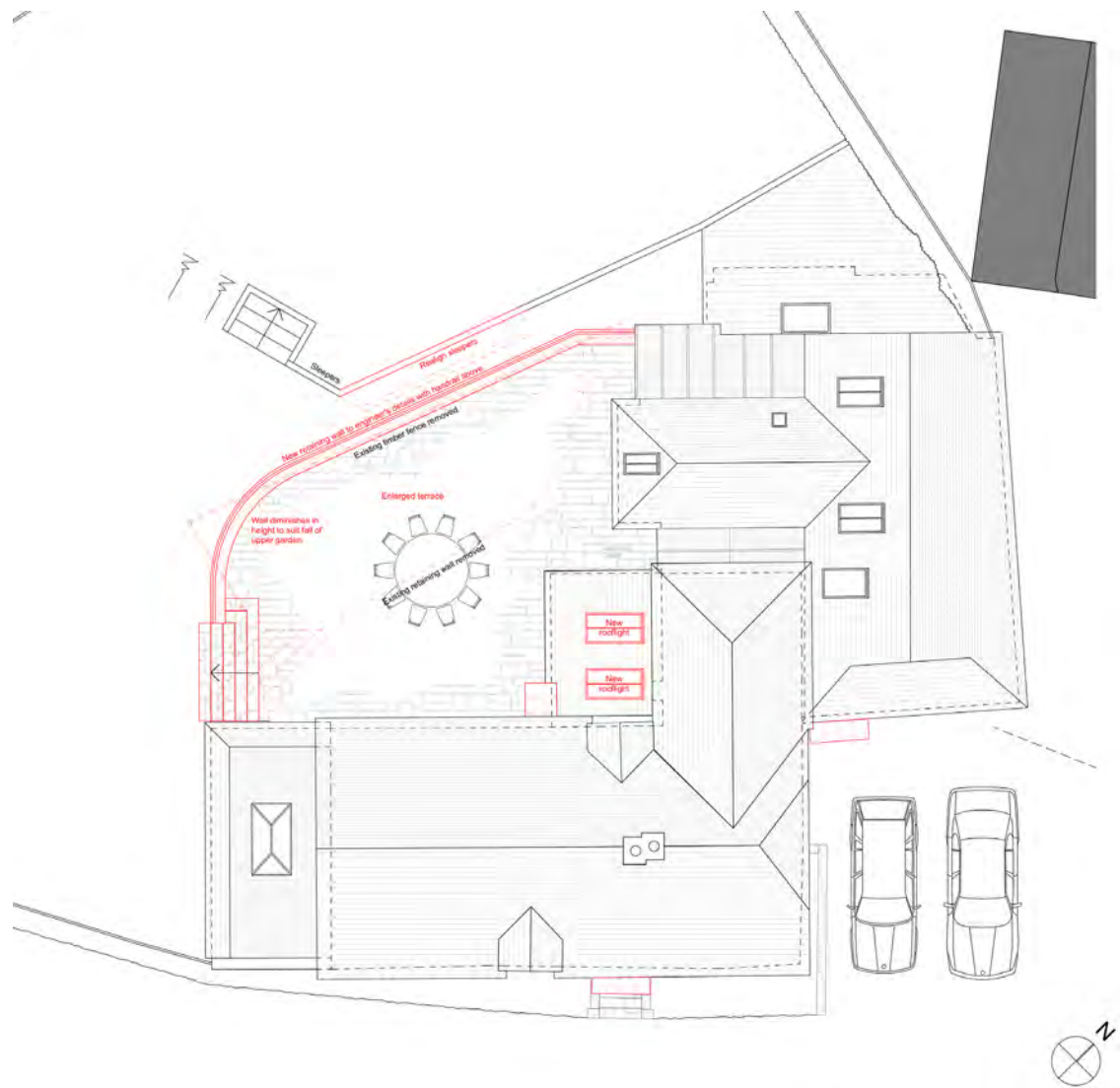


Figure 57; Proposed Roof Plan, illustrating the proposed change to the terrace and landscaping. (Not to scale).

8.0 Design Access Statement and Issues

The following sections cover the subjects typically included in a Design Access Statement. The predominance of the conservation and repair elements of the project mean that these have been included here, rather than being in a separate DAS.

Pre-Application Advice

This is described in detail earlier in this paper.

Previously Consented Development

The previous consents relating to the property have been set out in detail earlier in this paper.

Use & Amount

The use of the building will remain as a dwellinghouse, as it has been since its construction. The amount will not be subject to change as the proposed works relate to repairs and minor alterations only.

Layout

The layout will not change.

Access & Movement

The existing access to and from the site, or its parking provision, will not change.

Scale

The scale of the building will remain as it currently is, as shown by the existing and proposed drawings.

Appearance

The appearance of the building will not change except for the alteration to the porch and the windows as described in detail elsewhere in this paper, and shown on the accompanying drawings.

Biodiversity

As the scheme only affects domestic curtilage which is an actively managed garden it is not considered that any biodiversity will be lost by virtue of these works. The insertion of the rooflights to the Kitchen roof is to a recently re-laid machine-made tiled roof where the tiles sit closely together and are free from gaps or crevices, making it unsuitable for bats.

9.0 Consideration of Harm

Prior to developing the proposals an assessment of the cottage has been undertaken to understand those elements and features which make up its special character and significance.

These have shown that it is the historic timber framed core of the dwelling which is of value, and therefore should be preserved and enhanced.

Considering the proposed elements in turn, starting with the changes to the fenestration, it is clear that some elements have reached the end of their useful life. They are not of a form that is historically sympathetic and by no means original to the building. Other windows actively detract from the character of the building, and a change in their form would be a clear enhancement. The proposed windows have been designed to be sympathetic to the age of the property, taking clues from existing windows or those to other historic buildings of similar age and form. In this we consider that they would improve the special character of the building.

The inclusion of thin double glazing would lead to a small change in how the windows would refract the light, compared to single glazing, but as none of the existing windows or glass in those which are proposed to be replaced are original units no evidential harm would be done, whilst we must in all conscience consider where appropriate improvements to thermal efficiency can be made to historic buildings without undue harm in order to positively address climate change. Where older windows are to be repaired, secondary glazing would be installed.

The proposed addition of rooflights to the relatively modern Kitchen extension, which is not visible from the public realm would be of no harm but would benefit the enjoyment of the space.

The alteration of the front porch is generally considered a neutral change, with some small benefit by allowing more of the historic timber frame to be seen due to the less visually intrusive nature of the flat-roofed lead and timber porch proposed. The existing porch is not historic, so there is no loss of evidentially valuable historic fabric. The addition of a similarly styled small porches to the external door from the drive and the rear kitchen door, affixed to the modern fabric of the former garage and Kitchen are not considered harmful.

Turning to the timber frame, the maintenance of this important feature of the building is of extreme importance. It is suggested that this would be a valuable element of work towards the goal of preserving the special character of the building.

The suggested alteration to the frame arrangement around the dormer window would be a departure from the original frame, but one which is forced upon us by the misdeeds of previous generations who have ill-advisedly cut the wall plate, leading to the movement now seen in the masonry panels. If unchecked this could lead to a positively harmful situation. The works here would be recorded and understandable to anyone versed in historic timber framing and would be carried out using traditional materials and methods.

Lastly, the landscaping changes would not impact on the elements of the property which have been identified as significant and would not be visible from the public realm. They would, however, make a significant positive impact on the enjoyment of the property for its residents.

In all instances, care has been taken to understand the nature and special character of the existing building and site, and to balance the needs of making suitable repairs, sensitive alterations and enhancements, and sustainable features against the identified aspects of significance so that harm is minimised. We feel that by applying a robust process of conservation-led understanding and design a positive proposal has been developed which does not present an unacceptable level of harm, and in many ways improves the cottage for the future.

10.0 Conclusion

Having considered and understood the nature of the building and the site, together with its significance, we have sought to address the various elements of need in a sympathetic manner that allows the preservation and enhancement of the special character of the asset.

Having undertaken a pre-application submission we have sought to engage with Officers during the process and ensure that the proposals are understood and capable of receiving support.

This full application is a natural progression from that process, and we hope that the proposals can continue to receive support in order to preserve this extremely interesting building.