

Design, Access and Heritage Statement

Hebden Design Studio

On behalf of

Mr Nicholas Lee and Mrs Hetty Saunders

South House

School Lane

Hamble-le-Rice

SO31 4JD

Alterations to the Existing Property

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1. Introduction

This document is in support of the householder planning application and listed building consent submission for alterations to the existing property at South House. This statement seeks to set out the proposed works, their purpose and how they will be implemented in the conservation of the building.

The proposals comprise of the following:

- Internal insulation of existing entry room
- Removal of existing WC/Utility room to combine with snug
- Removal of existing internal bay window
- New internal walls to provide utility/boot room and desk nook
- Convert existing boot room to new WC
- Reconfiguration on first floor to provide larger En Suite bathroom within Master Bedroom
- Assorted amendments to external glazing and doors
- New external porch over utility door
- Reduction of existing roof lantern to flat rooflight
- Replacement of existing manual rooflight with automated version
- Removal of existing summer house and reinstatement of planting
- Reconfiguration of parking area to provide new bin store area and perimeter walls
- New lightweight shed within garden
- New boundary wall to south/River Green boundary

The following documentation has been prepared in support of the proposal:

- Design and Access statement including site photographs and Heritage Statement
- Design proposals include plans and elevations.

2. Context

South House is located at the edge of the conservation area of Hamble-le-Rice, a village and civil parish in the borough of Eastleigh, Hampshire.

Within the conservation area, the buildings are closely constructed, with minimal garden or space between structures visible from the road. The materials used are predominantly red brick or white render, and clay tile roofs.

Immediately to the south of the property, leaving the conservation area, the streetscape becomes more open and green, with larger gardens and more space between buildings.



School Lane looking North from South House (within conservation area)



School Lane looking south from South House (outside conservation area)

3. Site Description

The site is approximately 395m² in size. The site is approximately 20 metres long (north to south) and 21 metres wide (east to west), with the house occupying the north-western corner of the site.

The house is positioned directly beside the road on the western boundary, with a small path leading to the entry on the northern boundary. The northern boundary is attached to the neighbouring property 'The Cottage' which shares listed status with South House. The garden wraps to the east of the house, with a boundary fence backing on to neighbouring land. A gravel parking area fills the south-western corner of the site, and the southern boundary faces the private road of River Green.



Aerial view of the site with the boundary shown in red



Aerial view of South House taken from the South-East



Street-level view of South House from the North-West



View of the garden area looking north



View of the garden area looking south



View of the garden area looking east



View of the parking area

4. Planning History

C/11/69080 and L/11/69081 – Single storey side & rear extensions, pitched roof over existing entrance porch, side & rear roof lights. Formation of new vehicular access & parking area – Permit (May 2011)

L/16/78912 – Listed building consent: Insertion of 2no. dormer windows to rear elevation – Grant (July 2016)

5. Design

Hebden Design Studio was approached by the current owners of South House to review the existing arrangement and to develop a set of sensitive improvements that better support day-to-day family life within a Grade II listed building. While the previous programmes of renovation (2011 and 2016) substantially restored and enhanced the house, a number of areas remain functionally compromised or underperforming.

In particular, the utility is serviceable but undersized, the sitting room is dark and lacks natural light, and the orangery reads as residual space without a clear role. The plan also contains awkward geometry around an internal bay, an excess of doors and points of entry, and an inefficient route from the parking area through the boot room into the main house. Externally, the relationship between the principal ground-floor rooms and the garden is weak, the parking area is larger than required, and the existing summer house is no longer needed.

The proposed design response rationalises circulation, improves the hierarchy and usefulness of rooms, and strengthens connections to the garden, while seeking to minimise harm to historic fabric. Works include internal insulation to the existing entry room to improve comfort and performance; removal of the existing WC/utility to create a more generous snug with natural light; and careful removal of the internal bay window to simplify the plan and improve usability (subject to heritage considerations).

New internal partitions provide a properly proportioned utility/boot room and a small desk nook, and the existing boot room is repurposed as a WC to better suit the revised layout. On the first floor, the master suite is reconfigured to provide a larger en-suite, improving functionality without unnecessary expansion.

A series of modest external adjustments to glazing and doors are proposed to increase natural light, reduce redundant thresholds, and improve the interface between internal spaces and the garden. A small new porch over the utility door provides sheltered access without being overbearing, and rooflight alterations—including reducing the existing roof lantern to a flat rooflight and replacing a manual rooflight with an automated unit—support better daylighting and ventilation in a more restrained manner.

In the garden, the removal of the existing summer house allows reinstatement of planting, and a new lightweight shed provides necessary storage with minimal visual impact. The parking area is reconfigured to reduce its footprint, introduce a discreet bin store, and add perimeter walls that

improve definition and containment. A new boundary wall to the south (River Green boundary) is introduced to strengthen enclosure and legibility at the site edge, completing a set of proposals aimed at a clearer, more coherent, and family-friendly home within the constraints and opportunities of its listed status.

6. Access

No alterations to the existing access are proposed.

The parking arrangement has been modified, however it will still allow space for two cars, which is the same as existing.

7. Heritage Statement

South House, together with its attached neighbour The Cottage (in separate ownership) are designated as a Grade II listed building. They are described as: Early C19. Large L-shaped block, with many additions but retaining historic (Regency) character. Two storeys with attic. Red tile roof. Painted rendering to walls, first floor band. Two 2-storeyed bays face School Lane; at rear are 3-storeyed bays and some dormers. Porch.

The significance of the listed building is therefore derived from its age and survival as an early 19th-century house, its overall L-shaped form and evolved plan, and the legibility of its Regency character expressed through architectural proportions, bays, roof form and dormers, and the consistent use of traditional materials and finishes such as render and clay tiles. The contrast between the more formal street-facing elements and the more articulated rear elevation also contributes to its interest, reflecting a building that has adapted over time whilst maintaining a coherent historic identity.

The proposals have been developed to sustain this identified significance, prioritising retention of historic fabric where possible and ensuring that change is limited, legible, and sympathetic in character. Interventions are focused on addressing later, less successful aspects of the current arrangement and on improving the building's functionality for contemporary family use, avoiding unnecessary extension or outward expansion. External works are conceived as modest adjustments—principally to openings and rooflights—to improve daylight, ventilation, and usability while respecting the established rhythm of bays, the roofscape, and the building's simple material palette.

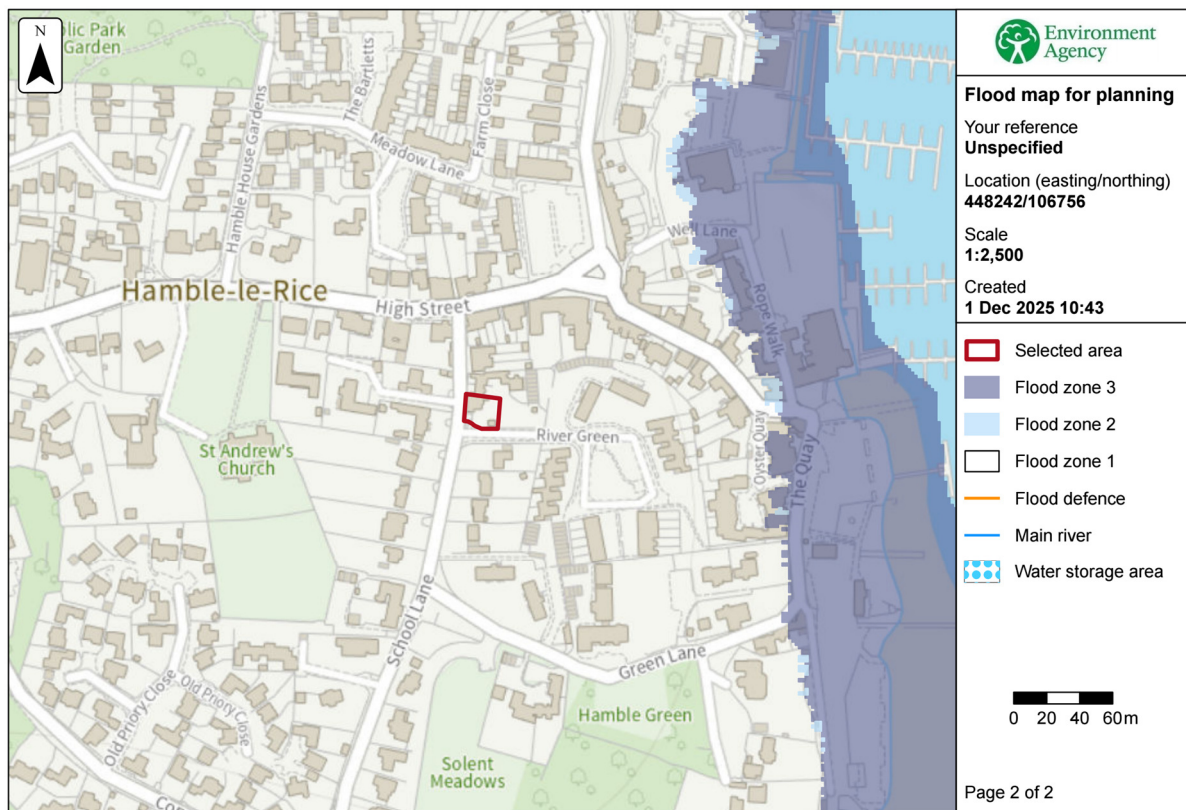
Given the sensitivity of a Grade II listed asset, particular care will be taken in relation to elements that are heritage features. Where change is proposed, it will be designed to minimise impact on significant elevations and historic character, with details and materials selected to match the existing building. The overarching approach is to secure a viable, well-functioning long-term use for South House while conserving the special architectural and historic interest that underpins its listed designation.

8. Landscaping and Impact on Trees

Landscape is to be largely maintained as existing. A lightweight summer house is to be replaced in a new location, and the extent of parking has been reduced, allowing additional planting areas to be provided. No loss of existing trees or wildlife habitats will occur.

Further ecological enhancement will be made to increase biodiversity on the site by adding more varied planting throughout the garden. As part of the green mission, tenants will be encouraged to maintain and plant more greenery.

9. Flood Risk Assessment



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The site location is in flood zone 1, with very low long-term risk of flooding from surface water, rivers and the sea, groundwater or reservoirs.

10. Ecology

The Biodiversity Checklist has been completed, which demonstrates that this proposal will have no effect on any protected or other notable species, nor is it within close proximity to any vulnerable sites or habitats.

11. Conclusion

The statement supports an application for householder planning permission and listed building consent for alterations at South House, a Grade II listed property on the edge of the Hamble-le-Rice Conservation Area. It explains the purpose of the works and sets out an approach intended to improve the home's day-to-day use while conserving the building's special architectural and historic interest.

The proposals are modest and primarily involve internal reconfiguration, limited changes to external openings and rooflights, and small additions such as a porch. Externally, the garden and parking are rationalised through removal of an unnecessary outbuilding, reinstatement of planting, provision of lightweight ancillary storage, and a reduced parking area with associated boundary treatments.

No change is proposed to the existing access arrangements and parking provision remains for two cars. The wider site impact is limited, with landscaping largely retained, no loss of trees or habitats, and scope for biodiversity enhancement.