

11 CONSERVATION AND LISTED BUILDINGS (LB)

CONSERVATION AND LISTED BUILDING CONTEXT

When planning for the future it is also necessary to consider the past. It is important that appropriate protection is given to buildings and areas which are of historic or architectural importance.

There are several links between conservation and other policies of the local plan including the following:

- CO policies: Countryside
- BE policies: Urban Renaissance, the Built Environment
- H policies: Housing
- ES policies: Environmental Sustainability

Conservation and Listed Buildings Objectives

11.1 The Council aims to:

- identify and protect areas of special archaeological, historic or architectural interest
- encourage the enhancement of such areas where appropriate
- afford protection to the listed buildings in the Borough

Archaeology

11.2 Archaeological remains are, in many cases, highly fragile and vulnerable to damage and destruction. Care needs to be taken to ensure that archaeological sites and monuments are not needlessly destroyed. There are 8 Scheduled Ancient Monuments within the Borough: Hamble Common earthworks/the remains of St Andrew's Castle; Netley Abbey; Netley Abbey, precinct and moat; Netley Castle; Netley Abbey aqueducts; Moorgreen barrow; Hickley Wood hillfort; and part of Marwell Manor moated site and associated earthworks (see plan 59). In the estuary of the River Hamble there are a number of shipwrecks of national significance and their removal will not be supported by the Council, unless the necessary arrangements can be made for them to be surveyed and recorded.

11.3 It is considered important that features of more recent origin are also protected. Examples include the Itchen Navigation, remnants of old water meadows (including their sluices and other associated structures) and old green lanes and wooded boundary banks.

- 11.4 If preservation in situ is not possible or feasible, archaeological investigation and recording may be an acceptable alternative. The views of the County Archaeological Officer should be sought at the earliest opportunity and the Council will consult him/her on all proposals larger than 1.0 hectares in area or which are located in areas of archaeological interest.

166.LB Development which would destroy or damage, directly or indirectly, a scheduled ancient monument or other nationally important monument, or adversely affect their settings, will be refused.

167.LB Development which would adversely affect other non-scheduled sites of archaeological significance or their settings will only be permitted where the Borough Council is satisfied that preservation of archaeological remains in situ is not feasible and the importance of the development is sufficient to outweigh the value of the remains. The Council will only permit development where satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.

168.LB Planning applications for development affecting a site where there is evidence that archaeological remains may exist but whose extent and importance are unknown, will only be permitted if the developer arranges for an appropriate level of evaluation to be carried out. This will enable the Borough Council to be fully informed about the likely effect that the proposed development will have upon such remains.

Conservation Areas

- 11.5 Local Authorities are required under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine whether any areas of special architectural or historic interest within their area should be designated as Conservation Areas (see Glossary). Conservation Areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 11.6 There are no standard specifications for Conservation Areas. It is the character of areas made up from the combination of elements such as pleasant groups of buildings, open spaces, trees, historic street patterns and features of archaeological interest that legislation seeks to

preserve or enhance. Such areas may be large or small and although they are usually centred on buildings of architectural and historic interest, this is not a prerequisite.

11.7 Within the Borough of Eastleigh the Council has designated the following 8 conservation areas (see Proposals Map):

Bishopstoke

Hamble (village and common)

Botley

Netley Abbey

Old Bursledon

Orchards Way, West End

Gaters Mill and Romill Close, West End

Bursledon Windmill

11.8 Periodic reviews of conservation areas will be undertaken to assess the suitability of their boundaries and the need for new designations. In assessing a locality for conservation area status the following factors will be taken into account:

- The quality or special character of the area within its local context;
- The level of architectural, historic or archaeological interest;
- The amount of alteration and development that has occurred which is detrimental to the character or appearance of the area;
- The degree of threat to the character or appearance of the area;
- Other controls on development and other designations.

11.9 The act of designating a conservation area indicates the high regard the Borough Council has for the area and it imposes the duty of protecting the area from being harmed and of taking measures that will preserve and enhance the area.

11.10 Particular attention will be given to the design details in applications for development in a conservation area, to ensure that its character is retained. Detailed plans will normally be required for proposed development in conservation areas and they should include elevations, showing the new building in the streetscene or its setting, details of colours and materials, existing trees and the landscape treatment proposed. Applications in outline form only, or otherwise providing

insufficient information are unlikely to be registered.

11.11 The Council will support, where appropriate, the preparation of Village Design Statements.

11.12 Several of the Borough's Conservation Areas are wholly or partly outside of the urban edge where even the construction of single dwellings would erode their special character and should be resisted. However, appropriate changes of use or extensions to existing buildings are not precluded provided that they are not detrimental to the character of the area.

11.13 In order to assist applicants, informal consultations with the Borough Council will be encouraged at the stage when outline permission would normally be sought.

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| <p>169.LB Planning applications for new buildings, and alterations and extensions to existing buildings, within or affecting the setting of, Conservation Areas, will be permitted, provided all the following criteria are met:</p> <ul style="list-style-type: none">(i) the proposal preserves or enhances the character or appearance of the Conservation Area or its setting;(ii) any new building or extension does not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene;(iii) the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings;(iv) architectural details on buildings of value are retained;(v) with regard to retail premises, a high standard of shop front design and signing, relating sympathetically to the character of the building and the surrounding area, is required;(vi) the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area; and(vii) they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment. Existing inappropriate uses will not be allowed to expand or intensify and the Borough Council may encourage their relocation if serious loss | <p>of,</p> <p>criteria are met:</p> |
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of amenity is occurring.

Demolition of Buildings in Conservation Areas

- 11.14 The demolition of buildings will only be permitted where the Borough Council is satisfied that the existing building is of an inappropriate character or wholly beyond repair.

170.LB Development which involves the demolition of any building or important feature within a conservation area will not be permitted unless:

- i. it can be shown that the building is wholly beyond repair, or incapable of reasonable beneficial use;
- ii. its removal or replacement would enhance the appearance of the area; or
- iii. it is essential to enable a redevelopment scheme to take place, provided the scheme for redevelopment has already been or is concurrently approved and such a scheme would positively enhance the character or appearance of the conservation area.

The Setting of Buildings

- 11.15 In addition to the appearance of buildings, the character and appeal of conservation areas are largely created by the relationship of buildings to their settings. Consequently, any alteration to streams, ponds, trees, hedges, walls, fences, gardens, open space, railings, pathways and similar features should be sympathetic to the character of the conservation area.

171.LB Applications for development which affect important townscape or landscape features in conservation areas will only be permitted where the qualities of those features are retained.

Advertisements in Conservation Areas

- 11.16 Advertisements should be treated as an integral part of the elevation of a building and in particular considerable care needs to be taken with

regard to illumination, design and colour. Corporate logo signs are unlikely to be acceptable in conservation areas.

172.LB Applications for advertisements and fascia signs in conservation areas will only be permitted if they meet all the following criteria:

- i. the proliferation of signs will be discouraged and signs will be restricted to the ground floor wall area;
- ii. fascias and advertisements should be designed as an integral part of the shop front and in keeping with the character of the surrounding area. Box signs will not be permitted and traditional signs and fascia details should be retained wherever possible;
- iii. illuminated signs will not be permitted. Where consent is given in exceptional circumstances, the sign should take the form of spot and halo lighting or rear illumination cut-out lettering;
- iv. the Borough Council will only accept 'corporate image' advertising where it is not detrimental to the character of the building and surrounding area; and
- v. consent will only be granted for advertisement hoardings, if it can be demonstrated to the satisfaction of the Borough Council, that no harm to amenity or public safety will be caused.

Listed Buildings

11.17 Although many historic buildings enjoy statutory protection by being listed, as being of special architectural or historic interest, it is the Borough Council's responsibility to ensure that this protection is enforced in practice. There is a presumption in favour of the retention of listed buildings and their settings. There are 175 listed buildings in the Borough. They are all Grade II except for 8, which are Grade II*.

11.18 The demolition of a listed building will only be permitted in exceptional circumstances and it will have to be demonstrated that all reasonable efforts have been made to sustain existing uses or find viable new uses; that preservation in some form of charitable or community use is

not possible or that redevelopment would produce substantial benefits for the community which would outweigh the loss resulting from demolition.

11.19 Alterations and improvements that are not in keeping with the character of a listed building will be refused, including development likely to adversely affect the setting of a listed building. Conditions to ensure adequate archaeological investigation before and during development will also be applied where appropriate.

11.20 Listed Building owners and prospective applicants are encouraged to seek advice from the Borough Council at the earliest opportunity.

173.LB	Proposals which include the total demolition of a listed building will not be permitted unless it can be shown to the satisfaction of the Borough Council that their condition makes it impracticable to repair, renovate or adapt them to an appropriate beneficial use.
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174.LB	The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.
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Buildings of Local Importance

11.21 There are a number of buildings which, whilst not being listed, are of local importance for their architectural, historical or amenity value. These are listed in Appendix II. The Government advises in PPG.15: Planning and the Historic Environment that such buildings can be protected by local plan policies, provided it is made clear that such buildings do not enjoy the full protection of statutory listing.

175.LB	Development which would have a detrimental impact on a building of local importance or its setting will not be permitted.
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Enabling Development

11.22 Enabling Development is development which would not normally be allowed but which may be justified as an exception to policy on the grounds that it provides the resources to secure the future of a listed building.

- 11.23 In order to assess what the best use may be for a listed building, it is necessary to balance the economic viability of possible uses against the effect of any changes on the special architectural and historic interest of the building. The optimum use should be assessed in the context of the conservation of the building, not against the maximisation of financial gain. The optimum use may not be the most profitable use if the latter would entail more destructive alterations than other viable uses. Additional information regarding enabling development can be obtained from English Heritage.
- 11.24 It is difficult to achieve successful enabling development. Often the visual impact of the proposed development outweighs the benefit of protecting the listed building.
- 11.25 In order to ensure the appropriate approach is adopted, the following policy will apply:

176.LB	<p>In exceptional circumstances the Council may permit the following development in order to secure the future of a listed building or other heritage asset:</p> <ul style="list-style-type: none"> i. a conversion or change of use which may not otherwise be permitted; ii. a sympathetic extension of an appropriate scale and design which does not detract from the intrinsic value of the building or asset; or iii. appropriate development within the curtilage of the property which is subservient to and does not detract from the character of the building or its grounds. <p>The Council must be satisfied that all alternative solutions and sources of funding have been thoroughly investigated; that the proposed scheme is financially viable; and that the applicant will enter into a legal agreement to ensure that the envisaged conservation benefits are delivered, and that the enabling development is demonstrably the minimum necessary to secure the future of the building or asset.</p>
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Historic Parks and Gardens

- 11.26 Royal Victoria Country Park, Hound, has been included on English Heritage's Register of Parks and Gardens of Special Historic Interest. In addition, the County Council has compiled a non-statutory Register of Historic Parks and Gardens which includes over 25 entries from within the Borough.

11.27 Work is currently underway on restoring the historic park at North Stoneham, part of which lies in the Borough of Test Valley. A management plan which contains supplementary planning guidance has been prepared and will be one of the means by which this restoration will be brought about.

177.LB	Planning applications for development which would be detrimental to or adversely affect the character, appearance, features or setting of an historic park or garden, will not be permitted.
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Botley Mill

11.28 The existing mill at Botley which is a Grade II listed building, dates from about 1770 and is of considerable architectural and historic interest. It is a major feature of the village and it is considered essential to retain the historic buildings and their setting and encourage the continuation of its use. The Borough Council will therefore consider sympathetically development which ensures the retention and enhancement of the character and setting of the Mill, its restoration, future maintenance and continued use. Proposals should pay due regard to protecting the nature conservation value of the River Hamble.

178.LB	Planning permission will be granted for development at Botley Mill provided: <ul style="list-style-type: none">i. it enables the preservation, restoration and future maintenance of the buildings and their setting; andii. it is sympathetic in terms of use, layout and design to the character of the listed buildings and their setting.
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Old Bursledon

11.29 This is an area of low density housing, woodland, open fields and salt marshes adjacent to the River Hamble. It lies south of Portsmouth Road and west of the A27, and much of it falls within the Old Bursledon Conservation Area (see Proposals Map). There is a special character to Old Bursledon - scattered housing served by narrow country lanes with well established hedgerows, banks, walls and trees. There are several public footpaths in Old Bursledon and views across the river valley can be enjoyed from a number of the lanes and paths in the area. There are small areas of undeveloped land which contribute to the area's rural character with market gardening, horse paddocks and grazing. The coastal salt marshes are protected as a Site of Special Scientific Interest and the character of the river valley to the south of

the railway is particularly attractive. Other land uses that maintain the open character are the junior school with its playing fields, the recreation ground, Greyladyes which has extensive private grounds and a number of private houses with large gardens. The country lanes that serve Old Bursledon are also an essential part of its character. In some places these roads narrow to one car width, many are without footways and contain sharp bends with sub-standard visibility. They are a distinctive feature however, and to attempt to widen or improve them would destroy the character of the whole area. The urban edge boundary has been drawn to exclude Old Bursledon because of its semi-rural character and even the construction of single dwellings would erode its special character and should be resisted. However appropriate changes of use, extensions to existing buildings, appropriate replacement buildings or the construction of suitable ancillary buildings, such as domestic garages, are not precluded (see for example policies 7.CO, 8.CO, 9.CO or 10.CO), provided that they are not detrimental to the character of the area either in themselves or by reason of additional traffic movements. As a guide, the Council is unlikely to support extensions to existing dwellings that exceed a 15% increase in their original floorspace measured externally.

179.LB	In order to protect the special loose-knit character of Old Bursledon (as identified on the Proposals Map) and to ensure the retention of existing open areas, further development will be refused within the special policy area with the exception of replacement dwellings, appropriate extensions or changes of use, provided that these respect and enhance the character of the Special Policy Area.
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180.LB	Proposals which would generate the need for highway improvements in the Old Bursledon special policy area will be refused, except in exceptional circumstances where the improvements are essential for highway safety and they do not result in the loss of an important bank, hedge, wall or tree.
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Hiltingbury

11.30 This area to the north of Chandlers Ford is well-wooded and consists generally of large residential plots which are visually attractive and help to meet a demand for such properties. In order to protect the wooded nature of Hiltingbury and the low-density character of residential development, the following policy will apply. However, the objective is not simply to maintain the existing low density of development in the area but to ensure that new development respects and enhances the

special characteristics of the SPA. While development at higher densities on adjacent plots would not necessarily be incompatible with the objective, it is unlikely that any proposal that would endanger the spacious, well-wooded appearance of the area or its arcadian character, would be acceptable.

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| 181.LB | <p>In order to protect the special character of Hiltingbury (as shown on the Proposals Map) the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met:</p> <ol style="list-style-type: none">i. the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site;ii. the proposal does not involve the loss, or prejudice the retention of existing healthy mature trees on the site;iii. the design, siting, size, scale and type of the proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; andiv. the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings. |
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Bournemouth Road, Chandler's Ford

- 11.31 The section of Bournemouth Road between the Leigh Road junction and Winchester Road includes a variety of land uses but it remains predominantly residential in character.
- 11.32 The Borough Council considers it to be important that the residential nature of the area should not be further eroded, primarily because it provides a source of housing at the lower end of the market. Therefore development which results in the loss of residential units is unlikely to be supported. The extension or redevelopment of existing non-residential uses will normally be permitted, provided the proposal conforms with the other policies of this Plan designed to safeguard the amenities of occupiers of residential properties.
- 11.33 Bournemouth Road experiences heavy traffic flows and is subject to parking restrictions. As a consequence of the latter, parking for some of the commercial premises takes place in adjacent residential roads, such as Chalvington Road and Keble Road, reducing pedestrian safety and causing nuisance and disturbance to local residents. Therefore

development which would be likely to give rise to an unacceptable increase in traffic turning movements off Bournemouth Road, intensify the problems of car parking in residential roads, further reduce the amenities of existing residents or detract from the primarily residential character of the area will not be acceptable.

182.LB Development in Bournemouth Road Special Policy Area will not be permitted if it:

- i. results in a net loss of residential units;
- ii. detracts from the primarily residential character of the area;
- iii. does not have satisfactory vehicle access and on site car parking;
- iv. results in the loss of residential amenity.

The Borough Council will support appropriate proposals which include environmental improvements.

The Aviary Estate, Eastleigh

11.34 This estate of former public housing has a pleasing and distinctive character. The estate is typified by housing grouped around open spaces of various sizes. The housing has a number of rustic architectural features. While this development is somewhat typical of the era in which it was built, the Aviary Estate is a particularly good example which has been largely unspoilt over the years either by inappropriate extensions or by the development of key open spaces.

183.LB In order to protect the special character of the Aviary Estate (as shown on the Proposals Map) development, including extensions, will not be permitted unless all the following criteria are met:

- i. the size, scale, architectural style, materials and detailing of any proposals closely reflects the character of the existing development; and
- ii. the open spaces identified on the Proposals Map are retained and their settings are not adversely affected.

Campbell Road, Eastleigh

- 11.35 This area of former railway workers homes has a unique character which is influenced by the linear form of the development, squeezed between railway works and railway sidings, and from the architectural “cottage” style of the housing. The Borough Council wishes to preserve this unique and attractive character (see policy 184.LB).

Crowsport, Hamble-Le-Rice

- 11.36 This area of housing, originally proposed as accommodation for yachtspeople is very distinctive in character and appearance and the Borough Council is keen to protect and preserve this distinctiveness from inappropriate development. The Council will not support the addition of further storeys to dwellings or the construction of inappropriate boundary walls or fences.

<p>184.LB In order to protect the special character of both Campbell Road, Eastleigh and Crowsport, Hamble-le-Rice (as shown on the Proposals Map) development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development.</p>
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