



Figure 1 East Elevation

Design, Access + Heritage Impact Statement

DESIGN TEAM

Client: Mr and Mrs Bounds

Temple Ford Design, architects

Conservation Consultant: Pat Grover

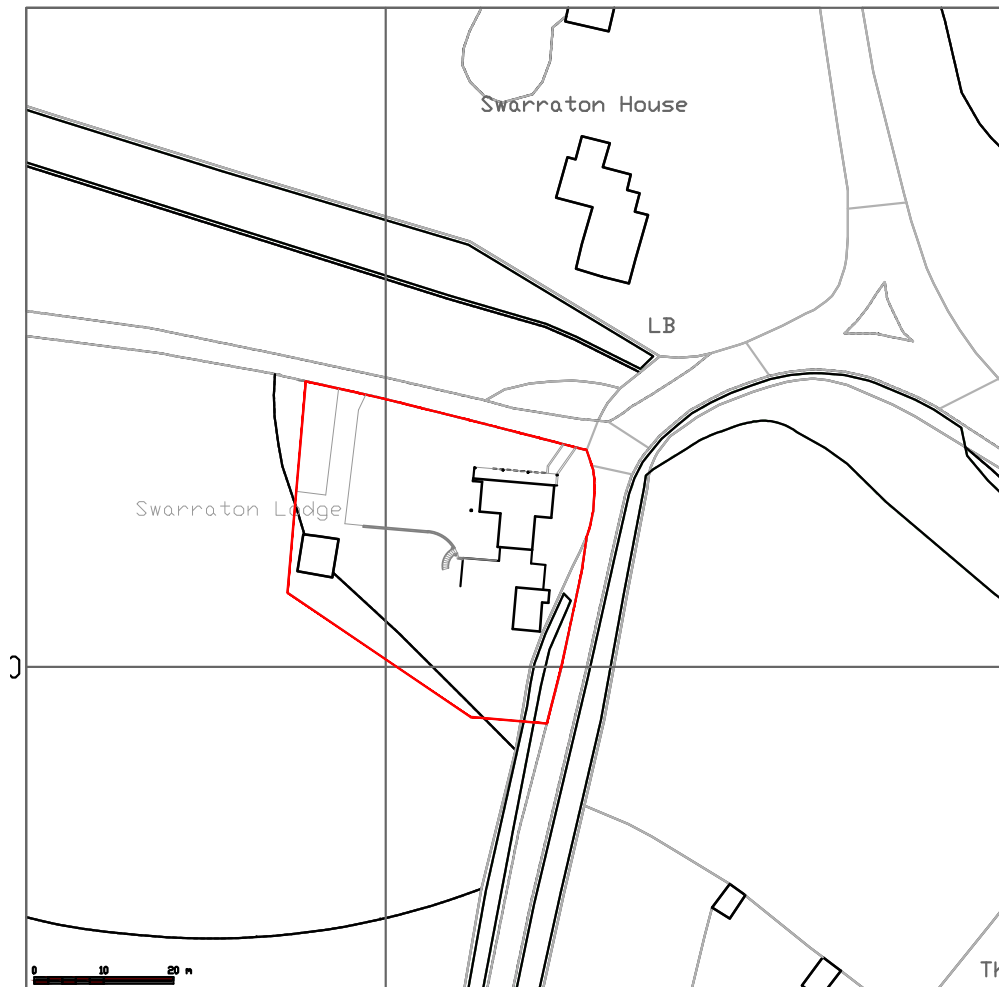


Figure 2 Locality: Crown copyright and database rights 2020 Streetwise License 100047474

1. Mr and Mrs Bounds have appointed Temple Ford Design architects to prepare a Planning Application for a retaining wall which has been built. This Heritage Impact Statement has been prepared to assess the impact of the wall upon the significance of heritage assets.
2. This statement identifies the relevant heritage and an overview of the historic development of Swarraton Lodge and includes a statement of significance proportionate to both the importance of the assets and a review of the effect on the significance of the property

The Heritage Assets and Swarraton Lodge History

3. The SPAB, Venice Charter, and English Heritage Principles guide the historic assessment of Swarraton Lodge. Reference is made to the NPPF para 128, to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportional to the asset's importance, sufficient to understand the potential impact of the proposal on their significance. The relevant historic environment record should



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have been consulted and the heritage assets assessed using appropriate expertise where necessary

4. In AD 903 King Edward founded the New Minster of Winchester and granted lands which included Swarraton. It is thought that the name derives from Swerwetone meaning 'heavy ford', or to the right bank tributary of the Itchen entering below Alresford. The former parish of Swarraton has been absorbed into Northington and the two settlements lie on opposite banks of the Candover Stream
5. Swarraton Lodge is located at the East gate entrance to the Grange and was built in the early 19th century by Lord Ashburton who owned Northington Grange. An engraved date on one of the leaded lights puts the date at 1826. The Lodge was listed Grade II in 1983 as follows

Grade II, Lodge now private residence. Early C19. Rustic flint nodules, roof slated. 2 bay, 1½ storey. Drive front has outshot roof supported on tree trunk columns to form verandah. 2 and 3 light leaded casements and stable type door. Roof hipped one end, half hipped other, formerly thatched Dormer with sloping roof, and 2-light leaded casement. Large central flint ridge stack. C19 single storey addition to right end and large dormer extension to rear face of roof ~ Listing NGR: SP5127939316

6. The lodge was originally thatched but was reroofed with slate early in the twentieth century and an unsightly rear extension added in the mid-twentieth century. Both changes were harmful to the heritage of the Lodge and Planning permission was given in August 2011 to change the roof back to thatch, remove the C20 extension and construct a new rear extension. No changes were made to the original Lodge and the result is an improvement to the appearance, which retains the heritage and aesthetic value

Significance of the Heritage Assets

7. This statement recognises that the heritage and sense of place are closely linked to the community and that conservation calls for a prudent approach. This principle determines the mode of action to deliver change and enhance the quality of life for the client. It focuses on four value-rational questions:
8. The categories of significance are: **A*** ~ Exceptional Significance; this category represents the very great or unique significance of a limited number of structures or objects, **A** ~ Outstanding significance; this category is considered the equivalent of a Grade I listed building or scheduled ancient monument, **B** ~ Considerable significance, **C** ~ Some significance, **D** - Little significance, **Neutral** ~ Makes no contribution and **Intrusive** ~ detracts



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| Element | Statement of Significance | Category |
|-------------------------------------|--|----------------------|
| Significance of the site in general | Swarraton Lodge is situated at the East entrance to the park and to the South of Northington. The site, which is in different ownership from the Grange, is positioned at the top of a valley slope falling to the Grange Lake. It is screened by a backdrop of trees to the East, West and South. The boundary of the Lodge site is separate from the Grange but the setting at the entrance is significant | C |
| Architectural significance | The aesthetic value of the original Lodge has been greatly improved by the recent works. The new thatched roof has restored the scale and proportion of the Lodge and the aesthetic value has not been compromised by the extensions and the landscaping | B C |
| Historical/cultural significance | The original Parish of Swarraton has now been absorbed into Northington and the lodge is significant in the historical development of Swarraton | B |
| Construction | <u>Roof and Framing</u> The thatched roof, which extends over a full width verandah at the front of the house, supported by timber posts which are recycled telegraph poles The small bothy has a cedar shingle roof | C C |
| | <u>Flintwork</u> The elevations are constructed in knapped flintwork with lime mortar joints. | C |
| | <u>Cladding</u> The rear extensions are clad with timber boarding with some rendered and painted panels | D |
| | <u>Windows</u> The original windows are timber framed with diamond pattern leaded lights. The extension windows are timber with clear glazing | C D |
| | <u>Doors</u> The existing timber doors retained, and new doors are in painted timber with clear glazed panels | C D |
| | <u>Boundary walls:</u> The East boundary wall is a 1.0m high knapped flint A new 1.0m high wall has been constructed in the West garden | D D |

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Photographs



Figure 3 East Elevation to Swarraton Lodge



Figure 4 West elevation to Edgar Road

National Planning Policy

9. The National Planning Policy Framework ('NPPF') was introduced in March 2012 as a key output resulting from the Government's Plan for Growth agenda. It sets out national planning policies for England and how these are expected to be applied to proactively drive sustainable development and growth and to boost significantly the supply and delivery of new housing. The NPPF was updated in July 2018 and retains much of the previous guidance especially in relation to the historic environment.
10. National Planning Policy Guidance/Statements: NPPF, paragraph 56: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
11. Sustainable Development: At the heart of the NPPF is a presumption in favour of sustainable development. The assessment of the application must consider the



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planning balance and whether overall the development proposed constitutes sustainable development and whether any harm to the designated heritage asset is outweighed by the public benefit.

12. The NPPF Paragraphs 189-201 considers the impact of development on the historic environment. In particular at paragraph 192 local authorities must take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation

Winchester Local Planning Policy

13. Winchester District Local Plan Part 1 - Joint Core Strategy: DS1, MTRA4-5
14. District Council Local Plan P Part 2 - Planning Policies CP11, CP13 and CP16 of LPP1 and DM1, DM15, DM16, DM17, DM18, DM23 and DM24 of LPP2

Planning History

| Date | Description | Decision |
|--------------|--|-------------------------|
| 10/02390/FUL | Alterations and extension to the Lodge including, new thatched roof and a new bothy, double garage and workshop and flint wall to front boundary | Permitted 10/08/2011 |
| 10/02391/LIS | Alterations and extension to the Lodge including, new thatched roof and a new bothy, double garage and workshop and flint wall to front boundary | Permitted 10/08/2011 |

Constraints

| | |
|--|--|
| 1983-00271-Iladdress: Swarraton Lodge, Grange Park, Northington Down, Alresford, Hampshire, SO24 9TG, | Within 50m of a listed building |
| Itchen Valley between Northington in the north and Highbridge in the south, River Itchen Area with potential for radon gas levels of between 1 and 3 percent | County Heritage Site Radon Gas Levels |
| Lodge Wood South of Swarraton Lodge | Site of Importance Nature Conservation |
| Name: THE GRANGE, NORTHINGTON | Not available |
| Conname: The Grange | Historic Parks Polygons |
| Name: Consult with Contaminated Land Officer | Contaminated Land Consultations |

Consultations

15. Planning:

- a. A consultation was held with Oliver Dempster, The Planning Enforcement Officer, who visited the site on the 2nd October 2020 and confirmed that a



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planning application was required for the retaining wall ~ ref. 20/00248/LBUILD - Swarraton Lodge

- b. A subsequent telephone consultation was held with Oliver Dempster on 27/11/2020, it was confirmed that because the wall was in the curtilage of a listed building a Planning Application was required but, not a listed building application

- 16. Local: Positive comments have been received neighbouring properties
- 17. Flood risk: the national flood web site states that there is a very low risk of flooding from rivers, sea or surface water
- 18. Biodiversity: the proposals have had no impact on existing trees or hedges. The planting has had a positive benefit to the ecology and an increase in wildlife, insects and butterflies

Design Strategy and Heritage Assessment

19. Swarraton Lodge is located on a sloping site which made gardening and maintenance difficult and access from the driveway difficult. The only other access to the house is up steep steps to the front of the house

| No. | Strategy | implement |
|------------|---|------------------|
| 1 | <u>Desired result:</u> The knapped flint retaining wall provides | |
| | a. level access from the garage to the house for Mr and Mrs Bounds 'elderly relatives and visitors | Desirable and |
| | b. safe maintenance of the garden | Necessary |
| | c. The construction of the wall has not resulted in any substantial harm to or loss of the significance of Swarraton Lodge | Necessary |
| 2 | <u>Who benefits:</u> | |
| | d. The effects of the flint retaining wall upon the significance of the heritage assets, is subservient to the setting and significance Swarraton Lodge | Necessary |
| | e. The effect on the character of the surrounding area is not visually intrusive or detrimental | Desirable |
| | f. There is public benefit in the sympathetic change proposed which helps improve its value to the community | Necessary |
| | g. The design proposals are subservient to the significance of the house and a justifiable improvement to the setting | Necessary |
| | h. The proposal will improve the conditions in which people live and work | Necessary |
| 3 | <u>Desirability of the development:</u> | |
| | 1. The proposals will help to improve long term maintenance and conservation of a valuable heritage asset | Necessary |



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- | | |
|--|------------------------|
| 2. The proposals improve access and enjoyment of the setting | Desirable |
| 3. proposal does not result in any harmful impact on the amenity of neighbouring properties | Necessary Necessary |
| 4 <u>Desired actions:</u> | |
| 4. New works have been constructed with flints from a local farm and are distinguishable from historic material. | Necessary |

Conclusion

1. This Design, Access and Heritage Statement has been prepared by Temple Ford Design to assess the effects of the proposed alterations upon the significance of heritage assets and Grade II listed Swarraton Lodge
2. Despite the previous level of change and alterations to Swarraton Lodge, the significance of the historic core and structural integrity of the building is still evident.
3. Swarraton Lodge is located on a sloping site which made gardening and maintenance difficult and access from the driveway difficult. The only other access to the house is up steep steps to the front of the house. The new wall provides level access, and secures a viable use of the Lodge, which is a public benefit
4. The retaining wall benefits the maintenance of the grounds and has not resulted in any substantial harm to or loss of the significance of Swarraton Lodge
5. In conclusion, the new retaining wall gives rise to 'less than substantial harm' to the significance of Swarraton Lodge. Any such minor harm is outweighed by the benefits that will be delivered. On balance the significance of the designated heritage assets will be sustained
6. On the basis of a less than harmful impact upon the historic environment and general design, the applicant kindly requests that permission for Planning and Listed Building Consent be given due consideration