

Heritage Statement, which can act also as a Design and Access Statement, to support the planning and listed building consent applications to renovate an outbuilding in the side garden of Whitehall, High Street, Beaulieu SO42 7YA

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This Statement has been produced to support the application because the National Planning Policy Framework [NPPF] says this:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

This planning application affects two, to a degree interlinked "heritage assets": one, the building is within the curtilage of a Grade II listed building, and two, the site lies within a designated Conservation Area.

Clearly development proposals affect heritage assets in a number of different ways and to different degrees of relevance. So, even if the heritage asset has “significance”, any **harm** to this will vary from total loss, through diminishing levels of ‘devaluation’, to work that will have no meaningful effect on what makes the heritage asset in question significant. This variation of impact is recognised in the NPPF itself: for example, 196. Where a development proposal will lead to *less than substantial harm* to the significance of a designated heritage asset....and advises that different approaches are taken - different ‘tests’ if you like.

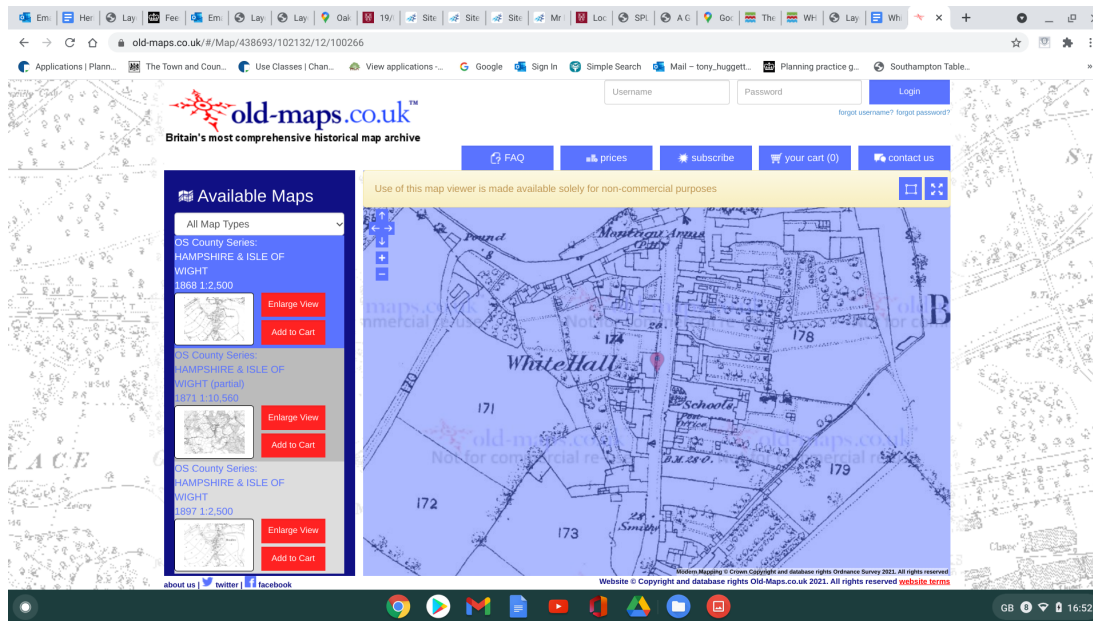
The NPPF does not explicitly mention what is required where the “significance” of the heritage asset would not actually be harmed in the first place, and this is the situation we believe we have here. But it seems that it is for the applicant to demonstrate that to be the case.

### ***The effect on the listed building***

We need to look first at what has led to the main house being listed in the first place. This is how it is described in the list

BEAULIEU HIGH STREET SU 3802/3902 (west side) 17/48 Whitehall and railings to north along street (formerly 1.12.75 listed as "Whitehall") GV II House and attached railings. Late C18, altered C19. Painted brick, old plain tile roof. 2 storey and attic, 2 bay, early C19 bay added to one end. Front has between original bays mid C19 projecting gabled porch with bargeboards and finial. Depressed arch over 6-panel double doors. Either side 12-pane segmental head sash. In RH added bay 16-pane sash. 1st floor raised brick band. On 1st floor, to LH 3-light casement, in centre 12-pane sash, to RH casement. Gabled, bargeboard, 2-light dormers over original bays. To RH end mid C19 wrought-iron railings on brick plinth run along boundary of garden and street.

We note that nothing is said about the outbuilding subject of this application. There are no known historic records about the building but we do know that the original curtilage of the house was once much larger and had more ‘status’, but has been seriously compromised by subsequent fragmentation with the result that the garden no longer has particular value as such, related to the origins of the building, as we can see it to have been in this Victorian era map:



The outbuilding is easily identified on this map, and it is right to surmise it was built after the main house, possibly as part of the reported nineteenth century alterations. Looking at the building as it is today it displays every sign of originally being a stable, we note the main opening into the building and the door to the loft above, and the possible tack room with its own entrance.

There can be no doubt that this building is an asset to the main listed building and complements it absolutely, not only in the continuing sense of history but in its apparent functional relationship with the main residence. Those attributes are clearly worth retaining. But the condition of the building is deteriorating somewhat, lacking any clear purpose for the time being, and involving a structure which is ill-suited to modern requirements in its present form.

But what this set of proposals confirms is that the essential character of the building can indeed be retained by keeping any changes to a minimum. But, bearing in mind renovation of the building, which clearly has a lot of value for the listed building itself, needs investment and this will need to achieve a tangible benefit through being able to get the building back to having a useful function. The latter need translates into adapting the inside of the building so that better use can be made of both its floors, the submitted plans show this as being possible with very limited alteration to the fabric of the building. Most of that will be to carry out essential repairs to the main roof (replacing old roof timbers and relaying the existing tiles), replacing and

improving the existing upstairs floor, installing a new staircase, and installing new windows in the roof. The one existing first floor window would be replaced with one a little larger and of more traditional design and proportion. Importantly, nothing of intrinsic value will need to be removed.

In short, there will be no discernible change in the visual and functional relationship between the two 'historic' buildings and their heritage value will be undisturbed.

### ***The effect on the Beaulieu Conservation Area***

From its own formal "appraisal" of the Conservation Area, the National Park Authority, we note this paragraph

High Street developed during the medieval period outside the gates of the medieval Abbey and the core of the settlement was well established by the time of the 1578 survey. The earliest surviving buildings date from the 16th and 17th centuries with the majority of the current buildings being of 18th and 19th century date.

So, the value in Conservation Area terms is very much about the existing nature of the buildings and how they relate to each other, and this is not being changed. What will result will be arresting the decline in the condition of the building's structure through immediate repair and renovation, and facilitating future upkeep from an improvement and modernisation of its internal space. The historic house and its associated, and traditional outbuilding, appreciated to some degree from the High Street, will remain unaltered.

### ***Conclusion***

The only real issue for safeguarding heritage interests in this case is the ability to restore a building which merits proper conservation. The space inside will be improved by constructing a replacement floor and improving the access to it, whereas the external changes are for improving the ability to introduce more light to the inside with a small increase in the

fenestration using traditional window forms in a limited way. The balance between the other elevational features (primarily the doors and the lean-to store at the rear, all of which are simply being repaired) and the extent of brickwork is being retained allowing the strength of the outbuilding character to be retained.

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