



TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990
PLANNING & COMPULSORY PURCHASE ACT 2004

APPLICATION FOR PLANNING PERMISSION & LISTED BC:

THE HUNDRED, 2-4 HIGH STREET, FORDINGBRIDGE

HERITAGE STATEMENT

FEBRUARY 2024

REF. TP.21185

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1.0 INTRODUCTION & GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

- 1.1 This Heritage Statement supports an application for planning permission and listed building consent for the removal of a canopy and replacement railings at The Hundred, 2-4 High Street, Fordingbridge. The proposed works are minor in nature but do affect the appearance of the internal courtyard of the building. This courtyard is adjacent to the building within the application site that is listed as being of Grade II special architectural or historic interest. The Historic England listed building description is reproduced as **Appendix 1** to this statement.
- 1.2 In addition to being listed, The Hundred is located within the Fordingbridge Conservation Area. Conservation Area Map 2 that is included within the Conservation Area Appraisal of June 2001 is reproduced below. The application site is outlined in red. The listed building element of the site is coloured blue.



- 1.3 The earliest surviving buildings in Fordingbridge date from the end of the 17th century. With a 17th century core, 2-4 High Street was re-modelled in the 18th century and is therefore one of the oldest buildings in the town. There have been further 19th and 20th century alterations. When viewed from the High Street it is brick rendered with a plain tiled roof, two storeys high with an attic. A central enclosed passageway between two shops leads to the rear, where there is an open courtyard.
- 1.4 It is in the courtyard area where the changes are proposed to remove a modern, but unsightly, canopy above a raised walkway. The railings to the walkway are proposed to be replaced.
- 1.5 2 High Street, being to the right hand side when viewed from the main road, extends back alongside the courtyard - beyond the listing as identified on the Conservation Area Map. However, the appearance is of one single building which the canopy is fixed to.
- 1.6 At the rear of the site the building returns across the frontage to Round Hill. Whilst being two storeys in height fronting the courtyard, the change in levels result in the Round Hill frontage being single storey only. The road frontage here is much more modern.
- 1.7 The site is situated in the centre of Fordingbridge, close to the junction with Salisbury Street and Bridge Street. The area has a commercial character, with a traditional appearance reflecting the history of the town.
- 1.8 The site is shown in the photograph below and on the following page.



1. 2-4 High Street with the covered walkway between the two shops.



2. The frontage to Round Hill.



3. The internal courtyard with the covered walkway to the left.



4. The walkway with the covering supported on timber posts, with railings between.



5. A view of the walkway from the covered passageway.



6. The walkway looking back towards 2 & 4 High Street.



7. The railings that are proposed to be replaced. The timber supports to the canopy will be removed.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 As can be seen from the photographs, the canopy is in a poor state of repair. It comprises a Perspex single pitched roof, thought to date from the late 1970's or early 1980's. It is supported by thick wooden posts. These also act to support the railings that enclose the walkway and separate it from the courtyard. There are two other sets of short railings from the lower courtyard to the upper. These are not affected by the proposals.
- 2.2 The assumed purpose of the canopy is to keep pedestrians dry as they walk through the site from the High Street to Round Hill. It serves no other function - there are no shops that front the walkway and hence no shop windows where potential customers may keep dry whilst browsing.
- 2.3 The walkway is raised above the courtyard. The railings are therefore needed for safety purposes. However, they are fixed to the wooden columns that support the canopy. Removing these columns therefore necessitates the need for new railings to run the length of the walkway, and to be secured in a different manner. This is best achieved by the vertical rails sitting on top of a supporting horizontal rail that is secured to the small foundations pads that the timber posts sit on.
- 2.4 The canopy is also secured by way of fixings to the elevation of the building that fronts the walkway. It sits on a protruding cornice. Any damage in removing the fixings will require the making good of any plasterwork and / or timber.
- 2.5 The listing only extends along a small part of the building that fronts the walkway. However, it is considered that all of the work affects the listed building and its setting; hence the application seeks approval for all of the work irrespective of whether or not the canopy is physically attached to the statutory listed element of the building.
- 2.6 The consequence of the removal of the canopy is that pedestrians will be exposed to any adverse weather. However, this will only be over a short distance and will not be a major inconvenience to the users.

3.0 SUMMARY OF RELEVANT PLANNING POLICIES

- 3.1 Where relevant, applications for planning permission and listed building consent are required to protect and enhance heritage assets in accordance with national and local planning legislation and policy. Principal legislation is provided by the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 3.2 *The National Planning Policy Framework* contains Section 16, within which Paragraphs 195-214 deal with conserving and enhancing the built environment. The potential impact of a proposal is assessed where it would result in total loss, substantial harm, or less than substantial harm to a heritage asset.
- 3.3 *The National Planning Policy Guidance on the Historic Environment* contains more detailed advice when compared to the NPPF. It sets out the heritage consent process, as well as the application consultation requirements.
- 3.4 *The New Forest (Outside the National Park) Local Plan Part 2; Sites and Development Management* contains Policy DM1. This deals with heritage and conservation. It is reproduced below and on the following page.

Policy DM1: Heritage and Conservation

a.) Development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets.

In particular:

- All heritage assets will be protected in proportion to their significance. The more significant the heritage asset, the greater the presumption in favour of its conservation.
- Development proposals should conserve or enhance the significance, character and appearance of heritage assets.
- Any development that may affect archaeological remains should demonstrate the likely impact upon the remains and where appropriate include mitigation measures to reduce that impact. Any information gained as a result of the investigation should be publicly available.
- Development proposals should respect historic road, street and footpath patterns that contribute to the character and quality of an area.

b.) In assessing the impact of a proposal on any heritage asset, account will be taken of:

- the impact of the proposal on the heritage asset and its significance, with regard to the nature of the significance of the

heritage asset and the value that it holds for this and future generations

- the impact of the proposal on the setting of the heritage asset
- the impact of the proposal on public access to, and enjoyment and appreciation of, the heritage asset.

If there would be harm to the heritage asset, account will be taken of:

- how any conflict between climate change objectives and the conservation of the heritage asset is addressed and mitigated
- whether the public benefits of a proposal outweigh any harm caused to the heritage asset. Exceptions to the principle of safeguarding heritage assets from inappropriate development will only be considered where substantial harm is avoided and where the public benefits of a proposed development can be clearly demonstrated to outweigh the level of harm to the significance of the heritage asset.

c.) Where appropriate and necessary to secure the long term future of a heritage asset, in particular where it is in a poor condition or at risk, an exception may be made to other local plan policies, providing:

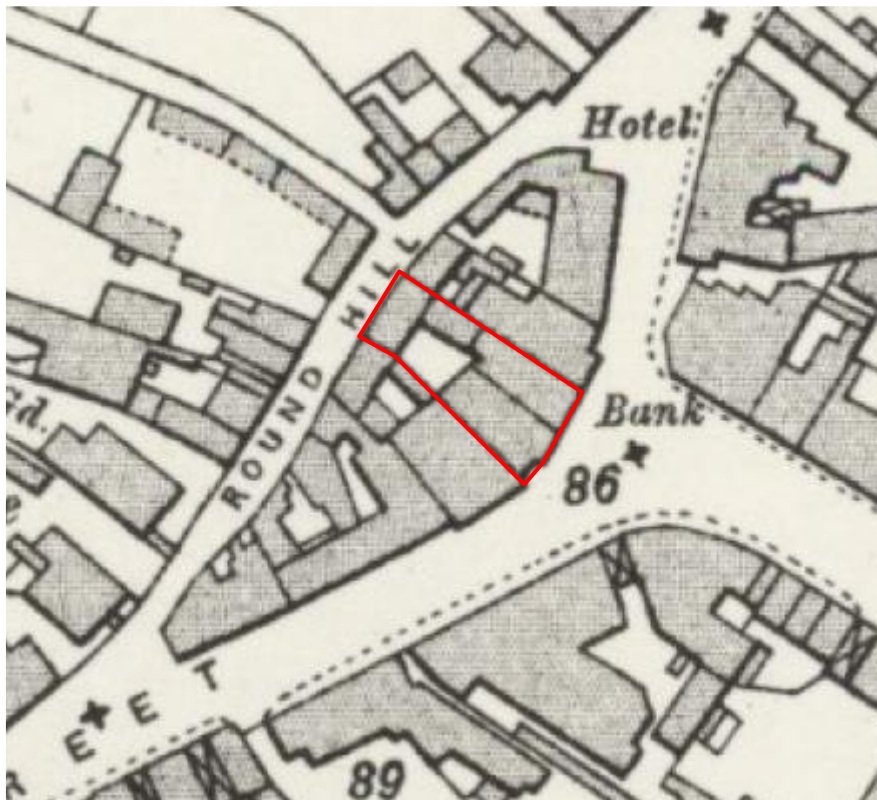
- the nature of the heritage asset means it is not suitable for all reasonable uses of the site which accord with local plan policies
- the proposal will not materially harm the significance of the heritage asset and its setting, and is sympathetic to its conservation
- any variance in, or departure from, other policies is minimised to that necessary to secure the heritage asset, and the benefits of securing the long term conservation of the heritage asset outweigh the disbenefits.

d.) The local planning authority will work with others, and in particular with local communities, to identify, record and give appropriate recognition to heritage assets not subject to a national designation, but which are of local significance.

3.5 *Fordingbridge Conservation Area Appraisal* - dated June 2001, this provides an analysis and assessment of the conservation area so as to guide new development proposals when they are submitted for approval.

4.0 IMPACT ASSESSMENT & CONCLUSION

- 4.1 Given that the canopy is a relatively modern addition to an historic building, its removal will have the benefit of returning the appearance of the building to somewhere nearer its original state. Historic Ordnance Survey maps, including the 1909 map reproduced below, indicate that the canopy did not replace an earlier one - the open courtyard appears wider and more spacious than it currently is.



- 4.2 The removal of the canopy will return the courtyard to its more spacious appearance. In addition, it will open up views of the listed building and its rear extension through towards Round Hill. It is therefore considered that the heritage value of the asset will be enhanced, and that the removal of the canopy is positive.
- 4.3 Following the removal of the canopy, little work will be required to make good any damage. For example, where it is fixed to the side of the building, only minor plaster and / or timber repairs will be needed. The timber posts can be simply removed from the protruding foundation pads. The pads can be retained and act as supports for the replacement railings.

- 4.4 The railings will be replaced with new that will be in the same position and have a similar appearance. The visual impact in this respect will be little different.
- 4.5 It is therefore concluded that the removal of the existing canopy, making good any small areas of damage, and replacement of the railings will not cause harm to the listed building or its setting. The proposed work is positive and will enhance the heritage asset.
- 4.6 A grant of planning permission and listed building consent is therefore commended.

APPENDIX 1

Listed Building Description

SU 1414 FORDINGBRIDGE HIGH STREET (west side)

15/17 No 2 (Anglia Building Society) No 4 (Bubbly Bargains)

GV II

Pair of shops. C17 core, remodelled C18, C19 and C20. Timber-frame core, brick rendered, plain tile roof. 2 storey and attic, 3 bay, with central passageway to rear wing on RH. Front has, to LH of centre, framed archway. To RH shopfront in C19 style of centre glazed door and 8-large pane window each side, that on RH slightly projecting. Moulded cornice across all. To LH similar style front of door and projecting window to LH. Three 2-light camber head casements on 1st floor. Dentilled cornice. Three 2-light hip-roofed dormers. Important in street scene, facing down Bridge Street. Included for group value.

Listing NGR: SU1485114253