

**BURSLEDON, HAMBLE-LE-RICE AND HOUND LOCAL AREA  
COMMITTEE**

**Thursday, 22 September 2022**

**LOCAL LISTING OF BUILDING(S)**

**Report of the Strategic Planning Manager**

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**Recommendation(s)**

**It is recommended that the following building, being of special architectural and historic interest, be approved for addition to the existing list: Briarleigh, 76 Victoria Road, Netley Abbey SO31 5DS.**

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**Summary**

To approve the addition of one property to the Local List of Buildings of Special Architectural and Historic Interest.

**Statutory Powers**

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 1 Listing of Buildings of Special Architectural or Historic Interest.

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## **Strategic Implications**

1. The report addresses the Excellent Environment for All objective in the Corporate Plan 2015-2025, by helping to retain and protect local sites and buildings of cultural and heritage value.

## **Introduction**

2. The statutory national listing by Historic England formerly English Heritage of buildings of special architectural and historic interest is now restricted to those buildings in immediate danger or of particularly special quality. Very few buildings in the Borough are likely to ever meet these criteria and would therefore not achieve national listing by Historic England. The identification and 'local listing' of buildings of special architectural and historic interest is important therefore to highlight elements of our local heritage that may need extra consideration when planning applications are being determined.
3. The Borough Council has committed to preparing and maintaining a list of buildings, groups of buildings and structures of special local architectural and/or historic importance in the Local Plan. Their retention, maintenance and continued use will be encouraged, and they will receive extra consideration in the exercise of the development control process. This will add a level of protection of local heritage where sites are not covered by statutory listing. It is important to note that local listing provides a lower level of protection than national listing and does not provide absolute protection of a property from redevelopment or demolition.
4. The benefit of local listing is that it helps to retain the visual interest and variety of special building forms in the local environment that do not have any other form of highlighting, maintain the heritage both for education and the benefit of future generations.

## **Site(s) recommended for local listing**

5. The following building has been suggested by a former Councillor and then considered by staff and the Council's conservation/heritage consultant: Briarleigh, 76 Victoria Road, Netley Abbey SO31 5DS. Criteria for Local Listing are shown in Appendix 1 and details of the assessment of the site are shown in Appendix 2.

## **Views of stakeholders**

6. It is understood that the owner of the site has recently passed away. Staff will endeavour to identify and make contact with the new owners to advise them of the request and the Committee decision.
7. Hound Parish Council supports this application for Local Listing.

## **Financial Implications**

8. The Local Listing of buildings within the Borough that are considered to have architectural or historic merit will not have any financial implications for the Council. Assessment of buildings and sites for Local Listing is carried out infrequently and is contained within existing staffing and service budgets.

### **Risk Assessment**

9. Local Listing does not give any statutory protection, it primarily highlights the property as one having architectural, historic or cultural quality or connections that should not be ignored, so raising the awareness of the owners, agents and planning officers in making or considering planning applications concerning the named property or its environment.
10. Local Listing helps councils and communities to avoid the risk of losing assets and features of heritage value, and the educational, economic, amenity and community benefits that these assets can bring.

### **Equality and Diversity Implications**

11. The report and decision are unlikely to have any significant impact on groups with protected characteristics. An equality impact assessment has not been carried out. There are no Cost of Living implications arising from this report.

### **Climate Change and Environmental Implications**

12. Retaining older buildings may prevent some types of adaptation and transition to lower carbon technologies. These issues would be considered at the planning application stage. Where possible the Council would seek to permit sustainable development that accommodates transition while retaining buildings or features of the building of heritage value.

### **Conclusion**

13. The building Briarleigh, 76 Victoria Road, Netley Abbey SO31 5DS is considered to stand out from other buildings retaining the majority of its original features and have enough quality to merit inclusion in the Local List of Buildings of Special Architectural or Historic Interest.

DICCON BRIGHT  
STRATEGIC PLANNING MANAGER

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Appendices Attached: 2

### **LOCAL GOVERNMENT ACT 1972 - SECTION 100D**

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material

extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information.

Eastleigh Borough Local Plan (2016-2036).

## **Appendix 1 Criteria for Local Listing**

The Borough Council will prepare and maintain a list of building, groups or buildings, and structures of special local architectural and/or historic importance. Their retention, maintenance, and continued use will be encouraged, and they will receive special consideration in the exercise of the development control process. These buildings do not enjoy the full protection of statutory listing.

To be included in the list a building should satisfy (A) and either (B) or (C) and (D):

- (A) Authenticity – be substantially unaltered and retain the majority of its original features.
- (B) Architectural/ vernacular significance – be a good example of a particular local building type, craftsmanship, architectural quality, style or detailing.
- (C) Historical significance – display physical evidence of periods of local economic, technical or social significance, well known local people or historic events.
- (D) Be outside designated Conservation Areas.

## Appendix 2 Assessment of Briarleigh, 76 Victoria Road, Netley Abbey, SO31 5DS for Local Listing

### 1.0 Description:

- 1.1 A late Victorian double-fronted villa facing south-west and situated close to the entrance to the former Royal Victoria Military Hospital in an elevated position, overlooking Southampton Water and built of red facing brickwork under a slated roof. The site has low level wall brick piers and mature vegetation.
- 1.2 The front elevation consists of projecting brick bays either side of the front door screen with a single window consisting of two vertical sliding sashes, each of a single pane, above it. The bays have double-paned sashes to the front with single-paned ones either side matching that over the front door. All openings to the front have stone lintels with a decoratively carved front edge and stone cills. The side elevations are plain with brick arches over any windows and the south corner rooms are double aspect.
- 1.3 The roof is of slate, hipped with protruding gables over the front bays supported by sturdy carved wooden brackets either side and decorative barge boards over a decorative tiled gable. There is a simple dormer window on the front slope at the centre which it is suspected is not original as there are roof-lights at either end. The two brick symmetrical chimneys of four flues with pots and rendered to above the d.p.c. and back gutter level are still in position serving the front and back rooms on their separating walls.
- 1.4 Aerial Plan



## 1.6 Mapping Plan



## 1.7 Site Photos





## 2.0 Condition

- 2.1 The structure of the house appears in generally sound condition including the roof covering, however there is evidence of abandoned maintenance to the guttering and algae growth on the walls indicating failing guttering and downpipes.
- 2.2 All the windows visible from the road appear original but in need of redecoration. The front door is not original, as it has a 1970s style replacement. There may be the need for some localised re-pointing.

## 3.0 Assessment

- 3.1 The building meets criteria:

A - It is substantially unaltered and retains the majority of its original features)

B – It is of architectural significance, and

D – It is outside any designated Conservation Area.

## 4.0 Conclusion

- 4.1 This is a substantial late Victorian house standing in a commanding position with originally panoramic views across Southampton Water from the south-east round to the south-west. From the street it appears in generally sound structural condition but in need of maintenance and probable updating within as an authentic and typical example of a late Victorian villa.
- 4.2 It is recommended that this building be added to the Council's Local List.