

DESIGN, ACCESS AND HERITAGE STATEMENT

Proposed Formation of a New Pedestrian Access and Installation of a Timber Gate

Site Address:

Wade Court Cottage
Wade Court
Havant
Hampshire

Application: Planning Permission and Listed Building Consent

Date: July 2026

1. Introduction

This Design, Access and Heritage Statement has been prepared in support of an application for Planning Permission and Listed Building Consent for the formation of a new pedestrian opening within an existing brick boundary wall and the installation of a traditional timber gate at Wade Court Cottage, Wade Court, Havant.

The site lies within the curtilage of the Grade II listed Wade Court and is also situated within the Wade Court Conservation Area. The proposal has therefore been carefully designed to preserve the architectural and historic significance of the listed building, its setting and the character and appearance of the conservation area.

The proposed development comprises:

- Careful removal of a limited section of the existing brick boundary wall.
- Formation of a new pedestrian access opening.
- Installation of a pressure-treated solid timber gate and timber frame.
- Localised making good of the retained brickwork using matching materials.

The proposal is modest in scale and has been designed using traditional materials and construction techniques appropriate to the historic character of the site.

2. Site Description

Wade Court Cottage occupies part of the historic curtilage of Wade Court, a Grade II listed building of recognised architectural and historic interest.

The property is enclosed by traditional brick boundary walls that define the historic enclosure pattern and contribute positively to both the setting of the listed building and the character of the conservation area.

The proposed works are confined to a short section of the existing boundary wall and will not alter the overall layout, enclosure pattern or spatial character of the site.

3. Design Principles

The design has been guided by the following principles:

- minimise intervention within historic fabric;
- retain the character of the existing boundary wall;
- use traditional and sympathetic materials;
- ensure high-quality craftsmanship;
- preserve the significance of the listed building and its setting;
- preserve the character and appearance of the conservation area; and
- provide a durable and discreet means of pedestrian access.

The opening has been restricted to the minimum practical width required for access.

4. Proposed Development

The proposed works comprise:

- formation of a new pedestrian opening within the existing brick boundary wall;
- installation of a solid timber pedestrian gate;
- installation of a treated timber gate frame securely fixed to the retained masonry;
- rebuilding and making good the cut ends of the wall using matching brickwork and mortar.

The works are confined entirely to the existing boundary wall.

No alterations are proposed to Wade Court Cottage or the principal listed building.

5. Gate Specification

The proposed gate has been designed using traditional detailing appropriate to its historic setting.

Item	Specification
Gate Type	Solid timber pedestrian gate
Overall Size	900 mm × 1500 mm
Side Frame	70 mm × 70 mm pressure-treated timber
Back Bracing	70 mm × 54 mm and 44 mm × 44 mm timber braces

Boarding 95 mm × 14 mm tongue and groove timber boards

Joinery Traditional mortise and tenon construction

Timber Treatment Factory pressure-treated for external use

Ironmongery Heavy-duty galvanised or stainless-steel hinges, latch and fixings

All exposed cut ends shall receive an additional preservative treatment following installation.

6. Access

The proposal creates a modest new pedestrian access through the existing boundary wall.

No alterations are proposed to:

- existing vehicle access;
- parking arrangements;
- highway visibility;
- circulation within the wider site.

The proposal improves pedestrian movement without affecting the established layout of the property.

7. Heritage Assessment

Heritage Significance

Wade Court is a Grade II listed building whose significance derives from its architectural quality, historic development and surviving historic setting.

The surrounding brick boundary walls form part of the historic curtilage and contribute positively to the significance of the listed building by defining historic enclosure, reinforcing the traditional layout and contributing to the wider character of the conservation area.

The proposed works have therefore been carefully designed to preserve this significance.

Assessment of the Works

The proposal involves the careful formation of a single pedestrian opening within an existing section of the brick boundary wall.

Only a limited section of brickwork will be removed.

The retained wall will remain substantially intact and will continue to perform its historic function as the principal boundary enclosure.

The exposed ends of the wall will be rebuilt and pointed using matching materials to ensure a high-quality finish consistent with the existing construction.

The proposed timber gate is deliberately simple in appearance, utilising traditional proportions, natural materials and conventional joinery techniques appropriate to the age and character of the site.

Impact on the Listed Building

The proposal does not affect the principal listed building.

The historic plan form remains unchanged.

The wider setting of Wade Court is preserved.

Important views within the site are retained.

The proposal introduces only a modest alteration to the boundary wall and does not diminish its contribution to the significance of the listed building.

Having regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal preserves both the special architectural and historic interest of the listed building and its setting.

Impact on the Conservation Area

The boundary wall contributes positively to the enclosed historic character of the Wade Court Conservation Area.

The proposed opening is small in scale and employs traditional materials that reflect the existing palette of the site.

Following completion, the overall appearance of the wall will remain substantially unchanged.

The proposal therefore preserves the character and appearance of the conservation area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework

Chapter 16 of the National Planning Policy Framework requires local planning authorities to conserve heritage assets in a manner appropriate to their significance.

The proposal has been designed to:

- minimise intervention within historic fabric;
- retain the majority of the boundary wall;
- preserve the setting of Wade Court;
- utilise matching materials;
- maintain the traditional appearance of the site; and
- avoid harm to the significance of designated heritage assets.

The proposed development gives rise to no harm to the significance of either the listed building or the conservation area and therefore accords with the heritage objectives of the National Planning Policy Framework.

8. Construction Method

The works will be undertaken using traditional construction techniques.

The existing brickwork will be carefully cut and dismantled to minimise vibration and unnecessary disturbance.

Where required, temporary support will be provided during construction.

The retained masonry will be repaired using matching bricks and mortar.

The timber gate frame will be fixed using concealed stainless-steel or galvanised resin anchors.

All works will be carried out by suitably experienced contractors familiar with working on heritage assets.

9. Planning Policy

The proposal has been prepared having regard to:

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework, Chapter 12 – Achieving Well-Designed Places.
- National Planning Policy Framework, Chapter 16 – Conserving and Enhancing the Historic Environment.
- Relevant heritage, conservation and design policies of the Havant Borough Local Plan.

The proposal preserves the significance of the designated heritage assets and represents an appropriate and proportionate form of development.

10. Conclusion

The proposed formation of a new pedestrian opening and installation of a traditional timber gate has been carefully designed to respect the historic character of Wade Court and its surroundings.

The proposal:

- preserves the significance and setting of the Grade II listed Wade Court;
- preserves the character and appearance of the Wade Court Conservation Area;
- retains the majority of the historic boundary wall;
- uses traditional materials and construction techniques appropriate to the site;
- results in no harm to designated heritage assets; and
- represents a modest, sympathetic and well-designed alteration to the existing boundary enclosure.

The proposal is therefore considered to accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the heritage and design policies of the Havant Borough Local Plan. Planning permission and Listed Building Consent are respectfully sought.