

F/22/93841 – 18 Crowsport, Hamble-le-Rice, SO31 4HG.

Context.

This Art Deco estate included in the Hamble Conservation Area since 2008 has a limited architectural language, as these were simple dwellings provided for the crews of large racing yachts in the 1930's like the J-class ones, requiring large crews. This is the essence of why these heritage assets are included in the conservation area and we need to be careful not to lose sight of its origins or to dilute its character.

No 18 is one of the originals from 1935 but like most has suffered the ignominy of inappropriate extensions and unfortunately will have a hopeless energy rating having been designed primarily for summer use and dating from pre-central heating days when peoples expectation of comfort was considerably lower than today.

Policy.

The two most relevant policies in the new Local Plan relating to this development are **S8. Historic Environment**, most particularly **paragraphs c** and **d** together with **DM 12. Heritage Assets**.

S8, Para c. states that the Borough Council will be *“restricting development likely to harm them (conservation areas) or their settings through management of development proposals; and*

d. *encouraging development that enhances them, (C.A.s) ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset,”*

DM 12. Para 1 the most relevant parts state: *“Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance the understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.”*

Sub Para a. states: *“It achieves a high standard of design which respects and compliments the character and qualities of the heritage asset(s);”*

The **Supplementary Planning Document for The Hamble Conservation Area** adopted in August 2008 gives guidance regarding development in the Crowsport Estate which says : *“In order to preserve its unique style; developments including extensions will not be permitted unless the design reflects the scale, form and character of the estate and has: i. roof forms that are flat with parapets, ii. Walls that are of white render, iii. Windows that are of a simple rectangular form without glazing bars and iv. First floor extensions that do not exceed 50% of the area of the ground floor.*

The Proposal.

This scheme is for replacement of the existing dwelling with a new one designed generally in accord with the policy requirements, however the dramatic element of the first floor over-sail by the front door, while architecturally positive, is completely out of character for this estate, introducing a new and foreign element into the vocabulary of this heritage estate.

Conclusion.

In such a different social and financial climate to when these buildings were built, the general occupancy profile of the estate is markedly different and the particularly poor thermal characteristics of the existing buildings becomes further highlighted. While replacement is not objected to, it is critical to maintain the essential character of the original buildings and have a record of those lost.

This proposal has not correctly interpreted the essential character, in that any first floor accommodation needs to be on the roof of the ground floor – remember these were originally summer dwellings for relatively poor people, so architectural gymnastics were totally out of court. A condition of any replacement will need to be a drawn and photographic record of the replaced building differentiating the original built form from any subsequent extensions. Holding objection.

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