

F/22/93844 – Deacons Marina, Bridge Road, Bursledon, SO31 8AZ.

Context.

The simplicity of the landmark Deacons House has been in contrast to its setting and the clean simplicity and crispness of the main building has become an iconic feature of the Bursledon waterfront. The associated workshop building providing the essential services for boat maintenance is now a century old and as such the ground floor level is too low to cope with the increasing water levels, resulting in tide barriers that do nothing to enhance the setting of the building which itself does not enhance the setting of Deacon House. Gone are the 'romantic' days of blackened, open-fronted timber sheds with slipways running into the river and traditional timber boats being created by highly skilled craftsmen.

The site is within zone 1a of the Old Bursledon Conservation Area and there are no heritage assets in the vicinity to be affected by this application.

The Proposal.

Replacement of the existing workshop block with proper access, set above the projected flood levels, with solar power and all on virtually the same footprint. The existing building is thermally inefficient, needing a lot of maintenance, not the most elegant and liable to flooding, so the time has come to bite the bullet and thankfully this application is just that.

With the railway embankment providing the backdrop to this site and the proposal to finish the building in one of the traditional boatshed colours – black, albeit not with tar this time, it will take a visual back seat and be subservient to Deacon House now a welcome icon of the waterfront here. To complete the picture, the solar panels will need to be all black with no light coloured frames in order not to stand out.

Conclusion.

A most suitable and satisfactory solution to an otherwise insoluble problem that should set the yard up for a further long and useful life – part of the lifeblood and raison-d'être of Bursledon. Being against the embankment allows the building to be higher to accommodate both the essential flood clearance and optimum solar panel elevation without imposing on the environment or balance of the conservation area. No objection.

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