

H/22/94181 – 5 Greyladyes, School Road, Bursledon, SO31 8BX.

Context.

This property is one of the line of some six dwellings that form the north-eastern side of School Road in zone 5 of the Old Bursledon Conservation Area, to the rear of the main house itself, stretching north from the old chapel or ballroom, now the Gaf Centre, and attached to the west side of the house, which is listed. All these properties actually face inward presenting a somewhat austere façade to the road and public with just one break between no's 4 and 5 to allow vehicular and pedestrian access to the inner hinterland of the main house.

For many years this area has had the feel of a somewhat random and motley collection of garages, sheds and seemingly rear entrances. The garage that is proposed to be replaced here is a case in point; a concrete pre-fabricated single garage suitable now only for a small car, such is the growth of most car models.

Not only is Greyladyes house listed grade II (No's 7 to 10), but it's boundary wall onto both School Road and the High Street, the Chapel of our lady of the Rosary, The Lodge to the north, for the house and Ladymead across the road to the west, all grade II.

The Proposal.

Removal of the existing garage is to be welcomed providing an opportunity to improve the look of the Greyladyes 'hinterland' and the approach to numerous properties. The proposal for a gym with store of similar size to the existing garage with a double carport adjacent presents no problem in principle, however the proposed roof form is unsettling. The colour is suitable emulating slate.

The axis of the whole structure is to be aligned with a garage and carport in the adjacent property No. 6 to the south east, but the roof is at right angles to this and has an asymmetrical form facing the drive into some ten or so properties. This is the unsettling element which is probably done to enable the solar panels to face south west. If the ridge followed the length of the structure, fitting in with the grain of the adjacent vehicle shelters and a more traditional form, it would be easier on the eye and more suitable in the setting of the listed buildings.

For the solar panels the orientation would be a similar distance from south but east instead of west and the slope could accommodate 15 panels, 9 up the slope and 4 across it, only one less than currently proposed, which of course need to be all black.

Conclusion.

The roof form is alien to the context which is disturbing and it looks as if there could be some reduction in overall height which would help reduce its impact and relate better to the existing adjacent structure. Holding objection.

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Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA. [Built Heritage Consultant](#).