

49 Bishopstoke Road, Bishopstoke, SO50 6BF.

Context.

The site is situated on the south-western corner of the Bishopstoke Conservation Area overlooking the Itchen Navigation to the west with the boundary of the conservation area on the other side. To the northern rear are the fishponds in the grounds of the Grade II listed Bishopstoke Manor with the B3037 main road through Bishopstoke to the south.

This northern side of the main road consists of a row of some twelve buildings which used to end with the corn mill at the eastern end and has this site at the western end. The buildings are of various ages with this host building the most modern and marking the entrance to Bishopstoke as one enters from Eastleigh. This site is therefore important as the gateway to Bishopstoke.

The Proposal.

The existing No. 49 is two storey, faces west, is attached to and subservient to the three storey No. 51 which is an apartment block. The road frontage of No.49 is set back from that of No.51 and the proposal for No.49A is again both lower and set very well back albeit primarily to avoid the tree roots presumably.

The main live elevations are those to the north and west with that to the east virtually blank save for one high level window to avoid overlooking of the garden to the existing No 49 and that to the south facing the road, very low key with just one ground floor window to give a little life helped by an eaves dentil course and some other brick detailing shared with all elevations.

The entrance front faces west with a restrained amount of fenestration as it overlooks the footpath on the other side of the navigation with the garden elevation facing north having the major glazing. The materials are to match the existing, which look local like Michelmersh dark multi bricks and brown clay roof tiles.

Conclusion.

The form and massing of this proposal are entirely appropriate for the setting, forming a subservient bookend to this line of buildings, helping it to merge more gracefully into the countryside while presenting a low key road elevation, so it will hardly notice from the front and a live elevation toward the countryside gap facing those who approach from Eastleigh, giving a wrap-around finish to this block of built form. No objection.

08.11.2022.

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