

F/22/95306 – 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 this main building has become an iconic feature of the Bursledon waterfront. The associated workshop buildings providing the essential services for boat maintenance run along the 'back' of the site (from the river frontage) are now a century old and stretch from a little south-west of the main building to the propose site of this new building.

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. A lot of new skills are now employed, one being the need to repaint hulls complete in a controlled environment – hence the new building.

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.

While the railway embankment provides the backdrop to this site and the proposal to finish the building in one of the traditional boatshed colours – black, it will tend to take a visual back seat and be subservient to Deacon House, now a welcome icon of the waterfront here, but given it's size and being at the free end of the line of buildings it would look better if the asymmetrical roof was the other way round, that is the higher eave line next to the existing building. This would end the row with a more relatable height and a 'softer' finish to the built form.

The Ryman drawing refers to an engineers store and link but there is no evidence of any of this shown on the drawings (which may or may not actually apply to this job) and it would have been more helpful to have had the new proposal shown in context – i.e. the next door building shown too, existing or proposed.

Conclusion.

Otherwise it is a suitable and satisfactory solution but not as exciting as the previous permit, to a problem that should set the yard up for a further long and useful life – part of the lifeblood and raison-detre of Bursledon. Being against the embankment allows the building to exist without imposing on the environment or balance of the conservation area too much. Holding objection.

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Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA.

Built Heritage Consultant.