

## **F/23/95439 – 1 Rope Walk, Hamble-le-Rice, SO31 4HB.**

This application is essentially a re-application of F/21/91037 which was narrowly refused and was accompanied by L/21/91048 which was passed. As there has been no change to the scheme itself, I have no objection so the original comments hold as below, but would draw attention to the external waste pipes on the north elevation. These would not have been original to the building and as the rooms inside are utility and bathroom respectively they could quite easily be relocated within the building to everyone's benefit, to emerge just above ground level. **16.07.2023. Tim J S Dyer**, Built Heritage consultant.

### **Context.**

Set at the very core of Hamble Village waterfront this is a particularly prominent property consisting of two buildings as listed – the major front part Leonard House in Rope Walk facing the slipway and river, with Quay House to the rear facing The Bugle. Both are early C19 of two storeys in brick with red plain-tiled roofs, Leonard House with gabled dormers having tiled cheeks and it's brick walling in blue header bond with red flush dressings, quoins, plinth and flat arches. It has a symmetrical façade with a north side attachment 'in style' and the front door having a cornice and plain pilasters whilst Quay House is simpler and subservient with walls in Flemish bond and cambered openings.

This and all the adjacent buildings to this site were listed in 1983 except for the gallery building between the Bugle and the slipway and all are in the original Conservation Area designation of 1969.

### **The Proposal.**

This site is most unusual in having a public face on three sides with the front having an unrivalled view across the slipway to the river and the rear being a prominent end-stop to the High Street just prior to joining The Quay down the side of the building. The current back elevation of the building is just that, with inappropriate windows and doors added over the years detracting from the overall image of the building. It is good to see some of these changed but cannot those remaining in the kitchen, utility and bathroom be changed too to complete the job?

The proposed split into two properties is a logical one that appears to be a virtual return to its original form. The alterations to the rear give a more balanced and appropriate elevation presenting a considered and more suitable face to the High Street. The proposal will not only preserve but enhance the character and appearance of the Conservation Area, particularly by removal of the advertisement boards and tidying up the rear.

### **Conclusion.**

This building has been through a number of reincarnations as a dining and drinking venue over the last couple of decades which by their very nature can cause some late night disturbance, so the change will be a benefit to both the building and local residents. As an important focal point in the village it is good to see the rear elevation improved to residential proportions in keeping with its original purpose. No objection.

07.08.2021. **Tim J S Dyer**, B.Sc., Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA. Built Heritage consultant.