

Morris, Rachael

From: Tim Dyer <timjsdyerarchitect@gmail.com>
Sent: 14 September 2023 11:59
To: Morris, Rachael
Subject: C/23/95647 - Bishopstoke Memorial Hall, Riverside, Bishopstoke, Eastleigh, SO50 6LQ.

Rachael,

This hall is at the centre of the Bishopstoke Conservation Area with the rear boundary of the site against the eastern boundary. The nearest listed buildings are Itchen House and Bishopstoke Manor which are both currently shielded from the site by verdant vegetation and trees. A little further away to the north on the other side of the Recreation Ground is The Old Rectory which has a clear view of the side of the building but given the distance its setting is only minimally affected.

While the building is prominent due to the elevation of the site above Riverside, it is of a utilitarian nature which sadly adds nothing positive to the appearance of the area.

Having lain unused for a few years and now considered to be of sub-standard construction, partly due to its time of construction and not updated since, it has not had any insulation or fire safety measures installed, never mind the shallow foundations, asbestos cement roof and 'economic' structural fabric, the building is now time expired. The very nature of its construction renders it completely uneconomic to bring up to acceptable modern standards for safe use.

In view of the above criteria, which have been thoroughly investigated, one can only come to the conclusion that this structure should be demolished to allow a replacement when the funds become available. The existing structure unfortunately makes no positive impact on the setting of Riverside and in fact has a negative impact, so its loss will allow a new structure to actually enhance this central part of the Bishopstoke Conservation Area.

No objection to demolition of the Bishopstoke Memorial Hall.

Regards,

Tim.

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