

H/23/95588 – Hoe Moor House, Dodwell Lane, Bursledon, SO31 1AB.

Context.

Hoe Moor House is situated north of the Bursledon Conservation Area, indeed north of the M27 at the top of a lengthy drive of some 400m now serving about six properties to east of Dodwell Lane. The property is on a high point with extensive views to the north and north-east over the upper Hamble River valley.

The nearest listed buildings are the Bursledon Windmill with adjacent granary in Windmill Lane to the west and Dodwell Cottage at the top end of Dodwell Lane to the north-west. None of these or their settings will be affected by this proposed development.

The building itself, only listed in 1998 and dating from the 1830's, is built of buff bricks which are most probably 'Beaulieu whites' similar to The Old Rectory in Bursledon and usually used to be 'one up' on other people, all this under a slate roof. An extensive range of garages with accommodation over was built just prior to the turn of the century in a sympathetic brick.

The Proposal.

The application form incorrectly states that the existing roof covering is tiles. The existing roof covering is quite clearly slate and even says so in the listing description – a totally different material to clay or concrete tiles.

The external finish of the proposed extension is given as cladding – this is nowhere near good enough for an extension to a listed building which will need an LBC Application too. Both type, form and colour of the cladding are required prior to consideration of the application.

The proposed extension is in a modern idiom and in complete contrast to the existing built form, which is not necessarily a bad thing. The graphics suggest it is horizontal timber boarding but as the proposed building extension is modern and the fenestration emphasis is on verticality I suggest it goes the whole hog and has vertical boarding in a colour to match the windows, i.e. black, in either a singed larch or a stain like Sadolins Ebony.

Conclusion.

Until the paperwork matches the existing building and is complete it is a holding objection. Reconsideration should be given to the direction of cladding on the extension. The proposed entrance gates are no problem.

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