

H/23/96265 – 10 Marina Drive, Hamble-le-Rice, SO31 4PJ.

Context.

This property is within the Hamble Conservation Area in a modern development dating from 1998 which is basically between the back of the listed Copperhill Terrace properties and the Crowsport estate, next to the RAF Yacht Club on the south boundary of this property and row. The nearest heritage assets are Copperhill Terrace and those buildings on the north side of the High Street and in all cases it is the rear of these Grade II listed properties which face the site but at some distance, the nearest some 100 metres away.

The southern elevation of this property overlooks the RAF sailing club grounds so it is clearly visible from Well Lane and further which includes many more listed buildings than just Copperhill Terrace. The existing building side is a symmetrical composition with some light brick banding to give relief as there is only one small central window to break up the mass of brickwork on this gable end.

The Proposal.

The scheme is to extend the ground floor riverside to the extent of the existing balcony and then extend the balcony to the extent of the spiral stair top landing as No.14 has done to give a far more usable space. The second floor gable riverside is to be nearly fully glazed and a couple of new roof-lights added. No problem with these changes.

Also included are two windows in the southern elevation on the eastern side which both unsettle the existing symmetry. The bottom one is needed to give natural light to the inner end of the new bedroom but could be sited below the light brick band which would probably be behind the hedge on the opposite side of the footpath which itself is some way below even the proposed revised position.

The higher window proposed on this side is even more unsettling and obvious due to its elevation and being so close to both the gable glazing and a roof-light will not be essential to light the bedroom satisfactorily.

Conclusion.

The roof-lights need to be installed with the glass level with the slates and the higher gable window should be omitted with the lower one lowered to reduce or minimise its detrimental affect on the symmetrical elevation that is open to the village and numerous heritage assets. Holding objection.

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