

## **F/23/96301 – 18 Crowsport, Hamble-le-Rice, SO31 4HG.**

This application is essentially the same as H/23/94973 on which I commented as below. Apart from a slight internal alteration this application appears to be identical, so those comments remain equally applicable. As there is to be a completely new structure, there would be no constraints on achieving the SPD guide of **the first floor not exceeding 50% of the ground floor area**, particularly as the detached garage has been included in the computations to give an enhanced base area. As the original building is to go there should be a drawn and photographic record made and lodged in the record office for the benefit of future scholars.

21.11.2023. **Tim J S Dyer**, RIBA. Built Heritage Consultant

### **H/23/94973 - Context.**

This Art Deco estate included in the Hamble Conservation Area since 2008 has a limited architectural language, as these were simple dwellings provided for the crews of the large racing yachts in the 1930's like the J-class, requiring large crews. This is the essence of why these heritage assets are included in the conservation area and we need to be careful not to lose sight of its origins or indeed lose its character.

No 18 is one of the originals from 1935 but like most has suffered the ignominy of inappropriate extensions and unfortunately will have a hopeless energy rating, having been designed primarily for summer use and dating from pre-central heating days when peoples expectation of comfort was considerably lower than today.

### **Policy.**

The two most relevant policies in the new Local Plan relating to this development are **S8. Historic Environment**, most particularly **paragraphs c and d** together with **DM 12. Heritage Assets**. In addition the **Supplementary Planning Document for The Hamble Conservation Area** adopted in August 2008 gives guidance regarding development in the Crowsport Estate particularly. This has all been quoted verbatim before, so will not be repeated again here.

### **The Proposal.**

This scheme is for remodelling of the existing dwelling with the resultant design generally in accord with the policy requirements, however the first floor exceeds the SPD stipulation iv. *That first floor extensions do not exceed 50% of the area of the ground floor.* This together with the increase in gross ground floor area of some 10sq.m, which itself is an increase of some 43sq.m of the original core building, producing a structure of significantly greater presence, contributing further to the gradual erosion of the original character and ethos of the estate, which both the community and authority do not wish to lose.

Reference is made to the application for the land adjacent to No.10 opposite for exceeding the 50% rule. This is an extremely tight site that is roughly half the size of this one, producing a modest dwelling that will help shield the estate from the industrial unit next door providing a public benefit to the whole estate. None of the above are applicable to this site to give sound credence for exceeding the rule.

### **Conclusion.**

In such a different social and financial climate to when these buildings were built, the general occupancy profile of the estate is markedly different and the particularly poor thermal characteristics of the existing buildings becomes further highlighted.

While remodelling is not objected to, it is critical to maintain the essential character of the original buildings and have a record of those lost.

16.05.2023. **Tim J S Dyer**, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA. Built Heritage Consultant.