

F/23/95510 – Bursledon Congregational Church, School Rd, SO31 8BU.

Context.

This property is not actually within the Old Bursledon Conservation Area, it is about 150m from the north-western tip, but is quite close to a listed building – The Thatched Cottage in Portsmouth Road, added in June 1981 ahead of the majority of listings in the current list which is described as '*Late C18 small single-storeyed Romantic cottage. Thatched roof. Rendered walling (cob?) and tarred plinth. Casements, one round-headed.*'

Development of this plot will not affect the setting of the listed building as there is a relatively modern house between the two obscuring any view and while it may be argued development here might affect the setting of the conservation area, I do not believe the proposed works will cause concern.

The Proposal.

This is a very long building, effectively two placed end to end which lends itself well to the proposed subdivision into three units. Due to its lack of use it is currently in a rather sorry state, so this conversion, inevitably involving some external alterations will be the buildings saviour, re-energising a building of long standing in this community.

Architecturally the more important part of the building is 'the chapel' element at the front which from the public faces of the building remains virtually unaltered, save the addition of two conservation roof-lights toward the rear of the north elevation facing Spring Grove which are unlikely to be very evident as one can only see the building from close quarters, as always they should be set with the glass level with the surrounding roof finish. From the south side it is the same plus the addition of a pair of French doors to the front side window. This would have been preferable had it been further back but one can see from the plan that it is not really an option, however as things stand at the moment it is unlikely to be seen by others due to the evergreen trees blocking a public view of it.

The longer, lower rear element of the building, to be split into two units, will have more alteration of the fenestration and openings but will result in better balanced elevations. The one roof-light has been well placed toward the rear and aligned with the almost identical window below – perfect placing. The south elevation is not quite so successful largely due to the functional requirements and restrictions, but is of less import in any event and is in keeping with the style of the building.

Conclusion.

This is a suitable conversion that will save and improve the building, thereby improve the locality, the setting of the conservation area and some nearby locally listed buildings. No objection.

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