

F/23/96152 – Cherry Court, Salterns lane, Bursledon, SO31 8DH.

Context.

Situated a little below the centre of the Old Bursledon Conservation Area to the east of zone 8 on its lower edge, this property dates from the late 1960's or early 1970's, at the time a modern design that appears to have been extended at various times since. The entrance is off the wider part of Salterns Lane before it turns westward into the narrowest part of the lane.

The closest listed buildings are the two houses at the top of Salterns Lane, some 200m to the north, Dolphin House on the east side and Walnut Tree Cottage on the west side. Neither of these or their settings will be affected by this development there are two unlisted buildings that are considered to make a positive contribution to the conservation area close to, that could be affected.

The two buildings are the one that dominated the lane for many years, the main house now split into three, known as Salterns Lodge, Hamble Lodge and Bursledon Lodge – a quite expansive Edwardian building overlooking the river and the more humble Lynch Grove, a pair of workers cottages the other side of the public footpath and lane leading down to the boatyard to the west of the site.

The Proposal.

This scheme is to replace the existing building, which was of its time but has lost some of its purity with later extensions and therefore not a prime example of its era to deserve retention, with a new replacement. The architecture of Salterns Lane is very varied, ranging from the 17th century to the present day with this one currently tucked in behind a mature evergreen hedge.

The ground levels at this point fall away from the road down toward the river, which is to be made maximum use of by this design to achieve three floors within the current ridge height. As the existing building has a pitched roof this feels lower than the proposed, in spite of the raised seam cladding giving the impression of a pitched roof with a brise soleil having the effect of an eave a little below the top of the building. The new building therefore will have a greater presence than the existing.

When the existing house was built thermal qualities were really low as we had not understood the effect of fossil fuels on the atmosphere. Now that we do, in order to maximise glass on the garden side of the building a smaller area of glass must work harder on this approach side, giving a somewhat harsher but well-balanced façade.

A limited palette of materials has been used to good effect in breaking up the massing of the building in a modern idiom that has its roots in the 1930's, however the policy for this area is quite clear that any extension or replacement dwelling should have a volume no greater than 25% more than the existing building was in December 1982 when the Conservation Area was first designated.

Conclusion.

While the modern approach is acceptable missing the policy requirement is not. If the design can get to within 3 cubic metres of the requirement why not get it right. The volume both real and apparent will be more by virtue of the flat roof being at the existing ridge height so will have a greater presence than the existing. Holding objection.

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