

H/26/101702 – 10 Church Road, Bishopstoke, SO50 6BH.

Context.

This site lies on the western side of the eastern branch of the Bishopstoke Conservation Area toward the north of the area, and just north of The Old Rectory listed Grade II, and five doors down from the thatched cottages of 117 and 119 Spring Lane also Grade II and all listed in 1953 – one of the earliest tranches of listed buildings in the country.

The Old Rectory is only separated from the application site by the entrance to St Martins and Friarmayne, which is little more than a cars width wide. The outbuilding and garden wall on the south side of this which is in the north-west corner of The Old Rectory site are included in the listing, so the extra entrance approximately 3m north of it will affect it's setting.

The Proposal.

This site currently has a normal width drive by the north boundary past the front door to the house to serve the extensive garaging and hard paved area at the back of the site. In view of the restricted width between the house and the boundary, a new entrance driveway on the south side of the house is proposed to replace this. This new entrance is indicated at 3m wide, which is a normal sort of width for this situation.

The existing driveway will be removed and the existing front boundary treatment continued across the former entrance, leaving just the personnel access to the front door toward the northern end of the front boundary.

Conclusion.

While the new entrance will be next to that of St. Martins Close, the reinstatement of the front wall and hedging for the remainder of the frontage apart from the personnel gate, will be a great help in balancing the 'hole' next to the listed building curtilage, so having much less effect on the setting of that heritage asset.

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