

H/24/96825 & L/24/96822 – Hoe Moor House, Dodwell Lane, Bursledon, SO31 1AB.

Context.

Hoe Moor House is situated north of the Bursledon Conservation Area, indeed north of the M27 at the top of a lengthy drive of some 400m now serving about six properties to east of Dodwell Lane. The property is on a high point with extensive views to the north and north-east over the upper Hamble River valley.

The nearest listed buildings are the Bursledon Windmill with adjacent granary in Windmill Lane to the west and Dodwell Cottage at the top end of Dodwell Lane to the north-west. None of these or their settings will be affected by this proposed development.

The building itself, only listed in 1998 and dating from the 1830's, is built of buff bricks which are most probably 'Beaulieu whites' similar to The Old Rectory in Bursledon and usually used to be 'one up' on other people, all this under a slate roof. An extensive range of garages with accommodation over was built just prior to the turn of the century in a sympathetic brick.

The Proposal.

The title of this application sounded absolutely dreadful but the reality of the layout is surprisingly successful as there are enough roof slopes facing in generally the right direction to accommodate this number of panels without affecting the appearance of the building from the three main elevations. It is important however that the topmost edge of the panel installations are no higher than the ridgelines of their respective slopes, in order that the main elevations are not sullied by these additions.

Conclusion.

Given that a building of this nature will be more expensive to heat without damaging the fabric and we all want to contain costs, if for no other reason maybe than to maintain budgets for maintenance of the host building, this solution will make a very useful contribution without affecting the heritage asset. No objection.

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