

H/24/97673 – Hacketts, High Street, Bursledon, SO31 8DL.

Context.

Hacketts lies in Zone 7 of the Old Bursledon Conservation Area in a generous plot both between and opposite listed buildings and backing onto the railway cutting along its south-east boundary. This building therefore has the power to affect the setting of five listed buildings. The existing building of Hacketts has already been extended three times and was remodelled some years ago giving a modern image to a previously mediocre non-listed dwelling at the heart of this conservation area.

Policy.

The current Eastleigh Borough Local Plan 2016-2036, in **Policy DM12 - Heritage Assets** stipulates that *'Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities.'*

This policy also stipulated that any such development should have regard to the impact of the development on the space between buildings and openness of the area, ensuring the character of the undeveloped landscape between buildings is conserved and enhanced together with not creating a dwelling disproportionately larger than the one that is being replaced, are subservient to and in proportion to the existing building in form, scale and design or contribute to the cumulative urbanisation of the area and are not otherwise detrimental to the character of the area as viewed from the River Hamble.

The Proposal.

This current scheme to extend and remodel this dwelling involves the removal of all pitched roofs to provide building volume within the policy BU7 limits in order to enable a third storey to be added in flat roof form. All the surrounding buildings have pitched roofs, which is always the case in this core of the conservation area so the flat roof combined with the second floor or third storey in this location will have both a dominating and urbanising effect that has no place here in Bursledon and will detrimentally affect the setting of five listed buildings.

The building was allowed to take on a modern image while retaining a traditional form when last refurbished but increasing the height of the building particularly as it stands on higher ground, will increase its impact to a degree that will be unacceptable in this conservation area. The three other flat roof houses in Bursledon that are cited as exemplars – Waters Edge and Shearwater, neither of which are close to heritage assets and Kebun which while to the rear of a listed building is, by virtue of how it is set on a lower level, little more than single story, so far less intrusive and hidden behind other buildings too, are not in an equivalent context.

Hacketts is currently almost surrounded by trees and bushes but is still both visible from the High Street at the entrance and across past the rear of Woodbine and Dale Cottages at the junction of High Street and Lands End Road together with a view from the railway bridge, even at two storey format never mind any higher.

Conclusion.

The complete change of character proposed for this property in order to release volume to enable a third level to be achieved is completely at odds with the character of this core area of the conservation area and affects the setting of five listed buildings, the approach to a sixth and the context of Barn Court, a group of four dwellings noted as making a positive contribution to the conservation area. Not only that, it is in an elevated position relative to most of the heritage assets, so an increase in height in such a brutal manner will have a disproportionately deleterious effect and stand out from the river too. Object.

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