

F/24/98678 – Land east of Chickenhall Lane, Eastleigh, SO50 6AF.

Context.

Situated at the junction of Bishopstoke Road and Chickenhall Lane, the site is approximately 300m across the Itchen Valley from Bishopstoke and its conservation area containing a number of listed buildings. The nearest heritage assets are however the locally listed terrace of houses in Barton Road to the west of the site, separated from it by two industrial buildings containing various units, and the terraced houses in Dutton Lane to the north-west again separated by an industrial building.

The closest listed buildings are Bishopstoke Manor approx 125m north of the Bishopstoke Road and south of the River Itchen, with Itchen House and its Coach House just north of this and the river. As these stand behind dense tree belts and the other side of the sports ground with its 2 storey rugby club building, this development will not affect the setting of these heritage assets.

The Proposal.

The position of the site relative to the nearest heritage assets does nothing to impair the settings of these buildings, as the closest are shielded by industrial sheds, which is the essential nature of this side of Eastleigh Town, a lot formerly part of the extensive railway works which dominated this side. The more important assets are on the opposite side of the river valley shielded by quite dense tree belts and some distance.

While the nature of the proposed building is that of a three storey, L-shaped, block, it is relieved by various protruding bays and material changes to give some articulation and help to reduce the presence. It will be important to retain the projecting brick coursing detail to alleviate any feeling of blandness and the dark metal clad entrance emphasis on the north-west corner also helps to reduce the apparent bulk of the building.

The outlook from the majority of rooms would be quite rural with those facing the industrial units at least having movement to provide interest.

Conclusion.

From a building conservation viewpoint this development will not detrimentally affect the setting of any heritage assets, most particularly those that are statutorily listed or even those that are locally listed in that case due to intervening industrial buildings blocking the view. In architectural terms the building is articulated with finer details to relieve any blandness in the larger areas of brickwork to provide unusual interest and shadow to effectively reduce the apparent size of the building. No objection.

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