

F/25/99311 – Meller House, Oakbank Road, Bishopstoke, SO50 6HF.

Context.

This building looks typical of the style of building HCC was producing for this sector of the population in the 1970's. In spite of being a relatively large building it has a domestic air about it and a pleasant outlook for the residents. The front boundary consists of a mellow brick wall with semi-circular brick copings rising in increments from about a metre at the corner of Oakbank Road and Church Road up to about 2.5 metres at the northern end on Church Road.

This wall is a significant urban feature here in the conservation area, returning along Oakbank Road by some six and a half metres. From the history of the site included in the application one can see that it was formerly a walled garden, including greenhouses built against the northern wall, which would necessitate the high wall.

The Oakbank Road frontage has a pleasant outlook over the green to the site of the remains of the original St. Mary's Church and the listed Itchen House on the other side. Other heritage assets in the locality include The Old Rectory noted on the constraints map and three locally made lamp-posts in Oakbank Road, one of which is close to the site entrance, that we wish to retain in place undamaged.

The Proposal.

The application is to change the building from 21 residential units to 15, including new over-hanging eaves with recovered roof in Cedral Thrutone slates or equivalent, revised fenestration and truncating the central projecting wing on the Church Road frontage.

There is no indication on either the drawings or the application form of wall finish to the Truncated front wing; this needs to be as is with the first floor overhanging the ground to match the side, otherwise it will look very odd. As this is one of the very visible public facades in a conservation area, it is important to retain and have continuity of the architectural language of this building.

The new overhanging eaves, although a modification to the architectural language of this building, will have continuity as it is all the way round and fit in more with the surrounding buildings while alleviating a possible design weakness and completed with a dark grey slate effect roof which will be entirely in keeping with the building and present a useful refresh.

Conclusion.

In principle no problem but we do need to see more detail of the central projection treatment on the Church Road elevation and protection of the lamppost on the opposite side of Oakbank Road to the site entrance, so very vulnerable to construction traffic. Holding Objection.

18.06.2025.

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

[Built Heritage Consultant.](#)