

**HERITAGE, DESIGN AND ACCESS STATEMENT
PROPOSED INSTALLATION OF LOG BURNER WITH
EXTERNAL FLUE**

at

**Hoe Moor House
Dodwell Lane
Bursledon
Southampton
SO31 1AB**

for

**MR AND MRS N WILSON
July 2025**

11.0 THE EXISTING SITE

1.1 Hoe Moor House is a detached Grade II listed building located in Dodwell Lane, Bursledon. The house was listed in 1998 and is described as follows by British Listed Buildings: *House. Circa 1830s. Buff-coloured brick with stone dressings. Slate hipped and gabled roof. Axial stacks with groups of diagonally-set and polygonal shafts. PLAN: Asymmetrical plan with entrance on the north front and garden front to south. Tudor style. EXTERIOR: 2 storeys. Asymmetrical 3-bay north entrance front with gables left and right, the right projecting, the gables with stone coping, kneelers and moulded strings; 2 and 3-light moulded mullion windows with hoodmoulds and small-pane casements on first floor; at centre first floor a gabled oriel with moulded corbelling and 3-light window with 3-centred arch lights, below is a 3-bay brick porch with Tudor arches. 2-bay left-hand [E] return and 3-bay rear [S] garden front with similar gabled oriels with moulded corbelling, 3-light windows with 3-centred arch lights and loops in the gables; ground floor bay windows with moulded cornices, those on south elevation canted. INTERIOR: Intact joinery, including panelled doors, moulded architraves and window shutters; moulded plaster ceiling cornices, chimneypieces and staircase.*

1.2 The house is accessed via a private road leading off of Dodwell Lane which is bordered by several other large houses. The main entrance is on the north elevation and includes a large gravel driveway area and various trees and shrubs. The north-east and south-west elevations of the house overlook the gardens and countryside beyond largely due to its raised position. The house was extended around 1999 when the existing garage was demolished and a new extension was built that incorporates a double garage, store and living accommodation (L/35419/001/00).

1.3 Recent planning history is set out below:

L/24/96822 - Listed Building Consent: Installation of 36no. solar panels to main house and garage. The application was withdrawn

H/24/96825 - Installation of 36no. solar panels to main house and garage. The application was withdrawn.

L/23/94875 - Listed Building Consent: Replacement of 5no. ground floor single glazed windows with double glazed windows and refurbishment of existing casements. The work has been completed.

H/23/95588 – Granted single storey side extension to create gym and home office and new vehicular entrance gates. The work has not yet commenced.

L/23/96251 - Listed Building Consent granted: Proposed single storey side extension to create gym and home office and new vehicular entrance gates. The work has not yet been undertaken.

F/16/79093 - Full Planning and LBC granted for erection of detached two storey outbuilding, single storey side extension, erection of 2.4m high brick wall, installation of outdoor swimming pool, replacement of existing tennis court with all weather surface. Works not carried out.

L/12/71101 - granted listed building consent for works to the terrace, boundary wall, single storey extension and internal alterations.

L/08/63872 - granted listed building consent for a new window, window alterations, replacement rooflights, alterations to staircase and ground floor layout.

L/35419/002/00 in 2000 granted listed building consent for reroofing.

L/35419/001/00 in 1999 granted listed building consent for a single storey front extension incorporating new double garages and demolition of existing.

Z/35419/000/00 in 1998 permitted a single storey front extension incorporating new double garages and demolition of existing.



Fig.1 – Photograph of Hoe Moor House East facing elevation with main entrance on left hand side.



Fig.2 – Photograph showing the West elevation on which the flue is to be situated showing fence line with neighbour to right hand side

2.0 PROPOSAL

2.1 The proposal is intended to provide for the addition of a wood burner in the noted as 'Games Room' on the existing floor plan attached to this application. The wood burner is required to provide a source of ambient heat in this part of the building which was

originally constructed as a double garage addition, with minimal regard to thermal efficiency.

Whilst thermal insulation was added when the garage was converted the underfloor central heating solution is unable to provide sufficient thermal energy to heat the room beyond 12/13 degrees during the coldest part of the year.

The option to take the wood burner flue externally has been made in order to protect the integrity of the plaster cornicing / moulding in games room that was added when the garage was re-purposed. This moulding was bespoke and matches that through the majority of the remainder of the house.

Externally the flue is to be located on the West elevation of the house, see the photograph below, together with the Proposed elevation drawing attached to this application.

The external flue will be constructed in marine grade stainless steel, designed to resist the 'salty air' from proximity to the Hamble River and the Solent. The flue will be constructed using Poujoulat Thermonox TI with 150mm internal diameter and 210mm external diameter

The flue will be manufactured in marine grade stainless steel to ensure longevity given the relative proximity of the property to the Solent & Hamble rivers and will meet necessary regulations for wood burner flue installations.

3.0 ACCESS

3.1 Disabled Access – The alterations to the property will comply with Part M where applicable.

4.0 CONCLUSION

4.1 This proposal is for a sensitively addition of a wood burner flue and has minimal, if any, impact on the visual appearance of the property or its surroundings.

This application relates to the large plot of a single dwelling. The proposed works are in keeping with the size and location of the plot. There will be no effect on the rural characteristics of the site or the immediate neighbourhood and there will be no effect on the countryside gap or the intrinsic character of the area.