

F/25/ 99932 – Toby Carvery, Bishopstoke, Eastleigh, SO50 6LD.

Context.

This is the southernmost building in the Bishopstoke Conservation Area, lying at the south end of the area on the southern side of the Fair Oak Road, just east of its junction with Riverside and the change to Bishopstoke Road to the west. The River Itchen flows down the west boundary of the site and along its southern boundary, having come under the road where the watermill once stood before proceeding down the valley toward Gaters Mill and its conservation area.

The property stands alone with mature trees around most of its boundary. The nearest listed building is that of Bishopstoke Manor standing in its own extensive grounds some 250 metres to the north-west. The two buildings are shielded from each other by a row of houses fronting the north side of Bishopstoke Road. The Toby Carvery is now the main public house in the area following the Prince of Wales in Bishopstoke Road having been converted into a Tesco Express some years ago, which is a building considered to make a positive contribution to the conservation area.

The Proposal.

Standing alone but with a staff cottage to the left, in a generous site away from the heritage assets, this building will not affect their settings and looks in need of a refresh, particularly following the roof fire some time ago.

The work involves a complete external redecoration changing the colours to a light brown/fawn wall colour with the windows changed to a more mushroom tone. The existing red gable will be similarly painted but with an oak slat wall panel above the bay for signage to be attached which one assumes will be sought under an 'A' application as there is no detail here. There is no mention of any work to the staff house at the front of the site which in its current state will detract from the revised main building.

New lighting is also proposed, as one would expect, to advertise the premises presence and function by enhanced floodlighting on the front elevation with rope lighting to the gable with the same at the main entrance at the rear. Other wall lights are around the perimeter of the building and festoon lighting to the rear garden and along the front boundary. To complete the scheme the service yard is to be extended with new close-boarded fencing into the car park area behind the staff cottage.

Conclusion.

This work will enhance the presentation of this hostelry in the hope of attracting a larger customer base to allow it to remain to serve the local populous in these particularly difficult times. No objection.

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