

Town and Country Planning Act 1990 (as amended)

Town and County Planning (*Development Management Procedure*)(England)
Order 2015 (as amended)

HERITAGE SIGNIFICANCE STATEMENT incorporating DESIGN and ACCESS STATEMENT

4 Station Road
Coastguard Cottages
Netley Abbey
SOUTHAMPTON
SO31 5DT

Mr & Mrs Keel

Consultant Planning Services
Chartered Town Planners

Tel: 07780646678 Email: carlpatrick@btinternet.com
29 Ruby Road, Bitterne, Southampton, SO19 7NB

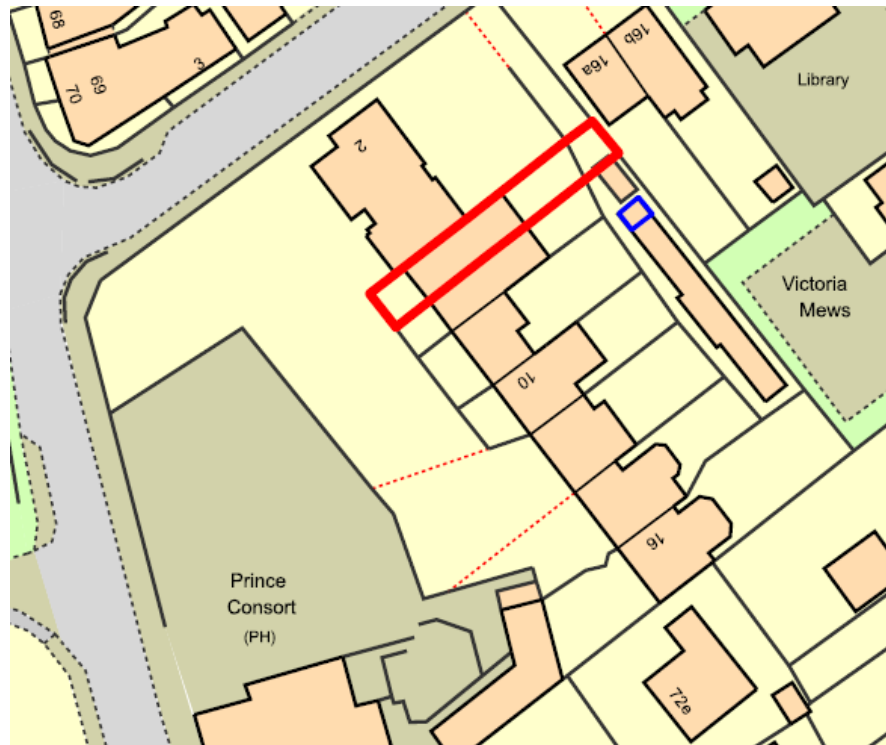
May 22

PART I: INSTRUCTIONS and INTRODUCTION

CLIENT SITE ADDRESS SITE SIZE

Mr & Mrs Keel.
4 Station Road, Netley Abbey, Southampton, SO31 5DT
Total site area 0.0? hectares

SITE PLAN



Not to scale

APPLICATION PROPOSAL

Erection of a replacement porch to front elevation, replacement of existing uPVC double glazed windows with wooden sash windows, replacement of existing plastic rainwater goods with moulded metal guttering and installation of a dormer window to rear, new window to first floor rear elevation and roof-lights to existing mono-pitch roof on ground floor rear extension.

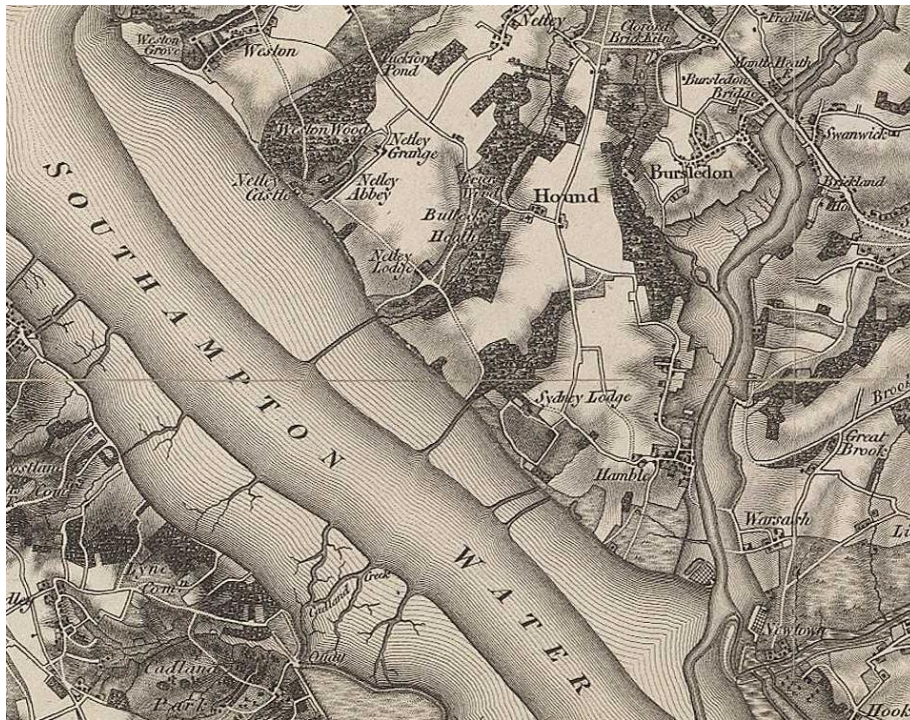
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No.4 Station Road, Netley Abbey, SO31 5DT

PART II: HISTORIC SIGNIFICANCE STATEMENT:



1. Excerpt from Ordnance Survey First Series 10th April 1810.

2.1. The Applicant has examined the Hampshire Historic Environment Record, Historic Ordnance Survey mapping, National Archives, Admiralty records, Kelly's Directories, Eastleigh Borough Council Conservation Area Appraisal and various publications including those by Historic England, Local History resources, including Buildings of England: Hampshire South. The application site is an unlisted heritage asset at the western end of the Netley Abbey Conservation Area. The Conservation Area designation covers a long linear area principally to either side of Victoria Road, from its eastern edge at the boundary with neighbouring Southampton City Council to its western edge just beyond the Grade II Listed, Prince Consort Public House, a distance of approximately 1.3km.

2.2. The Buildings of England Guide by Pevsner originally published in 1967, and updated in 2018 refers to Netley in the following terms;

"Netley means three separate things – the Abbey, the Castle and the site of the Royal Victoria Hospital. There was no village until the C19, and most of it grew after the hospital was built and the railway opened in 1867."

"The village was a Victorian period piece: villas on the low wooded cliff near the Abbey and at intervals along the shoreline to the south; brick terrace houses near the church and behind the n-s street (Victoria Road, so-named from 1863), which still has some stuccoed villas and terraces (e.g. the pastel-painted Ellis Row) intermingled with later houses. The best of the period is the Prince Consort Pub, formerly the Army and Navy Hotel."

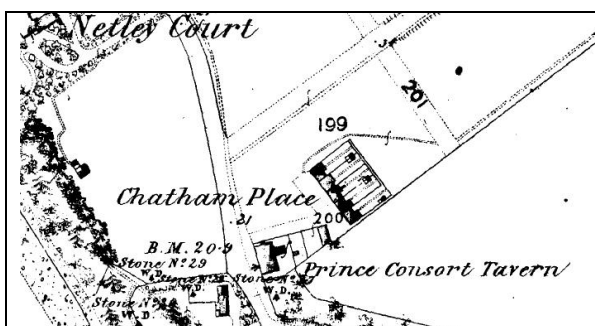
- 2.3 The Prince Consort was statutorily Listed on 14th February 1983, although it is noted that its official listing refers to it as having been built C. 1890, the historic maps show it on a map of 1870, surveyed in 1869. The local historical website 'Netley Abbey Matters' includes records which state that the building was built for a Mr Robert Beck in 1843. Subsequently an extract from the Hampshire Advertiser dated 28th August 1858 (refer to quote below) describes an application having been approved for Mr Beck for use of the property as an alcoholic establishment serving spirits:

"Mr Pocock made an application on behalf of Mr Beck – the Prince Consort and Army and Navy Hotel – for a licence to a house just built at Netley Cliff near to Major Ravenhill's house. The house contained fourteen rooms and cellarage, including seven bedrooms. The expense of the house and ground had been £3000."

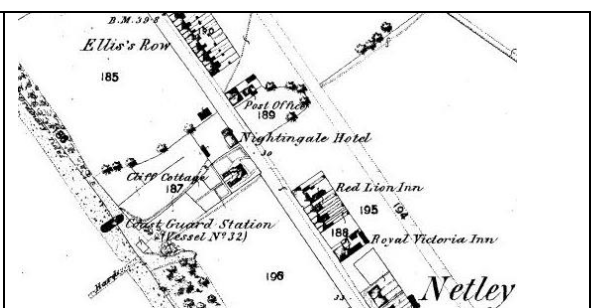


2. Ordnance Survey 073/04, Southampton and its environs 1867-1887 Source: British History Online

- 2.4 The survey of 1869 above, published in 1870 show a terraced row of five properties set on land to the rear of the Prince Consort Tavern, the terrace of five at that time called Chatham Place are said to have been built by the Admiralty providing billets for visiting service personnel providing support to staff working at the Royal Victoria Military Hospital. Image 3 below is an enlarged excerpt taken from the 1869 survey.



3. Excerpt from OS 073/04 showing the original Chatham Place terrace of 5 houses situated to the rear of the Prince Consort Tavern



4. Excerpt from OS 073/04 showing the Coast Guard Station and hard

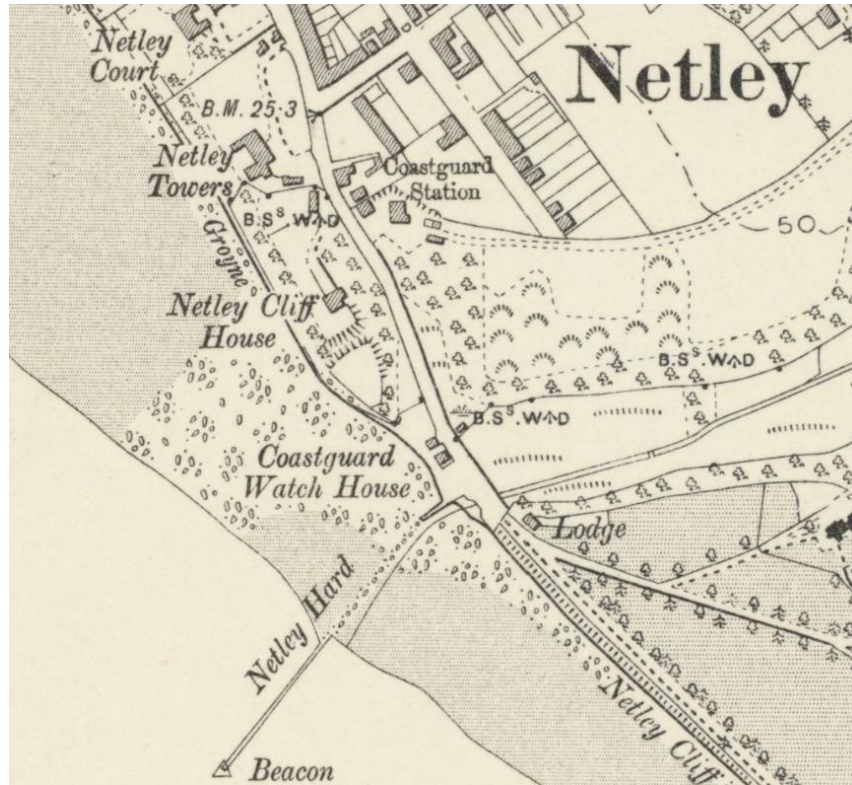
- 2.5 It should be recognised that the application site at the time of the survey in 1869 is not yet in evidence. A further point to note is that the Coast Guard Station (Vessel No 32) was situated approximately half a mile to the west of the site on land to the rear of Cliff Cottage; the black outline of which can be seen to straddle the beach and high water mark, see image 4 above. There is no remaining evidence of this former Station or its associated hard and the Hampshire Environment Record has reference only to historical mapping in relation to this asset (HER ID:65298). The guide by Historic England, written by Joanna Smith, looking at Coastguard Stations notes as a final remark that the Admiralty had in the C19th made use of poor condition former Naval ships and other hulks and beached ships which were used as accommodation for Coastguards, the dismantled ships were often located in estuaries. Within the Admiralty these hulks were known as "Watch vessels", the last of which remained in use until 1903.
- 2.6 The Coastguard was formed in 1822, by the amalgamation of the Revenue Cruisers and the Riding Officers (both dating from the C17th) and the Preventative Water Guard, originally set up in 1809. These services had a primary focus of Customs and Revenue preventing smuggling. The Coastguard Service Act 1856 transferred the responsibility from the Board of Customs to the Admiralty and provided for both the defence of the realm along its coasts but also for the training of a Naval reserve. The Act also provided for the acquisition of land for new stations and the Admiralty spent £35,000 between 1856 and 1862. It is noted that the land upon which the Coastguard Station at Netley was built had initially been acquired by the Admiralty on a lease from John James Burnett dated 24th November 1856. In 1902 the Admiralty acquired all leased property at an estimated cost of £200,000.



5. Ordnance Survey Map post 1885

- 2.7 The Infant School built at the corner of Station Road and New Road had its foundation stone laid in 1884, and the local school roll commenced in April 1885. A number of old maps show both the Infant School and the Sunday School on the opposite side of the Station Road, and yet appear not to include the Coastguard Station.

- 2.8 The first Ordnance Survey map to denote the presence of a Coastguard Station in the vicinity was based on an original survey of 1865-9, which had updated levels in 1909. The typographical setting of the wording "Coastguard Station" does not approximate to the building and includes reference to the nearby Coastguard Watch House located on Netley Hard. The building on the application site is depicted as an extension to the existing row of properties in Chatham Place.



6. Extract from Map of 1909, National Library of Scotland

- 2.9 The photograph below, taken from Victoria Road, shows part of the Chatham Place properties built 1867 to the left. To the right of these are the Offices built by the Admiralty to house the Coastguard Station. The distinction can be seen by the presence of a fire wall within the roof slope and whilst the pitch of the roof for the Offices is similar to that of Chatham Place, it may be seen that the Offices have a higher ridgeline.



7. Photograph from Richard Austin & Wyatt Sales Particulars; Auction 31st March 1949

- 2.10 The Admiralty had sought to significantly reduce the role of the Coastguard Service in the early 1900s to which there was both public opposition, but also concerns from both the Board of Trade and the Board of Customs, responsible for life saving and revenue protection. These debates were held in abeyance throughout the First World War, where the naval reserve from within the Coastguard Service was called upon. Following a Parliamentary Committee review of the service, the duties of the Coastguard were transferred this time from the Admiralty to the Board of Trade, and its operational objective was given as that of coastal observation and lifesaving in accordance with the Coastguard Act of 1925. The Coastguard remained under the control of the Board of Trade up until the outbreak of the Second World War, when its responsibilities initially passed to the Ministry of Shipping (1939-1940) and then back to the Admiralty (1940- 1945) and to the Ministry of War Transport (1945-1964).
- 2.11 It is understood that the use as Offices for the Coastguard ceased at some time between 1942-1944, under the direction of the Admiralty. It would then appear that having ceased its use in association with the operation of the Coastguard, the Admiralty thereby regained control over the property, subdividing the Coastguard Station into three houses and directing their sale, together with the cottages of the former Chatham Place. Although it has not been possible to research the Council records for what might have been the Appointed Day Use of the premises (1st July 1948), it is to be assumed that the conversion took place between 1944 and early 1948, as there is no record of a change of use application for the properties having been made. The properties were sold, with sitting tenants, by order of the Admiralty at Public Auction on 31st March 1949.



8. Netley Abbey Village in Old Picture Postcards, K.A. Ford

- 2.12 The Application site was built by the Admiralty as Offices with accommodation. Although it is recorded that the Coastguard operated in the area from 1872, this may not have been in conjunction with this building but may have initially been associated with the Coastguard Watch House. The mapping evidence does not have the building in place in 1885 and is first plotted in 1909, which could correlate with the Admiralty decision in 1902 to acquire the freehold of all land previously leased for the Coastguard. The photograph above shows the property, and what is now its neighbour at No.6 Station Road to the right, originally neither had a front door on the principal elevation toward Victoria Road.

- 2.13 The Historic Environment Record (I.D. 65297) refers to the “Former Coastguard Station.” and categorises it as a historic building. This is summarised as having been shown on historic mapping and follows a review of aerial photography. The reported date range for the building is put as being between 1897 – 1932.
- 2.18 The three-storey main body of the Coastguard Station, to the left in the photographs above and below, were billed at Auction as the “Officers House” this was the largest of the eight cottages being offered for sale, identified as Plot 1, cottage 8. The Application property was one of the smallest offered for sale and was identified as Plot 2, cottage 7, an extract from the Auction papers is supplied as Appendix 1. The Auction papers do not provide a date for the original construction of the former Coastguard Station, and from the available information may date between 1897 and 1909 making them either late Victorian or Edwardian. Whilst they mimic some of the features of the adjacent properties in Chatham Place, the windows are not 2-over-2 sashes and the proportion of the rooms are larger, although this may have been a function of their being designed as offices as opposed to housing. The property within the application site was formerly part of the rear outshoot from the main building.
- 2.14 A condition of the sale for each of the properties was that the new owners were to take all necessary steps and use their best endeavours to secure the re-naming and/or re-numbering of the premises so as to exclude any reference to the word “Coastguard”. This, in spite of the fact that the former Chatham Place terrace carries a stone plaque, which may be seen on the third property from the left below, and which is today inscribed: “Coastguard Cottages 1863”



9. Netley Abbey Village in Old Picture Postcards: K.A.Ford.

- 2.15 The photograph above was taken from Station Road and provides an oblique view across the corner plot, and whilst the Application site is partially obscured by the front porch of the neighbouring “Officers House”, it may be seen that the adjoining property, No.6 Station Road, clearly has a front door at the time this picture was taken. It has not proven possible to gain an accurate date for the photograph, although it is to be presumed that the application site was similarly afforded a front door.

- 2.16 There are few available records for the property, and the works undertaken to date have largely been internal and have not amounted to operational development. Those works carried out to the rear of the site appear to have been undertaken as forms of permitted development including the erection of a single storey rear extension and insertion of a rooflight. The controls and limitations imposed by the Article 4 Direction have been drafted to ensure the preservation of the front elevation of the properties and generally do not affect the availability of permitted developments to the rear of those properties affected by the Direction.
- 2.17 It is observed that the works to the front elevation may have been carried out some considerable time ago and at the time of the last review of the Conservation Area in 2009, together with the imposition of detailed controls under Article 4, those works already carried out on the property had diminished the relevance of the Direction in relation to this particular property. The Conservation Appraisal Appendix B provides a table of features identified as being affected by the Article 4, the relevant section is reproduced as Appendix 2. Present alterations to its front elevation included the painting of cills and lintels, erection of a porch with concrete interlocking tiles, replacement uPVC windows and replacement plastic rainwater goods. Although it is recognised that the table at Appendix 2 appears to suggest that moulded rainwater goods may have been in place.
- 2.18 The Netley Abbey Conservation Area Appraisal and Management Proposals adopted Supplementary Planning Document (2010) (The Appraisal) provides a potted history of the development of the area and sets out a character appraisal of the component parts that make up the Conservation Area. The application site is located within Area 10, 'Station Road' and this identifies "The short section between Victoria Road and New Road comprises housing, the former infants' school, now a library, and the Guides hall erected in 1873." It is noted that the Character Area excludes the Prince Consort PH and neighbouring properties fronting Victoria Road, appearing to draw its boundary through the terrace whilst excluding their front gardens.



10. Excerpt from Netley Abbey CA Character Appraisal, with Area 10 shown enlarged.

- 2.19 When setting out to address the qualities of the buildings and their contribution to the area, within Chapter 3 of The Appraisal; 'Assessing Special Interest', "it is recognised that the numerous terraces of modest family homes, mostly facing the sea, give Netley its essential character. Of the numerous unlisted buildings that make an important contribution to the character because of either their sighting or design, those on Station Road are noted as the Library and Coastguard Cottages."

- 2.20 The Appraisal includes an image of the Coastguard Cottages, see below, which bears a resemblance to the black-and-white postcard, image 9 at page 8 above. Some notable changes include the erection of a two-storey house at land rear of 72 Victoria Road, approved 31st December 2004. As can be seen in the image below the flank gabled elevation introduces a visual stop to the street-scene once formed by the terrace. The introduction of gabled porches is a relatively new feature and may be considered to sit well within the overall length of the terrace, whilst the removal of some chimney pots provides a notable 'gap-tooth' appearance to the roofscape when compared to the earlier image of the terrace.



Coastguard Cottages, Station Road

11. Picture from Netley Abbey CA Character Appraisal.

- 2.21 A historic significance statement is specifically tailored to the site and is commensurate to the heritage asset in question and is proportionate to the assets' importance. The purpose of such a statement is to set out a contextual appreciation of the historic asset(s) and needs only be sufficient to understand the potential impact of the proposal on the assets' significance. The works involved in the application do not require Listed Building consent and some of the works may be regarded as falling within the available permitted development rights for the terraced dwellinghouse. In setting out the historic context of the property and the extent of works to be undertaken, the Applicants are seeking to make significant improvements not only to the appearance of the property, but also the accommodation offered and its overall environmental impact in terms of resource consumption and energy efficiency. The works to the front elevation of the property are aimed at restoring the character of the property and ensuring that the changes effected by the development do not detract from the character and appearance of the terrace, whilst also preserving the setting of the nearby Listed building. These improvements will serve to complement the other cottages in the terrace as well as enhance the setting of the nearby Grade II Listed Building. The modest enlargement of the front porch will allow for utility boxes to be incorporated within the structure and shielded from view. This is to be finished in brick and traditional roof slates to match the original property. The replacement rainwater goods will complement the retained ironmongery on the adjoining Coastguard Court, and reflect some of the other external finishes along the terrace. The replacement windows will be of wooden construction and provide operating sash windows more in keeping with the property and the other cottages in the terrace. The combination of the porch and replacement windows will considerably assist with the energy efficiency of the property. These works are considered to be of low impact in terms of the significance of the heritage asset and may be said to provide positive enhancements.

- 2.22 The significance of the heritage asset is primarily that of its past association with the Coastguard service which operated from across the larger premises which now forms part of Coastguard Court, the application site and its neighbour 6 Station Road. The age of the property forms part of its cultural association with the area, however its individual design merits as part of the former rear outshot at the rear of the main Coastguard Station are relatively limited. As Council assessment recognises the prominent position of the terrace sited on raised ground and forming a relatively imposing street scene is its primary contribution to the Conservation Area, where this is primarily a collective contribution as opposed to any specific asset in this context. The property was formerly an adjunct to the main three-storey Coastguard Station, and its simple appearance is a testament to its original purpose and function as an outshoot from the main building of which it was formerly part. The quality of the brick work and pointing are a further testament to their original construction by the Admiralty and forms part of the enduring significance of the asset.
- 2.23 The rear elevation of the terrace has not been subject to the same restrictions within the context of the Article 4 direction and a number of extensions and modifications have taken place without affecting the significance of the historic asset. The primary focus for the Conservation Area, the setting of the nearby Listed Building and the context of the historic asset as the former Coastguard Station is that of the front elevation and the land to the front of the terrace. In its context as residential property the historic asset is known as and referred to as being Coastguard Cottages, rather than just a reference to the Coastguard Station. It should be recognised that the properties of Chatham Place were originally built approximately 40 years before the Coastguard Station and were did not originally house personnel associated with the Coastguard. Given the history of the Service and its initial association with the Admiralty and then subsequently the Board of Trade it is unclear when or whether these provided accommodation associated with the Coastguard.
- 2.24 The residential occupancy of the application property is its primary context within the Conservation Area, the rear of these properties have seen a number of alterations, single storey extensions, conservatories and roof-lights. The neighbouring property, No.6, has both a single storey and first floor rear extension which provides for the enlargement of the property and reconfiguration of its internal space. The Applicant had taken particular note of this development and discussed extensively the potential for a similar development proposal. It has not proven possible to replicate this scheme and an alternative scheme which utilises the existing roof space has been developed in conjunction with some reconfiguration of the internal layout. The introduction of the proposed windows and dormer will have some impact on the external appearance of the property, but will have a limited impact on the significance of the historic asset and this will give rise to a less than substantial harm by reason of their introduction. The proposal seeks to complement the palette of materials and colours used in such features in and around the site, this is undertaken in a way that complements the original build quality of the site and serves to protect and enhance the character and appearance of the Conservation Area.
- 2.25 The proposals have been specifically designed to seek to avoid any physical conflict, impact or direct harm upon the setting of the nearby Listed Building and will not result in any alteration to the ridge of the roofline when viewed from the front of the terrace. Of significance in this case is residential use to which the site has been put and the proposals would serve to secure and enhance the continued use

of the site for this purpose, enhancing the residential use of the site is a positive impact for the future of the building and would not harm the heritage significance within this context and setting. Less than substantial harm would be caused by the proposed alterations and the positive benefits accruing as a result of these features would serve to protect both the listed and non-listed heritage assets.

PART III: ASSESSMENT: Context of the Site and Surrounding Area

**PHYSICAL
CONTEXT**

The application site is situated within the Hound Civil Parish and is within the Hamble & Netley Ward of the administrative area of Eastleigh Borough Council. It is located toward the southern boundary of the District close to its administrative boundary on the River Itchen. To the west of the site is the neighbouring Unitary Authority of Southampton City Council.

Within the context of the Eastleigh Borough settlement hierarchy Netley Abbey is a third-tier settlement area designated as a sustainable suburban settlement, with rail service links to Southampton and Portsmouth, and with bus services linking within the Borough and to nearby neighbouring Southampton.

The terrace of properties has private pedestrian access to both the front and rear, with the pedestrian route to the front passing through the neighbouring Prince Consort Public House, which is a Grade II Listed Building. There is a timber fence separating the Prince Consort car park from the front amenity area associated with some of the properties in the terrace and a mixed vegetative screen exists along this boundary

The orientation of the terrace and the separation distance from both Station Road and Victoria Road provides a significant degree of privacy, however the elevated position of the terrace as a whole, provides a significant contribution to the character of the local area in terms of the built form and ridgeline of the terrace.

Coastguard Court provides an end-stop to the terrace and has been significantly altered and extended to bring the built form much closer to Station Road with a three-story flank elevation close to the back edge of pavement and incorporates a dormer window to the western elevation fronting Station Road. The bulk and mass of the flatted Court, whilst forming part of the terrace, gives rise to a more imposing mass than that of the neighbouring terrace of houses. Coastguard Court has an extensive communal amenity space to the front of the building occupying the corner to Station Road and Victoria Road, abutting the car park of the Prince Consort PH.

The built form on the opposite side of Station Road varies considerably in terms of its form and scale, however a strongly unifying characteristic of these properties is the short set-back from the back edge of pavement. These developments provide a contrasting perimeter block from that of the Coastguard Cottages. The former blacksmiths, on the corner of Station Road and Victoria Road has a flat roof dormer window with slate hanging on its cheeks on its long elevation to Station Road.

The amenity space is enclosed for privacy by a half-height brick wall with brick piers topped by a half-height timber in-fill fence panels wrapping around the garden. To the rear of the Court is a surface car park area with an open vehicular access onto Station Road. This vehicular access is shared by No.6 Station Road and provides pedestrian access to the rear of the remaining houses in the terrace and their ancillary terrace of out-buildings.

Whilst there are very few trees of any note within the grounds of the terrace, there are a number of significant trees to the north and east of the terrace which provide a significant contribution to the surrounding environment. To the south of the site is the development known as Malmsbury Court which has a large number of significant trees in the foreground to Victoria Road and others at depth within the site, at a raised level, which give strong sense of a belt of trees. Due to the topography, built form and presence of trees, there are no views of Southampton Water from the site.

**SOCIAL
CONTEXT**

Netley Abbey is a largely residential suburb of the District, located between the mixed industrial and residential area of Hamble and the outskirts of the neighbouring City of Southampton. The former Primary School to the rear of the site has been converted into the local Library and the Village retains an Infant and Primary School on Westwood Road at the northern edge of the Village.

The principal retail areas are centred upon Victoria Road and at the lower portion of Station Road close to its junctions with New Road. In addition to the Prince Consort Public House, other nearby social facilities exist at the Netley Victoria Club, 39 Victoria Road and the Netley Central Sports and Social Club, 24 Station Road. The nearby Royal Victoria Country Park provides an extensive area of public open space as well as playing host to a number of community events each year.

**ECONOMIC
CONTEXT**

The Village has seen a number of former employment sites redeveloped largely to provide additional housing within a well-regarded sustainable location. There are relatively few employment opportunities within the Village although small Industrial Estates exist at the Sidings as well as a group of units at the former Abbey Fruit Farm and Hound Farm. Employment opportunities exist in Hamble, Bursledon, Eastleigh and nearby Southampton.

**POLICY
CONTEXT**

The site is within the Settlement area designated as Netley Abbey, within the southern sub-area of the administrative District. The application site is within the defined urban area and is within a designated Conservation Area in the adopted Eastleigh Borough Local Plan 2016 – 2036.

The site is located within the Netley Abbey Conservation Area, first designated in 1981, enlarged in 1992 and comprehensively reviewed in 2009. The site forms part of a terrace of properties, which although not Statutorily Listed are recognised as being of local significance. The review in 2009 included the introduction of an Article 4 Direction which sets out to impose a number and variety of restrictions on the exercise of specified permitted development rights, the relevant table which accompanies the Conservation Area SPD is reproduced as Appendix 2.

The site is within and adjacent a number of Environmental designations of International, National and Local importance, these include the Solent & Southampton Water Special Protection Area and RAMSAR, the Solent Maritime Special Area of Conservation, the potential Special Protection Area of the Solent & Dorset Coast. This by no means an exhaustive list, but provides an indication of the nature of the important environmental designations in this area.

The newly adopted Local Plan 2016-2036 was formally adopted at the meeting of the Full Council on 25th April 2022. Whilst there remains a period within which a formal legal challenge may be lodged, it is considered that the Development Plan may be afforded full material weight in the consideration and determination of this application.

The application site is within the defined built-up area and is subject to the Conservation Area designation, in addition to which any development of the site has the potential to affect the setting of the nearby Prince Consort PH; Statutorily Listed Building, Grade II. It is noted that the former Primary School, now the Village Library is a nearby unlisted heritage asset of local importance.

Policy extracts below are the Strategic level Policy for the Historic Environment of the Borough as a whole Policy S8, and Policy DM12 provides the site-specific level Development Management policy for Heritage Assets within the Borough.

Strategic Policy S8: Historic Environment

- 1. The Borough Council will continue to conserve and /or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:**
 - a. identifying the assets by means of an on-going programme of survey and review;**
 - b. identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;**
 - c. restricting development likely to harm them or their settings through management of development proposals; and**
 - d. encouraging development that enhances them, ensures their long term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.**

Policy DM12, Heritage Assets

1. 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. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significant of the asset. In these circumstances, the developer will be required record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.

- a. Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:**
 - i. if the remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains; and**
 - ii. prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;**
 - b. It achieves a high standard of design which respect and complements the character and qualities of the heritage asset(s);**
 - c. Where necessary, it secures the long-term future maintenance and management of the asset;**
 - d. Where possible, it enables public enjoyment and interpretation of the asset; and**
 - e. A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset ; and how proposals have been developed to avoid harm, or if this is not possible, minimise the harm; with mitigation measures proposed.**
- 2. In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.**
- 3. The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.**

Source Eastleigh Borough Local Plan

PART III: INVOLVEMENT: Consultation on the Development Proposal

TYPE UNDERTAKEN	The Applicant has taken ownership of the property following an extended period of neglect, lack of maintenance or general upkeep, the condition of the property and absence of an occupier resulted in its repossession by the lender and forced sale in its distressed state. The new owner has undertaken immediate remedial action to prevent further water ingress and damage to the fabric of the property. This has been undertaken in close consultation with all neighbours who maintain an interest in the area and condition of shared and communal areas. The Applicant had sought to discuss matters with the Borough Council Conservation Officer or Team, but has been unable to gain a response.
SUMMARY OF COMMENTS	• Principle of development acceptable within context of the Development Plan of the Eastleigh Borough Local Plan, 2016 - 2036; • No objection in policy terms subject to the development achieving the objectives of the Conservation Area, to accord with Development Management objectives; • Review of National and Local Validation Requirements checklist; • Requirement for a Householder Planning Application supported by a Historic Significance Statement accompanying a Design and Access Statement commensurate with the development proposals; • Eastleigh Local List for Validation of Planning Applications, adopted August 2013, out of date and no longer binding; • Near neighbour has undertaken alterations and extensions to rear of property and has been advised of planned investment to bring property up to standard as a family home; • Neighbour has indicated support for the principle of the development as well as expressing support for the detail of the proposed design;
IMPACT OF CONSULTATION ON DEVELOPMENT PROPOSAL	• Seeking to accord with the National and Local presumption in favour of sustainable development within a designated sustainable settlement area; • Proposed development sets out to ensure that the finished development will further the aims and objectives of the Conservation Area and has been designed to avoid any direct impact upon the setting of any Listed structure(s); • The Applicant has set out to understand the significance of the historic assets in the context of the area and to inform the Design and Access Statement; • The submitted Householder Application meets the National Validation Requirements for such an application and whilst the Applicant has made every endeavour to address the Local Requirements, the Council is advised that these are now out of date and should not delay the registration of the submitted application; • The Applicant recognises that neighbours have taken a keen interest in the up keep and maintenance of their properties and the previous dilapidations of the property had detracted from the overall appearance of the row; • Improvements to the front façade of the property are aimed at contributing to the overall quality of the frontage, the alterations to the rear of the property enable the rearrangement of the internal layout and provide for a family home;

PART IV: EVALUATION: Opportunities and Constraints Informing the Scheme

OPPORTUNITIES	• National and local context supports provision of residential development of a variety of forms in existing sustainable settlement locations supporting both economic and social development; • There are a variety of treatments to the front elevations of the row, the application site is one of a pair with a narrower frontage than that of the original row of houses and the design of the replacement porch reflects this, whilst also setting out not to conflict or compete with the neighbouring Court frontage; • The existing uPVC windows detract from the historic appearance of the property and the existing plastic rain water goods are both an inappropriate moulding profile and material; • The rear of the property is relatively secluded and there are limited views from within the wider public realm, the scale of development is matched by and set adjacent the neighbouring Court properties. The existing built form provides for very limited opportunities for direct public impact from the proposed development; • The form of the proposed development sits between the massing of the adjacent Coastguard Court and the existing roof alteration to No.6 Station Road; • The works to the front elevation serve to enhance the appearance of the property in relation to its role in the context of the Conservation Area and the setting of the nearby Listed Building; • The creation of a three-bed family home within a sustainable location with good access to local schools, transport links and services is desirable in meeting the aims and objectives of the Development Plan; • Overall investment in the refurbishment of the property will bring about significant improvement in resource consumption and efficiency with the provision of modern space heating, significantly upgraded thermal insulation and water efficient devices throughout • The alteration of the property does not impact upon or alter the available amenity space on site;
CONSTRAINTS	• Nearby Listed structures and their setting must be protected from any potential impacts associated with the development; • The site forms part of a terraced row of properties which have an important contribution to the Conservation Area in terms of its physical appreciation and historic association. The buildings are individually and collectively a heritage asset of importance within this context; • Whilst there are many examples of historic and more modern dormer window treatments throughout the Conservation Area, there are no examples in the terrace of which this property forms part, a site specific assessment and sensitive solution needs to be introduced; • The site located within the heart of the Village and whilst situated close to the principal shopping and social facilities, the site is located within a residential enclave surrounded by existing residential premises;

PART V: DESIGN: Design Principles and Design Concepts

USE	No. 4 Station Road is a 2-bed mid-terrace dwellinghouse, with a small picket-fenced front and a partially walled and close boarded fence rear garden. The rear garden backs onto a private pedestrian access and affords access to a brick-built ancillary store which forms part of a terrace of stores associated with the dwellinghouses in the row. The proposal does not alter the existing use of the site, but serves to alter the internal layout of the property to create a better living environment more suited to modern family living.
AMOUNT	The existing single dwellinghouse will remain, it is proposed to make the 2-bed house a three-bed house.
LAYOUT	The existing property had been converted from its former use as Offices during the Second World War and this was simply undertaken by the infill of existing doorways internally, and the provision of a front door at ground floor. The resultant property comprised two rooms on the ground floor with a small single skin scullery at the rear and two rooms on the first floor to the front and back, with a centrally located bathroom which had no access to ventilation or light. The property has seen a number of alterations over the years but ostensibly relied upon the same layout internally. Alterations in the 1980's or 1990's have seen the introduction of an under-stair WC and hand basin and a single storey rear extension, which had left the former rear room of the house without access to natural light within the centre of the ground floor. The roof space has been converted and a roof light window introduced to the rear elevation. The proposed internal arrangement utilises the existing single storey extension and incorporates the middle-room on the ground floor into a family kitchen/diner. A lobby is provided separating the under-stair cloakroom and providing the necessary enclosure to the stair. The proposed window in the rear elevation provides for the repositioning of the bathroom and the removal of an internal wall provides for the retention of the rear-box bedroom. The staircase is returned into the first floor and provides access to the proposed loft bedroom.
SCALE	The proposed porch is designed to complement, but not tie-into or replicate, the existing porch which runs across the face of the neighbouring Coastguard Court, a simple five-course corbelled brick eave detail will be employed. The replacement wooden windows are to utilise the exiting openings and will not materially alter the brick to void ratio of the front elevation. The ironwork replacement rainwater goods are to be of Ogee profile with round downpipes, to match the originals. The rooflights are to be set into the existing roof of the single-storey rear extension and the existing uPVC doors are to be replaced with a set of bi-fold doors. The windows on the rear elevation are to be replaced with modern equivalents and the new opening relies on the same proportions suited to its use. The dormer is positioned away from either boundary and is set up the roof slope to maintain and be sympathetic to the roof, it does not alter the ridgeline of the existing property and utilises windows of the same style and proportion together with a sympathetic palate of material to match the pattern and tone of the roof.

LANDSCAPING

There are no proposals to alter the existing landscape setting of the property, it is noted that an existing shrub in the rear garden has shown considerable stress during a prolonged period of drought and high temperatures last year, it is likely that this will be removed and a suitable native species which is to be more drought tolerant provided as a replacement.

The Applicant would be willing to plant a tree of a suitable and appropriate species if the Council were to consider this necessary.

APPEARANCE

The alterations to the front elevation are primarily aimed at removing a number of treatments which may be regarded as being unsympathetic and which appear to have taken place over the years and to replace these with treatments and finishes which are more in-keeping finish to the property. It is noted that the property is quite well hidden from public views from Station Road due to the prominent forward setting of the adjoining Coastguard Court building. More distant views from Victoria Road and potential glimpses from the car park to the Prince Consort afford views of the whole of the terrace and the contribution of the application site is one small part of this, but no less important than any other constituent part.

Views across the rear of the site are predominantly of the common boundary wall and the tall flank wall of the mono-pitch single storey rear extension, with its capped parapet adjacent the car park to Coastguard Court offering the foreground view. The rear elevation of the property is largely screened by the prominent three-storey rear elevation of the original Coastguard Station building and its gabled roof. There is a chimney stack on the rear elevation and this is a shared stack between No.4 and the first floor of the neighbouring block. The proposed first floor window is to be situated close to the edge of the stack and will not be a noticeable alteration. The proposed dormer is to be sited up the roof slope and sits behind the retained chimney stack which will be tied-into and supported by the proposed dormer.



The rear of No.4 Station Road, view from Station Road

PART VI: SITE SPECIFIC ACCESS ISSUES

VEHICULAR AND TRANSPORT LINKS	The site has good pedestrian links to the surrounding highway network and there are bus stops in close proximity to the site, the Netley Rail Station is within walking distance of the site. The proposals do not affect the primary access arrangements for the property or the site. The site does not have vehicular access, private pedestrian access to both the front and rear of the property provide links to both Station Road and Victoria Road where safe and convenient pedestrian routes afford good access to surrounding services and amenities.
INCLUSIVE ACCESS	The pedestrian accesses to the site are level from Station Road and the existing ramped access within the rear garden provides level access into the rear of the property. The front access will be unaltered by the proposal with the addition of the porch providing an enclosed lobby to the front door enabling an all-weather transition area before entering the property. The enclosed lobby will also assist with the insulation and energy efficiency of the property. As a family dwellinghouse the ground floor will retain level accessibility throughout and the ground floor cloakroom will be retained. The small size of the property and the existing cross-axis arrangement of stairs to the upper floors will be retained.
MAINTENANCE OF ACCESS FEATURES	The proposed developments either individually or in combination do not give rise to any conflict with existing access arrangements for the property, pedestrian access to the property from both the front and rear remain unaltered.

PART VIII: SUMMARY and CONCLUSIONS

SUMMARY	The Application site forms part of a non-listed Heritage Asset and is located within a statutorily designated Conservation Area. The nearby Prince Consort Public House is a Listed Building of significance in its own right and provides a example of a building of significant merit. The application premises were originally built as a form of Office and accommodation which provided a local Coastguard Station in conjunction with a former Coastguard Watch Tower located at Netley Hard. The proposals seek to provide significant investment and improvement to the property to improve both its appearance and accommodation. The overall works to the property will significantly improve the energy performance and resource consumption in association with the continued residential use of the property. It is considered that the proposals will not adversely impact the significance of the historic asset(s) in this case, will serve to enhance and improve the character and appearance of the property and will meet the aims of the Development Plan. In accordance with National guidance the sustainable development proposed should be supported and granted full consent without delay.
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