

H/23/95108 – 13 Station Road, Netley Abbey, SO31 5DU.

Context.

Situated a few doors up from the junction with Victoria Road this property comprises part of the Oxford and Cambridge Terrace looking across the rear of Coastguard Cottages plots (built 1863) and is toward the southern tip of the Netley Abbey Conservation Area. To the north-east next door but one is the original school building for Netley built in 1873 and over the road the newer late Victorian/Edwardian School building, now the local library.

Sadly this building has lost it's sash windows that remain in No.15 next door and the whole terrace has lost the slate roofing it would have had but various other features at the front are protected by an Article 4 Direction.

The nearest listed building is the Prince Consort public house directly south in Victoria Road, but actually out of sight as the row of Coastguard Cottages lie between which together with the library are noted as being of significance making an important contribution to the character of the area.

The Proposal.

The scheme is to re-order the interior to achieve individual access from bedrooms to the bathroom by turning the staircase and replacing the conservatory, privy and coal hole at the rear with a single space sitting kitchen by removing the ground floor walls of the rear outshoot which contains the bathroom at first floor level.

Together with a downstairs shower room, this transformation will make a far more habitable and flexible interior to take the building forward with the new flat-roofed rear extension in line with the others in the terrace.

Conclusion.

This proposal will enhance the livability of this property and by so doing help to preserve it and therefore the character of the Netley Conservation Area without detrimentally affecting it. No objection.

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

Built Heritage Consultant.