

F/22/92347–Netley Waterside House, Abbey Hill, Netley,SO31 5FA.

Context.

This site is positioned, as the title suggests, on the north-east shore of Southampton Water and set amongst a number of listed buildings and ancient monuments, therefore any change of building here could affect the setting of some or all of the adjacent heritage assets.

To the north-west is Netley Castle, Grade II* with its boat house (a curtilage building) adjacent to the west boundary and its east lodge to the n.n.west (the closest heritage assets to the site). To the north-east, a very short distance up the road is the Ancient Monument of the ruins of Netley Abbey itself scheduled in 1915, with the Church of Edward the Confessor to the east. This was an early listing in 1955, with the Castle in 1974 and the remainder in 1983. To the south-east is the open space of the recreation field with parking and the village hall next to the site.

Both the perimeter of this site and that of the adjacent properties are well treed with just a few on the road frontage revealing the 1970's nature of the architecture which has a domestic feel and remains below the tree tops but is nothing outstanding. While these all stand, the whole collection of listed buildings here are well separated.

The Proposal.

Having commented on a new structure for this site some eighteen months ago, one gathers there has been a change of plan if not ownership to a far more modest scheme of minor alterations to the existing structure. This proposal consists of moving some windows and doors and extending the built form over an existing first floor balcony.

None of these works will make a significant change to the presence of the existing built form and hence its effect on the surrounding heritage assets. As always the devil is in the detail, so that bricking up of existing openings will need to be of the same brick if still available and great care will be needed to match the mortar (one fifth of the surface area of brickwork) properly.

If the bricks are no longer available, an alternative strategy will be needed; I suggest the materials are conditioned in order to maintain control and achieve a good enough finish to respect the surrounding listed buildings and monuments.

Conclusion.

The proposed works will, if executed properly, make little if any difference to the settings of the adjacent heritage assets, so No Objection subject to good quality matching of materials.

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