

H/23/96080 – 37 Osborne Close, RVCP, Netley, SO31 5GX.

Context.

This property is on the outer end of the second terrace with the side elevation facing the original buildings built for the married staff of the Royal Victoria Military Hospital of the mid 1800's. They were built at the same time as the hospital, the last part of which the Chapel, is now listed and it could be argued that these former staff quarters should be counted as curtilage buildings of that listed building. Be that as it may they are still heritage assets and should be afforded that respect.

Because this house is on the western end of the second row, it is only a few metres from the north-eastern block of married quarters and has to be passed to enter at site. As one comes south down Osborne Close, the rear of this house in particular is prominent and needs therefore to have a higher level of design and execution than others in order to preserve or enhance the setting of the heritage assets.

The Proposal.

The idea is to build a two storey rear extension next to the existing flat roofed two storey rear extension but with a pitched roof in a similar format to the end of terrace cottage to the north of this one. While the ideal solution would be to have an inclusive pitched roof covering the existing flat, being on the outer side of it will at least ameliorate its presence.

Although it would appear the attic dormer is similar to that of the northern terrace, from the west elevation it appears unsettling. If the chimney was to be retained it would mask this but one can appreciate that its removal creates significant extra usable floor space within the dwelling. The appearance of the dormer from the west would sit more comfortably if either it was moved slightly to the east to allow the hip line to run uninterrupted to the ridge or dropped slightly to allow the ridge to be expressed at its west end and therefore appear subservient to the main structure.

The removal of the chimney removes some of the original character of the building, however the internal gain is significant and the removal is balanced by the introduction of two new windows which give more life to the elevation so is an acceptable trade off. The judicious positioning of the rainwater downpipe will mask the joint between new and old but it is important that the new brickwork should be a close match to the existing – needs to be imperial sized bricks! The proposed porch is in keeping with the buildings character.

Conclusion.

Apart from a minor tweak to the dormer this proposal is acceptable.
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