

Greenglen Estates Ltd

21 Station Road & 72 New Road
Netley Abbey
Southampton
SO31 5AE

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Planning Submission

Contents

1.	Introduction	1
1.1	The Application	1
2	Context	1
2.1	Conservation Area	1
3	History	1
3.1	General History of the Area	1
3.2	History of Locale	2
3.4	The Site	2
4	Heritage Impact Assessment	2
4.1	Asset Review	2
4.2	Proposals	3
4.3	Impact Review	3



Figure 1 – Extent of the Conservation Area

1. Introduction

1.1 Introduction

This Heritage Impact Assessment aims to understand the heritage of the site, the Netley Abbey Conservation Area, and the listed buildings near to the site.

2. Context

2.1 Conservation Area

First designated in 1981 and enlarged in 1992, the conservation area is mainly linear in form extending from the boundary between Eastleigh Borough Council and Southampton City Council, with the treed area of Abbey Hill in the north overlooking Southampton Water and Netley Abbey including its associated ponds and earthworks in the north-west.

The centre of the Conservation Area is Victoria Road, with most of the buildings within this area demonstrating a relationship with this key axis. The Conservation area is divided into 10 Character Area or Zones

3. History

3.1 General History of the Area

The village of Netley Abbey, grew up around the gates of the Royal Victorian Hospital that was established in 1856 after the Crimean War. The houses in the village are Victorian or post Victorian. In the neighbouring vicinity are the remains of the of the 13th century Cistercian Abbey of St Mary's and 16th century Netley Castle.

3.2 History of Locale

The site is located within Character Area/Zone 10 (Station Road), which is short section of road between Victoria Road and New Road which comprises housing, the former infants' school, now a library, and the Guides' Hall erected in 1873.

Station Road in Netley Abbey holds significant historical value due to its close connection with the Royal Victoria Military Hospital and other key community developments in the village. The road was a central route that served both the local residents and the hospital staff during the late 19th and early 20th centuries. Notably, the Royal Victoria Military Hospital, constructed in the mid-19th century, was one of the largest military hospitals in the world at its time and had a significant impact on the surrounding area, including Station Road. The hospital influenced the



Figure 2 - Historic Photo (1960s) at junction of New Road/Station Road looking North



Figure 3 - Image of 21 Station Rd & 72 New Road dated 2011 (Google Streetview)

development of the village, bringing in both medical staff and patients who often stayed or lived in nearby residences.

Several notable buildings along Station Road reflect its rich history. For instance, Netley Lodge, located just off Station Road, was one of the prominent residences associated with the hospital's senior medical staff. Additionally, Station Road was known for housing community amenities such as the Methodist Chapel and other residential buildings that served the village's expanding population due to the hospital's presence. Today, the road retains its historical charm, with some buildings being repurposed for modern use while still reflecting the architectural and historical significance of the area's past associations with the hospital and the broader Netley community.

The library and the former Coastguards Cottages along Station Road are unlisted but are considered significant, as they make an important contribution to the character because of their siting and/or design. They are subject to an Article 4 Direction restricting Residential Permitted Development rights.

3.3 The Site

21 Station Road and 72 New Road appear to have been designed as a purpose built corner building. Historically, these types of buildings relied on moderate density, moderate height and conjoined structures to create clearly defined, legible streets characteristic of an integrated urban fabric. Historic mapping appears to show that this building was built in the late Victorian period very possibly as a purpose built Lloyds Bank. According to local historians this is certainly the case by 1927.

The architectural style of the building is that of a typical Victorian corner building, with a defined access at the confluence of both street elevations. The material palette utilises a red brick Flemish bond with buff quoins to New Road and stucco to Station Road. Buff banding is utilised to delineate the ground floor from the first floor, window headers and there is a buff brick dentil course at eaves level.

4. Heritage Impact Assessment

4.1 Asset Review

The asset is neither grade listed nor locally listed. It is also not identified specifically within the Conservation appraisal. The architectural detailing would have likely been an influence on the surrounding modern developments which have replicated the red brick massing and buff brick detailing.

4.2 Proposals

The proposals involve a change of use from retail to residential use. Internally, the unit will be subdivided into 2no apartments, which will benefit from reusing existing apertures within the elevations for access and egress to the apartments.

Whilst the work to achieve the proposals is internal, there is an opportunity to enhance the existing façade via the replacement of the UPVC windows on the Station Road elevation. This will be achieved by mimicking the current shop window arrangement to New Road. It is likely that the proposed alteration would have been the original window arrangement, so this should not raise significant concerns from a Conservation standpoint. To ensure privacy of occupants, an obscure film will be applied to the window frontages up to approximately 1700mm from finished floor level. Secondary glazing will also be discretely applied to the interior of the window reveals.

Any enhancements to the façade are to be considered separately to the Class MA application and under the aegis of the 'Companion Application'.

4.3 Impact Review

The proposals maintain the overall external character of the asset as generally most works are limited to internal alterations.

The existing windows and doors are to be retained in appearance and character, with no subdivision affecting these. Any piping or ductwork will be directed towards the rear elevation, so as to not disfigure the historic setting of the front elevation.

The replacement of the UPVC window arrangement represents an overall enhancement of the front elevation, and preservation of the historic character of the building.

As such it is not considered that the alterations and subdivision of the asset will materially affect the character or setting of the property, and are considered relatively minor in terms of any impact to the Conservation Area.