

## **F/24/98502 – 19 Station Road, Netley Abbey, SO31 5DU.**

### **Context.**

This property is just within the Netley Conservation Area on the northern edge near its southern end amongst the older group of buildings at the bottom of Station Road. The nearest listed building is The Prince Consort public house in Victoria Road a little way to the south of the site, at the far end of coastguard cottages which are end-on to Station Road, but just out of direct view.

A modest, probably late Victorian, cottage with a symmetrical frontage, apart from one ground floor window being taller than the other to enhance the sitting room, onto Station Road, in red brick with yellow dressings and a hipped slate roof. Built against the larger building forming the street corner on its north-eastern flank, the entrance door is on the opposite side.

### **The Proposal.**

Currently a single dwelling, the proposal is to convert the building into two one-bedroom flats, which seems a quite reasonable proposal. The scheme does not change either of the public facing elevations, i.e. front or south-western side or even the roof, so there is no concern there.

The two observations I would make are concerning the rear elevation. One, it would appear that some of the soil and vent piping will be redundant and would be better removed while major works are being undertaken both reducing future maintenance and enhancing the elevation and two, the ground floor flat's lounge in the north-west corner will only have two tiny former w.c. type windows which are high as well as small giving a very poor quality of interior space.

Two possibilities come to mind, one to transpose it with the bathroom retaining the existing wall which has two advantages – it is directly opposite the bedroom and could have a full-length window where the outside door was giving a vastly improved outlook and atmosphere to the lounge, or provide a decent sized window where the one next to the bathroom is.

### **Conclusion.**

From a purely building conservation view there is no objection, however the quality of the downstairs lounge space is cause for concern and quite possibly hinder its selling or letting potential.

06.12.2024.

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

Built Heritage Consultant.