

F/24/98502 & PN/24/98548 – 72 New Road, Netley Abbey, SO31 5AB.

Context.

This property is just within the Netley Conservation Area on the northern edge near it's 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.

This is a prominent building forming the street corner of Station Road and New Road with its main entrance door actually on the corner between shop windows on each elevation. The Station Road elevation is a rendered gable with the New Road elevation in red brick with yellow dressings and eaves dentil course replicated, apart from the dentil course, on the south-western side with a modest cottage built against it.

The Proposal.

Currently two small shop units, the proposal is to convert the ground floor into two one-bedroom flats, which seems a quite reasonable one. The scheme does not change one of the public facing elevations, i.e. the side elevation facing New Road, or the roof, and actually improves the front elevation onto Station Road by restoring the shop window to its original format from a crass intervention of upvc standard windows, so there is no concern there.

Conclusion.

From a purely building conservation view there is no objection, however I cannot see any evidence of an opening light for ventilation, which I think all habitable rooms are required to have. The proposal on the register says 'and insertion of rear door' which I cannot find but there does appear to be a opening bricked-up, again no problem.

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