

L/25/99179 – Hound Lodge, RVCP, Netley Abbey, SO31 5GA.

Context.

Situated by the northern tip of the Country Park, adjacent to the entrance from Hound Road, this diminutive lodge consisting of just two rooms with a kitchen and bathroom added to the rear in masonry construction and a wooden lean-to space added to that. At the time of the hospital's construction in the 1880's entrance lodges were provided at every entrance to house a gate keeper and family in very basic accommodation.

The Proposal.

The property has evidently been allowed to deteriorate and suffer vandalism which this application proposes to correct, together with some upgrading to enhance the living conditions.

The basic shell repairs include roof repairs with re-pointing and flashing repair to the chimney; window restoration including the introduction of double glazing and internally exposing the fireplaces, replacing the kitchen fittings and boiler, itself sensibly relocated to the kitchen and a complete rewire and re-plumb.

The quantity of heat loss is to be stemmed by installing a layer of insulation to the vaulted ceiling. Care needs to be taken with this regarding moisture vapour, as the roofing felt dating from the 1970's above will not be moisture permeable and sufficient ventilation will be required inside the spaces to avoid any condensation internally.

Conclusion.

Most of these works are essential for the health of the building and others are a good idea anyway, so raise no objection, as this is an attractive building that should be kept as part of the history of the Park.

The application claims that the building is listed Grade II but I can find no record of this in either the statutory list or the local list. The only other possibility is that being in a listed park it might come under this, however although the park description mentions this building amongst others, any of the number that are listed are credited as being so. One can only conclude that this structure is therefore not listed but is worthy of including on the local list.

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