

H/25/98948 - 4 York Road, Netley Abbey, SO31 5DD.

Context.

The site lies at the centre of the southern arm of the Netley Abbey Conservation Area facing the sea with a garden reaching down to the cliff edge. There are few statutory listed buildings within the conservation area, the nearest being Netley Castle to the north-west and The Prince Consort public house to the south-east, each over 300m away and both with intervening buildings to provide separation.

While work to this building will not affect the setting of the listed buildings a good sixty of the houses in Netley Abbey are restricted by Article 4 Directions of which this is one. The features to be preserved are the slate roof covering, the chimneys, the brickwork and windows. Painted brickwork and painted arches are not permitted.

The Proposal.

This application is to replace the ground floor bi-folds and doors and replace the gabions at the foot of the cliff to arrest erosion by the sea. The bi-folds are in an extension to the original house facing the sea masking the original façade at ground floor level, so their replacement with French door style units with side panels will be more in keeping and in aluminium will be more suitable than the existing bi-folds and longer lasting than timber. The side replacements to match will be more in keeping too.

From a building conservation viewpoint the gabion replacements which are the usual form of sea defence on this stretch of coastline, can only be good to prevent further erosion.

Conclusion.

The heritage statement accompanying this application states that the house is 'built with facing brickwork that has been painted cream.' The Article 4 Direction that must have been issued in 2010 specifically rules this out as can be seen on page 36 of the Netley Abbey Conservation Area Appraisal and Management Proposals adopted in January 2010 and which was notified to each relevant dwelling at the time.

This house is one of a number of virtually identical form in the road and from the details and photographs of one for sale closer to Victoria Road one can see windows in the rear elevation that do not appear on the drawings – why? Apart from sorting the inconsistencies, there is no problem. No objection.
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