

Heritage Statement

5 Abbey Hill, Netley, Southampton, SO31 5FB

1. Introduction

This Heritage Statement has been prepared in support of a householder planning application for works at 5 Abbey Hill, Netley, located within the Netley Conservation Area.

The dwelling is not a listed building but constitutes a non-designated heritage asset by virtue of its location and contribution to the conservation area. This statement focuses specifically on heritage significance and the impact of the proposals and should be read alongside the submitted Design and Access Statement.

2. Heritage Significance

Netley Conservation Area

The significance of the Netley Conservation Area derives from:

- Its coherent residential character
- Consistent domestic scale and roof forms
- Traditional materials, including slate roofing
- A unified roofscape visible in public views along Abbey Hill

Application Property

The significance of 5 Abbey Hill lies primarily in its townscape value, contributing to the collective character of the conservation area rather than from individual architectural distinction.

3. Description of the Proposals

The proposals comprise:

- A single-storey rear extension, subordinate and not visible from the public realm
- Replacement of the existing roof covering, including PV slates on the south-facing principal roof slope

The roof works do not involve any change to roof pitch, ridge height, eaves height, or overall roof profile.

4. Impact Assessment

Rear Extension

Due to its rear location, modest scale, and sympathetic materials, the extension results in no harm to the significance of the dwelling or the conservation area.

Roof Alterations and PV Slates

The PV slates will be visible on the principal elevation. However:

- They are slate-sized, matt, and non-reflective
- Closely match the colour and texture of traditional slate
- Are installed flush with the roof covering

The roof will continue to read as a traditional slate roof within the street scene. The proposals preserve the coherence and rhythm of the conservation area roofscape and do not introduce visually intrusive elements. The use of PV Slates in listed and heritage buildings is becoming widely accepted by Local Authorities throughout the UK and is seen as a sympathetic approach to achieve a more sustainable building.

5. Policy Context and Planning Balance

The proposals comply with:

- **Strategic Policy S8 (Historic Environment)**
- **Policy DM12 (Heritage Assets)** of the Eastleigh Borough Local Plan

In NPPF terms, the proposals result in no harm, or at worst less than substantial harm, to heritage significance. Any limited visual change is outweighed by the public and environmental benefits arising from renewable energy generation and improved sustainability.

6. Conclusion

The proposals at 5 Abbey Hill:

- Preserve the character and appearance of the Netley Conservation Area
- Retain the significance of the non-designated heritage asset
- Demonstrate a sensitive balance between heritage conservation and sustainability

The development is therefore considered heritage-led, proportionate, and policy-compliant, and should be supported by Eastleigh Borough Council.