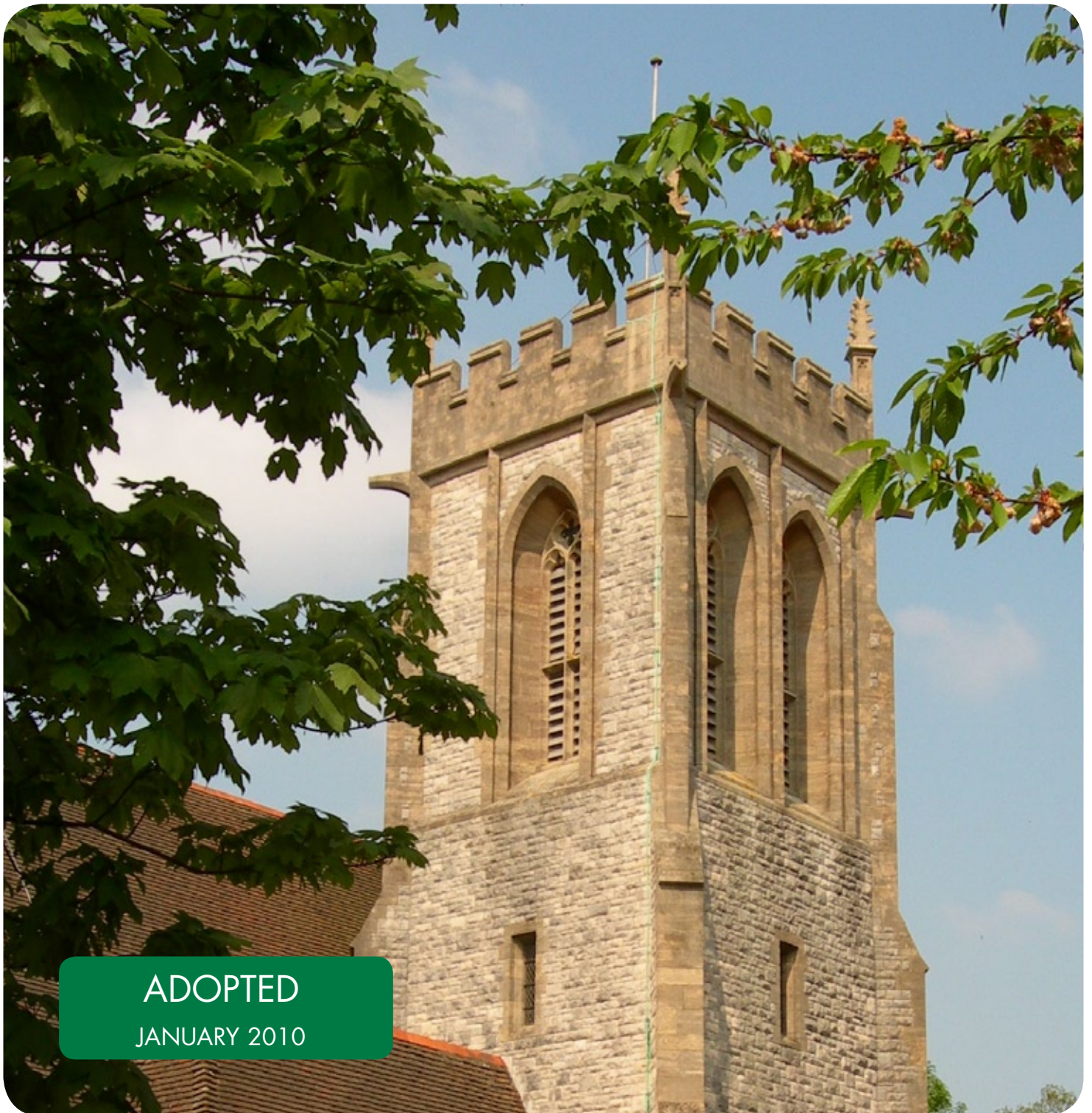


# Netley Abbey Conservation Area Appraisal and Management Proposals Supplementary Planning Document



**ADOPTED**  
JANUARY 2010

## Preface

### Title of Document

Netley Abbey Conservation Area Appraisal and Management Proposals Supplementary Planning Document (SPD)

### Subject

This document reviews the existing Netley Abbey conservation area and uses this information to formulate management proposals to improve and enhance the area.

### Objectives

- To provide additional guidance supplementary to the South East Plan, and the Council's Local Development Framework.
- To assist residents and developers when considering development within the conservation area.
- To assist the Borough Council, as Local Planning Authority, in planning decisions and future development.

### Adoption

Consultation for this document took place between 11 March-5 April 2009, during which interested parties and statutory consultees had the opportunity to comment. Following revisions taking account of these comments, the SPD has been formally adopted by the Council on 27th January 2010.

### Evidence

The evidence base for this SPD was drawn from national conservation guidance and local information.

### Statement of Publication

The Ordnance Survey mapping included within this publication is provided by Eastleigh Borough Council under Licence from the Ordnance Survey in order to fulfil its public function to make available Council held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS website can be found at: [www.ordnancesurvey.gov.uk](http://www.ordnancesurvey.gov.uk).

All mapping "Based Upon the Ordnance Survey mapping with permission of the controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence No. 100019622 (2010)".

# Contents

1 - Background	
Introduction	1
The Planning Policy Context	1
2 - Part One: Character Appraisal	
Definition Of Special Interest	3
3 - Assessing Special Interest	
Location and Setting	5
Location and Context	5
General Character and Plan Form	5
Landscape Settings	5
Historic Development and Archaeology	6
Origins and Historic Development of the Area	6
Archaeology, Including Scheduled Ancient Monuments	8
Spatial Analysis	9
Character and Interrelationship of Spaces within the Area	9
Key Views and Vistas	11
Character Analysis	13
Definition of Character Areas or Zones	13
The Qualities of the Buildings and their Contribution to the Area	18
Unlisted Buildings	18
Prevalent and Traditional Building Materials and the Public Realm	19
Listed Buildings	20
Contributions Made by Green Spaces and its Biodiversity Value	21
Extent of Intrusion or Damage	21
General Condition	22
Coastal Erosion/Protection	22
Community Involvement	22
Suggested Boundary Changes	22
4 - Part Two: Management Proposals	
Format of the Management Proposals	23
Issues and Proposals	23
Loss of architectural details and building materials	23
Repair and maintenance of historic buildings	24
Quality of new developments, building alterations and extensions	24
Unauthorised works	25
Important buildings	25
Buildings at risk	25
Walls and railings	25
Trees and hedges	26
Netley Abbey conservation area boundary review	26
Monitoring and Review	27
5 - References	
Publications	28
Websites	28
Appendix A	
South East Plan Policy	29
Local Plan Policies	29
Appendix B	
Article 4 Directions	32



Map 1 - Netley Abbey Conservation Area

# 1 - Background

## Introduction

- 1.1 The village of Netley Abbey, grew up around the gates of the Royal Victorian Hospital that was established in 1856 after the Crimean War. The houses in the village are Victorian or post Victorian. In the neighbouring vicinity are the remains of the of the 13th century Cistercian Abbey of St Mary's and 16th century Netley Castle.
- 1.2 First designated in 1981 and enlarged in 1992, the conservation area is mainly linear in form extending from the boundary between Eastleigh Borough Council and Southampton City Council, with the treed area of Abbey Hill in the north overlooking Southampton Water and Netley Abbey including its associated ponds and earthworks in the north west. It includes the Victorian terraced houses on Victoria Road to the Prince Consort public house, close to the entrance of the Country Park at the south eastern end. (See Map 1,p iv)

## The Planning Policy Context

- 1.3 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which, it is desirable to preserve or enhance, as defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 S69.
- 1.4 It is the statutory duty of a local planning authority (LPA) as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 S71, to review the designation of conservation areas, formulate and publish proposals for the preservation and enhancement of conservation areas and submit them for consideration to a public meeting in the area to which they relate.
- 1.5 The final version of the appraisal will be adopted as a SPD. It will provide additional guidance supplementary to policy BE6 of the South East Plan (Adopted May 2009), and the saved policies in Section 11 of Eastleigh Borough Council's Local Plan Review 2001-2011, (Adopted May 2006 and saved by the Secretary of State on 25 May 2009).
- 1.6 These policies, which impose a greater level of control on development in a conservation area, are: 166.LB, 167.LB, 168.LB, 169.LB, 170.LB, 171.LB, 172.LB, 173.LB, 174.LB, 175.LB and 176.LB. See Appendix A, p29, for full details of policies.
- 1.7 In due course, the saved Local Plan Review policies will be replaced by the Local Development Framework.
- 1.8 English Heritage produces guidelines for conservation area appraisals and their management: *Guidance on conservation area appraisals*, published February

2006, (product code 51185) and *Guidance on the management of conservation areas*, published February 2006, (product code 51184). This document takes account of these and is set out in two parts – the Character Appraisal and a Management Strategy.

## 2 - Part One: Character Appraisal

### Definition Of Special Interest

2.1 The landscape and Victorian development has generated two distinctive forms of building along Victoria Road, that is the centre of the conservation area.

2.2 On the waterside of the road, around the two unadopted roads, York Road and Manchester Road, are large detached houses set in generous wooded gardens above the cliffs. The houses are generally two storey detached, of red brick with buff dressings, timber sash windows and slate roofs. The exceptions to this character are the flats of Ross Mews and Netley Court School. Within the school site is the original Netley Court house which is of architectural merit with its commanding position on top of the cliff.



Netley Court

2.3 On the landward side of Victoria Road, development is predominantly a two storey terraced form sited close to the back of footpath providing houses and shops. The terraces comprise a range of materials with brick and rendered walls, slate and concrete tile roofs.

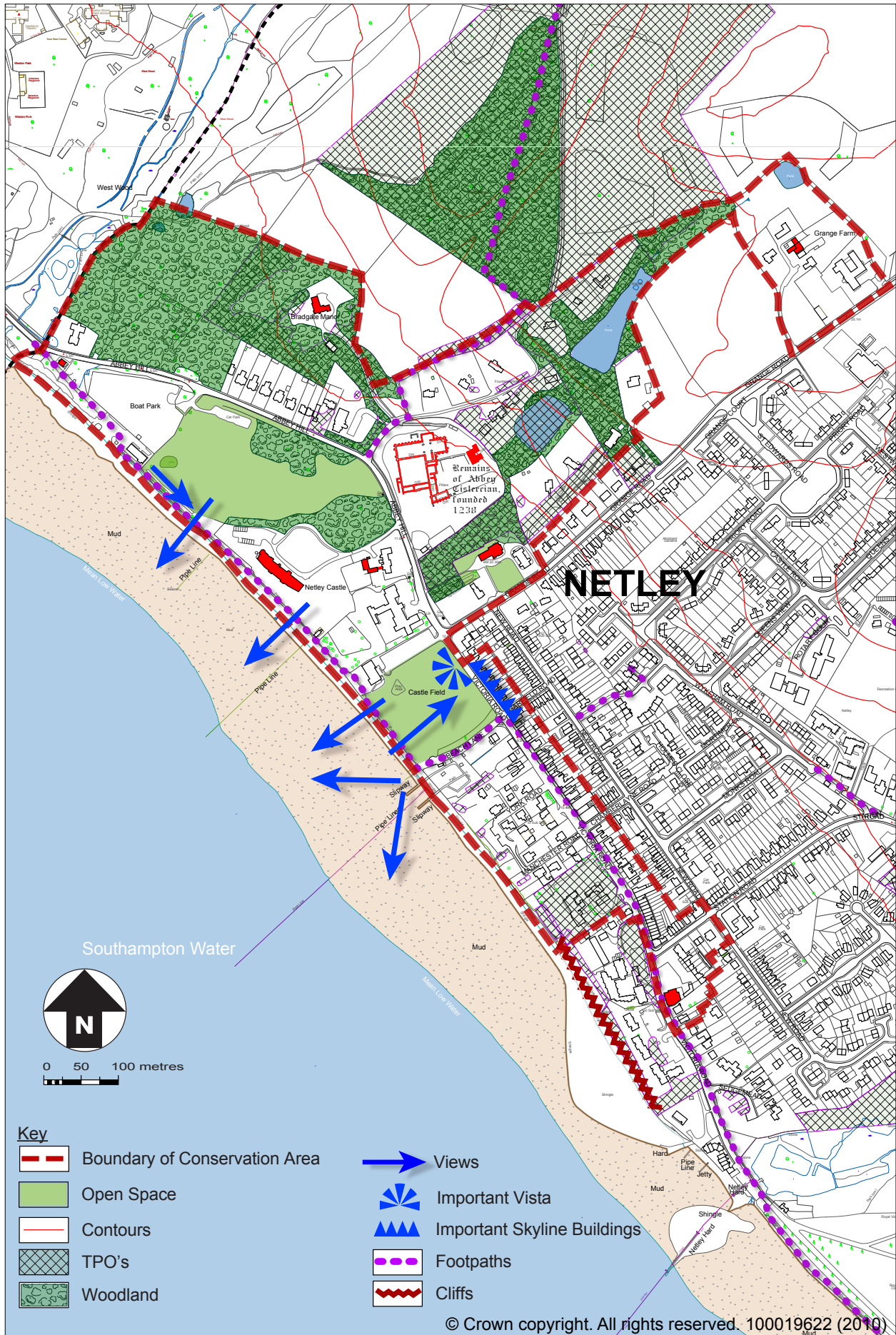


20 to 24 Victoria Road

2.4 The Abbey and Castle have their own distinctive architecture.



44 to 51 Victoria Cottages



Map 2 - Netley Abbey Landscape Character



## 3 - Assessing Special Interest

### Location and Setting

#### Location and Context

- 3.1 Netley Abbey, in the parish of Hound is situated on the north east bank of Southampton Water midway between Hamble and the Royal Victoria Country Park to the south east and Woolston in Southampton to the north west. The remaining Victorian part of the village runs along Victoria Road from the gates to the grounds of the former hospital, parallel to the shoreline until Abbey Hill Road. The heavily treed area of Abbey Hill contain the grounds of Netley Abbey and Netley Castle, as well as those of the Church of Edward the Confessor.

#### General Character and Plan Form

- 3.2 Netley village has grown since the Victorian era outward from the hospital grounds at the south, northwards along the edge of Southampton Water to Abbey Hill. The expansion of the village was due to the pressure of housing hospital employees. The Netley Abbey Conservation Area is linear in form encompassing the main Victorian buildings that give the village its special interest are the historically significant buildings of the Abbey and Castle on the outskirts of the village.

#### Landscape Settings

- 3.3 The area has a mixed character largely dominated by its coastal setting, wooded edges and the ruins of Netley Abbey with its associated earthworks. On the periphery of the conservation area and stretching up to the northwest the dense woodland of West Wood climbs away from the coast helping to conceal the built edge of Weston. The setting to Netley Castle and the large detached houses along Victoria Road reinforce the transition from the urban edge of Southampton with planted parkland and abundant tree cover.

- 3.4 Along the coastal edge, scattered pines give a coastal heath character similar to that found further east. Relatively secluded, Netley Abbey's extensive ruins are screened in a wooded hollow with ponds and an aqueduct extending inland. Open pasture and a triangle of open woodland make the transition to the Hound Plain at the northern edge.



The Coastal Edge

## Historic Development and Archaeology

### Origins and Historic Development of the Area

3.5 The development of the Cistercian Abbey of St Mary was conceived by Peter de Roches, Bishop of Winchester in 1238. A colony of monks came over from Beaulieu in 1239 to begin work constructing the monastery.



St Mary's Abbey

3.6 The monks would have found a wooded site crossed by streams close to the shore, from where imported stone could be unloaded to construct the monastery. The brook or stream was a key element of a Cistercian site. The flow was dammed upstream to create fishponds with farmland beyond.

3.7 The Abbey was dissolved in 1536, and the site and buildings were granted to Sir William Paulet, 1st Marquis of Winchester. He built a hall in the nave and transept of the Abbey church, most of which has now disappeared, but much remains of the monastic buildings.

3.8 In 1572 the site passed into the family of the Earl of Hertford, then onto the Earl of Huntingdon. In 1700 the Abbey became the property of Sir Barnet Lucy, who sold the roof of the nave to a Mr Taylor, a carpenter in Southampton.

3.9 Further transfers took place to Mr Cliff, Mr Dance, Sir Nathaniel Holland and then in the 1880's the property was acquired by Mr T. Chamberlayne of Cranbury Park, south of Winchester. In 1933 the site passed into the care of the Ministry of Works and is currently in the care of English Heritage.

3.10 In 1544 William Paulet built one of a series of twelve forts for the defence of Southampton and Portsmouth on the land between the Abbey and the foreshore. Despite its waterside location the fort was provided with a moat system, isolating it from adjoining land, this was armed and garrisoned until 1627. In 1643, during the Civil War, the then unmanned fort was raided by Parliamentary forces for provisions and arms.



Fishponds Gateway

- 3.11 When the site was passed into the ownership of the Chamberlayne family, a tower and accommodation was added to the fort at the south east end in 1847-50. In 1881 the Castle was bought by The Honourable Col. Sir Harry Crichton, 3rd son of the Earl of Erne. He appointed the architect, John D.Sedding to convert it into a comfortable Gentleman's residence. Sedding extensively remodelled the building in a romantic picturesque Gothic style in 1885-90. Col. Crichton lived in the Castle until his death in 1922, and his second wife, Lady Jane Crichton, the only daughter of Lord Northbrook, remained in the Castle until her death in 1936. Col. Crichton was instrumental in the building of the Church of St Edward the Confessor in Grange Road in 1886, which was also designed by Sedding.



Netley Castle

- 3.12 In 1938 Netley Castle was purchased by Middlesex County Council for use as a convalescent home, later transferring its management to the Southampton Hospital Group in 1948 when the National Health Service was introduced.
- 3.13 Netley Castle was put on the market by Southampton University Hospital NHS Trust in 1998 and was purchased by Fairmist Ltd. who converted and extended the Castle to provide ten flats.
- 3.14 The Victorian development of Netley Abbey followed the arrival of the railway, – Netley Station opening in 1866, and the establishment of the Royal Victoria Hospital after the foundation stone was laid by Queen Victoria in May 1856. Opened in 1863, the military hospital saw service until 1966 when fire damaged the building. It was subsequently demolished, leaving only the Chapel standing today.

- 3.15 The hospital required the support of civilian trades and services. Houses, shops, pubs and hotels developed along Victoria Road, as it was named in 1863. Ellis Row opposite the recreation ground was built between 1858-65 by the builder Mr S.Ellis. The Prince Consort public house started life as the Army and Navy Hotel.



- 3.16 While quarters for officers and physicians were built in the grounds around the hospital, terraced

Victoria Road

houses and detached villas were built in Victoria Road. Later more substantial houses, such as Netley Court, Netley Towers and Netley Cliff House, were built in sites on top of the cliffs opposite Station Road.

- 3.17 Today the legacy of Victorian development is clearly evident, with a range of uses that contribute to a vibrant community.

### Archaeology, Including Scheduled Ancient Monuments

- 3.18 The significant archaeology of the area centres around the Abbey and Castle toward the north west end of the conservation area, with their associated aqueducts that can be traced back through West Wood up to the Woolston Road (See Map 4, p17).

- 3.19 The sites included on the List of Scheduled Ancient Monuments are as follows:

No 5	Netley Abbey,
No.5A	Netley Abbey precinct and wall,
No 233	Netley Castle,
No. 243	Western aqueduct near Netley Abbey,
No. 243	Eastern aqueduct and water catchment area of a western aqueduct at Netley Abbey.

## Spatial Analysis

### Character and Interrelationship of Spaces within the Area

- 3.20 The main roads of Abbey Hill and Victoria Road follow a serpentine and undulating route that offer a series of short vistas.  
(See Map 2, p4).



Tree lined section of Victoria Road

- 3.21 There are exceptions such as longer views of the high rise flats in Woolston, from the shopping area of Victoria Road, whose impact is softened both by distance and a tree-lined horizon.



View along Victoria Road towards Woolston

- 3.22 From Victoria Road there are limited views of Southampton Water, while glimpses of the water can be seen down York Road.



York Road

3.23 The main and most impressive view is across the Castle Field Recreation Ground.



View across the Recreation Ground



View from the Recreation Ground



Landward View of Ellis Row from Castle Field

## Key Views and Vistas

- 3.24 The conservation area is coastal, with an undulating landform. Upstream to the north west, between West Lodge in Abbey Hill and the Recreation Ground, the ground rises gradually from the water to Netley Abbey. Downstream from the Recreation Ground, the coastal edge is one of cliffs that provide an inland plateau (See Map 2, p4).
- 3.25 The whole area is tied together by the Abbey Hill/Victoria Road main artery with Fishponds off. All is well treed but particularly so at the Abbey Hill end. Primarily Victorian, with terraces to the inland-side and detached dwellings to the sea side, there are punctuations to the sea formed by the recreation areas and roads.
- 3.26 On the coastal side of the road, development is low density that has allowed space for the growth of trees. The landward side development is generally of a higher density, except around the Abbey, and trees are less in evidence.



Seaward of Victoria Road



Landward of Victoria Road

- 3.27 The Solent Way passes through the area, coming along the coast from Southampton as far as Beach Lane, where it turns inland and then continues along Victoria Road towards the entrance of the Royal Victoria Country Park to resume a coastal route to Hamble Common.



Map 3 - Netley Abbey Character Areas



## Character Analysis

### Definition of Character Areas or Zones

#### **Abbey Hill - Area 1**

3.28 The inland side of Abbey Hill comprises a row of substantial late Victorian houses with gardens set well back from the road behind brick front walls with railings, contributing to a mature street scene. The houses are two storey, brick built with sash windows beneath slate roofs and chimneys.



View up Abbey Hill



Houses on Abbey Hill

#### **Weston Sailing Club - Area 2**

3.29 The mature trees on the edge of this open area provide strong enclosure to Abbey Hill and complement the character of Area 1. This open space which is home to the Weston Sailing Club is owned and managed by Southampton City Council. The area was formerly part of the grounds and estate of Netley Castle with Abbey Lodge sited at the entrance to the carriage drive leading to the Castle. The coastline slopes gently between the open space and Southampton Water and hosts the Solent Way footpath.



Weston Sailing Club



Netley Castle

### **Netley Abbey - Area 3**

- 3.30 The ruins are sited in a dell with rising woodland to the south east, beyond which lies the Church of St Edward. The Abbey is screened from Abbey Hill by a row of trees. The ruins sit in a simple grass landscape.



Netley Abbey

### **Fishponds and Netley Grange - Area 4**

- 3.31 The ponds which supplied the Cistercian monastery with fish now sit in a woodland setting. This provides an arcadian backdrop to the Fishponds Estate that is served by a private unadopted road. The designs of the houses are varied in style and age and are unified by a setting of mature trees and hedges.



Ponds at Fishponds

### **Netley Castle - Area 5**

- 3.32 The Castle and Boathouse, together with Abbots Lodge, which is a home serving the needs of those with mental illness, now occupies a reduced setting. The Castle has a commanding position on the coast with a permissive footpath running along the shore.



Netley Castle

**Recreation Ground - Area 6**

3.33 This is the only part of the conservation area where there is a clear visual connection between the village and Southampton Water. This simple and valued open space slopes down to the shore and offers commanding views of the Water, shipping and the shoreline on the south west bank.



Southampton Water from the Recreation Ground

**Ellis Row - Area 7**

3.34 This terrace constructed in 1858-65 on Victoria Road opposite the Recreation Ground, has evolved as a series of distinctive colour wash elevations.



Ellis Row

**Victoria Road – Inland Side - Area 8**

3.35 The character of development in this area is in direct contrast to the coastal side. It is the heart of the village and contains shops and numerous terraces of houses.



Victoria Road Shops



56-69 Victoria Road

**Victoria Road – Coastal Side  
- Area 9**

3.36 This is an area of distinctive villa type houses set in generous gardens that can accommodate mature trees. The houses are substantial Victorian brick built villas with slate roofs served by two unadopted private roads – Manchester Road and York Road. To maintain this character sub-division or extension of houses needs to be avoided.



No.1 Manchester Road

3.37 The coast in this area rises to create low cliffs surmounted by mature trees offering a very different coastal character to that found both down and upstream.



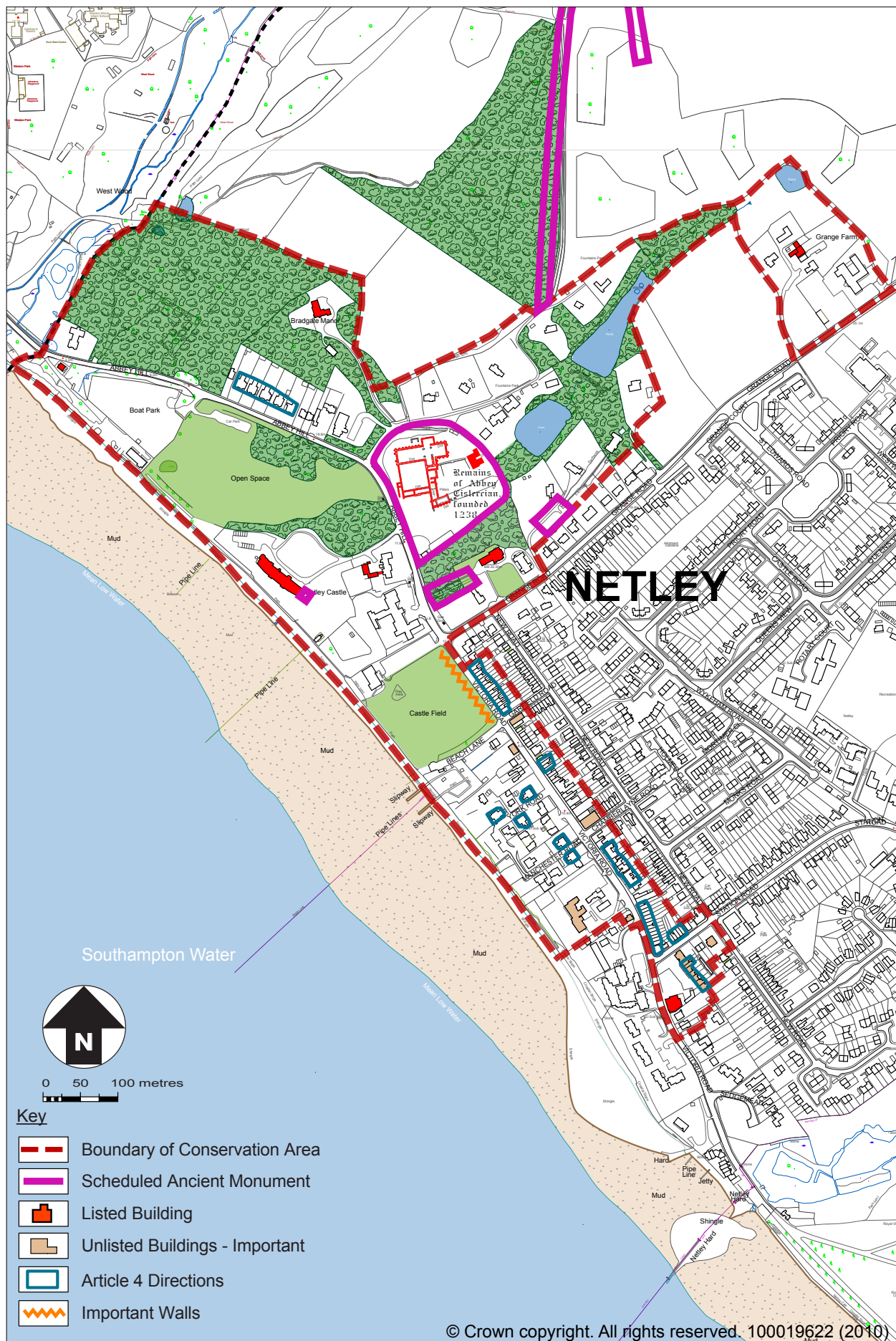
Waverly, No.3 York Road

**Station Road - Area 10**

3.38 The short section between Victoria Road and New Road comprises housing, the former infants' school, now a library, and the Guides' hall erected in 1873.



Station Road



Map 4 - Netley Abbey Important Buildings

## The Qualities of the Buildings and their Contribution to the Area

3.39 Numerous terraces of modest family homes, mostly facing the sea and built to serve the former hospital, give Netley its essential character. The individual villas amongst the trees, which followed on the sea-side, give a more generous, open feel. The few large houses have mostly been replaced by flats and more dense detached houses, just outside the conservation area.

### Unlisted Buildings

3.40 There a number of significant unlisted buildings that make an important contribution to the character because of their siting and/or design.

- Station Road – Library and Coastguard Cottages,
- Victoria Road – Netley Court, Towers Lodge, Nightingale House, shop on the corner of Garfield Road and the club at the corner of Chamberlayne Road.



Library, Station Road



Coastguard Cottages, Station Road



Netley Court, Victoria Road



Towers Lodge, Victoria Road



Nightingale House, Victoria Road



Shop, Chamberlayne Road



Club, Chamberlayne Road

### Prevalent and Traditional Building Materials and the Public Realm

- 3.41 Apart from Coastguard Cottages and some larger houses in brick, the earliest buildings are rendered under slate roofs, enabling simpler construction to resist the prevailing weather that they all face.
- 3.42 All the detached villas between Victoria Road and the sea are facing brick with contrasting brick quoins and other details under slate roofs which set them 'above' the shops on the opposite side of the road, which are mostly rendered.
- 3.43 The newer terraces are also in brick, some with contrasting detail so typical of the period.
- 3.44 Public realm environmental improvements have been made in recent years to the paving, lighting and street furniture in Victoria Road and Station Road and to the hedges, planting and layout of the recreation ground.

## Listed Buildings

3.45 The following buildings in the conservation area are on English Heritage's statutory list of buildings of architectural and historic interest (See Map 4, p17). They are all grade II\* & II listed, meaning they are buildings of special interest that warrant every effort to preserve them:

### **Grade II\***

Netley Castle

### **Grade II**

West Lodge, Abbey Hill

Abbots Lodge, Abbey Hill

Church of St Edward the Confessor, Grange Road

Bradgate Manor (no photo)

Netley Grange, Grange Road

Prince Consort public house, Victoria Road.



Netley Castle



West Lodge



Abbots Lodge





Bradgate Manor



Prince Consort public house



Church of Edward the Confessor

### Contributions Made by Green Spaces and its Biodiversity Value

- 3.46 The more southerly recreation ground within the conservation area, opposite Ellis Row, opens Victoria Road right up to the sea, giving an outstanding view of Southampton Water and the waterside area on the western shore.
- 3.47 The northern one, well wooded around the perimeter apart from the shoreline, has a more enclosed feeling, but provides considerable wildlife habitat in the trees and associated undergrowth.

### Extent of Intrusion or Damage

- 3.48 Two specific plots are of concern within the area, these being, Netley Court School, which is no longer occupied with an abandoned look about it and West

Lodge, adjacent to the Southampton boundary, which gives the appearance of being squatted in. The former is a significant building in a significant site at the centre and the latter is a listed building. In addition there are two other buildings/ areas that would not normally be included within a conservation area, however the quality of the environment around them justifies inclusion. These are Netley Waterside House and Fountains Park.

### General Condition

- 3.49 Unfortunately quite a bit of 'out of character' elemental replacements have taken place, these being the substitution of slate roofing with concrete tiles – the extra weight of which may well cause distress in the structure – inappropriate doors, alteration of some openings to the wrong proportions and loss of chimney stacks as examples.
- 3.50 To prevent further deterioration in the quality of heritage buildings by alteration of key external features, an Article 4 direction has been served as indicated in Appendix B, p32.

### Coastal Erosion/Protection

- 3.51 Parts of the coastline between the River Itchen and the River Hamble suffer from coastal erosion. The Borough Council is developing a joint coastal strategy with Southampton City Council - the 'Shoreline Management Plan'. This is expected to recommend priority works and long term proposals. This may determine whether or not to protect, manage or retreat the frontage in the longer term (100 years). If adopted as Council policy, this will need to be taken into account when considering proposals for work on land which may be affected (including the footpath route on the edge of Castle Field).

### Community Involvement

- 3.52 Consultation was undertaken with the local community, with letters sent to all parties directly affected by proposals and an exhibition held on 11 March to 18 March 2009. The comments received have informed the final document.

### Suggested Boundary Changes

- 3.53 No change has been made to the boundary as a result of this review.

## 4 - Part Two: Management Proposals

### Format of the Management Proposals

- 4.1 Part 1 of this document, the Character Appraisal, has identified the special positive qualities of the Netley Abbey Conservation Area which make the conservation area unique. Part 2 of this document, the Management Strategy, builds upon the positive features and addresses the negative features which have already been identified, to provide a series of Issues and Proposals for improvement and change, most of which are the responsibility of Eastleigh Borough Council.
- 4.2 The structure and scope of this document is based on the suggested framework published by English Heritage in "*Guidance on the management of conservation areas (2006)*". Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and review.

### Issues and Proposals

#### Loss of architectural details and building materials

- 4.3 Throughout the Netley Abbey Conservation Area there are a number of buildings where the original detailing has been lost, and modern details, such as uPVC or modern timber windows, have been inserted, front railings removed or large extensions allowed, obscuring original detailing.
- 4.4 Most of the above, where unlisted houses are concerned, can normally be carried out without planning permission from the LPA. Development of this kind is called "Permitted Development" and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995 (As amended).
- 4.5 Powers exist for Eastleigh Borough Council, under Article 4 (2) Directions, to withdraw some of these permitted development rights in the interest of preserving or enhancing the character and appearance of the conservation area. This is considered appropriate in Netley Abbey to prevent the further erosion of the historic character of the residential properties, particularly where they have been identified as making a positive contribution:

#### **Victoria Road, North Side:**

No. 1 to 15 Ellis Row

No. 20 to 24

No. 44 to 51 Victoria Cottages

No. 56 to 70

#### **Station Road**

No. 4 to 16 Coastguard Cottages

No. 7 to 15 Oxford and Cambridge Terrace

**Victoria Road, South Side/York Road**

No. 2 York Road (The Cottage)

No. 3 York Road (Waverley)

No. 4 and 4a York Road

**Manchester Road**

No.1

No.2 (Highfield House)

No.4 (Windy Ridge)

**Abbey Hill**

No. 5 to 9

- 4.6 Proposal - That Eastleigh Borough Council will serve an Article 4(2) Direction to control changes to unlisted residential buildings marked as positive on Map 4 - Netley Abbey Important Buildings, p17, and as identified in Appendix B.

Repair and maintenance of historic buildings

- 4.7 It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques. Such repairs can be costly due to the additional expense of materials and employing skilled craftsmen. For advice on traditional repairs, or to obtain Conservation Guidance Notes please contact the Conservation Officer on 02380 688247. Eastleigh Borough Council also keeps a Building Conservation Directory for Hampshire and the Isle of Wight.
- 4.8 Proposal - The Council will encourage owners of historic buildings to use traditional materials and repair techniques through advice and publications.

Quality of new developments, building alterations and extensions

- 4.9 Netley Abbey is an attractive residential village desirably located on the north east bank of Southampton Water between Hamble and the Royal Victoria Country Park to the South East and Woolston in Southampton to the North West. Property prices are inevitably high and there is pressure for sub-division of existing plots, the development of back land sites, and for the demolition of existing smaller properties and their replacement with much larger dwellings or several properties.
- 4.10 Proposal - In assessing planning applications within the Netley Abbey Conservation Area, the Council shall pay particular attention to the following:
- 4.11 New development should follow existing plot ratios, with modestly sized properties in spacious plots. New development should be in accord with the prevailing form of historic development, including the relationship of buildings to the street. New development should not impinge on the setting of existing buildings. New development should use materials which are traditional to the conservation area and be of high quality (the use of uPVC, aluminium, concrete tiles or other non traditional materials is not considered appropriate). New development should protect important trees, hedges and other established

boundaries. New boundary treatments should use traditional materials and be of an appropriate design to suit the locality or in the case of hedgerows, use ones of a locally indigenous species.

### Unauthorised works

- 4.12 Eastleigh Borough Council has statutory powers to enforce against unauthorised works, such as fixing a satellite dish to the front of a building within the conservation area. Where necessary, the Council will use its powers to ensure that the conservation area is protected from unsuitable changes which individually or cumulatively will adversely affect its special architectural and historic interest.
- 4.13 Proposal - The Council will use its statutory powers where appropriate to control planning contraventions and will monitor change in the conservation area to ensure that the area is both preserved and enhanced.

### Important buildings

- 4.14 As part of the appraisal process, and as recommended by English Heritage and in *PPG 15*, important unlisted buildings which make a positive contribution to the character of the area have been identified and are marked on Map 4 - Netley Abbey Important Buildings. Generally, these are individual or groups of buildings that retain all, or a high proportion, of their original architectural detailing and that add interest and vitality to the appearance of the conservation area. Most of them date to the 19th century, but some are 20th century. As with listed buildings, there is a general presumption in favour of retaining all historic buildings which make a positive contribution to the character of conservation areas. Any application for the demolition of an important building in a conservation area will therefore need to be accompanied by a reasoned justification as to why it cannot be retained, similar to that required for a listed building. Further information can be found in the *Eastleigh Borough Council Local Plan: Chapter 11: Conservation and Listed Buildings (LB.)*.
- 4.15 Proposal - The Council will resist applications to demolish buildings identified as important on Map 4 - Netley Abbey Important Buildings, and will ensure that any alterations or extensions to existing important buildings are very carefully designed and detailed.

### Buildings at risk

- 4.16 Eastleigh Borough Council maintains a list of listed buildings which are at risk from deterioration due to neglect or vandalism. This is updated as necessary and the Borough Council has powers to protect all listed buildings.
- 4.17 Proposal - Where the condition of an historic building deteriorates to a point where it is considered vulnerable then the Council will consider taking necessary steps to ensure it is returned to a reasonable state of repair.

### Walls and railings

- 4.18 Walls and railings make an important contribution to the special character and

appearance of the conservation area. Most of them are in private ownership so are not under the direct control of Eastleigh Borough Council. However, conservation demolition consent would be required for the demolition of walls and fences over 1.0m high adjacent to the highway and over 2.0m high elsewhere. In addition the serving of Article 4(2) directions within Victoria Road gives added protection. The railings around the Recreation Ground and the walls and railings along the coast at Netley Castle are also particularly important to the character of the conservation area.

- 4.19 Proposal - The Council seeks to protect walls and railings in the Netley Abbey Conservation Area and by using Article 4(2) Directions where it is considered to be appropriate.

### Trees and hedges

- 4.20 Trees make an important contribution to the special character and appearance of the conservation area. Most of them are in private ownership so are not under the direct control of Eastleigh Borough Council. However, legislation exists to prevent the loss or harm of significant trees. Anyone intending lopping or felling a tree greater than 75 mm diameter at 1.5 m above the ground in a conservation area must give Eastleigh Borough Council six weeks written notice before starting the work. This provides the Council with an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the conservation area, in which case a Tree Preservation Order may be served. This protects the tree from felling or inappropriate lopping. Tree Preservation Orders (TPOs) have been served on several groups of trees within the Netley Abbey Conservation Area. Some of the more mature trees in Netley Abbey are now reaching the end of their life and will need to be replaced in due course. The preparation of a Tree Management Programme, involving the identification of all mature trees within the conservation area, (privately as well as publicly owned), would ensure that priorities are agreed and funding set aside for the costs involved. This could be carried out by the local community under the guidance of Borough Council staff. Hedges of hawthorn, beech, holly and other locally indigenous species also make a positive contribution to the conservation area and Eastleigh Borough Council will encourage owners to maintain them and to replace native species as and when necessary.

- 4.21 Proposal - The Council will seek to protect trees and where possible important hedges in the Netley Abbey Conservation Area and will consider preparing a Tree Management Programme, which could be carried out with the help of the local community.

### Netley Abbey conservation area boundary review

- 4.22 The existing boundaries to the conservation area were carefully assessed during the survey work for this appraisal.
- 4.23 Proposal - The conservation area boundary has been examined and it is considered that it should be maintained in its existing location.

## Monitoring and Review

- 4.24 This document will be reviewed regularly. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally.

## 5 - References

### Publications

Ford K. (1990) *Netley Abbey Village*. Kingfisher Publications 1990.

Victoria County (1908) *History of Hampshire Volume III*

Pevsner N. & Lloyd D. (1967) *The Buildings of England: Hampshire and the Isle of Wight*. Penguin Books.

Hampshire County Council *Hampshire Treasures: Volume 13*. Hampshire County Council.

Batten A.G. *Netley Castle*. Albert G Batten.

Varilone B. (2004) *Netley Castle and its People*. Eastleigh and District Local History Society.

Fairman J R. (1984) *Netley Hospital and its Railways*. Kingfisher Railway Productions

Hoare P. (2001) *Spike island: The memory of a military hospital*. Fourth estate.

English Heritage (2006) *Guidance on the Management of Conservation Areas*. English Heritage.

English Heritage (2006) *Guidance on Conservation Areas Appraisals*. English Heritage.

English Heritage (2008) *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*. English Heritage.

HCC (2009) *Population Forecasts for all Wards in Hampshire 2008*.  
(Downloaded via [http://www3.hants.gov.uk/ward\\_total\\_level\\_forecast-3.xls](http://www3.hants.gov.uk/ward_total_level_forecast-3.xls) July 2009).

### Websites

Archaeology Data Service - <http://ads.ahds.ac.uk>

Hound Parish Council - [www.houndparishcouncil.org](http://www.houndparishcouncil.org)

English Heritage – [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Hampshire County Council - [www.hants.gov.uk](http://www.hants.gov.uk)



## Appendix A

### South East Plan Policy

#### **BE6: Management of the Historic Environment**

**When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.**

#### Local Plan Policies

- 166.LB** Development which would destroy or damage, directly or indirectly, a scheduled ancient monument or other nationally important monument, or adversely affect their settings, will be refused.
- 167.LB** Development which would adversely affect other non-scheduled sites of archaeological significance or their settings will only be permitted where the Borough Council is satisfied that preservation of archaeological remains in situ is not feasible and the importance of the development is sufficient to outweigh the value of the remains. The Council will only permit development where satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.
- 168.LB** Planning applications for development affecting a site where there is evidence that archaeological remains may exist but whose extent and importance are unknown, will only be permitted if the developer arranges for an appropriate level of evaluation to be carried out. This will enable the Borough Council to be fully informed about the likely effect that the proposed development will have upon such remains.
- 169.LB** Planning applications for new buildings, and alterations and extension to existing buildings, within, or affecting the setting of, Conservation Areas, will be permitted, provided all the following criteria are met:
- i.** the proposal preserves or enhances the character or appearance of the Conservation Area or its setting;
  - ii.** any new building or extension does not detract from the

- iii. character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene;
- iii. the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings;
- iv. architectural details on buildings of value are retained;
- v. with regard to retail premises, a high standard of shop front design and signing, relating sympathetically to the character of the building and the surrounding area, is required;
- vi. the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area;
- and,
- vii. they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment. Existing inappropriate uses will not be allowed to expand or intensify and the Borough Council may encourage their relocation if serious loss of amenity is occurring.

**170.LB** Development which involves the demolition of any building or important feature within a Conservation Area will not be permitted unless:

- i. it can be shown that the building is wholly beyond repair, or incapable of reasonable beneficial use;
- ii. its removal or replacement would enhance the appearance of the area; or,
- iii. it is essential to enable a redevelopment scheme to take place, provided the scheme for redevelopment has already been or is concurrently approved and such a scheme would positively enhance the character or appearance of the Conservation Area.

**171.LB** Applications for development which affect important townscape or landscape features in Conservation Areas will only be permitted where the qualities of those features are retained.

**172.LB** Applications for advertisements and fascia signs in Conservation Areas will only be permitted if they meet all the following criteria:

- i. the proliferation of signs will be discouraged and signs will be restricted to the ground floor wall area;
- ii. fascias and advertisements should be designed as an integral part of the shop front and in keeping with the character of the surrounding area. Box signs will not be permitted and traditional signs and fascia details should be retained wherever possible;
- iii. illuminated signs will not be permitted. Where consent is

- given in exceptional circumstances, the sign should take the form of spot or halo lighting or rear illumination cut-out lettering;
- iv. the Borough Council will only accept 'Corporate Imaging' advertising where it is not detrimental to the character of the building and surrounding area; and,
  - v. consent will only be granted for advertisement hoardings, if it can be demonstrated to the satisfaction of the Borough Council, that no harm to amenity or public safety will be caused.
- 173.LB** Proposals which include the total demolition of a listed building will not be permitted unless it can be shown to the satisfaction of the Borough Council that their condition makes it impracticable to repair, renovate or adapt them to an appropriate beneficial use.
- 174.LB** The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.
- 175.LB** Development which would have a detrimental impact on a building of local importance or its setting will not be permitted.
- 176.LB** In exceptional circumstances the Council may permit the following development in order to secure the future of a listed building or other heritage asset:
- i. a conversion or change of use which may not otherwise be permitted;
  - ii. a sympathetic extension of an appropriate scale and design which does not detract from the intrinsic value of the building or asset; or,
  - iii. appropriate development within the curtilage of the property which is subservient to and does not detract from the character of the building or its grounds.

The Council must be satisfied that all alternative solutions and sources of funding have been thoroughly investigated; that the applicant will enter into a legal agreement to ensure that the envisaged conservation benefits are delivered, and that the enabling development is demonstrably the minimum necessary to secure the future of the building or asset.

# Appendix B

## Article 4 Directions

Address	Features to be Preserved														Features not permitted						
	Slate Roof Covering	Chimneys	Moulded Guttering	Render	Brickwork	Key Stones/ Brick Arches	Hood Molds	Recessed Porches & Balconies	Door and Window Surrounds	Doors/ Windows	Bay Windows	Eaves & Brackets	House Number Plaques	Dormer Windows	Boundary Walls and Railings	Decorative Facia	Porch	Painted Brickwork	Painted Arches	Painted Window Surrounds	
Victoria Road		✓		✓			✓														
Victoria Road		✓		✓			✓									✓					
Victoria Road		✓		✓			✓														
Victoria Road	✓	✓		✓			✓														
Victoria Road		✓		✓			✓														
Victoria Road		✓		✓			✓														
Victoria Road		✓		✓			✓														
Victoria Road		✓		✓			✓														
Victoria Road	✓	✓		✓			✓														
Victoria Road	✓	✓		✓			✓														
Victoria Road		✓		✓			✓														
Victoria Road		✓		✓			✓														
Victoria Road		✓		✓			✓														
Victoria Road	✓	✓		✓			✓														

Address	Features to be Preserved													Features not permitted						
	Slate Roof Covering	Chimneys	Moulded Guttering	Render	Brickwork	Key Stones/ Brick Arches	Hood Molds	Recessed Porches & Balconies	Door and Window Surrounds	Doors/ Windows	Bay Windows	Eaves & Brackets	House Number Plaques	Dormer Windows	Boundary Walls and Railings	Decorative Facia	Porch	Painted Brickwork	Painted Arches	Painted Window Surrounds
Victoria Road No 20		✓			✓		porch							✓			✓			
Victoria Road No 21		✓			✓		porch							✓			✓			
Victoria Road No 22		✓			✓		porch		Windows only					✓			✓			
Victoria Road No 23		✓			✓		porch							✓			✓			
Victoria Road No 24		✓			✓		porch		✓					✓			✓			
Victoria Road No 44		✓		✓					✓					✓						
Victoria Road No 45		✓		✓			✓		door only					✓			✓			
Victoria Road No 46		✓		✓					✓					✓						
Victoria Road No 47				✓			balconys		✓					✓						
Victoria Road No 48				✓			balconys		✓					✓						
Victoria Road No 49				✓					✓					✓						
Victoria Road No 50		✓		✓			✓		✓					✓			✓			
Victoria Road No 51		✓		✓					✓					✓			✓			

Address	Features to be Preserved														Features not permitted					
	Slate Roof Covering	Chimneys	Moulded Guttering	Render	Brickwork	Key Stones/ Brick Arches	Hood Molds	Recessed Porches & Balconies	Door and Window Surrounds	Doors/ Windows	Bay Windows	Eaves & Brackets	House Number Plaques	Dormer Windows	Boundary Walls and Railings	Decorative Facia	Porch	Painted Brickwork	Painted Arches	Painted Window Surrounds
Victoria Road No 56		✓			✓	✓		porch	✓								✓		✓	
Victoria Road No 57		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 58		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 59		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 60		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 61		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 62		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 63		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 64		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 65		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 66		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 67		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 68		✓			✓	✓		porch			✓				✓		✓		✓	
Victoria Road No 69		✓			✓	✓					✓				✓		✓		✓	
Victoria Road No 70	✓				✓	✓					✓				✓		✓		✓	

Address	Features to be Preserved													Features not permitted						
	Slate Roof Covering	Chimneys	Moulded Guttering	Render	Brickwork	Key Stones/ Brick Arches	Hood Molds	Recessed Porches & Balconies	Door and Window Surrounds	Doors/ Windows	Bay Windows	Eaves & Brackets	House Number Plaques	Dormer Windows	Boundary Walls and Fallings	Decorative Facia	Porch	Painted Brickwork	Painted Arches	Painted Window Surrounds
Station Road - Coastguard Cottages No 4	✓	✓	✓		✓	painted												✓		
Station Road - Coastguard Cottages No 6	✓	✓	✓		✓	painted			✓									✓		
Station Road - Coastguard Cottages No 8	✓	✓	✓		✓	painted			✓									✓		
Station Road - Coastguard Cottages No 10	✓	✓			✓	painted												✓		
Station Road - Coastguard Cottages No 12	✓	✓	✓		✓	✓			✓									✓	✓	
Station Road - Coastguard Cottages No 14	✓	✓	✓		✓	✓			✓									✓	✓	
Station Road - Coastguard Cottages No 16	✓	✓			✓	✓			✓									✓	✓	
Station Road - Oxford & Cambridge Terrace No 7	✓	✓		✓		✓		porch									✓			
Station Road - Oxford & Cambridge Terrace No 9				✓		✓		porch									✓			
Station Road - Oxford & Cambridge Terrace No 11		✓		✓		✓				✓				Wall only						
Station Road - Oxford & Cambridge Terrace No 13		✓		✓		✓		porch			✓			✓			✓			
Station Road - Oxford & Cambridge Terrace No 15				✓		✓		porch			✓			Wall only			✓			

Address	Features to be Preserved													Features not permitted						
	Slate Roof Covering	Chimneys	Moulded Guttering	Render	Brickwork	Key Stones/ Brick Arches	Hood Molds	Recessed Porches & Balconies	Door and Window Surrounds	Doors/ Windows	Bay Windows	Eaves & Brackets	House Number Plaques	Dormer Windows	Boundary Walls and Railings	Decorative Facia	Porch	Painted Brickwork	Painted Arches	Painted Window Surrounds
York Road No 2 The Cottage	✓	✓			✓	✓		porch	✓	Windows only	✓						✓	✓	✓	✓
York Road No 3 Waverley	✓	✓			✓	✓		porch	✓	Windows only	✓						✓	✓	✓	✓
York Road No 4	✓	✓			✓	✓				Windows only								✓		
York Road No 4a	✓				✓	no keystone				Windows only								✓		
Manchester Road No 1	✓	✓			✓	✓		porch	✓	Windows only	✓				✓		✓			✓
Manchester Road No 2 Highfield House	✓	✓			✓	✓		porch	✓	Windows only	✓						✓	✓		✓
Abbey Hill No 5	✓	✓			✓					✓					✓		✓			
Abbey Hill No 6	✓	✓			✓					✓					✓		✓			
Abbey Hill No 7		✓			✓					✓					✓		✓			
Abbey Hill No 8	✓	✓			✓					✓					✓		✓			
Abbey Hill No 9	✓	✓			✓					✓					✓		✓			



End of document

Eastleigh Borough Council  
Civic Offices, Leigh Road  
Eastleigh  
Hampshire  
SO50 9YN

Tel: 023 8068 8000  
Email: [LocalPlan@eastleigh.gov.uk](mailto:LocalPlan@eastleigh.gov.uk)  
Web: [www.eastleigh.gov.uk](http://www.eastleigh.gov.uk)

The information can be provided in alternative formats including large print, audiotape, Braille and some other languages by calling 023 8068 8000, emailing [LocalPlan@eastleigh.gov.uk](mailto:LocalPlan@eastleigh.gov.uk) or texting 07797 87001