

28th September 2020

Re: Flat 30, Park House, Clarence Parade, Southsea, PO5 3RJ

Heritage and Design Statement

1. Introduction

1.1. This Heritage and Design statement has been prepared to support the following proposal:

Replacement of existing windows with enlarged windows of matching material and size to other on the same elevation.

Park House is located on the north side of Clarence Parade and comprises three storey building with accommodation at semi-basement and roof levels.



Flat 30 - Proposed Elevation
Scale 1:100

1.2. The site, the subject of this application, relates to windows to Flat 30, Park House only.

1.3. The site is in a prominent location with long views across Southsea Common. The site is also within Owens Southsea Conservation Area (No2).

1.4. Planning permission is now sought to replace the existing windows with larger windows of the same style and

material as others on the same elevation.

1.5. The applicant considers that the proposed development would deliver a good design solution which would sustain the character and appearance of the Conservation Area.

2. Site Context

- 2.1. The site is located within the Southsea area of Portsmouth overlooking Southsea Common and The Solent. Existing development in the area consists of a variety of buildings encompassing a range of appearances, scale and presence, the origin of which is owed in large part to many of the historic buildings having been designed by a small number of architects each with a unique style.
- 2.2. Park House is located within the Owen's Southsea conservation area. The area was principally designed by Thomas Ellis Owen and the combination of road layout, architecture and landscaping results in a distinct character. More recently, growing recognition of the value of the area has done much to reduce pressure for inappropriate redevelopment.
- 2.3. Today Southsea is a much sought-after address owing to its proximity to the sea, suburban feel and variety of facilities.

3. Policy Framework

- 3.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF includes transitional arrangements for Local Authorities to either prepare a plan that would be NPPF compliant or adapt an existing post 2004 plan to be compliant.

4. Design

- 4.1. The proposed development is in keeping with existing fenestration and will act to further enhance the building with a unified appearance.
- 4.2. Pre-application advice has been sought under reference 20/00700/PAPA01 (Planning Officer Matthew Garrad) and the proposal was found to be acceptable owing to the fact that the changes are being made to match the existing.

5. Design Appraisal

Use

- 5.1. The proposed alterations will provide more light to the accommodation. The proposed use is considered to be in keeping with the surroundings.

Amount

5.2. The development is minimal, is of impact only to Flat 30, and takes in to account other design considerations, and therefore would not result in an impact on the amenity of surrounding occupiers.

Layout

5.3. No additional windows are being proposed, only enlargement of existing windows in keeping with those already on the same elevation.

Scale

5.4. The development is considered to relate appropriately to its location and the recipient building.

Appearance

5.5. The proposal serves to unify the altered elevation with the addition windows to match those already existing.

5.6. With consideration of the aims and objectives of the Core Strategy and the NPPF, it is submitted that the appearance of the proposed development is acceptable in relation to the street scene and surrounding environment.

6. Heritage Appraisal

6.1. The proposed windows will produce a more pleasing and consistent appearance to the elevation.

6.2. These alterations to the property would not create an adverse effect on the architectural heritage assets of the area.

7. Conclusion

7.1. It is considered that the proposed developments would not compromise the appearance of the site, given the overall unifying effects that will be achieved.

7.2. It is respectfully requested that the Planning Authority grant planning permission for the proposed development.