

20 October 2020

33 Castle Road, Southsea, Hampshire, PO5 3DE

## **Design and Heritage Statement**

### **Description**

Number 33 is situated in the northern portion of Castle Road on the eastern side and is included on the Local List.

This statement has been written in consideration of Portsmouth City Council's Guidelines for Conservation: Conservation Area No. 12 Castle Road, Southsea.

### **Architectural Character**

The site is situated in the Castle Road Conservation Area (No.12). Castle Road is one of the oldest surviving parts of Southsea and can be divided into two sections; south of the Clock Tower is primarily a shopping area, and north of the Clock Tower, (the area relevant to the site in question), is largely residential. The area exhibits a variety of architectural styles that date largely from the nineteenth and twentieth centuries.

### **Proposed Design**

Planning was previously approved under application 19/01193/HOU with a condition for obscured glazing to the rear first floor windows. This application seeks permission for clear glazing to the rear first floor windows. This is in keeping with the rest of the property, and with adjacent and other properties in the street.

Previously, the 2 rooms to the rear of the first floor were an en-suite bathroom and dressing room for which obscured glazing was appropriate. Adjustments to the first floor layout as shown on the drawings which accompany this application, mean the rear of the first floor is now a bedroom, and obscured glazing on a first floor rear facing bedroom window would be considered highly unusual. Further, none of the neighbouring properties have obscured glazing to their first floor rear facing rooms.

As a result of the extension, the new position of the first floor rear facing windows reduces overlooking as can be seen in the photographs below.

The Clock Tower, Great Southsea Street  
at Castle Road, Southsea, Hampshire PO5 3BY



Rear Elevation

1. Original Rear Elevation



Rear Elevation

2. New Rear Elevation



3. Original View 1

The Clock Tower, Great Southsea Street  
at Castle Road, Southsea, Hampshire PO5 3BY



4. Original View 2



5. Original View 3

The Clock Tower, Great Southsea Street  
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6. New View 1



7. New View 2

The Clock Tower, Great Southsea Street  
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8. New Windows 1



9. New Windows 2

The Clock Tower, Great Southsea Street  
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10. New Windows 3

### **Conclusion**

The proposal is sympathetic to the architectural detail of the historic asset and surrounding area and it is therefore considered that proposed alterations will not cause an adverse effect on the heritage assets of the area.