

11 November 2020

Re: 19C High Street, Old Portsmouth, PO1 2LP

Heritage and Design Statement

1. Introduction

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

Two storey rear ground floor extension to replace conservatory and lower level, second floor rear infill extension to enclose terrace and refurbishment to ancillary store/garage.

- 1.1. 19C High Street is located within Conservation Area No. 4, Old Portsmouth with an easterly front aspect and west facing rear aspect.
- 1.2. The site, the subject of this application, relates to one three-storey property.
- 1.3. Permission is now sought for a single storey rear ground floor extension to replace a conservatory, second floor rear facing extension to enclose exiting terrace and the refurbishment of an existing garage store for ancillary use.

2. Site Context

- 2.1. The site is located within Conservation Area No. 4, Old Portsmouth.
- 2.2. The property occupies a mid-terrace position with undercroft.
- 2.3. The property is not listed.

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.



19C High Street (Front)



19C High Street (Rear)

4. Design

- 4.1. The proposed alterations have been carefully considered to be sensitive to the property's conservation location and the modern post-war design of the dwelling.
- 4.2. Changes are limited to the rear elevation of the property, except for the alterations to the front facing garage/store which is visible from the road

5. Design Appraisal

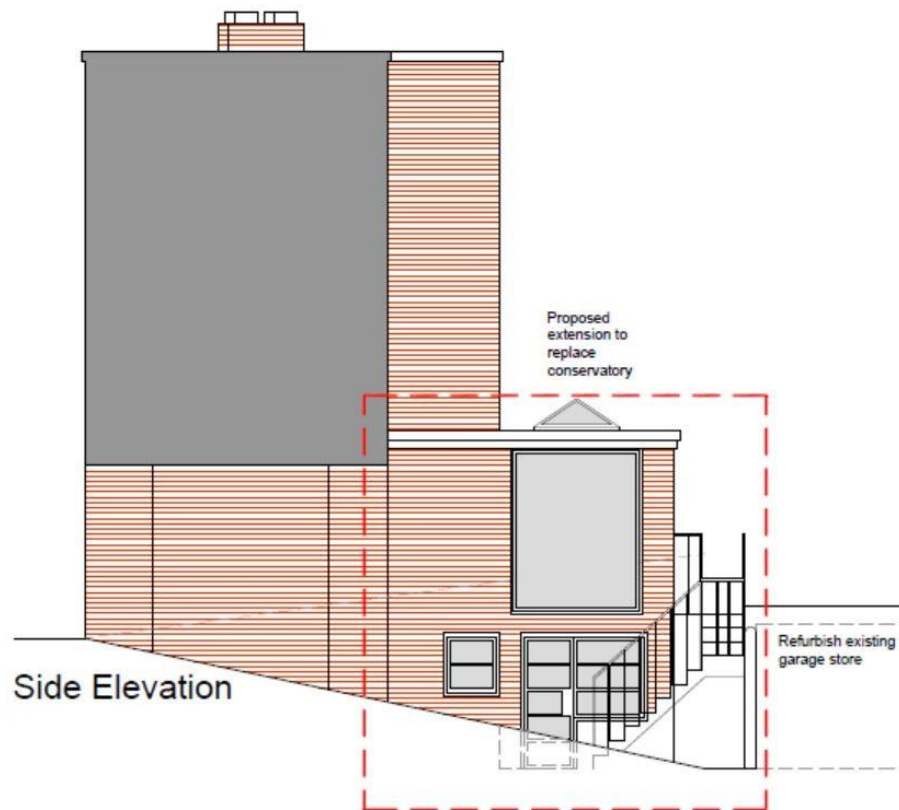
Use

- 5.1. The use of the site is unchanged; the proposed development will improve the amenity of the existing property.

Appearance

- 5.2. Brick to match the recipient building will be selected.
- 5.3. Thin framed aluminium doors and windows with structural glazing to provide a modern minimal visual appearance are proposed.
- 5.4. The design is sympathetic to the post-war modern of the recipient and adjacent properties
- 5.5. 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. Owing to the sensitivity of the design and care that has been taken to preserve the character and appearance of the Conservation Area, it is considered that the external alterations under this proposal would not create an adverse effect on the architectural heritage assets of the area.

7. Conclusion

- 7.1. It is considered that the proposed development would not compromise the appearance of the site or the conservation area within which it sits.
- 7.2. It is respectfully requested that the Planning Authority grant planning permission for the proposed development.