

Heritage, Design and Access Statement

**Proposed Works to 14 The Friary, Friary Close,
Marmion Road, Southsea PO52 LS**

For

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1.0 INTRODUCTION

- 1.1 An application is made under the Planning (Listed Building and Conservation Area) Act 1990 for Listed Building Consent for works to the Shop at N° 14 The Friary, Friary Close, Marmion Road Southsea. The works include minor changes to the interior and exterior of the building.
- 1.2 The premises will be opened in 2021 for services of Laser Hair Removal by a company called Silk Laser Clinic Ltd. It is necessary to undertake some modest changes to the interior of the property in order to be able to adapt the premises for this use. Listed Building Consent is sought for these changes.
- 1.3 The change to the occupation of the premises also requires minor external changes to reflect the new occupation.
- 1.4 This Statement covers Heritage issues and matters of Design and Access to inform the application.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The shop at N° 14 The Friary is located on the south side of Marmion Road, close to the retail centre of Southsea.
- 2.2 The Friary is a 19th century Listed Building in residential use as 24 flats apart from this single retail unit. The Friary is surrounded on its northern and western sides by the supermarket complex of Waitrose which was built in the late 1970's. To the south and west lies the car park to serve the supermarket. Friary Close is a short cul de sac on the south side of Marmion Road. Parking is available in front of the shop.
- 2.3 Much of Marmion Road is in retail use at the ground floor with residential accommodation above. There are some properties towards the eastern end of the road which are exclusively residential in character. The central section of the south side of Marmion Road is of a more open character being dominated by the Waitrose car park.
- 2.4 The Friary fronts the entire length of Friary Close. At the northern end the building stands at the back edge of the footpath. At the southern end the building is set back behind a landscaped front garden. N° 14 is situated at the very northern end of the building and opens directly onto the pavement.
- 2.5 The shop at The Friary is a single storey premises with three windows on the front elevation facing the road. Access to the shop is centrally located

between two of the windows. This entrance comprises two double doors as there is limited interior space to open the doors. Adjoining the property to the north is the two storey blank façade of the Waitrose building which is built in brown brick.



Frontage of No 14 The Friary

- 2.6 The elevations of The Friary are finished in pebble dash. The windows of The Friary are a notable feature of the building. There is a mix of window styles on the building. At the northern end there are sliding sash windows on the ground floor and casement windows on the two floors above. Two of the windows at first floor level on the northern part of the building are oriel windows with decorative supports beneath.
- 2.7 The existing shop has the retained bracket of a hanging metal sign situated on the northern edge of the front façade.

- 2.8 The interior of the shop comprises a number of small rooms. The largest of these rooms lies to the left of the entrance door and at the centre of the premises. See Plan for layout of the premises.



Entrance door to premises

- 2.9 To the right of the entrance door with a window on the front elevation is a small room. From this room there is a linking door into the kitchen area at the rear. The kitchen provides access to a small garden. There is also a door from the kitchen into the central room.
- 2.10 From the central room there is access to a room to the left which fronts Friary Close and to another room at the rear which looks out into the small garden.



Therapy Room 1 looks out onto small garden

3.0 THE LISTING

3.1 The Friary is a Grade II Listed Building. The building was first Listed on 9th July 2004.

3.2 The Listing states:

II Purpose-built model dwellings for the poor. Built in 1851 in Gothic style. Architect Thomas Ellis Owen. Comprises 24 individual dwellings and one shop on the Friary Close frontage. EXTERIOR: Faced in roughcast render with smooth rendered dressings with slate roof with a series of cemented chimneystacks. Large irregularly-shaped building forming a rough L shape. Three storeys. The entrance front facing Friary Close has four casement windows to the second floor (the two central ones joined), five casement windows to the first floor (of which two are joined and two are square oriel windows supported on brackets). The ground floor has five sash windows with vertical glazing bars and horns, the end two to the right forming a small shop with central doorcase. Plinth. Attached to the

left is an archway with stone corbels and above (within a stylised rendered ribbon) lettering "THE FRIARY" flanked by Maltese crosses. Behind the arch is a further range of nine windows in all with similar windows except no oriel windows and with projecting gabled bays to the first and fifth bays from the left. The gables have plain bargeboards with pendants. To the right is an arched porch. The left side return has two windows, one of which on the first floor is a square oriel supported on wooden brackets. The rear elevation has two gables, one of which has elaborate fretted bargeboards. Windows are mainly original except for a few uPVC replacements. INTERIOR: Plain stone staircases with wooden balusters. Each dwelling consisted of a sitting room with two or three bedrooms leading off internal corridors, specifically to "protect the inmates from the outer air". Model dwellings for the poor are a rare building type and this is a substantially intact example in Gothic style by the distinguished Portsmouth architect Thomas Ellis Owen.

- 3.2 It is noted that the Listing does not identify any specific features in relation to the Shop at the Friary nor is there mention of any internal features.

4.0 PLANNING HISTORY

- 4.1 The Council's website lists 6 planning applications directly impacting The Friary since 2007. Only the first application relates to 14 The Friary.

DA:A*34910/AA

Change of use to cafe. 14 The Friary, Friary Close, Marmion Road, Southsea PO5 2LS Permission 08.05.91

07/02044/FUL

Reconstruction of two rear three storey extensions, various minor external alterations including installation of replacement timber windows. The Friary, Friary Close Southsea Hampshire PO5 2LS Permission 16.01.08

07/020245/LBC

Listed building consent for demolition and reconstruction of two rear 3 storey extensions; various minor internal and external alterations including installation of replacement timber windows. The Friary, Friary Close Southsea Hampshire PO5 2LS Consent 16.01.08

08/01017/LBC

Internal and external alterations; rebuilding of wash house extension; part demolition of front boundary wall; provision of railings and gate to main entrance (Listed Building Consent). The Friary, Friary Close, Southsea Hampshire PO5 2LS Consent 15.09.08

08/01240/FUL

Internal and external alterations; rebuilding of wash house extension; part demolition of front boundary wall; provision of railings and gate to main entrance. The Friary, Friary Close, Southsea Hampshire PO5 2LS Permission 15.09.08

10/00519/FUL

Construction of 3 single-storey bike stores and re-siting of existing shed in rear garden (after removal of existing bike store from front garden). The Friary, Friary Close Southsea Hampshire PO5 2LS Permission 23.07.10.

Pre-application Consultation

- 4.2 A pre-application consultation was submitted to the Council in respect of the proposed change of use of the building to a Laser Hair Removal Clinic. The form advised of the proposed changes to the building and referred to the building being Listed. This is referenced 20/01206/PAPA02 and was examined by Jagdeep Birk for the Council.
- 4.3 The email response received on 10th November addressed the issues arising from the premises being within a Listed Building. It advised that all internal works and some external works require Listed Building Consent. The applicant was advised to provide details of all works to be undertaken.

5.0 PLANNING POLICIES

- 5.1 The planning policy framework for Portsmouth is currently provided by the Portsmouth Plan adopted in 2006 and most recently amended in 2012 and by the Southsea Town Centre Plan (2007) and the Somerstown and North Southsea Plan (2012).
- 5.2 It is noted that the original policies of the Local Plan SP2 Development and Heritage and DC11 Listed Buildings were deleted in July 2009. The Southsea Town Centre plan is focussed on the retail function of Southsea. It makes passing reference to The Friary and refers to the rich heritage of the area which demands good design to ensure its preservation.
- 5.3 There are no specific policies on Listed Buildings and so the National Planning Policy Framework provides the principal source of policy guidance.

6.0 LEGISLATION AND GOVERNMENT ADVICE

- 6.1 The Planning (Listed buildings and Conservation Areas) Act 1990 provides protection of buildings and areas of special architectural or historic interest. It provides inter alia for the Listing of Buildings and for the designation of Conservation Areas.

National Planning Policy Framework

- 6.2 Section 12 of the NPPF provides guidance on “conserving and enhancing the historic environment”. It states at paragraph 189:-

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary....

- 6.3 This Planning Statement addresses this requirement and provides a commentary on the impact of the proposed new development on the heritage assets.

- 6.4 At paragraph 196 of the NPPF there is guidance on assessment of development proposals on heritage assets. It states

Where a development proposal will lead to less than substantial harm to the significance of a designate heritage asset, this harm should be weighted against the public benefits of the proposal, including securing its optimum viable use.

National Planning Practice Guidance

- 6.5. The NPPG sets out guidance relating to ‘conserving and enhancing the historic environment’. It specifically examines designated and non-designated heritage assets.

- 6.6 The NPPG provides detailed guidance on the planning and heritage assets, including when listed building Consent is required. It states;

Any works to demolish any part of a listed building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest require listed building consent, irrespective of whether planning permission is also required. For

all grades of listed building, unless the list entry indicates otherwise, the listing status covers the entire building, internal and external, and may cover objects fixed to it, and also curtilage buildings or other structures.

7.0 THE PROPOSED ALTERATIONS

Internal Changes

- 7.1 The use of the premises is to be as a Laser Clinic (Laser Hair Removal). This necessitates some internal changes.
- 7.2 It is proposed to use two of the 5 rooms as treatment rooms, one of the rooms as a reception and the central room as a waiting area. The kitchen will remain in its present use. Please refer to the submitted plans.
- 7.3 Therapy Room 2 to the left of the proposed waiting area requires doors to be fitted to provide privacy to clients. It is proposed to install a pair of double doors. These will be fitted below the existing RSJ which spans the gap. See Photographs below.



View from Central room (waiting area) to Therapy room 2



Proposed Double Doors

- 7.4 Adjacent to the proposed double doors in currently an alcove or former cupboard. It is proposed to extend the size of this space by approximately 0.5m and to enclose the space with a new door. The space will then be used as a toilet for clients. A toilet and wash hand basin will be installed.



Proposed new toilet

- 7.5 The room at the rear of the premises is to be used as Therapy Room 1. A small room off Therapy Room 1 accommodates the existing toilet for the premises.



Existing toilet

- 7.6 It is proposed to remove the existing toilet and wash hand basin and to use the space as a cupboard. It is also proposed to install a boiler in the

cupboard off Therapy Room 1 as the premises currently have no hot water provision.

- 7.7 It is proposed that the boiler will be electric as this avoids the need for an external flue. The installation will require pipework for the hot water through the wall to the new WC and under the floor to the kitchen sink.
- 7.8 The premises have no room heating installed and so it is proposed that room heating will be provided by electric radiators. These will require fixings to the walls and installation of electrical cables. The proposed positions of the radiators are shown on the plans.
- 7.9 It is proposed to change four existing internal doors. Two doors serve the kitchen, one serves Therapy Room 1 and the other is a cupboard door to the new store/boiler room.



Door to Kitchen from Reception area



Proposed style of replacement internal doors

- 7.10 It is proposed that new flooring will be laid over the existing floor. This will be vinyl flooring laid over a hardboard underlay.

External Changes

- 7.11 It is proposed to repaint the front door light grey. The door is currently dark blue.
- 7.12 The previous occupier had a metal hanging sign advertising the premises. The sign has been unhooked, but the metal bracket remains and it is proposed to use this for the display of the company logo and name.



Existing Bracket for display of sign

- 7.13 It is proposed to use the bracket to display an acrylic hanging sign showing the logo below. Please see application details.



Proposed display in hanging sign

8.0 IMPACT ON THE LISTED BUILDING

- 8.1 The proposed works to the building both internally and externally are essentially cosmetic. None of the works are particularly intrusive. The works are reversible.
- 8.2 Having regard to the details in the Listing it is noted that works have no impact upon these.
- 8.3 It is considered that the proposed works do not even amount to 'less than substantial harm' and so should be entirely acceptable. If, however, the works are considered to fall within the category of 'less than substantial harm' the works are evidently necessary to bring the building into a viable use and weigh in the public interest. Any user of the building would expect to have a hot water supply and heating.

9.0 CONCLUSION

- 9.1 The proposed use of the former florists' premises at N^o 14 The Friary for use a Laser Hair Removal Clinic requires some internal works and a modest change to the exterior. The proposed works have been detailed in the above Statement.
- 9.2 The most significant of the changes is for the provision of a supply of hot water to a new WC and to the kitchen. An electric boiler is proposed and room heating is proposed by electric radiators. The WC is to be moved so it is accessible to clients. Changes to the doors are also proposed. New flooring will not impact on the fabric of the building as it will overlay the existing floor.
- 9.3 Externally there will be a change of colour of the front door and a new sign hanging from the retained bracket on the wall.