

11th February 2021

Re: 8 Gloucester View, Southsea, Portsmouth, P05 4EB

Heritage and Design Statement

1. Introduction

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

Single storey rear extension.

- 1.1. 8 Gloucester View is located within Conservation Area No. 3, King Street.
- 1.2. The site, the subject of this application, relates to one three-storey property with a southerly front aspect.
- 1.3. 8 Gloucester View is a Grade II listed building and is subject to an Article 4 directive.
- 1.4. The site is one of 11 red brick houses built circa 1840.
- 1.5. Permission is sought for a single storey rear extension with grey heritage Crittal style windows and doors and manmade slate roof.

2. Site Context

- 2.1. The site is located within Conservation Area No. King Steet, Southsea.
- 2.2. The conservation area comprises as mixture of Victorian period terraces, post-war flats and more recent groups of modern, mainly terraced housing.
- 2.3. Gloucester View is a very attractive terrace of eleven small brick Georgian style houses which are Grade II listed.
- 2.4. Details include original area railings and steps to front doors.
- 2.5. The terrace looks out over the attractive green between Gloucester Terrace and Gloucester Place but is separated from it by a wall.

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 Appraisal

Use

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

Appearance

4.2. It is proposed that matching brick is used in construction of the new extension.

4.3. Doors and windows proposed are in heritage Crittal style aluminium with a grey finish.

4.4. The roof to the proposed extension will be finished in manmade slate with conservation roof windows.

4.5. The new extension will form an internal courtyard thus preserving the rear windows to basement and ground floor levels.



Existing rear elevation

Proposed rear elevation

5. Heritage Appraisal

5.1. As the proposed changes are confined to the rear of the property, it is considered that there will be no impact on the character of the conservation area or its heritage value.

5.2. Further, changes to the rear of the property have been sensitively considered in both design and materials in order to preserve the integrity of the heritage asset.

6. Conclusion

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