

Heritage Statement

Replacement of rear extension Door and Window with French doors at

5 Kent Road, Southsea, Hampshire, PO5 3EG

Introduction

This statement is written to comply with paragraphs 128 of the National Planning Policy Framework 2012 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that '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'.

Such an approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment' (March 2015), which notes that 'the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision'.

The Proposal

The application is for listed building consent to replace a softwood timber door and window, which is in a state of disrepair, with a hardwood French patio doorset with toughened glazing.

Identifying the Heritage Asset

The property, 5 Kent Road is a Grade II Listed building within Castle Road Conservation Area.

Site

5 Kent Road is one of a row of four properties contained within the Listing as '3-9 Kent Road'. The existing property is a mid-terrace residential dwelling house located on the northern side of Kent Road, close to its junction with Castle Road and Southsea Terrace and within the Castle Road Conservation Area.

Historic England describes the property as:

5 Kent Road, Southsea, PO5 3EG

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SZ6399 KENT ROAD, Southsea 774-1/12/365 (North side) 25/09/72 Nos.3-9 (Odd)

GV II

4 houses. c1800-1820. Nos 3, 5, 9 stuccoed, No.7 roughcast. Plain tile hipped roof, brick stack on rear plinth to right of Nos 7 and 9. Each of 3 storeys, 1 bay. Each has 6-panelled door on left set within pilastered frame, No.9 with cornice over; 4-pane sash (3 and 5); 16-pane sash (7 and 9); to right, those of Nos 3, 5 and 9 set under cambered arches. First floor: No.3 has tripartite canted oriel window with central sash and narrow flanking sashes, pilasters dividing lights, frieze and moulded cornice over; No.5 has 4-pane sash; and Nos 7 and 9 16-pane sashes. Second floor: Nos 3 and 5 have 4-pane sashes, Nos 7 and 9 16-pane sashes. Brick dentil eaves course over all. INTERIOR not inspected. (Lloyd DW: Buildings of Portsmouth and its Environs: Portsmouth: 1974-: 91).

Listing NGR: SZ6394599093

The need for listed building consent

Pre-planning advice has been sought from the LPA at Portsmouth City Council who have advised they have no concerns over the installation of French doors to the rear of the property if constructed of wood and to a high standard.

Justification

The softwood rear door and window identified for replacement is of very poor quality; it is in a state of disrepair and has rotted in sections. The door and window are part of a single storey rear extension, so not part of the original building, and make no contribution to the historic interest of the property.

The listing for this property does not refer to the rear section of the building. The land to the rear of the property is not publicly accessible and therefore cannot be viewed by passers-by.

The proposed French doors would be slim and elegantly proportioned and would not represent a significant visual change over the existing door and window. The materials and design would not harm the overall character and appearance of the property and would have no impact on the conservation area.

The proposals would cause no harm to the designated heritage assets and thereby accord with the NPPF.

The proposed change will use materials which are sympathetic to the building i.e. quality hardwood timber not UPVC, which will enhance the character of the property. The replacement will be a significant improvement on the existing dilapidated door and window and will ensure the property is maintained in good order.

Conclusion

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For the reasons set out in this Heritage Statement I believe the proposed alteration respects the character and appearance of the property and is compatible with the preservation of the Grade II listed building.

The proposals have been endorsed by way of a pre-planning application to Portsmouth City Council and we hope, as a result, they would be approved.

31st March 2021