



HERITAGE STATEMENT

24 PINWOOD ROAD, POOLE, DORSET, BH13 6JS



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HERITAGE STATEMENT

The following statement is prepared in support of a householder planning application which seeks to make alterations to the existing boundary treatment of 24 Pinewood Road which is situated within the Avenue Road Conservation Area.

A Heritage Asset Statement is required to accompany any application which is likely to affect a heritage asset or its setting. The need for this is identified in paragraph 189 of the NPPF and Core Strategy Policies.

The site sits within the Avenue Road Conservation Area. The Council's character appraisal for the area states the following with regards to Pinewood Road;

'The properties on Pinewood Road are a particularly good example of Edwardian architecture and possess a uniformity of style derived from the use of steep gables, broad areas of fenestration, divided into vertical sections and bold angular bays.

The property is one of a number of similar type properties erected over the same period which are evident along this length of Pinewood Road.

In terms of promoting the preservation and enhancement of the area the character appraisal makes the following recommendations;

- New extensions must be subservient to the original building
- Mature landscapes should be protected
- Low brick walls should be preserved

Nos. 2, 8, 10, 16, 18, 20, 24, 26 and 30 Pinewood Road are all listed in the Council's Heritage Assets Supplementary Planning Document for their Architectural interest.



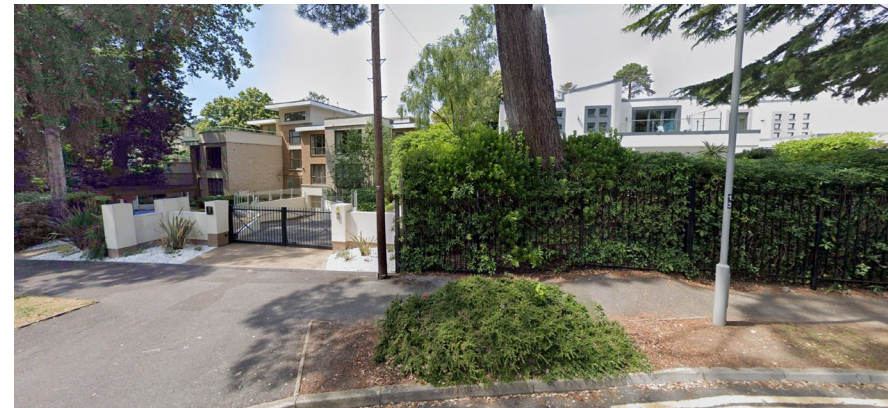
The proposals introduce wrought iron railings and brick piers and gated access to the property. In summary the proposals will:

- Where possible retain the existing brick wall, repair and remove the existing paint to restore back to face brick
- New brick piers will be introduced and between these brick piers wrought iron railings
- Introduce vegetation in the form of soft stemmed climbing plants such as Grisellinia, Pivet or similar climbing plants

Such features are commonplace within the conversation area and are recommended within the Branksome Park Conservation Area, CAMP, 2006, Code 3, p.27-29, this arrangement can also be found at surrounding properties such as No. 5, 7, 7a and 14 Westminster Road and No. 5 Pinewood Road and therefore do not harm the setting of the Conservation Area.

The appraisal goes on to mention under enhancement and preservation *“Brick boundary walls, and in some cases fences are a major feature of the area and need to be protected and, where proposed for replacement, be replicated.”*

The materials proposed to the boundary will maintain and enhance the existing low brick wall along with the hedging in good condition. It is proposed removal of part of the hedging to the boundary with the Inn In The Park will be removed due to its poor condition but will be replaced with Grisellinia or an equivalent Pivet type hedging behind the new boundary treatment. The proposed railing, piers and gate will be finished in face brick to match the property and surrounding area, these materials already exist within the area and no argument can be made that the materials proposed are inappropriate as they already exist at this location and / or surrounding properties.



No. 5 Westminster Road



No. 14 Westminster Road

It is considered that the historic interest of the conservation area would not be adversely affected given that the boundaries would not be amended and that the existing dwelling will be left unchanged.

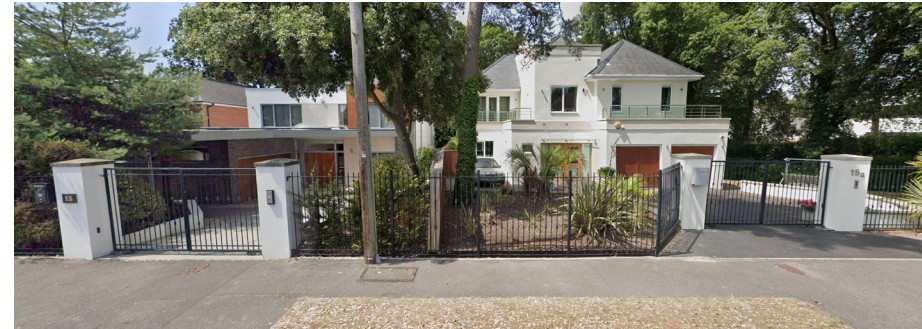
The architectural interest of the conservation area would be maintained with a low level and railed boundary which would continue to allow sight of the period style property contained within the boundary.

It is considered that the proposed scheme would make a positive contribution to the street scene through maintenance and repair of the existing boundary wall as part of the works. The built form and layout proposed respects the settlement pattern and character of the area and the amenity of neighbouring properties. Trees and soft landscape would be retained where in good condition, preserving the verdant character.

To summarise, as the proposed works won't detract from the Conservation Area and won't cause visual harm to the existing period property, there is no reason to refuse this application on heritage or any other grounds.

It is concluded that the proposed alterations to the building and site will not materially affect the contribution that the site makes to the character and appearance of the Conservation Area. The proposals are therefore compliant with the test of paragraph 131 of the NPPF in terms of sustaining the significance of the heritage asset (in this case the Conservation Area) and putting the building to a viable use consistent with its conservation.

We trust that this statement along with the accompanying drawings is sufficient to determine the application favourably. In the meantime, should you require any further clarification about the application or would like to discuss how we can satisfy any of your concerns then please do not hesitate to contact us.



No. 15 Westminster Road East



No. 5 Pinewood Road