

**Design and Access Statement
And Heritage Statement**

107 Anstey Road, Alton GU34 2RN

November 2023



Introduction

This report is a combined Design and Access Statement and Heritage Statement to be read in conjunction with the other application documents and drawings.

1 Background and Proposal

1.1 107 Anstey Road is a one-bedroom mid terrace house forming part of a six house terrace (105 to 115 Anstey Road).

1.2 105 to 115 Anstey Road were Grade II listed in 1977 (Reference number 1094219)

1.3 Historic England describes the houses as *“Probably early C19. 2 storeys; each house 2 bays wide and gabled. Colour-washed brick; tile roof. Ground floor with a simple door on the left and a square sash window on the right (those of Nos 111 and 115 without glazing bars). 1st floor with a single central square sash window (those of Nos 111 and 115 without glazing bars and that of No 113 altered). No 115 with a contemporary shop front and with a lean-to extension on the left”*

1.6 Approval is sought for the following:

- Replacement windows on rear and front elevations with slim line 12mm double glazing in style to match existing and removal of secondary glazing system
- Replacement rear door with stable door
- Replacement of corner cast iron guttering

- Miscellaneous internal works to include; skimming of ground floor artex ceilings, inserting insulated stud wall behind external door facing Anstey Road, replacement gas fire and relocation of boiler from ground floor to first floor

2 Existing Features and Context

- 2.1 The house is located on Anstey Road and is within the Anstey Conservation Area.
- 2.2 The plot measures 646 sqm and the house is orientated on a northwest (front) to southeast (rear) axis.
- 2.3 The house consists of two storeys with a gable facing Anstey Road and pitched roof at the rear.
- 2.4 The external walls are cream rendered with clay roof tiles and timber framed windows and doors.



1. Front elevation (No. 105 second from right)



2. Rear elevation

3 Access

3.1 The proposal will not involve any alteration to the existing access.

4 Use

4.1 The house will continue to be used for residential use only.

5 Amount

3.2 The proposal will not result in an increase on the amount of development.

6 Layout

6.1 The layout will be unchanged from the existing layout

7 Scale

7.1 The scale of the proposal will not change from its existing form and size.

8 Appearance

8.1 The proposed replacement windows and doors will be of the same style and materials as the existing. The overall effect will not materially alter the appearance of the house in a detrimental manner.

9 Landscaping

9.1 The proposal will not require any landscaping alterations.

10 Heritage

10.1 The historical importance of the site has been duly evaluated during the design process. National and local guidance has been referred to throughout the design process to include the following:

- National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- East Hampshire District Council Policies
- Anstey Conservation Area Guide

10.2 The proposal will not have a harmful impact on the character of the existing buildings and the Anstey Conservation Area.

11 Planning History

11.1 A review of the online planning history indicates that the following application has been determined at the property since 1995:

Reference: 49631

Description: Replacement windows to front and rear.

Decision: Approved on 21/08/2006

12 National Planning Policies

12.1 The proposal has been developed to fulfil the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Sections 16, 66 and 72.

12.2 The proposal has been developed in tandem with the National Policy Framework (NPPF) guidance for heritage assets, as set out in Chapter 16 Paragraphs 189, 194, 195, 196, 197, 199 and 200.

13 Local Planning Policies

The proposal has been developed to be in accordance with the following policies: -

East Hampshire District Council Joint Core Strategy Policies:

- CP1 - Presumption in favour of sustainable development
- CP29 - Design
- CP30 - Historic Environment

East Hampshire District Local Plan (Second Review):

- HE 5 - Alterations to a Building in a Conservation Area
- HE 8 - Development affecting the setting of a Conservation Area
- HE 10 - Extension or Alteration of a Listed Building
- HE 12 - Development affecting the setting of a Listed Building

Alton Neighbourhood Plan:

- DE 2 - Building Design and Town Character

14 Assessment

- 14.1 The works will be undertaken in a sensitive and respectful manner using the highest quality materials.
- 14.2 The materials and styling of the external replacement features are in keeping with the existing features and will not detract from the character of 105 to 115 Anstey Road.
- 14.3 In a wider context, it is deemed that the proposal will not have a detrimental impact or cause harm to Anstey Conservation Area.
- 14.4 In summary, it is viewed the proposal is in accordance with national and local planning policy guidance for heritage assets.
- 14.5 For further information, please refer to the other application documents and drawings.