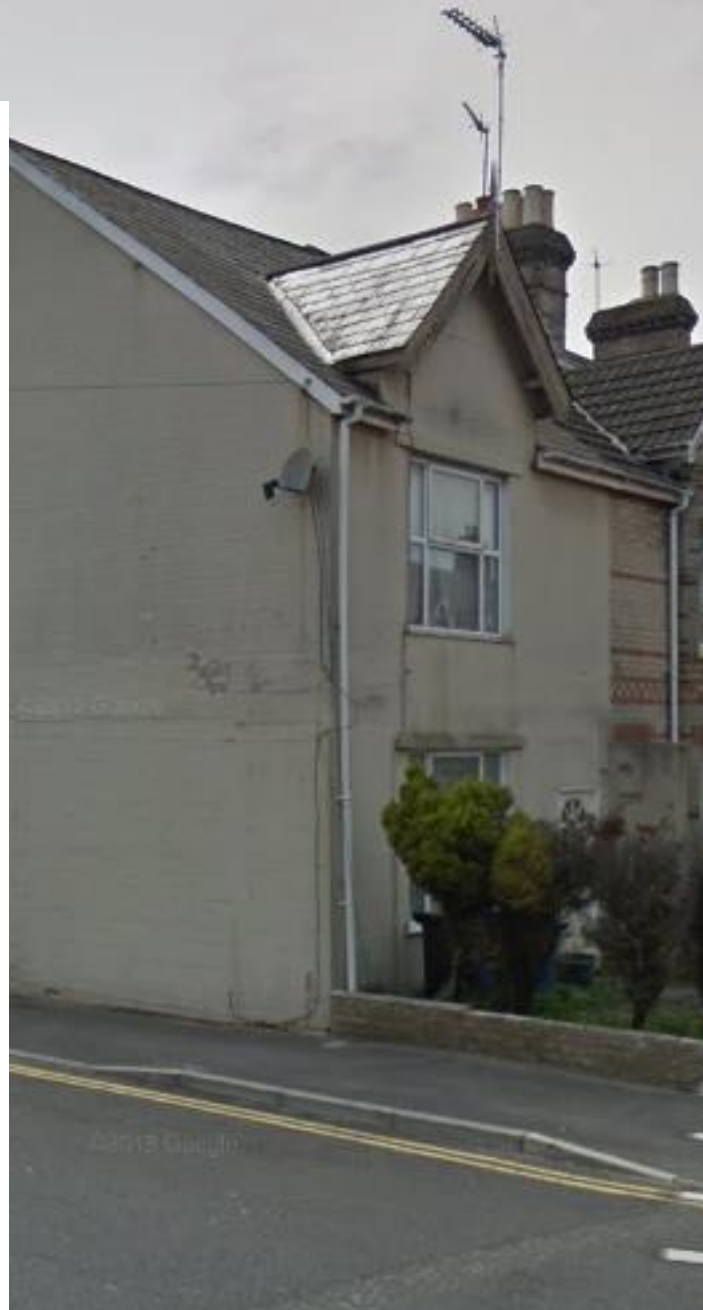


61 Kingston Road Heritage Statement

APP/23/01464/F

January 2nd 2024



Heritage Statement

61 Kingston Road, Poole, BH15 2LR

BCP Planning Ref: APP/23/01464/F

Demolition of existing conservatory and erection of side extension.

January 2024

INTRODUCTION AND SITE CONTEXT

The site address is 61 Kingston Road in Poole; this is a terraced domestic property. The property at 61 Kingston Road is located within the Heckford Park Conservation area. The property is located at the end of terrace with a laneway to the rear of the property giving rear access and an area of hard standing for off road parking (although currently not suitable).

The previous owners have created a side/rear wraparound conservatory with pitched PVC roof and windows. From a review of GoogleMaps aerial viewer: rear extensions, side extensions and conservatories are common throughout the Heckford Park Area.

PROPOSAL

The purpose of this document is to support an application a Planning Application for alterations to the existing building including the construction of a single-storey side extension to replace the existing conservatory.

A pitched tiled roof, to match that of the existing property is proposed.

Rooflights to the side and rear roof elevations to provide suitable light to the internal space.

No additional windows will be added to the street facing elevations and impact is considered to be nominal with the extension being more in-keeping with the Heckford Park Street Scene than the current conservatory.

HERITAGE STATEMENT

- The proposals would not have any impact on the residential amenities and are supported by neighbours.

- The proposed extension has been design with the Heckford Park Conservation Area (Character Appraisal and Management Plan) in mind, with the proposed roof construction being similar to the primary structure roof and minimal impact to the street scene.

- The proposed extension is modest in scale and will not be detrimental to the street scene. The applicants off road parking will be retained, thus not adding to on road parking issues.

- 61 Kingston Road is a fine example of a property of its period and enhances the conservation area due to its detailing and quality. The proposed extension to the rear does not alter the character of the house but clearly defines the more modern era, whilst retaining the character of the street scene.

ENVIRONMENT & SUSTAINABILITY

Where economically feasible it is intended to use sustainable materials and employ environmentally friendly techniques. The efficient use of water will be promoted during the building phase and all disposable materials will be collected by a reputable local firm for recycling where possible.

Local materials will also be specified for the proposed works and it is hoped to appoint a local builder to carry out the works thus helping to maintain and sustain the local economy.

REFUSE & RECYCLING

The existing arrangements for the house will remain in place in terms of refuse, waste and recycling bins.

ECOLOGY & PROTECTED SPECIES

There are no ecological assets or protected species present on the site with any trees or bushes being beyond the scope of the proposed works.

FLOOD RISK

The property does not lie within a flood risk area as confirmed by the Environment Agency Flood Map.

ACCESS

There is an area of hardstanding to the rear of the property that could be used as parking however is currently undeveloped. The area is generally on-road parking for all properties within Heckford Park. The scheme does not change this.

CONCLUSION

We believe the proposed scheme presents an opportunity to secure the long-term use of the building and to improve its functionality while retaining the historic character of the original dwelling.