

6 West Hill Road, Ryde, PO33 1LG

Heritage Statement

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

With regards the historic environment, Section 16 (paragraph 197) reminds LPAs when determining applications to ensure that new development makes a positive contribution to local character and distinctiveness. Where development leads to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits of the proposal (paragraph 202).

Policy DM11 (Historic and Built Environment) supports proposals which positively conserve and enhance the special character of the Islands historic and built environment.

The site is located within Ryde St. Johns Conservation Area which was re-evaluated and amended on 27th April 2011 and specifically Character Area St. Johns Park (3) (hatched yellow).



Extract from Ryde St. Johns Conservation Character Area Map

The Conservation Area Character Appraisal identifies the locality as one,

‘Climbing gently from the seafront, St John’s Park is a fine example of 19th century residential planning on a grand scale: these 19th century residences retain many of the characteristic decorative features of Italianate architecture, the richness of which matches the area’s elevated position dominating views across Ryde, a dominance assisted by the thickly wooded parkland at its core. The woodland and gardens contribute significantly to the spaciousness of the area.

Towards the north-west is a distinctive row of Victorian and Edwardian houses which retain many original features.’

The St John’s Park Character Area is located on the western side of the conservation area and is centred on the mid-19th century irregular tear-drop development of St John’s Park. It is an area of gently undulating woodland surrounded by residential dwellings located on East Hill and West Hill Roads. Also included is the late Victorian terrace located at the bottom of West Hill Road.

There are no listed buildings within this Character Area but buildings of note are identified within the Appraisal.

Reference to this particular section of the Conservation Area is contained at para 21.7 wherein it is stated,

‘The St John’s Park Character Area also includes development to the north-west side of West Hill Road, a series of pleasing detached and semi-detached two storey properties. They are modest accommodation in comparison with the elaborate villas to the southeast. The area on the 1860s OS Map appears vacant but by 1908 the area is complete.’

However, it is also noted that some of the Character Area has suffered from

‘.the intrusion of unsympathetic development. (The northern part of St John’s Park was originally excluded from the conservation area for this reason. It is now included to recognise that even negative or neutral areas have potential for enhancement and to protect the original boundary walls of the parkland.’

Of particular importance is the parkland of St. Johns Park which is on the Local List of Buildings, Structures, Parks and Gardens of Architectural and Historic Importance because of its major contribution it makes to the character of the area.

Other important features are the large gardens which contribute to the green appearance and the feeling of openness and important views in and out of the Character Area.

The application property is a relatively modern L-shaped detached on the eastern side of West Hill Road which has no particular historic visual input on the historic character of the Conservation Area.



Front elevation



Rear elevation

The proposal seeks to construct a front extension of similar style to the host property in matching brickwork with a parapet roof finish.

To the rear a matching two storey rear addition with pitched roof is proposed together with a single storey timber clad addition replacing a large white plastic conservatory.

The scheme represents an improvement on the overall architectural quality of the existing property by the introduction a pitched roof replacing a flat roof element and substituting a utilitarian conservatory with a high quality well-designed modern kitchen extension.

All external materials and fenestration used on the extensions, bar the kitchen addition, will match that of the existing property.

The resultant dwelling will have no material effect on the character or quality of the Conservation Area, its older historic areas or features of recognised importance.

The public benefit in providing for an improvement in both the standard of accommodation and overall building appearance are such as to override any perceived 'less than substantial harm' test as required by paragraph 202 of the National Planning Policy Framework.

Flood Risk Assessment

Relevant standing advice from the Environment Agency (last updated in February 2017) in respect of minor extensions in flood risk areas, is a requirement to provide a plan showing finished floor levels. There is a requirement to ensure floor levels are either no lower than existing floor levels or 300 mm above estimated flood levels. If either of these criteria are not met then consideration needs to be given to the provision of extra flood resistance and resilience measures.

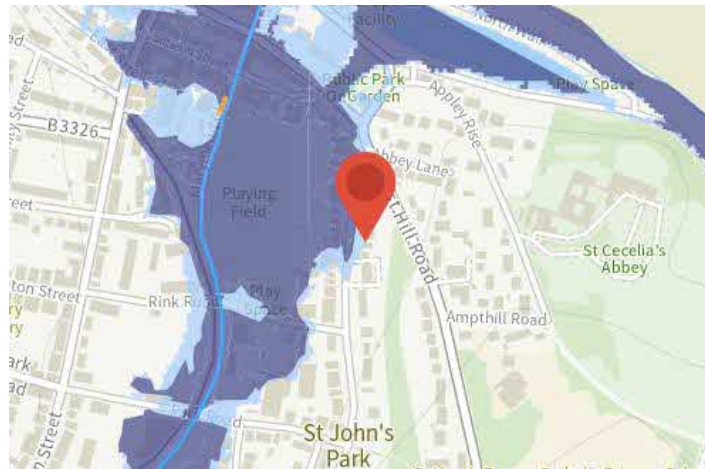
The proposal is able to comply with standing advice in ensuring finished floor levels for the proposed extensions are identical to those of the host property.

The survey plan below confirms that proposed habitable accommodation will have a finished floor level of 3.646 AOD, matching that of the existing property whilst the extended garage (non-habitable) extension will remain at 3.486 AOD.



Proposed finished floor levels

The Environment Agency Flood Map (below) gives an indication of the application property lying with or on the edge of Flood Risk Zone 2 (medium risk).



Extract From EA Flood Map

The owner of the property confirms that the premises have not been subjected to any flooding event in the past forty years, which includes a substantial period of time prior to subsequent drainage improvement works being carried out within the locality.

The proposed works are unlikely to be affected by current or future flooding, will not increase flood risk elsewhere given the very limited increase in footprint and not increase risk to life from flooding, particularly given that all sleeping accommodation remains at first floor level.