



Heritage Statement

PERTAINING TO

The Proposed External Stairs

AT

Flat 3, St Margarets,
Victoria Road, Freshwater, Isle Of Wight PO40 9PU



DOCUMENT REF: S1631-HERITAGE STATEMENT **DATE: 15/12/2023**

REVISION: First Issue

1.0 Context

- 1.1 **Purpose:** This Statement is made in support of the Full Planning Application for the proposed external stairs from the subject first-floor flat down to its own private amenity space.

The relevant accompanying existing and proposal drawings are as follows:

- S1631_PL-01_BLOCK AND LOCATION PLANS
- S1631_PL-02_EXISTING SITE PLAN
- S1631_PL-03_EXISTING ELEVATIONS
- 1631_PL-04_EXISTING FLOOR PLAN
- S1631_PL-05_PROPOSED SITE PLAN
- S1631_PL-06_PROPOSED ELEVATIONS
- S1631_PL-07_PROPOSED FLOOR PLAN

- 1.2 **The property,** St Margarets, is a two-storey detached Victorian building, finished in red facing brick with buff brick quoins and detailing. The roof is of both hipped and gable arrangement finished in slate with contrasting decorative ridge treatments. The principal street-facing elevation has a wood-framed veranda arrangement, also finished in slate roof tiles. The building appears to be largely unaltered externally, with the exception of a modest single storey flat roof extension to the rear (not visible from the public realm) of low quality design and mis-matching 'multi' facing bricks. It seems likely that the building was originally a single dwelling. Broadly speaking, we might describe the style and arrangement of the building as being quite typical of other Victorian brick-built buildings in the area.

- 1.3 **Setting:** The property is within the Freshwater Bay Conservation Area, and has a direct visual relationship with Listed buildings nearby. It is within the Solent Protection Area Buffer Zone, and the West Wight Regeneration Area Settlement Boundary.

1.4 **Nearby Listed Buildings/Features:**

- **Hollytree Cottage' and Myrtle Cottage'** very nearby to the South of St Margarets on the same side of Victoria Road
- **Alexandra House (Orchard Brothers)** to the South at the junction of Victoria Road and Bedbury Lane

1.5 **Previous Relevant Planning Applications:**

There are no particular relevant or recent nearby applications that might shape consideration of the proposal here:

- **Myrtle Cottage** sought and obtained Listed Building Consent for modest alterations in 1998.
- **'Eventide'** obtained permission for a side extension in 2014, but the property is not within a relevant distance from St Margarets, and the style/age of dwelling is very different.

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2.0 Proposals and Justifications.

2.1 The proposal:

Installation of external staircase on the North Elevation (and visible from the West (Street facing) Elevation, with formation of new external door at First Floor level to serve the proposed external stairs. This is to link Flat 3 (the Applicant's dwelling) on the First Floor, with their private amenity space on the North side of the building of which they have sole use. Currently the only way to access the amenity space is to leave the building by the principal shared entrance on the South side, and walk around the rear of the building through two other amenity spaces belonging to other Flats.

2.2 Justification:

We suggest that the proposal be deemed sensitive and appropriate on the grounds that:

- The proposal involves no extension or significant alteration of the largely original building.
- The proposed stairs would only be visible from the public realm when approached/viewed from the North or West, and not the South or South West.
- The general design of the stair and the materials from which it is to be constructed are typical of escape stairs commonly seen serving flats. The intended metalwork is more suitable and appropriate for installation alongside a Victorian building than more contemporary equivalents (using glass, brushed aluminium, and so on).
- The proposed glazed door in the North elevation does not cause any loss of privacy to surrounding private amenity space, it only overlooks the private space belonging to Flat 3 belonging to the Applicants here.
- We feel strongly that the proposed alterations do in no way detract from the nearby listed buildings, nor the wider Conservation Area in which St Margarets is located.

2.3 In summary, we suggest that the Local Authority should support the application on the basis, as outlined above, that the proposal is modest, considered, and in no way harmful to its surroundings.

End.