

PLAN RESEARCH

**Planning, design and access statement in support of Listed Building Consent application 2 of 3 for: new staircase and associated works, retention of new timber porch/hood, new timber panelled and part glazed external door, new raised floor in former external alley now the stair hall (finish to be specified), removal of former lean-to roof for installation of new staircase, formation of new roof over stair hall, formation of new opening at first floor to provide access to first floor, details of door, reveals, architrave and frame to go in the new opening, enclosure/ infill addition to side elevation
at 37 Melville Street Ryde, Ryde, PO33 2AN**



*Image 1: 37 Melville Street, Ryde,
front elevation*

**Written by Martha James BA Hons PG Dip MRTPI
Chartered Town Planner
Principal Consultant, Plan Research**



1.0 Introduction

The Isle of Wight Council has advised that works are required to restore our client's home at 37 Melville Street, and that these works require Listed Building Consent.

This planning, design and access statement should be read in conjunction with the Heritage Statement and Impact Assessment document produced by Dr Nigel Barker-Mills BA(Hons) PhD Dip Cons (AA) IHBC FSA of Barker-Mills Conservation. Dr Barker-Mills has extensive experience of listed buildings, as detailed in the Heritage Statement and Impact Assessment. His qualifications include a doctorate in architectural history awarded by the University of Reading and a Postgraduate Diploma in Building Conservation from the Architectural Association of London.

This is the second of three listed building consent applications which will be submitted for our client's home. As a wide variety of measures are required to restore the property, this multi-application approach is intended to address the Council's concerns regarding the impact of earlier works on the heritage asset. Each of the three applications is organised into a logical package of work which can be implemented in phases, intended to conserve the special architectural and historic interest of the listed building.

The application site is within the Ryde Conservation Area, character area 3: 'Regency and Victorian Housing'. 37 Melville Street is a very small semi-detached cottage, in a street where a majority of the properties are large villas built in the 1830's or 1840's. Originally, our client's property was ancillary accommodation built on the west side of 36 Melville Street. The rooms in the property were very cramped. When our client's property was divided from 36 Melville Street by a previous owner, in the 1930's, the conversion was carried out to a basic standard. The stairs were installed with an unusual step arrangement between the front bedroom and the middle bedroom, as shown on the plan in Image 2 below.

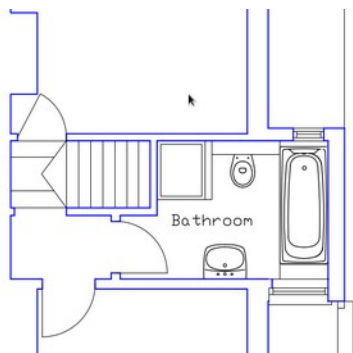


Image 2: Showing the unusual step arrangement on the stairs leading to the bedrooms

2.0 Relevant planning policies

2.1 Relevant local plan policies

Island Plan Core Strategy policies relevant to this application for listed building consent include:

SP5 Environment

This policy supports proposals that protect, conserve and/or enhance the Island's natural and historic environments.

DM2 Design Quality for New Development

This policy requires applicants to use high quality materials to ensure that the built environment is protected.

DM11 Historic and Built Environment

This policy supports proposals that positively conserve and enhance the special character of the Island's historic and built environment.

2.2 National planning policy

Relevant National Planning Policy Framework policies to this proposal include:

Paragraph 200 “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.” (This information is included in the report by Dr Barker-Mills).

Paragraph 203 “In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

3.0 Relevant planning history

There is no planning history for this property available on the Council's on-line application system.

4.0 Planning justification

4.1 Impact on the Listed Building

In the Heritage Statement and Impact Assessment submitted, Dr Barker-Mills has covered in depth the various aspects of this application and the proposal's impacts on the listed building. In summary:

Retention of the timber porch/hood

The work to create the timber porch with hood shown in Image 3 below was carried out in February 2020. Dr Barker-Mills confirms that in his opinion the porch roof is modest in terms of scale and function. The porch was built using traditional materials, and does not harm the historic interest of the building.



Image 3: Showing the porch and the front door currently



Image 4: Photo taken from Google Earth showing the property before the works were undertaken on the porch and the front door



Image 5: Showing the current front door from the inside of the house

New timber panelled and part-glazed door

The current front door shown in Image 3 and Image 5 above is a composite replica of a historic door. It replaced the previous front door, which did not have historic significance, during February 2020. Prior to the works carried out in 2020, the previous door was recessed, as shown in Image 4 above. The proposal is to remove the current front door, and replace it with a timber door which would be more sympathetic to the building and use traditional materials, as confirmed by Dr Barker-Mills.

New raised floor in the stair hall

The stair hallway floor was probably constructed in the 19th century. The rear part of the floor now has a stair over it, but the front part of the hallway remains. Our client wishes to place a floating floor over this hallway floor, so that it can be insulated. As this was previously outdoor space, there are no skirting boards or other detailing within this space. The aim is to have a simple skirting in this area. As this is a reversible intervention, it causes no harm to the significance of the special interest of the property, as confirmed by Dr Barker-Mills.

Removal of former lean-to roof for installation of stair

This work was carried out in February 2020. We have no photos of the former lean-to which was removed to enable installation of the new staircase, but evidence of it is shown in some of the photos supplied with this application. This lean-to roof was clearly a 20th century addition to the house. Dr Barker-Mills has confirmed that the removal of this lean-to has caused no harm to the special character of the house.



Image 6: Showing the current differences in levels of the floors within the house



Image 7: Showing evidence of the former lean-to roof marked on the wall.

Formation of the new roof over the stair hall enclosing the remains of the former eaves and new side extension

This work was carried out in February 2020. Our client had an engineering firm design the new roof to fit over the top of the existing flat roof, which remains in place and can clearly be seen on the site.



Image 8: Showing the engineered roof and the flat roof still in situ

In relation to the side extension, this cannot be seen from the road, and is not prominent visually. Dr Barker-Mills has confirmed that the small side extension causes no harm to the listed building.

Insertion of the new stair and formation of a new opening at first floor



These works to create a new wooden staircase were carried out in May 2023. No historic fabric was removed from the building when these new stairs were created. The previous stairs in the house were not safe. As detailed by Dr Barker-Mills, the removed stairs were a later addition to the property, constructed some time in the 1930's, around the time the property was separated from the host dwelling.



Image 9: Showing the works that were started to create an opening for the new staircase. All works were halted following a visit from the Council.

The new opening in the first floor wall which was required to reposition the staircase has caused limited harm to the building fabric. Although this work has already started, it has not progressed since the Council's enforcement officer visited the site. Our client's intention is to fit timber liners and a timber lintel in place of the concrete one that has been installed. There would be simple architrave and a wooden door.

Dr Barker-Mills has confirmed that the new stairs are in a later extension to the dwelling. Whilst there has been limited harm to the building via the creation of the new opening, this can be weighed against the ability to retain the historic plan form of the dwelling via the removal of a non-original staircase from the centre of the property.

5.0 Conclusion

In hindsight, our client would not have carried out works to their home if they had realised that the property was a listed building. This mistake has caused them great anguish, and since the first visit of the Council's Enforcement Officer and Listed Building Officer, they have worked proactively with the Council.

This application is the second of three listed building consent applications that we are submitting on behalf of our client to rectify the situation. The various works proposed are justified within this planning, design and access statement, and the Heritage Statement and Impact Assessment written by Dr Barker-Mills. Very careful consideration has been made to demonstrate that none of the proposed works would cause significant harm to the heritage asset. We therefore request that listed building consent is granted in this case.