

PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT



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| Site address:- | 7 & 7A Queens Road, Shanklin, Isle of Wight, PO37 6AN |
| Proposal:- | Additions and alterations to existing conservatory (revised scheme); |
| Applicant:- | Emily Hammersley |
| Date:- | February 2024 |

INTRODUCTION

This Planning Statement is produced by Andrew White Planning Consultancy Ltd to accompany a revised planning application and associated listed building consent application for additions and alterations to 7/7A Queens Road, Shanklin, Isle of Wight, PO37 7AN. This is an amended scheme following the refusal of the previous application 23/01524/FUL and its associated listed building application 23/01525/LBC on 24 October 2023.

The property is a Grade II listed building and is located within the Shanklin Conservation Area. Accordingly, this Planning Statement includes a proportionate Heritage Statement.

The property was extended in 2002 with planning permission (and the associated listed building consent) (refs: P/01463/02 and P/01666/02) granted for a side porch on the north elevation and a conservatory, veranda, cellar and balcony on the south elevation.

In January 2021 Listed Building Consent (ref 20/01969/LBC) was granted for the retention of the relocated staircase within the main building in conjunction with the use of the property as two apartments. Additionally, at the same time, a Certificate of Lawful Existing Use (ref 20/01967/CLEUD) was granted for the continued use of the property as two independent apartments.

SITE AND LOCATION

The application relates to 7/7A Queens Road which is the former vicarage to St Saviours-on-the-Cliff church. The church is located on the eastern side of Queens Road some 60m south of the junction with

Osborne Road. The former vicarage is a large and imposing detached Victorian dwelling set back from the road and standing a little to the east of the church and the church hall. All three of these buildings share an access drive off Queens Road. However, 7/7A stands in its own private grounds overlooking Sandown Bay with its eastern boundary adjoining Keats Green and the cliff top path.

The character of the area is one of residential properties intermixed with hotels and guest houses backing onto Keats Green.

The building is constructed of Island stone with decorative red clay tile-hanging on the upper elevations. The clay tile roof is an arrangement of hips and valleys with dormer windows to the attic floor. The accommodation is spread over four floors. The large conservatory attached to the south east corner was built following consent granted in 2002.



Image 1 – aerial view of location of site

The conservatory addition to the building wraps around the south eastern corner and incorporates a glazed roofed open veranda along the eastern elevation and a flat roofed element which provides a balcony platform on the southern elevation accessed from the first floor south eastern corner room. The conservatory opens up onto a terrace which has steps down into the garden. The existing games room/study is the ground floor room occupying the south eastern corner of the main building and has doors into the conservatory.



Image 3 – south and eastern elevation of conservatory showing balcony above

Image 2 – eastern elevation of conservatory



Image 4 – west and south elevations of conservatory



Image 5 – view along eastern elevation of veranda looking south

PROPOSED DEVELOPMENT

The application seeks to replace the existing glazed roof of the conservatory/veranda with a new glazed roof to a revised design.

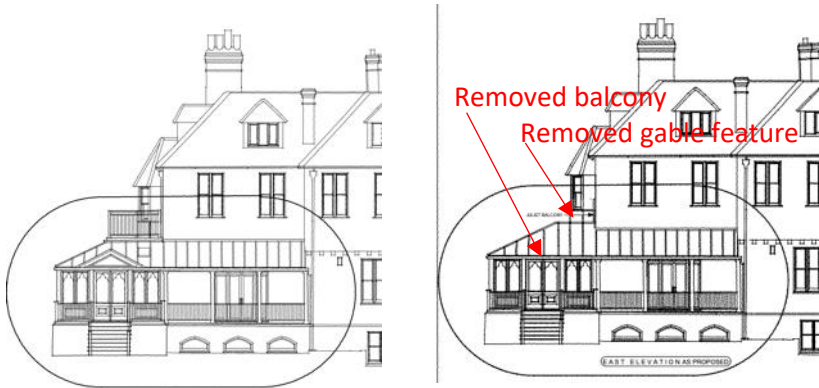
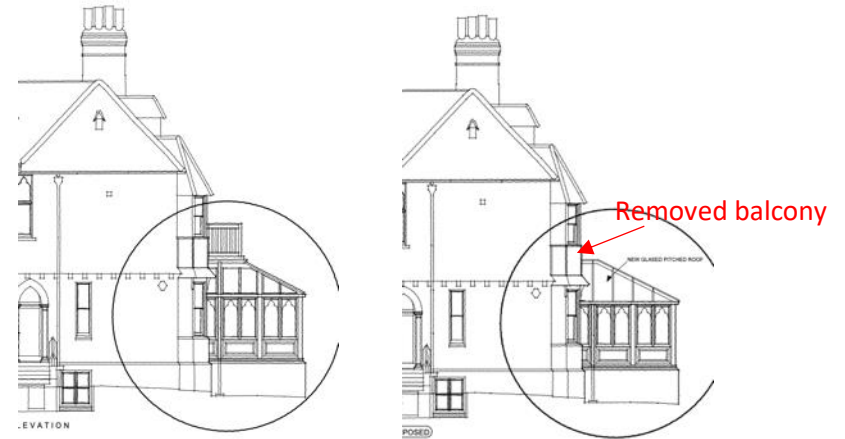


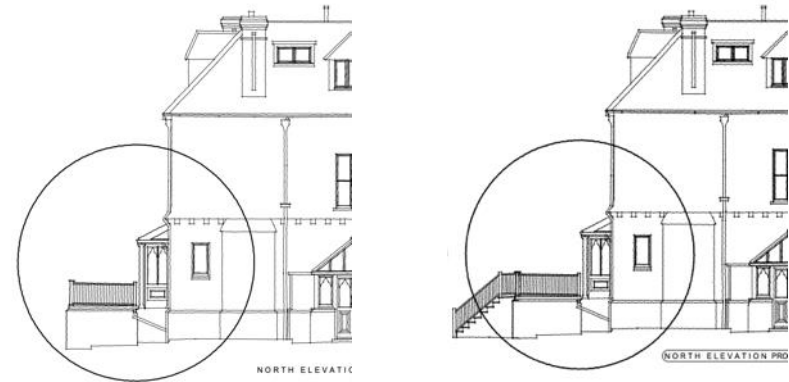
Image 6a-b – existing and proposed works to east elevation



Images 7a-b existing and proposed works to west elevation



Images 7a-b – existing and proposed works to south elevation



Images 8a-b – existing and proposed works to north elevation

REVISIONS EXPLAINED

This revised scheme has been significantly revised and scaled back following the refusal of the previous application.

Previously, the scheme involved:

- Replacing the glazed roof on the east elevation of the conservatory and veranda with a clay tiled roof
- Eliminating the existing glazed gable and incorporating two rows of roof lights over the entrances to conservatory and the games room (within the main house)
- Inserting two additional windows in the eastern elevation of the games room on the main wall of the building
- Replacing the glazed gable on the south elevation with a vertical rise and flat roof to accommodate an enlarged sized platform of the balcony above

Upon consideration of the LPA's objections and concerns to the above proposed alterations, this revised scheme has considerably and significantly scaled back the proposal. The revised scheme now put forward for consideration is much simplified and confined to removing the existing glazed roof of the conservatory and replacing it with a new glazed pitched roof hipped at the southern end.

The existing small balcony at first floor level is to be removed and replaced with a "Juliet" style balcony. There are to be no windows inserted into the eastern elevation to serve the existing games room.

As the submitted plans (extracts of which are provided in the previous section of this statement) demonstrate, the revised scheme is simply an improved version of what currently exists thus retaining the existing character of the building.

PLANNING POLICIES

The following policies are relevant to the consideration of this application. It will be demonstrated within the planning assessment and justification chapter that the proposed alterations are fully policy compliant.

National Planning Policy Framework (NPPF)

Paragraph 135 – sets out the standards of design all development is expected to achieve. This includes, *inter alia*, being visually attractive and sympathetic to the local character of the area.

Paragraph 200 – requires applicants to describe the significance of any heritage assets affected by the proposed development.

Paragraph 203 – confirms the desirability of new development making a positive contribution to the local character and distinctiveness.

Paragraph 208 – relates to development which will lead to less than substantial harm to designated heritage assets. In such cases this level of harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Island Plan Core Strategy (IPCS)

On the policies constraints map (see extract below) the site is shown to lie within the designated conservation area. Land to the east (Keats Green) is designated open space. There are preserved trees along the southern boundary of the site. Neighbouring properties (Keats Inn to the north and St Saviours church to the west) are listed buildings.

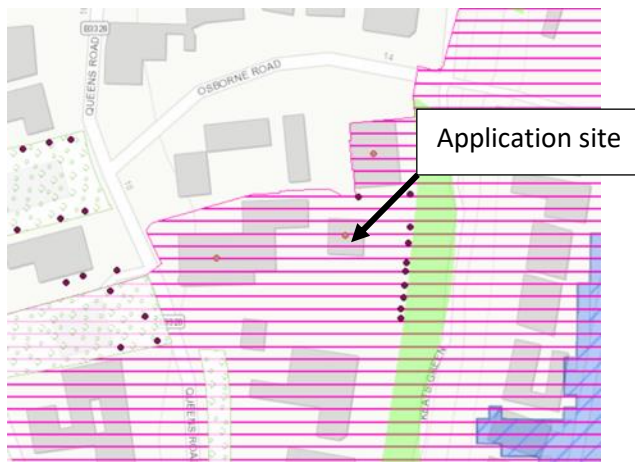


Image 9 – extract from IW Council's policies constraints map

DM2 (Design Quality for New Development) – supports proposals for high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Development is expected to provide an attractive, functional, accessible, safe and adaptable built environment with a sense of place; to optimise the potential of the site whilst having regard to existing constraints and to complement the character of the surrounding area.

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

HERITAGE STATEMENT

This application relates to a Grade II listed building located within the designated Shanklin Conservation Area, character area *No 3: Keats Green and Esplanade* as defined by the blue hatching on the Conservation Area Boundary and Character Areas map as published by the IW Council.

An extract of the map is provided below. This shows the boundary of the designated conservation area, the application property and the nearby listed buildings (shaded in purple). Those in the immediate proximity are St Saviours-on-the-Cliff Church and its attached church hall to the west and the former Keats Inn (now apartments) to the north.

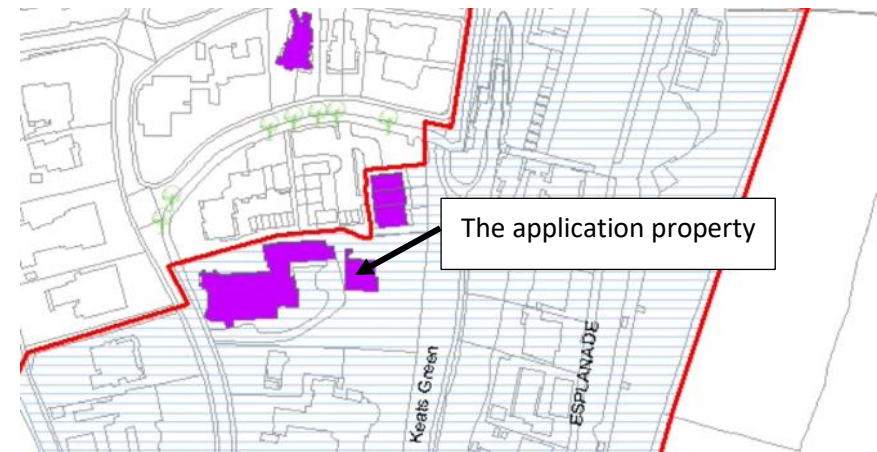


Image 10 – extract from IWS's Conservation Area Character Map

The Shanklin Conservation Area Appraisal document, also produced by the IW Council, provides the following Summary of Interest for this character area:

Summary of Special Interest

This character area represents a pleasant Victorian seaside resort divided by the cliff but connected by the lift providing both quiet green hotel quarter as well as all the traditional seaside entertainment on the shore.

Image 11 – Character Area 1: Summary of Interest (IW Council)

The former vicarage is a Grade II listed building. Below is an extract from the statutory listing description:

SHANKLIN SZ5881 QUEEN'S ROAD 1352-0/8/207 The Vicarage GV II

Purpose-built vicarage. c.1870 by William Woodyer. Ground floor of stone rubble, 1st floor tile-hung. Tiled roof with brick chimneystack. Square in plan, 2 storeys attics and basements. Principal west elevation has basement and ground floor of stone rubble with stone modillion cornice.

1st floor is hung with alternate bands of plain and scalloped tiles. 1st floor has central 5-light mullioned and transomed window with trefoliated heads. Ground floor has 2 end sashes with horns and doorcase of 4 pointed arches with Early English type columns. Two of the arches are blind and a plank door in stone surround is set back behind the right-hand arch. Flight of 6 stone steps and stone balustrading. Roof in 2 hips with gabled dormer between and 2 tall panelled brick stacks. Rear elevation has 2 gables.

Listing NGR: SZ5850681333

Image 12 – Statutory Listing Description (Historic England)

The IW Council's Historic Environment Record (HER) has the following entry from which it can be seen comprises the statutory listing description plus the addition of a description by Lloyd, DW and Pevsner from the publication "The Buildings of England, the Isle of Wight":

| | |
|--|-----------------|
| VICARAGE (Late C19 - 1867 AD to 1900 AD) | |
| Evidence | EXTANT BUILDING |
| Main Building | STONE |
| Material | |
| Covering | TILE |
| Building Material | |

Description and Sources

Description

Purpose built vicarage, c.1870 by William Woodyer. Ground floor of stone rubble, 1st floor tile hung. Tiled roof with brick chimneystack. Square plan, 2 storeys, attics and basements. Principal west elevation has basement and ground floor of stone rubble with stone modillion cornice. 1st floor is hung with alternate bands of plain and scalloped tiles. 1st floor has central 5-light mullioned and transomed window with trefoiled heads. Ground floor has 2 end sashes with horns and doorcase of 4 pointed arches with Early English type columns. Two of the arches are blind and a plank door in stone surround is set back behind the right hand arch. Flight of six stone steps and stone balustrading. Roof in 2 hips with gabled dormer between and 2 tall panelled brick stacks. Rear elevation has 2 gables.

[List of Buildings of Special Architectural or Historic Interest: Borough of South Wight (Parishes of Bembridge, Brading, Lake, Newchurch, Sandown and Shanklin), February 1992, p.96 SZ5881 1352-0/8/207]

Former vicarage, 1870-1 by Henry Woodyer, his only building on the Island. Ground floor of stone with four narrow arches on slender piers facing the church, the two l. ones blind (except for small windows), the others opening into the porch. Upper storey with tile-hanging, scalloped in alternate courses, transomed window with trefoil lights over the porch and a two-tier canted bay on the S front.

[Lloyd, D.W. and Pevsner, N. 2006 'The Buildings of England; the Isle of Wight', New Haven and London: Yale University Press, p.:265]

Image 13 – HER entry (IW Council)

The neighbouring church and church hall to the west are also Grade II listed buildings as is the neighbouring property to the north (the former Keats Inn).

The impact of the proposed alterations on the character of the designated conservation area and on the listed building, its setting and the setting of the neighbouring listed buildings will be examined in the next chapter.

PLANNING ASSESSMENT

Impact on character of designated conservation area

The former vicarage is located to the rear of St Saviours church and thus not readily visible within the streetscene of Queens Road. However,

from the cliff top walk which passes through Keats Green there are views of the building as the photograph below demonstrates:



Image 14 – view of 7/7A Queens Road from Keats Green

The existing conservatory and balcony are visible from Keats Green and thus from within the designated conservation area. When considering the previous planning application, the LPA confirmed the following:

“The existing conservatory, veranda and balcony are positioned on the corner of the south and east facing elevations of the building and the location is highly visible from the public footpath that extends along the cliff.....The existing construction of the conservatory and veranda does give it a relatively lightweight appearance. In addition, some aspects of the combined structure are relatively traditional in appearance, particularly when viewed from the east elevation where the veranda meets the conservatory.”

Previously, there were considerable objections to the submitted design which the LPA considered harmful to the appearance of the listed building. The replacement solid roof incorporating roof lights, the additional windows to the games room and the enlarged balcony platform were all considered to be harmful to both the character and appearance of the historic building and its historic fabric.

These objections have been carefully considered and the revised design fully addresses the LPA's previous concerns on the impact of the development on the appearance of the building in this part of the designated conservation area. Accordingly, the revised scheme is able to demonstrate it will not have any adverse impact on the character and appearance of this part of the designated conservation area.

As the Heritage Statement above indicates, the Shanklin Conservation Area Appraisal document summarises the character of this part of the designated area as representing a *"pleasant Victorian seaside resort divided by the cliff....providing both quiet green hotel quarter as well as all the traditional seaside entertainment on the shore."* We do not consider the proposed works to the existing conservatory in their revised simplified form will have an adverse impact on the character of the Keats Green setting.

Accordingly, on this first issue, the proposed scheme will not conflict with the objectives of NPPF paragraphs 135, 200, 208 and policies DM2 and DM11 of the IPCS which share the common objective of ensuring new development protects and enhances the character of the designated conservation area.

Impact on the listed building and its setting

In significantly revising this application we would now submit the proposed alterations will not alter the overall character and appearance of the existing conservatory. The alterations are essentially limited to a replacement roof, also glazed as is existing. The overall size and scale of the conservatory will not change. In addition, the works will enable the opportunity to be taken to replace and repair any existing rotten timbers and to repaint the entire structure. The scheme also completely removes the existing balcony platform above the roof which the LPA did consider was *"slightly at odds with the character of the listed building"*.

Overall, the revised proposed alterations are sensitive and sympathetic to the character and appearance of the listed building and will not result in any harm to the building or to its setting.

Accordingly, on this second issue, there is no conflict with the objectives of the NPPF paragraphs 135, 200, 208 and policies DM2 and DM11 of the IPCS which share the common objective of ensuring new development conserves and enhances its existing environment whilst allowing change to take place.

Impact on the setting of adjacent listed buildings

As indicated elsewhere in this statement, 7/7A Queens Road is adjacent to two other listed buildings, namely St Saviours Church and the former Keats Inn.

This application relates to the rear south eastern corner of 7/7A which is not seen with the immediate context of the settings of either of the adjacent listed buildings. Accordingly, the proposed scheme will not

impact in any way on the respective settings of the adjoining listed buildings.

Impact on amenities of neighbouring residential occupiers

This revised scheme proposes replacing the existing glazed roof of the conservatory with a new glazed roof to a very similar design. The most significant change it is the complete removal of the balcony platform above and its replacement with a “Juliet” balcony.

Accordingly, the proposed alterations will not result in any adverse impacts on neighbouring properties through overlooking, loss or privacy or disturbance and there is no conflict with policy DM2 which expects development proposals to have regard to adjacent buildings.

CONCLUSION

In respect of determining development proposals which affect a listed building or its setting there is a statutory duty to pay special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

In terms of any buildings or land in a conservation area, there is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Within this planning and heritage statement, we have demonstrated that the proposed alterations in their revised form will not adversely impact on the character or appearance of the designated conservation area or

on the listed building itself, its own setting or that of the adjoining listed buildings.

The proposed development will not lead to any adverse impacts on the amenities of the adjoining residential occupiers.

Within this planning and heritage statement we have demonstrated that the proposal in its revised form is in full compliance with policies of both the National Planning Policy Framework and the Island Plan Core Strategy.

The previous objections have been considered and addressed and we are confident that this revised proposed now demonstrates a high standard of design which is sensitive to the design and appearance of the host dwelling and respects its historic fabric and status and location within the designated Conservation Area. Accordingly, we would ask that planning permission and the associated listed building consent be granted.