

2 Russell Place, Southampton Heritage Statement

1. Location / Site

The application site is a detached family dwelling on the north side of Russell Place, within the Portswood Residents' Gardens Conservation Area.

The site is generally flat and the dwelling sits centrally across its width. The dwelling in street all have a similar set back to create a strong building line. This is typical of the area to accord with the original specification and requirement from the Whithedswood Estates Company as having a 30 foot set back and to prevent overcrowding, set in generous plots.



The above map shows the pre-developed Portswood House estate on the left against the modern day aerial image on the right.

Russell Place and this particular part of the street has a verdant feel with large trees visible as a backdrop to the rear and green verges with feature trees lining the pavement to the front.

Properties are generally two storey although some have rooms in the roof with dormer windows visible.

The majority of properties in the area were designed and built by developers using strict specification from the estate, using good quality materials in a range of styles; classical, neo-Georgian, 'Tudorbethan' and 'Arts-and-Crafts'.

Materials in the area are as noted in the Conservation Area Appraisal, with brick being the dominant wall material but pebble dash, render and hanging tile evident.

The photographs below show a very small example of the variety of styles within the immediate vicinity of Conservation Area.



Google images showing varying styles in the street.

2. Introduction

An Article 4 Direction exists which removes Permitted Development rights from some of the buildings in the Conservation Area, of which the application site is included.

As such, a planning application is now submitted for a rear single storey alteration which do not cause harm to any neighbouring amenity, nor has any impact on the Conservation Area, as set out below.

The Conservation Area appraisal notes that the domestic architecture is marked by the individuality of the houses.

Within the appraisal, 2 Russell Place, whilst not Listed is noted as a building of 'interest':

2 Russell Place which was built in 1927 for R.J. Mitchell, the designer of the 'Spitfire' aircraft, for his own use. The house was designed by Harold Holmes who worked in the Supermarine Design Office. The house bears a blue plaque to record Mitchell's residence here.

It is again important to note, the building is not Listed, nor is the appearance of the building noted as having any importance within the text above. It is however situated within a Conservation Area and so any proposals have to be justified and preserve or enhance the Conservation Area.

3. Existing Dwelling

The existing building is not Listed and there are no other Listed Buildings close to the site that would have their settings impacted.

The existing house is a two storey dwelling with a pitched roof, it was designed and built in the 1930s and is an attractive example, typical of its construction period.

The house features many of the materials commonly seen in the Conservation Area; walls of red brick plinth and pebble dash with clay roof tiles.

The design is simple with a large gable bay window to the right hand side of both the facade and the rear elevation. A cat-sliding roof falls to the north (side) elevation over the garage and provides a stepped link to the neighbouring 4 Russell Place which features a similar design and material palette and is assumed to have been designed and built by the same developer at the same time.

It is noteworthy that the neighbouring 4 Russell Place, features brick built single storey protrusions that the proposed extension picks up on visually.

Photographs of the existing dwelling are shown below.



Photograph from Russell Place showing the dwelling within its setting. No view of the rear extension occurs due to the single storey scale and inset of the extension. No change is perceived and therefore no harm occurs to from the street view within the Conservation Area.



Existing rear elevations showing where the proposed single storey extension to kitchen will be. Materials and architecture will match the existing and be set on from the edge of the northern elevation to be subservient. The aerial image shows other adjacent houses as all having rearward projections at ground level.

4. Proposal

The applicant has recently purchased the property as their family home and wishes to increase the size of the kitchen to suit the needs of modern day living for a busy family. The existing kitchen is more akin to a utility room, pushed to the rear side of the house and lacks any connection to the main house nor the garden.

Currently the kitchen is disproportionate for the size of the house. When the house was designed and built, back in the 1930s, kitchens were not used in the same manner as today where they have become more of a family space for both cooking and eating and so an opportunity exists to enhance the layout with a simple extension to improve the kitchen space.

The solution:

To minimise works internally to the houses the existing kitchen will be utilised and retained as a utility. This is simple in itself and given it has a side access door, is perfectly suited to it.

To reduce structural works and simplify the proposal, the existing window opening in the breakfast room will be removed and become the access in to the extension.

The extension is single storey and will contain a new kitchen / dining room. Window and door openings have been considered and placed to compliment the existing house, with a 3 panel door reflective of the existing windows.

No windows are proposed to the Northern elevation facing the immediate neighbour.

Externally, the extension will be in brick to match the existing brick plinth whilst offering a clear difference to the original house. The roof form is hipped with an open eaves detail to match the existing roof. To keep the scale of the extension down the top of the roof will incorporate a flat roof element.



Existing (left) and proposed (right)

As noted above the extension is set away from the edge of the building and also away from the rearward bay to not confuse the elevation.

It is acknowledged the rear extension increases the footprint, but the Conservation Area and Appraisal does not preclude such development.

The Portswood Residents Garden Conservation Area - Appraisal & Management plan states:

PRG 2 'Redevelopment and Extension of Existing Buildings' Any development proposals for the whole or partial demolition, redevelopment and/or extension of existing buildings must conform with the special characteristics of the Conservation Area set out in the Conservation Area Appraisal. These characteristics include the following: the historic layout and pattern of development in the area; the established building lines; building to plot ratios; the height, mass and scale of the buildings; plot boundaries; the distances between buildings, and the verdant spaciousness integral to the appearance and character of the Conservation Area. Any such proposals must address the detailed design criteria contained in the Core Strategy and those in this Management Plan. The Council's Core Strategy Policy CS14 seeks to safeguard conservation areas in the city from inappropriate development and to enhance their character. In addition, any proposals that will result in the net loss of family dwellings will be considered against Policy CS 16 of the Core Strategy.

In response, the extension has been designed to;

Be respectful of the rearward building line.

Be subservient to the existing.

Be set away from the edge of the existing to eliminate views from the street and reduce impact.

Pick up on the architecture of the original house.

Use materials to match that of the original house.

Not be seen from the street.

Not reduce the distances between buildings.

The Conservation Area appraisal notes that the domestic architecture is marked by the individuality of the houses.

Within the appraisal, 2 Russell Place, whilst not Listed is noted as a building of 'interest':

2 Russell Place which was built in 1927 for R.J. Mitchell, the designer of the 'Spitfire' aircraft, for his own use. The house was designed by Harold Holmes who worked in the Supermarine Design Office. The house bears a blue plaque to record Mitchell's residence here.

It is again important to note, the building is not Listed, nor is the appearance of the building noted within the text above.

5. NPPF

The National Planning Policy Framework (NPPF) sets out in Section 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. 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.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. 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.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

6. Southampton Core Strategy

Policy CS 14

The Council will safeguard from inappropriate development and, where appropriate, enhance important historical assets and their settings and the character of areas of acknowledged importance including listed buildings, conservation areas, sites of archaeological importance and their setting and parks and gardens of special historic interest. The Council will promote the retention of buildings and structures of local architectural or historical importance identified on the Local List.

The significant level of proposed development in the city centre (including the major development quarter) will need to pay particular attention to the medieval walled town and the remains of the Saxon town, Hamwic which are nationally important. Proposals within the Old Town should also respect and, where necessary, reinstate the historic street pattern where possible.

New development should respect and reflect the underlying archaeology of the area. A guiding principle will be to avoid damage to archaeological deposits where possible and to put in place appropriate mitigation measures where damage is unavoidable. Developer contributions may be sought from relevant developments to support the protection and improvement of the historic environment. Historic assets such as buildings should be re-used where possible.

Policy Background / Justification:

5.1.8 The Conservation Area Character Appraisals will identify the unique characteristics of the areas and contain management statements aimed at securing the preservation and enhancement of the areas.

As noted above, Southampton City Council have prepared a Conservation Area appraisal and management plan for the safeguarding of the Conservation Area, this is discussed below in section 7.

7. Conservation Area Assessment

As noted above, Permitted Development rights have been removed for the building as part of the management plan to preserve and enhance the Conservation Area. The following policies apply:

PRG 1 Retention of Large Family Dwellings

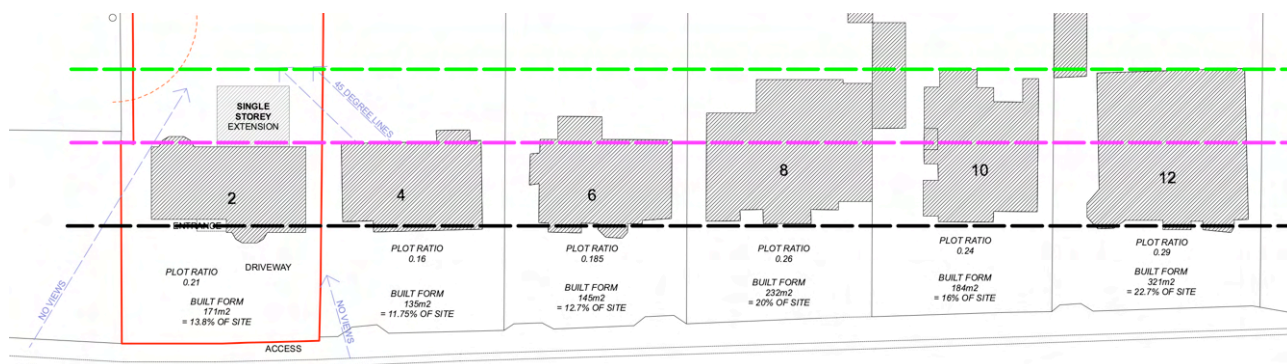
Response: No intensification is proposed. Large family dwellings within a landscaped setting are an integral part of the character and appearance of the Conservation Area, the proposed extensions seeks to improve the layout of the dwelling to increase the size of the kitchen which currently does not reflect modern day living nor the size of the dwelling.

PRG 2 Redevelopment and Extension of Existing Buildings

Response: The proposed extension is subservient to the host dwelling.

The extension has been set in from the side of the original dwelling and so is not seen from public vantage point neither full on, nor obliquely.

The building line is retained to the frontage, and as shown below, is within the limits of existing built form at ground floor, with no change proposed to the first floor.



Care has been taken to ensure and demonstrate that the proposed built form and plot ratio are respectful to the Conservation Area. As shown on the submitted site plan the following plot ratio / built form % is proposed of the dwellings which sit alongside the application site on Russell Place:

Dwelling	Built Form	Built as a % of site	Plot Ratio
2 Russell Place (Existing)	128 m ²	10.3%	0.175
2 Russell Place (Proposed)	171 m ²	13.8%	0.21
4 Russell Place	135 m ²	11.75%	0.16
6 Russell Place	145 m ²	12.7%	0.185
8 Russell Place	232 m ²	20%	0.26
10 Russell Place	184 m ²	16%	0.24
12 Russell Place	321 m ²	22.7%	0.29

The mass and scale of the extension is considered suitable being of single storey height, with form and materials reflective of the host dwelling.

No change to boundaries occur, nor space between buildings since the extension has been set away from the perimeter of the existing dwelling.

PRG 3 New Infill Development between Existing Buildings

Response: No harm, not applicable as no changed proposed.

PRG 5 Materials

The materials proposed are to match that of the existing dwelling which is typical of the area.

PRG 6 Hardstandings, Driveways, Access and Paths

Response: No harm, not applicable as no changed proposed.

PRG 7 Walls, Fences, Gates and Gate Posts

No harm, not applicable as no changed proposed.

PRG 8 Garages and Outbuildings

No harm, not applicable as no changed proposed.

PRG 9 Windows

The proposal involves the alteration to 3 rear windows. These are not seen from public vantage point being to the rear and on the ground floor. The windows to be removed are white uPvc and have no merit to the Conservation Area nor neighbouring amenity.

The proposed windows will be white high performance units to match the existing, the applicant would accept a suitably worded condition if the LPA deem necessary.

PRG 10 Renewable Energy

No harm, not applicable as no changed proposed.

PRG 11 Roof Lights and Dormer Windows

No harm, not applicable as no changed proposed.

PRG 12 Front Porches and Doors

No harm, not applicable as no changed proposed.

PRG 13 Chimneys

No harm, not applicable as no changed proposed.

PRG 14 Balconies

No harm, not applicable as no changed proposed.

PRG 15 Satellite Dishes and Antennae

No harm, not applicable as no changed proposed.

PRG 16 Rainwater Goods

The proposed gutters and downpipes will be in black to match those on the existing house.

PRG 17 Trees

No harm, the extension is set well away from any existing trees as shown on the application drawings.

The Conservation Area appraisal notes that the domestic architecture is marked by the individuality of the houses.

Within the appraisal, 2 Russell Place, whilst not Listed is noted as a building of 'interest':

2 Russell Place which was built in 1927 for R.J. Mitchell, the designer of the 'Spitfire' aircraft, for his own use. The house was designed by Harold Holmes who worked in the Supermarine Design Office. The house bears a blue plaque to record Mitchell's residence here.

It is again important to note, the building is not Listed, nor is the appearance of the building noted within the text above.

8. Conclusion

The proposed extension does not materially alter the house from public vantage point, it simply allows the creation of a larger kitchen to suit the requirements of the new owners and the needs of modern day family living. The proposals are not seen from public view.

The proposed extension has been designed to be in keeping with the original architecture of the house, it is single storey, subservient and has no impact on neighbouring amenity. It is a simple addition which does alter the design or layout of the original house.

Given the proposal is not seen from the street, nor has any impact on neighbouring amenity, it is considered that the proposals cause no harm to the integrity of any heritage asset. As such, it is considered that the proposals meet the relevant national and local policy requirements, as set out in NPPF 194 and CS14.