

Heritage & Design statement

Project: Addition of Dormer Window to Match Neighbouring properties and ground floor kitchen extension to create more kitchen space

4 Ballard Road Poole BH15 1RA

1. Introduction

This Heritage Statement is provided in support of the planning application for alterations to 4 Ballard Road, a Victorian fisherman's townhouse located within the Poole Town Centre Heritage Conservation area. These alterations, including the addition of a dormer window and a single-story extension, are proposed with the utmost respect for the building's historical significance and its contribution to the conservation area's character.

2. Adherence to Regulatory and Policy Frameworks

The alterations have been conscientiously planned to align with government Circular 01/2006, offering guidance on the management of changes to heritage assets. This planning application demonstrates compliance with the local plan, positioning the alterations as both reasonable and justifiable for approval, subject to appropriate planning conditions. This ensures that the proposed changes respect the property's heritage while facilitating its adaptation to contemporary needs.

3. Impact on the Conservation Area and Heritage Assets

4 Ballard Road is an integral component of the Poole Town Centre Heritage Conservation area, distinguished by its unique architectural and historical attributes. The property retains distinctive Victorian features that contribute to the area's overall heritage value. In planning the alterations, particular consideration has been given to ensuring that these changes are in harmony with the property's character and the broader conservation area. The alterations have been designed to preserve the original brickwork and introduce a dormer window, aligning with the conservation area's architectural vernacular and reinforcing its historical narrative.

4. Nuanced Approach to Heritage Considerations

The proximity of the Lifeboat Museum, a key heritage asset locally listed for its significance, necessitates a nuanced approach to the proposed alterations. Drawing on the precedent established by application APP/17/01798/F, the alterations have been meticulously designed to ensure that the dormer window and single-story extension will not impinge upon the setting of the Lifeboat Museum. This careful planning affirms that the alterations will have a negligible impact on the visual and historical context of neighbouring heritage assets, preserving the integrity of the conservation area.

5. Design and Material Considerations

The design approach for the alterations at 4 Ballard Road has been guided by a commitment to historical accuracy and sensitivity to the property's heritage. By retaining the original Victorian brickwork and selecting materials that are sympathetic to the era, the alterations are designed to blend seamlessly with the existing structure and contribute positively to the streetscape. The introduction of a dormer window, chosen over alternatives like French doors, exemplifies a design decision that respects the architectural language of similar properties within the conservation area.

6. Parking and Landscaping

It is important to highlight that there will be no proposed changes to the existing parking arrangements or landscaping. This decision ensures that the alterations remain focused on enhancing the building's heritage value without altering the site's established spatial dynamics or visual appeal.

7. Conclusion

The proposed alterations at 4 Ballard Road represent a considered and respectful approach to adapting a heritage property to meet modern living standards while preserving its historical and architectural significance. Through careful planning and adherence to relevant policies and precedents, the alterations are designed to have minimal impact on the conservation area and nearby heritage assets, such as the Lifeboat Museum. This Heritage Statement underscores the commitment to preserving the character and integrity of 4 Ballard Road and its contribution to the heritage and identity of the Poole Town Centre Heritage Conservation area.

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