

PLANNING APPLICATION FOR NEW DWELLING ON LAND WITHIN CURTILAGE OF 31 BLENDWORTH CRESCENT, PO9 2BA

HERITAGE STATEMENT

1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the construction of a new dwelling on land within the curtilage of 31 Blendworth Crescent, Leigh Park, PO9 2BA
- 1.2 This Statement provides additional information to that contained within the Site and Area Appraisal section of the Design and Access Statement previously issued.

2.0 THE HERITAGE ASSETT AND ITS SETTING

- 2.1 The application site lies within the Portsmouth overspill development of Leigh Park. Bought in 1944 the former Leigh Park Estate near Havant is now a densely populated community, the developments around Blendworth Crescent are part of the 1951 development for 1500 new houses. The existing dwelling is at the corner of a green open space typical of urban planning in the 1950's. As this is a triangular corner site there is sufficient space on the site for an additional dwelling
- 2.2 The existing house is typical brick cavity construction repeated throughout the estate for council housing. At some point during the 1980's a change in government policy allowed council tenants to purchase their tenanted houses. This house benefitted with this relaxation and the new owners altered the front elevation with the introduction of first floor tile-hanging and a pitched porch over the entrance door.
- 2.3 The Proposal is to hive off approximately 164m² of the rear garden to provide a site for the additional house. The existing site area is 333m² (0.03 Hectare)
- 2.4 Planning History for this site
04/69008/000 Single storey rear extension – Grant permission/consent/certify lawfulness
- 2.5 The site is not within a Conservation Area
- 2.6 The site is bounded by the rear gardens to dwellings in Blendworth Crescent and Kingsworthy Road.
- 2.8 The site is not prone to flooding

3.0 ASSESSMENT OF SIGNIFICANCE

- 3.1 The existing dwelling is part of a terrace of houses facing the north side of an open grassed amenity area to the north of Blendworth Road. This amenity area is also bounded by similar terraces to the east and west. The dwelling is the end unit to the terrace and benefits from having a larger garden taking in the triangle of land to the corner of the development.
- 3.2 The architectural and historical significance of the dwelling or its environs is minimal. The existing buildings are of similar design and aesthetic to hundreds of identical properties that form this part of the original council estate.

4.0 DESIGN CONCEPT

- 4.1 The proposal is to utilise part of the existing approved rear extension and extend this both on plan and in height to create a new two storey 3-bedroom dwelling meeting current national described space standards.
- 4.2 Materials used in the construction will match those of the original terrace.

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

- 5.1 The proposals do not create any overlooking issues
- 5.2 The site can be serviced adequately for vehicular parking and pedestrian access and for bin collections etc without detriment to the surrounding dwellings