“OWEN’S SOUTHSEA”
Conservation Area No 2

Guidelines for Conservation

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1:0 INTRODUCTION

This guideline publication covers the Owen’s Southsea conservation area. It is one of a series covering conservation areas in Portsmouth and providing guidance on each area. It is intended to provide supplementary planning guidance to the Portsmouth City Local Plan 2001-11.

‘Owen’s Southsea’ is the name given to the conservation area surrounding the Palmerston Road Shopping Centre. This area was designed principally by Thomas Ellis Owen and its value has been increasingly recognised in recent years. The combination of buildings, walls, trees, shrubs and road layout have given this area a distinctive picturesque character which makes a notable contribution to the character of Southsea as a whole. Unfortunately since its inception there has been a gradual erosion of this distinctiveness due to redevelopment, new uses, road widening and many other factors.

Whilst most recent pressure for redevelopment may have been reduced by public recognition of the area’s value there are still threats to its character which could result in further deterioration of visual quality.

This report outlines the area’s history, its distinctive value and the factors leading to the loss of its visual amenity. It then establishes guidelines aimed at preventing further decay of the area’s character, as well as consolidating and enhancing the townscape quality.

The report aims to provide a framework for planning decisions within this conservation area but it also includes some general corporate guidelines concerning conservation.

2:0 LOCATION

The Owen’s Southsea conservation area is located in Southsea which is located in the southern part of Portsea Island within the City of Portsmouth.

The conservation area surrounds the Palmerston Road shopping centre.
3:0 HISTORY

THOMAS OWEN

Thomas Ellis Owen was born in 1805, son of Jacob Owen one time Chief Surveyor for the Board of Ordnance responsible for the design and supervision of building works in the Portsmouth Area.

T E Owen was articled to a London architect and engineer. Besides his Southsea development he surveyed Portsea Island for the Tithes Commissioners in 1838 and was involved in a scheme to improve the Camber Docks. He was responsible for the design of The Crescent, Alverstoke in Gosport in 1829. He also had interests in railways, theatres, brick making, water supply, cemeteries and banking. He was an Elected Member of the Council and was Mayor in 1847 and again at the time of his death in 1862.

OTHER VICTORIAN SUBURBS

Owen’s Southsea is an example of what has been called a ‘villa suburb’ (D.Lloyd, 1984). The earliest examples of this type of suburb include John Nash’s Park Villages in Regents Park, built c1820-30, which comprised detached villas set out on winding road with lush landscaping. There are other examples of this type of early to mid-19th Century development elsewhere in the country.

This type of development appears to have been prompted by various factors including the need for new housing for expanding towns, coupled with the wish to create a more informal and picturesque alternative to the Georgian terraced house. Villa suburbs such as these form an historical link between early picturesque estate villages and later planned settlements such as Port Sunlight and Hampstead Garden Suburb.

In comparison with some of these developments, which are relatively spacious, the particular interest of Thomas Owen’s Southsea is the skilful way in which it is laid out to combine high density and picturesque effect. It is worth noting the way in which some of these features seem to anticipate more recent ideas, such as the grouping together of villas to maximise the collective impact of their gardens as landscaping, whilst the use of pinchpoints (though mainly for visual effect) helps to deter general access and anticipates their use as a form of traffic calming.

THE DEVELOPMENT OF OWEN’S SOUTHSSEA

The growth of Southsea started in the early years of the 19th Century outside the fortifications of Old Portsmouth, the earliest areas to be built include The Terraces, Croxton Town and the Castle Road area.

Thomas Ellis Owen began his developments in the Grove Road area in the 1830’s and building work continued in the Kent area with Swiss Cottage (1837) and Queens Terrace (1837-40).

Further works following in Kent Road (Kent Lodge etc), Grove Road South (The Shrubbery), The Thicket (1844/6) and Queens Place (1847). Major schemes followed at the end of the 1840’s with Portland Terrace (1846), Dovercourt (1848) and St Jude’s Church (1851) and later building, in the northern part of the area, included Sussex Terrace (1854/5) and 30-34 Sussex Road (1857).
The three terraces south of Osborne Road: Clifton Terrace (1856), Netley Terrace (1859/60) and Richmond Terrace (1860) are now thought (Riley, 1980) to have been built by another architect/builder Henry Gauntlett. Owen’s developments continued further south in 1851 with the layout of The Vale and buildings in Clarendon Road. He also planned an area further east around Eastern Villas Road.

Growth east of Grove Road South continued in the late 1850’s and the 1860’s with the layout of Merton Road, Nelson Road and Albany Road and this continued after Owen’s death in 1862 whilst other roads by other builders and architects were infilled with later Victorian and Edwardian houses.

FURTHER DEVELOPMENT AND REDEVELOPMENT

Early redevelopment included the building of Portsmouth High School for Girls (1886) on the site of the Owen villa (Trapezium Court) and of Branksmere 1895/6 on the site of a villa (St Helen’s).

Palmerston Road shopping centre expanded and gradually encroached on the surrounding area first in Osborne and then Clarendon Road. The Elm Grove/Kings Road shopping centre developed with shops replacing the gardens of other villas prior to construction of purpose built shops (such as New Buildings 1902/3 by Cogswell). Some ‘Owen’ houses have survived in Elm Grove, however, behind later shop extensions.

The visual quality of the area around Palmerston Road and St Jude’s Church has long been appreciated but it has perhaps also been taken for granted and a gradual loss of buildings, walls, trees and original road layout has taken place. There has been a gradual redevelopment and infilling with business and other non-residential uses which in Grove Road South for example, has had a marked effect. Although both Palmerston Road and Kings Road shopping areas were badly damaged in World War II, there was relatively little permanent damage to the housing in the Owen’s Southsea area.

THE GROWTH OF CONSERVATION

Pressure for change and redevelopment intensified after World War II but this was followed by a growth in interest in Owen’s Southsea developments during the 1970’s and 1980’s. A series of publications, research papers and Town trails have all served to foster public interest. The Listing of selected buildings by the Department of the Environment and the designation of several Conservation areas, some of which were regrouped to form the “Owen’s Southsea” outstanding conservation area in 1977, helped to encourage support for conservation objectives. The Owen’s Southsea Town Scheme was operated from 1981 -1996, to grant aid structural repairs to buildings. Numerous Tree Preservation Orders have been made to protect trees. A more recent initiative has been an “Article 4 Direction” to control satellite dish aerials.

The List Review published in 1999 strengthened listing with additional listing most notably Dovercourt. Recently The Friary (which is just outside the conservation area) was listed. More recently several Article 4
Directions have been made to help control the effects of permitted development on the appearance of the conservation area. The Southsea Heritage Economic Regeneration Scheme (HERS) was established in 2001 to help encourage repairs of properties including shops and flats in Osborne, Marmion Road and Grove Road South. It was a joint scheme between English Heritage, Southsea Town Council and the City Council and it finished in 2005.

There has been greater attention to the conservation of individual buildings and groups of buildings and a number of notable restoration schemes have been completed. These include Portland Terrace (converted by Portsmouth Housing Association to form flats), Branksmere (converted by Hampshire County Council to office use) and Portsmouth High School (Upper School). These schemes included restoration of important external features and followed on from works to walls and canopies at Netley Terrace carried out during Heritage Year in 1974. There has also been a variety of small scale restoration work by individual private owners often with Town Scheme grant aid.

The bicentenary of the birth of Thomas Ellis Owen was marked by a Festival which included an exhibition, walks, talks, models etc. The bicentenary was also marked by the installation of an English Heritage Blue Plaque on Owen’s own home Dovercourt.
INTRODUCTION

The character of Thomas Owen’s Southsea derives from a combination of various elements: buildings and their details in particular, walls and fences, trees and shrubs, gardens and estate layout, together with paving materials and street furniture.

Villas and terraces are laid out in a townscape of winding roads of varying widths creating a picturesque and spacious effect. In some cases properties are grouped together or laid out at the rear of their plots to maximise the visual impact of garden land and create a sylvan effect. Buildings are glimpsed behind boundary walls and through tree and shrub planting.

Parts of the area were laid out by other architects and builders to rigid lines and fewer trees. These roads have a character quite distinct from earlier ‘Owen’ area. The houses are still substantial, enclosed by walls and hedging adding to the overall Victorian character of the area.

The area varies in detail and the next few pages briefly describe important aspects of the character of different parts of the area.

THE CHARACTER OF THE AREA

i Kent Road/Sussex Road/Queen’s Crescent

The north western section of the Conservation area is perhaps the best preserved. It includes several terraces, groups and individual villas.

2—10 Sussex Road showing gate piers, boundary wall and trees.

29-43 Kent Road and 2-10 Sussex Road form an L-shaped terrace, one of Owen’s earlier developments dating from 1837-40, set behind gardens and high battered garden walls. This area also includes examples of less formal, picturesque development as in the grouping of Sussex Terrace, Annesley House and 30-34 Sussex Road with a narrow winding road bounded by walls and trees.

ii Queen’s Crescent/Grove/Place/Queen’s Place

Queen’s Crescent links Kent Road with Grove Road South on a gradual curve. It includes the Kent Hall/Lodge, Kent Cottage group and also Western Court, Kersey House, Crescent House and Woodend, which are closely grouped, giving relatively high density development with garden land around the edge creating the impression of spaciousness.
Other buildings and groups of note include: St Jude’s Close, a secluded close of 1858 to the north of St Jude’s Church, Tudor Court/Wilton Lodge (1860) with coloured brickwork and dutch gables, and Branksmere – a former home of the Brickwood family, dating from 1895/96, set in extensive grounds.

Queen’s Place, a typical Owen road, with a terrace to the west, links Queen’s Crescent with St Edward’s Road. In the northern section of the area are a number of original villas though some sites have been redeveloped.

iii Portland Road/Dovercourt

Portland Terrace is probably the grandest of Owen’s Southsea developments and dates from 1845-48. It is a four storey stucco terrace and, apart from Nos 1-3, is now owned by the Portsmouth Housing Association who restored and converted it to flats in the 1970s. The scheme included the restoration of the boundary wall and landscape improvements.

Portland Terrace overlooks the extensive grounds of Owen’s own house, Dovercourt, now the Lower School of Portsmouth High School for Girls, the grounds of which include a grotto. The southern boundary of the school site is formed by Serpentine Road, a part of the original road layout.

Portland Road is now a main traffic route for buses to bypass the Palmerston Road precinct.
The conservation area includes much of Osborne Road which is part of Southsea shopping centre. The earliest building is probably Nos 72-76 which dates from c1850. Nos 52-60 is a stucco terrace with ground floor shops. Opposite are Nos 49-63 an Edwardian red brick terrace with shops below and there is a similar terrace on the south side Nos 44-48. There are some surviving original shop fronts in Osborne Road. The most impressive building is the Queens Hotel of 1903 built of red brick and terracotta.

Area South of Osborne Road

The character of this section of the area is quite distinct from other parts of the Conservation area. There are three notable terraces.

(a) Netley Terrace – Two storey stucco terrace with dormers, wooden verandahs and projecting three storey end pavilions. There are front garden boundary walls with decorative panels. Considerable restoration work has been completed both as a European Architectural Heritage project in 1975 and later with Town Scheme grant aid.

(b) Richmond Terrace – A two storey terrace set at right angles to Netley Terrace. It is painted and has dormers and front gardens. Some boundary walls have been removed and forecourts paved to allow off-street car parking.

(c) Clifton Terrace – A three storey stucco terrace with first floor cast iron balconies. It fronts a gravelled area separated from
Clifton Road by gates and is now adjacent to Homeheights House, a modern block of flats.

The rest of the area includes a variety of detached and semi-detached properties with a red brick terrace in Auckland Road West. Netley Road includes the Kingston Hotel which forms a group with Netley and Richmond Terraces and the Auckland Arms Public House with a coloured tile façade.

**The Vale/Villiers Road**

The Vale is one of the most distinctive examples of Owen’s development with walls fronting curving roadways and houses set behind and glimpsed through trees and shrubs.

Villiers Road comprises semi-detached villas set at the rear of their sites to give an illusion of increased spaciousness. Many of the garden walls and gate pillars have been altered and some gardens are used for parking. The north side includes Summerlands, a large house in grounds set behind a high wall. There is a curved entrance from Palmerston Road with Flint Lodge, a flint faced villa closing the view.

**Auckland Road East**

Auckland Road East has similar character to that of Auckland Road West and both back onto the rear of Clarence Parade properties. The south side of this road (in conservation area 10) includes some garages, back garden walls and some mews type housing.

There is one three-storey terrace: 1-7 Auckland Road East at the western end of the road and a number of Victorian villas. However there has been a variety of redevelopment and infill in this road and several forecourt walls have been lost for front garden parking.

**Clarendon Road/The Circle/Freestone Road**

This area was mostly laid out in the 1860’s. The north side of Clarendon Road comprises semi-detached properties set in a straight line and the south side includes a number of Owen houses backing onto The Vale.
Originally, houses were built around and within The Circle but some were subsequently removed to straighten the tram route. To the south of Clarendon Road, the boundary of the Conservation area, is formed by Lennox Road South with some substantial Victorian houses, some stone faced and including the distinctive Clarendon and Eagle Towers.

Freestone Road to the north has pairs of semi-detached houses with ground floor canopies and original or rebuilt boundary walls.

Grove Road South

Grove Road South the main north-south ‘spine’ of the Conservation area was once a wide tree lined road with some of Owen’s earlier villas. It is now one of the most altered roads in the area with new developments replacing two large garages. St John’s College occupies several buildings. A now deleted road widening line led to the loss of trees and walls in the central section and villas have been lost due to redevelopment. Post war offices are now being replaced by housing. Something of the original character can be seen in the Milford Lodge/The Thicket section and near St Jude’s Church. On the east side there are shops between Marmion Road and Merton Road.

Nelson Road/Merton Road/Albany Road/St John’s College

The area east of Grove Road South varies in character with a number of Owen villas in The Thicket and Nelson/Ormsby Road areas set in narrow winding roads. East of Ormsby Road, Merton and Nelson Roads are wider with curving roadlines crossing over before joining Victoria Road South. Large detached and semi-detached houses are set behind walls and trees. Many boundary walls and trees survive especially in the western section of
Merton Road, but both Merton and Nelson Roads have undergone some redevelopment.

St John’s College occupies the majority of the area between Nelson Road and The Thicket. Their land takes in several Owen houses including The Castle of 1835; but there are a number of newer educational buildings. In view of the size of this site the boundary walls and trees are of particular importance although a number of sections of wall have been rebuilt.

Albany Road and The Thicket form the east and north boundaries of the St John’s College site. The Thicket retains its original layout although buildings and walls have been rebuilt. Albany Road includes several original pairs of semi-detached houses and also the tall stuccoed Nos 13/15 which closes the view east down The Thicket.

Albany Road. These date from 1874-1900 and comprise late Victorian villas and semi-detached houses in a variety of materials, mainly brick or render but including stone and flint. These roads have a distinct building line and there is less tree planting. Most properties have retained boundary walls and gate pillars. There are further edwardian villas in Victoria Road South. South Portsmouth United Reformed Church built in 1911 to the designs of C W Bevis is a prominent townscape feature.

xii Marmion Road

The character of Marmion Road changed markedly in the early 1970’s with the demolition of shops and houses to create the Waitrose supermarket and car park. However it still retains some character as a specialist shopping street and some original shopfronts survive. The road can conveniently be divided into three:

(a) the Western section – which mainly comprises a terrace of three storey, stucco shops on the north side and two storey shops on the south. It curves gradually towards Grove Road South, and with changing views to the west of St Jude’s Church, the trees in the church grounds and the former Vicarage.

(b) The Central section, which is dominated by a late 19th century four-storey development of flats and shops. On the south side adjacent to the Waitrose supermarket, is The Friary which is a mid Victorian apartment development by Owen.

(c) The Eastern section of the road comprises a mixture of walled

xi Roads between Victoria Road South and Albany Road

Victoria Road South forms the eastern boundary of the Conservation area and the area (with the eastern side of the road in conservation area 19). Conservation area 2 includes 3 roads (Cavendish, Hereford and Stafford) leading from Victoria Road South to
Victorian villas and a group of shops near the junction with Victoria Road South. It includes on the corner of Victoria Road South behind Nos 87/89 an early 19th Century farm building which is one of the earliest buildings in this part of Southsea.

Behind Marmion Road is Wilton Place a much altered two storey terrace.

xiii St Jude's Church

St Jude's Church was built by Thomas Owen as a focal point for his Southsea developments. Its location at the junction of Kent Road/Palmerston Road and Grove Road South makes it widely visible and it dominates the north end of the Palmerston Road pedestrian precinct. It closes the view round the curving western section of Marmion Road and the spire is seen in views southward, views down Grove Road South and in views eastwards down Kent Road. Although it is the only church on Portsea Island with a spire it is worth noting that in some views the whole bulk of the church plays an important part in the landscape. For example, from Sussex Terrace, the body of the church forms a backcloth to the landscaped grounds of Branksmere and the slate roof and nave, together with the spire, dominate views south along Queens Grove.

The church is visible from a number of points within this Conservation area for example down Merton Road and also more widely in views across Southsea.

St Jude’s Church also originally served as an aid to navigation being the basis of two transits, one with Southsea Castle lighthouse marking the main shipping channel into Portsmouth and one with the Royal Naval War Memorial (replacing an earlier mark) for the swashway. This second transit is now obscured by Homeheights House.
5:0 LAND USES

i Residential

The predominant land is still residential either as single family dwelling or as flats although some properties have been converted to hotel or guest houses. More recently there has been a growth in rest/retirement/nursing homes accommodation.

ii Motor Trade

Many early garages were located in Southsea but practically all have now relocated or gone out of business. Only one small car repair garage remains in operation in Auckland Road East.

iii Education

There are two substantial school uses within the area:-

(a) Portsmouth High School for Girls which occupies two sites in Kent Road.

(b) St John’s College which occupies a large site to the east of Grove Road South.

These two schools are the biggest individual landowners in this area.

iv Offices

Various office uses have been introduced into the area mainly in Kent Road and Grove Road South. Some have helped provide new uses for large buildings such as the former use of ‘Branksmere’ and Portland Terrace, for office uses.

Elsewhere the requirement for office space, particularly in the 1970’s led to redevelopment pressure. One particular example, No 1 Merton Road, saw the loss of an Owen Villa. The replacement was an unsympathetic extension to an office building which has now itself been replaced by housing.

v Shopping

Parts of the Southsea shopping centre, including parts of Marmion Road and Osborne Road, are included in the Conservation area. In most cases the original c19 shops survive – albeit often with newer shop fronts. The Conservation area surrounds but does not include the Palmerston Road shopping centre and is fringed by the Elm Grove/Kings Road shopping centre to the north.
6:0 THE PROBLEMS

A variety of factors have combined to erode the special character of this Conservation area, ranging from major to very minor changes. However the effect has been cumulative leading to a gradual (though occasionally more rapid) decline in the area’s distinctive character due to the loss of original buildings, boundary walls, trees, shrubs and gardens (for parking or development) and the use of unsympathetic materials and alterations to buildings.

These are: -

(a) Redevelopment

(b) Change of Uses - Residential to Commercial or single family dwelling to multiple occupation.

(c) Road Widening Lines - (Particularly in Grove Road South and Kent Road). Although now abandoned, led to fundamental changes on an unsympathetic scale).

(d) Pressure for Car Parking

(e) Unsympathetic Alterations and Materials

(f) Loss of Trees and Shrubs

There is clearly a need for guidelines to reverse this process of attrition and to substitute a general trend to enhancement and improvement.

Though much of the character of Owen’s Southsea could undoubtedly survive many more years without further initiatives, it is likely that this would result in the area being reduced to a number of “set pieces” such as Portland Terrace, Sussex Terrace, etc. Notwithstanding the individual merit of such buildings, the importance of this area rests on its relative completeness as a Victorian suburb, designed to provide the attractive environment which characterises this part of Southsea.

To safeguard this completeness, the more “marginal” part of the area, in particular, must now have the benefit of careful control and enhancement.
The overall aim is to preserve and where appropriate enhance the conservation area.

This section sets out reasons why individual elements are considered important and presents a general statement of guidelines in respect of each item.

(1) Buildings
   (a) Wall Finishes/Cladding
   (b) Doors
   (c) Windows
   (d) Roofs
   (e) Chimneys
   (f) Details and Ornaments
   (g) Dormers
   (h) Roof Extensions
   (i) Extensions
   (j) Shopfronts/signs

(2) Boundary Walls

(3) Trees, Shrubs and Other Planting

(4) Road Layout and Street Pattern

(5) Road Surfaces and Pavements

(6) Street Furniture

(7) Overhead Wires and Statutory Undertakers Plant

(8) Enhancement Proposals

(9) Redevelopment

(10) Detailed Guidance

(1) BUILDINGS
   (a) WALL FINISHES/CLADDING

   The majority of properties have either brick faced or rendered finish. However a variety of other claddings exist which include diapered multi-colour brickwork and half timbering. A small number of properties are faced in flint, terracotta and stone and some have original slate hung rear extensions (eg Netley Terrace).

   A number of buildings are painted, this does not require planning permission unless the building is listed. It is visually preferable that terraces such as Sussex Terrace should not be painted in more than one colour.

   **Guidelines**

   (i) The City Council will encourage the retention and conservation of existing and original wall finishes as appropriate and it will actively discourage the introduction of materials such as imitation stone cladding, textured rendered finishes and plastic weather boarding which are inappropriate to the particular property or to the character of the area.

   (ii) The City Council will discourage the painting of surfaces such as stone and brickwork, where this was not originally intended, and where already painted will encourage the
painting of terraced properties in a uniform manner.

(b) DOORS

The great majority of doors on the older buildings in this conservation area are of wood. There is a wide range of door pattern some of which are partly glazed. Most wooden doors are panelled with a variety of detailing including rounded and Gothic heads. A number of properties have outer porch doors (eg Kersey House).

Since there is a wide variety of door type, the aim should be to match, wherever possible, the existing pattern for the particular terrace, group or property rather than to use or establish a ‘standard’ pattern.

Door, Queens Crescent.

Guidelines

(i) The City Council will encourage the retention/reinstatement of original or sympathetic external front doors and will discourage the use of doors of inappropriate size, design or material.

(ii) The City Council will discourage the use of UPVC, aluminium, stained wood and other inappropriate materials or finishes.

(c) WINDOWS

Most of the original Owen houses have recessed vertical sliding sash windows although there are some examples of casement windows (Swiss Cottage).

The introduction of modern materials or finishes such as UPVC, aluminium and stained rather than painted wood has had an adverse affect on the appearance of the area and this has been made worse by the fact that these new materials frequently have different profiles etc.

A number of villas and terraces have dormer windows, some of which are original. The use of a style historically appropriate to a particular property is desirable.

Round headed sash window and decorative balcony ironwork.
usually detract from the appearance of old buildings and will be discouraged, they can also add weight to a roof structure which if not properly strengthened could lead to structural problems throughout the property. Roof details such as ridge slates/tiles, finials, decorative shaped slates or tiles and patterns are also important and should be retained where ever possible and salvaged and reused where the roof has to be replaced.

Guidelines

(i) The City Council will encourage the retention and use of traditional roofing materials (such as slate).

(ii) The City Council will discourage the use of unsympathetic modern roofing materials such as interlocking concrete tiles.

(iii) Roof details such as ridge tiles and slates and decorative roofing detail should be retained and reused.

(e) CHIMNEY STACKS AND POTS

The majority of stacks are simple brick or stucco, however there are a variety of more elaborate stacks such as those on Tudor Court, Swiss Cottage and the High School (main building). Chimney stacks are notable features on many of the area’s buildings and the large

ROOFS

The predominant traditional material in this area is slate. However, plain tiles were used on some later buildings (No 35 Grove Road South and 8-12 Victoria Road South.) Modern concrete interlocking tiles
stacks on Portland Terrace for example give a strong vertical emphasis to the rear elevation. There is a mixture of simple red and yellow chimney pots and a few examples of ‘Fareham’ pots.

Guidelines

(i) The City Council will encourage the retention of chimney stacks and pots.

(f) DETAILS AND ORNAMENT

The houses and terraces of this area include a wide range of varied architectural detail. This adds significantly to the varied character of the area and it is important that these details are preserved.

Decorative chimneys, dutch gables and diaper pattern brickwork.

No 3 Ormsby Road for example is battlemented whilst properties in nearby Merton Road have ‘Dutch gables’. No 29 Kent Road a corner property with pilasters. Some properties have dentil courses (Clifton and Netley Terraces) whilst decorative barge boards can be found on others (2 Nelson Road or Flint Lodge).

Painted house name.

Several properties have cast iron balcony railings such as Portland Terrace and Sussex Terrace. Freestone Road and Netley Terrace have decorative wooden verandahs. Other features include house names painted on to gate pillars.

Iron balcony railings, Clifton Terrace.

Guidelines

(i) The City Council will encourage the retention and reinstatement of original detail.
(ii) The removal of any original features or interesting original details will be discouraged.

(g) DORMERS AND ROOFLIGHTS

Existing dormers can be found on a number of properties in the area notably Netley Terrace and semi-detached properties in Albany Road. New dormers on front roof and other slopes which are visible from the public highway will normally be discouraged.

Where there is an existing precedent for dormer windows they should match existing historic dormer windows in design, materials, bulk and size.

Rooflights should match the traditional black metal Victorian style lights in all respects and particularly in scale.

Guidelines

(i) Dormer windows will generally be discouraged on front, side or other elevations, which currently do not have them, where these are visible from public highway. On those properties which already have dormer windows the use of historically appropriate or other agreed pattern will be encouraged.

(ii) Where rooflights are proposed the use of traditional style black metal replica cast iron Victorian Style lights will be encouraged and if possible these should be located on rear roof slopes.

(h) ROOF EXTENSIONS

Roof extensions often lead to the loss of existing historic fabric such as pitched slate roofs and chimneys. They can also lead to an unacceptable increase in the bulk of properties and consequently they will be discouraged on front elevations and other prominent locations. Mansard roofs are not traditional in this area and will be discouraged.

Guidelines

(i) Roof extensions will be discouraged where they would have an adverse visual effect on the existing building or townscape or where they would lead to the loss of original historic roofs or their features.

(ii) Where roof extensions are permitted they should match existing properties in respect of design, materials, bulk or size.

(i) EXTENSIONS

Extensions on elevations fronting the highway normally require planning permission and will generally be discouraged particularly in respect of the older buildings in
Extensions on side and rear elevations will be discouraged where they would have:-

(i) an adverse visual effect on the existing building and townscape;

(ii) lead to loss of original or historic features.

Where extensions are permitted they should not overpower the original building in terms of design and materials. In addition the size of the extension should not overpower the original building.

Guidelines

(i) Extensions will be discouraged where they would have an adverse visual effect on the existing building or townscape or where they would lead to the loss of original historic features.

(ii) Where extensions are permitted they should match existing properties in respect of design and materials, bulk or size and they should not overpower the original building.

(j) SHOPFRONTS

This conservation area includes shops in parts of Marmion Road, Osborne Road, Grove Road South and Palmerston Road which form part of Southsea shopping centre. These roads still include a number of original or interesting shopfronts. There are also interesting upper floors including the early c19 houses behind 87/89 Marmion Road, the curved terrace at the opposite end of Marmion Road and terraces in Osborne Road.

Victoriana — 89 Marmion Road with stained glass and tiled entrance.

There have been a variety of changes in the area in recent years including changes in use of shops with more restaurant and take away food shops. This has been reflected in a variety of visual changes including new shopfronts and a proliferation of large internally illuminated signs.

Supplementary Planning Guidance No 6 entitled – Southsea Shopping Centre: Guidelines for the Improvement of Buildings was approved by the City Council in June 1998 to encourage improvements to shopfronts in this area.
The document includes guidance on shopfronts, upper floors, signs, canopies and shutters.

The conservation area boundary was extended in 1999 to include properties at the east and west ends of Osborne Road.

The Southsea Heritage Economic Regeneration Scheme provided grant assistance for repairs to shops

(2) BOUNDARY WALLS AND GATE PILLARS

‘Owen’s Southsea’ features a wide variety of walls and gate pillars. They include panelled/battered/plain walling with caps, and walls with patterned top sections. In addition there are a number of sections of low walls, topped with fences or hedges. Materials vary, including plain and coloured brickwork and rendered walls and some of stone and flint examples. There is much variation in the height of walls.

Walls built with low cost brickwork, coloured concrete blocks and other textured finishes are unsympathetic to the character of the area and will be discouraged. It is considered important to retain the variety of boundary treatment and not to try to impose a standard type.

Many entrances in this conservation area have attractive original gate pillars and it is important that these are retained together with their gates. Where openings are necessary in wall the introductions of gate pillars and close boarded gates with minimum width of opening is desirable as this minimises the visual intrusion caused by an open entrance.
Corner pier, wall and ceramic street name.

Guidelines

(i) The City Council will encourage the retention of existing boundary walls, gate pillars and gates and other means of enclosure and will encourage their restoration and reinstatement to match the original style for that property.

(ii) The City Council will discourage the removal/demolition/unsympathetic alteration of existing walls and other means of enclosure which are of architectural or townscape value.

(3) TREES, SHRUBS AND OTHER PLANTS

Trees and shrubs are extremely important to the character of the area and the area has been substantially planted since it was originally developed.

Many trees have been lost over the years due to redevelopment and disease and the City has promoted numerous Tree Preservation Orders in the area, in addition to the protection given under conservation area legislation.

There is a need for continuing management of the area's trees both to conserve the existing stock ensuring appropriate replacement when necessary and with new planting to help maintain the character of the area.

Where trees and other planting contribute to the character of the area, it must be stressed that open garden land also makes a significant contribution. Gardens of adjacent properties were often used by Owen to provide a landscaped setting and outlook, good examples of this are the view from Sussex Terrace across the gardens of Annesley House and Branksmere and the view from Portland Terrace over the grounds of Dovercourt.

Guidelines

(i) The City Council will discourage the loss of further trees in this area and will promote further Tree Preservation Orders as necessary.

(ii) The City will continue to encourage the good management of trees in
this area and will encourage new and replacement planting of appropriate species to help maintain and enhance the character of the area.

(iii) The City will discourage the loss of existing areas of open land (such as gardens) particularly to the front or side of properties.

(4) ROAD LAYOUT

The detailed layout of the roads in this area including variations in width and the use of curves is a basic element of the area's character and contributes greatly to its variety and interest. If the character of the area is to be conserved then it is important to retain this layout in detail and to ensure that it is not lost due to road widening or redevelopment. Further redevelopment may offer the chance to recover the earlier road layout.

The retention of curving private driveways and footpaths is also important.

Guidelines

The City Council will endeavour to retain the existing road layout of this Conservation Area in order to preserve its visual character.

(5) ROAD SURFACES, PAVEMENTS AND PRIVATE DRIVEWAYS

The City has a long standing policy of higher quality paving in conservation areas and some areas of historic surfaces or details survive (The Vale) including some pavement crossings. In addition various historic cast iron features survive such as coalhole covers, channels, buchan traps etc and since these add to the character of the area they should be retained wherever possible.

Private drives and forecourts are also a significant characteristic of the area and their retention is important. The choice of appropriate materials is important and crucial, for example, the replacement of a gravel drive by brick paviers markedly alters the character of the area by changing both colours and textures.

In 2001 the City Council approved a guidance document: Roads and Street Furniture in Historic Areas. This relates to roads, paving, street lighting, street furniture and other related matters in conservation areas together with other areas of historic interest.

Guidelines

(i) The existing policy of higher quality surfacing and paving be continued with particular attention to detailing including laying of paving to the traditional staggered bonding.
(ii) In resurfacing/repaving roads particular attention be given to retaining existing features and details including coalhole covers etc.

(iii) The City will encourage the retention of existing private driveways, footpaths and forecourts and the retention of original or visually suitable materials.

(6) STREET FURNITURE

Street furniture such as street lighting; names etc can add to or detract from the visual character. Some historic features such as ceramic street names and historic lighting survive, but in places there is sometimes a profusion of signs and posts making a careful re-examination of their function and rationalisation desirable.

Roads and Street Furniture in Historic Areas relates to street lighting, street furniture and other related matters.

Guidelines

(i) The City Council will encourage the retention of historic street furniture where this survives.

(ii) The City Council will reinstate/restore street furniture such as lamp columns and ceramic street names where appropriate.

(iii) The City Council will encourage the removal of unsightly and unnecessary street furniture where possible.

OVERHEAD WIRES AND PUBLIC UTILITIES PLANT

Overhead wires and associated poles are more prominent in some parts of this Conservation area than others, in part at least because the extensive tree cover sometimes serves to camouflage their existence. The undergrounding of services will be encouraged wherever possible particularly where overhead wires are intrusive.

Other statutory undertakers plant, such as junction boxes, can be visually obtrusive. Their location within the conservation area is undesirable and attempts will be made to ameliorate their effect by appropriate colour schemes.

Guidelines

(i) The City Council will encourage the location underground of overhead wires where possible.

(ii) The City Council will particularly discourage the location of other above ground plant or otherwise seek to minimise its impact.

(8) ENHANCEMENT PROPOSALS

Owen’s Southsea is by design a densely built up area and the emphasis must therefore be on the retention and conservation of
the existing environment. The main scope for enhancement work is to reduce the adverse impact of past redevelopment schemes and the road widening lines. Simple enhancement proposals could include tree planting and rebuilding of boundary walls.

Guidelines

(i) The City Council will bring forward enhancement proposals as appropriate from time to time.

(ii) The City Council will encourage environmental enhancement work.

(9) REDEVELOPMENT

Many original buildings in this area have been lost due to war damage and redevelopment and any further loss would be undesirable.

The preparation of development briefs for these and any other sites in this area would be essential and these should pay particular attention to consolidating and enhancing the townscape.

Guidelines

(i) Redevelopment will not generally be acceptable in this area except where properties are non conforming use and out of character with the Conservation area.

(ii) Where redevelopment is acceptable development briefs will be prepared to ensure that the development is in character with that of the Conservation area.

(10) DETAILED STATEMENTS

More detailed guidance and advice will be prepared for individual terraces or small groups where expedient to assist development control and grant aid decisions.
APPENDIX 1: FINANCE AND GRANT AID

1 HERITAGE ECONOMIC R E G E N E R A T I O N SCHEME

The Southsea Heritage Economic Regeneration Scheme (HERS) was a joint scheme between English Heritage, Portsmouth City Council and Southsea Town Council which finished in 2005.

It was intended to help encourage regeneration of the shopping area at the edge of the Southsea shopping centre. Grants were available towards repairs using traditional materials, for reinstatement of lost features and for environmental work. Grants were at 50% of the cost of repairs and up to 75% of the cost of reinstatement work.

The Southsea HERS included the following buildings in this conservation area:–
Osborne Road 2-82 and 41- 71.
Marmion Road 1-61, 83, 85, 87, 87a, 89 odd. 2 - 28, 76, 86, 98 -108 even.
Victoria Road South 60a, 60b, 60c.
Wilton Place west of 1 Grove Road South 2- 14.
Palmerston Road 1 & 3 Elphinstone Road 27.

2 HISTORIC BUILDING GRANTS

Historic Building grant aid may be available from the City Council towards the cost of repair of listed and other buildings in this Conservation area.

3. HOUSING GRANTS

The City Council financial assistance Policy for Private Sector Housing makes a range of assistance packages available to home owners.

Help is given for the improvement and repair of properties to meet the Decent Homes standard and to provide energy efficiency measures.

Assistance may be subject to a test of the owners resources.

For advice on what is available contact the Helpdesk on 023 9283 4538 or visit the website on www.portsmouth.gov.uk/living/5293.html

4 OTHER FINANCIAL ASSISTANCE

Other financial assistance may be available, for example to assist with environmental improvement schemes or for other projects. The Head of Planning Services will be pleased to advise on possible sources of assistance.
APPENDIX 2: FURTHER INFORMATION/SOURCES OF ADVICE

This document is intended to set a framework of guidelines for this conservation area.

The Head of Planning Services will be pleased to discuss any proposals concerning this area and to advise on appropriate sources of advice and information. Contact should be made with the Conservation/ & Design Team of the Planning Services: John Pike, Bob Colley or Ben Cracknell will be pleased to assist with your enquiries. Telephone numbers are 9283 4303, 9283 4310 and 9284 1127. Other sources of advice within the City Council include the Arboricultural Officer.

In appropriate circumstances, the help of the Hampshire Building Preservation Trust or English Heritage could also be sought. National Amenity Societies publish a number of advisory leaflets on detailed aspects of conservation. The long established series by the S.P. A.B. and the recently introduced series by the Victorian Society are worth noting.

The publication of a series of advice leaflets prepared jointly by the Conservation Officers of the District and County Councils in Hampshire, has begun. The first in the series is on mortars and pointing and publication of a second leaflet on roofing is expected shortly.

REFERENCES


C Clark and B Russell 1975 and 1978, Thomas Owen’s Southsea: Four Guided Walks PCC


Riley R C 1980. The Houses and Inhabitants of Thomas Owen’s Southsea Portsmouth Paper No. 32.

“Owen’s Southsea” Outstanding Conservation Area 1922 Leaflet by City Planning Department.

APPENDIX 3: STATUTORY PROTECTION

1. CONSERVATION AREA

This conservation area includes parts of several conservation areas which were combined on 21 September 1977 to allow the designation of "Owen's Southsea" as an Outstanding Conservation Area. Some additional areas were added.

The earlier conservation areas were:-
No 2 Kent Road (2 November 1969),
No 13 The Circle (2 March 1972),
No 14 Netley Road (2 March 1972) and
No 19 Victoria Road (22 November 1973).

Conservation Area No. 2 was extended on 15 September 1999 to include 2-24 and 72-82 Osborne Road

Boundaries were revised again on 10 October 2006 to include South Portsmouth United Reformed Church and 6 Victoria Road South. A small section of the Waitrose car park was removed from the conservation area.

2. LISTED BUILDINGS

1, 2, 3, 4, 5, 6 Clifton Terrace,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
6 terraced houses c1856, 3 storeys and basement, ornate cast-iron balcony to first floor.

The Friary, Friary Close
Grade; II
Listed; 09/07/04
Not in conservation area but immediately adjoining it.
Owner; Private
Victorian model dwellings of 1851 designed and built by Thomas Ellis Owen

11 & 13 Grove Road South,
Southsea
Grade; II
Listed; 18/3/99
Owner; Private
Pair of houses 1851, 2 storeys and basement.

35 Grove Road South,
Southsea
Grade; II
Listed; 18/3/99
Owner; Private
Brick and timber frame 2 storey house with stucco panels, projecting timber porch with leaded lights and coloured glass. Coloured glass above top transoms of various windows, jettied first floor.

Grove Road South,
Milford Lodge,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa of 2 storeys by T E Owen 1845.

Grove Road South,
Portland Place,
Southsea
Grade; II
Listed; 18/3/99
Owner; Private
Villa with 2 storeys, attic and basement, 1850 probably by T E Owen. Formerly known as Devonshire House.

Grove Road South,
The Castle, St John’s College,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
2 storey stuccoed villa 1835, probably by T E Owen, parapet with pointed mock-machicolations and stepped
merlons.

**Grove Road South,**
*The Shrubbery,*
Southsea
Grade; II
*Listed; 25/9/72*
Owner; Private
Villa of 2 storeys by T E Owen, 1845.

**29, 31, 33, 35, 37, 39, 41 & 43 Kent Road,**
Southsea
Grade; II
*Listed; 25/9/72*
Owner; Private
Terrace of 8 houses 1837-40 by T E Owen. 3 storeys and basement except No 31 which has 2 storeys and basement.

**Kent Road,**
*Boundary wall & gate piers to 29-43,*
Southsea
Grade; II
*Listed; 18/3/99*
Owner; Private
38 Kent Road,
*The Dog PH,*
Southsea
See Portland Road

**45 Kent Road,**
*St Vincent Lodge,*
Southsea
Grade; II
*Listed; 25/9/72*
Owner; Private
Villa of 1843 by T E Owen. 2 storeys and basement with slate roof.

**Kent Road,**
*49 & Kent Lodge,*
Southsea
Grade; II
*Listed; 25/9/72*
Owner; Private
2 houses 1843 by T E Owen, No 49 has 3 storeys and basement and Kent Lodge 3 storeys.

**51 & 53 Kent Road,**
Southsea
Grade; II
*Listed; 25/9/72*
Owner; Private
Pair of semi-detached villas of 3 storeys, 1844 by T E Owen.

**Kent Road,**
*Church of St Jude,*
Southsea
Grade; II
*Listed; 25/9/72*
Owner; Private
Church of 1851 by T E Owen in flint and rock-faced stone, tower with spire and clock. Inside is mausoleum for Lanyon family c1887-93.

**Kent Road,**
*Dover Court,*
Southsea
Grade; II
*Listed; 18/3/99*
Owner; Private
House by T E Owen 1848-49 now school, 2 storeys and attic with 4 storey tower bay, rusticated stone surrounds to windows.

**Kent Road,**
*Portsmouth High School For Girls,*
Southsea
Grade; II
*Listed; 25/9/72*
Owner; Private
School of 1886 by Osborne Smith in Neo-Dutch style, red brick with 3 storeys and basement.

**Kent Road,**
*‘Swiss Cottage’, Portsmouth High School for Girls,*
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa of 1833 by T E Owen now school house, 2 storey Gothicised brick building with 4 storey tower at rear.

2 Nelson Road,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Roughcast 2 storey villa c1860 probably by T E Owen, projecting square tower with crenellated parapet.

1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 Netley Terrace,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Terrace of 11 houses 1859-60 by Gauntlett, 2 storeys, basement and attic in stucco. No's 2-10 have wood trellis verandah across ground floor tented with glazed roof.

Queen’s Crescent,
Annesley House,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa by T E Owen, 1844, later School of Seamanship and Navigation, stuccoed 2 storeys, basement and attic.

Queen’s Crescent,
Branksmere & attached walls/piers,
Southsea
Grade; II
Listed; 25/9/72
Owner; PCC
Villa of 1895-96 by A E Cogswell, later a Police Station, 2 storeys an attic in red brick and timber-framing. An eccentric and elaborate construction with Tyrolean elements, interior has full height hall and gallery, large hall fireplace, ornate plasterwork etc. Built for the Brickwood brewing family with details similar to Brickwoods public houses of the period.

Queen’s Crescent,
Crescent House,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa of 1847 by T E Owen, stuccoed 2 storey building.

Queen’s Crescent,
Kent Cottage,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
House of 1844 by T E Owen, stuccoed 3 storey building with tower block to east.

Queen’s Crescent,
Kent Hall,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
House of c1850 by T E Owen, stuccoed 3 storey building.

Queen’s Crescent,
Western Court,
Southsea
Grade; II
Listed; 18/3/99
Owner; Private
Includes
Queens Place, 1, 2 & 3 Western Court;
3 storey stuccoed villa of 1847 by T E Owen, building.

Queen’s Crescent,
Woodend,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa of 1847 by T E Owen, stuccoed 2 storey building with C20 extensions.

3, 4 & 5 Queen’s Place,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Includes 50 St Edwards Road, terrace of 4 stuccoed houses 1847 by T E Owen, 2 storeys and basement. No 50 has 3 storeys.

Queen’s Place,
Kersey House,
Southsea
Grade; II
Listed; 18/3/99
Owner; Private
Villa of 1847 by T E Owen, rear part of 3 storeys, front 2 storeys, Gothicised.

Queens Place
1, 2 & 3 Western Court
Southsea
See Queen’s Crescent, Western Court.

50 St Edward’s Road
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Group with 3, 4, 5 Queen’s Place, a terrace of 4 stuccoed houses 1847 by T E Owen, 2 storeys and basement. No 50 has 3 storeys.

1, 2, & 3 St Jude’s Close,
Southsea
Grade; II
Listed; 7/11/96
Owner; Private
Terrace of 3 houses by T E Owen, 2 storeys and basement.

4 St Jude’s Close,
Southsea
Grade; II
Listed; 7/11/96
Owner; Private
Includes 1 Grove Road South, Vicarage of 1851 by T E Owen in 2 storeys, altered in C20.

51 Stanley Street,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
House c1850 of 2 storeys.

5 Sussex Place,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
House of 1842 by T E Owen, 2 storeys and attic, red buff brick and stone mullioned windows.

2, 4, 6, 8 & 10 Sussex Road,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Terrace of 5 houses by T E Owen 1837-40, 3 storeys stuccoed building.

Sussex Road,
Boundary wall & gate piers to 29-43 Kent Road & 2-10 Sussex Road
Southsea
See Kent Road

1, 2, 3, 4, 5, 6 Sussex Terrace,
Southsea
Grade; II
Listed; 7/11/96
Owner; Private
Terrace of 6 stuccoed houses 1854-55 by T E Owen, running across first floor is a trellis verandah with iron balcony, ornately patterned iron railings projecting
over each porch. 3 storeys and basement.

26 The Circle,
Autumn Vale,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa of 1853 by T.E Owen, stuccoed building with 2 storeys and basement.

33

The Thicket,
Linholme,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa c1840, now part of St John’s College, stuccoed 2 storey building.

The Vale,
Wall adjoining Vale Cottage,
Southsea
Grade; II
Listed; 18/3/99
Owner; Private

The Vale,
Upper Mount,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa of 1851 by T.E Owen, stuccoed 2 storeys, basement and attic.

2 Villiers Road,
Flint Lodge,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa of 1853 by T.E Owen in flint with stone dressings, 2 storeys an attic, Gothicised Interior has ornate marble fire-places, staircase and moulded plasterwork. Listing includes attached conservatory and wall.

2 Villiers Road,
Garden wall,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Red brick garden wall c1850 by T.E Owen

4 & 6 Villiers Road,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Pair of semi-detached 3 storey houses in stucco, 1855, possibly by T.E Owen.

8 & 10 Villiers Road,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Pair of stuccoed houses, 1854, 2 storeys and attic.

9 Villiers Road,
Summerland,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Villa of 1859, probably by T.E Owen, stucco with two storeys, attic and basement.

9 Villiers Road,
Garden wall and gate piers,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Red brick garden wall of 1859, probably by T.E Owen, with pierced parapet, returns on curve to The Vale.
12 Villiers Road,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Red brick house of 1858 with 2 storeys and attic.

14 & 16 Villiers Road,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Originally one house of 1856 but now 2 semi-detached houses of 2 storeys, basement and attic.

18 & 20 Villiers Road,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Paired semi-detached stuccoed houses of 1853 with 2 storeys, basement and attic.

22 & 24 Villiers Road,
Southsea
Grade; II
Listed; 25/9/72
Owner; Private
Pair of stuccoed semi-detached houses of 1853-54 each of 2 storeys, attic and basement.
3. **ARTICLE 4(2) DIRECTIONS**

Various operations to houses do not normally require planning permission. This includes changes to windows, doors, roofs, chimneys and boundary walls. The effect of these can gradually affect the appearance of a conservation area. Article 4(2) Directions bring work to various features on elevations facing a highway under planning control. Article 4(2) Directions in force in this area on 28 April 2009 included the following properties:

**Albany Road**
3, 11, 13, 15, 25, 4 - 18 (even)

**Auckland Road East**
9, 33, 35, 37

**Cavendish Road**
1 - 13 (odd), 12, 14

**Clarendon Road**
22, Riplingham The Circle, Vittoria 30

**Freestone Road**
1, 2, 3, 4, 5, 7, 9, 11, 13

**Grove Road South**
3, 7, 9, 20

**Hereford Road**
6, 7, 11, 16

**Hereford Lodge, Hereford Road**
(formerly part of 14 Victoria Road South)

**Hillborough Crescent**
1, 2a, Avon Lodge

**Kent Road**
55, 57, 59

**Lennox Road North**
44, 46, 48

**Maple Road**
1, 2, 3, 4

**Merton Road**
1a, 1b, 1c, 1d, 2, 2a, 2b, 4, 6, 7, 8, 11, 14, 16, 20

**Nelson Road**
The Cottage 4, Nelson Lodge 4, 4a, 9, 11, 12, 16, 18, 21, 25

**Netley Road**
1-4

**Netley Place**
1-3

**Ormsby Road**
3

**Queen’s Crescent**
Wilton Lodge
7, 9, 11, 13, 15, 17, 19, 19a,

**Wickham Lodge**

**Queen’s Grove**
1, 2, 3, 4, 5, 6, 7, 8a, 8b, 8c, 9, 10, 11, 12

**Queen’s Way**
1, 1a, 2

**Richmond Terrace**
1-8 Richmond Terrace

**St Edwards Road**
31, 33, 33b, 33c, 33d, 35, 37, 44, 46, 48

**Stafford Road**
4, 10, 11, 12, 13, 14, 16

**Stanley Street**
48

**Sussex Road**
1-23 (odd, inc), 24-34 (even, inc)

**Sussex Place**
4

**The Retreat**
13a

**The Thicket**
White Lodge, Thicket Lodge, South Lodge, The Lawn, Thicket Cottage

**The Vale**
Vale Cottage, 18

**Victoria Road South**
22, 30, 32, 34, 36

**Villiers Road**
1, 3, 5, 7a, 11, 13, 15

**Worsley Road**
10

**Yarborough Road**
2, 4

The provisions of each Direction vary in detail and new Directions are being made so it is advisable to check.

Nos 10, 12, 12a Auckland Road East are included in an Article 4(2) Direction but are within C A 10.
4. LOCAL LIST

The following buildings are included in the Local List

**Albany Road**
12-14, 16 & 18, 20, 13 & 15

**Ashby Place**
20

**Auckland Road East**
33, 35, 37

**Auckland Road West**
1, 1a, 2, 3

**Cavendish Road**
3, 24

**Clarendon Road**
22, 24 Lymington Lodge

**Freestone Road**
1-11(odd), 13 Freestone House

**Grove Road South**
St Catherines, Warleigh

**Kent Road**
Portland Flats 40, County Club, 26

**Lennox Road South**
Eagle Tower 26, 36

**Marmion Road**
77-79, 81, 87-89

**Merton Road**
1, 3-5, 4, 6, 7, 8, 9, 11, 20, Letter box adjacent to 11

**Nelson Road**
1, 3, 9, 11, 12, 16, 18

**Netley Place**
1, 2, 3

**Netley Road**
Auckland Arms, Kingston Hotel, 1-8 Richmond Terrace

**Ormsby Road**
3 Dalton Cottage

**Osborne Road**
Queen’s Hotel

**Queen’s Crescent**
Wilton Lodge

**Queen’s Grove**
St Brivaels 1

**St Edwards Road**
31 Twickenham Villa, 35, 37 Pelham Lodge, 44, 46, 48

**Sussex Place**
4

**Sussex Road**
24-34

**The Thicket**
Synagogue

**The Vale**
Vale Cottage

**Victoria Road South**
South Portsmouth united Reformed Church
18

**Worsley Road**
10 Yoxall Lodge

**Yarborough Road**
2 & 4
The Portsmouth City Local Plan 2001-11 was adopted in July 2006. It includes many policies which are relevant to conservation areas and to this particular conservation area in particular. General policies include:-

DC1 Design Principles
DC2 Landscaping/Public Art
DC3 Landmark Buildings and Features
DC4 Access for all
DC5 Amenity & Pollution
DC10 Conservation Areas
DC11 Listed Buildings
DC12 Locally Important Buildings and Structures
DC13 Historic Parks and Gardens
DC14 Trees
DC15 Archaeological Sites and monuments
DC20 Protection of Open Space
DC22 Telecommunications Equipment

Area specific policies include:-

SJ5 Southsea Principal Retail Area
SJ6 Southsea Secondary Retail Area
SJ1 Land north of Clarence Parade

DC10 CONSERVATION AREAS

(A) Alterations

Proposals to alter an unlisted building in a conservation area will be permitted where the development is sympathetic in design, scale, materials, colour, landscaping and treatment to the rest of the building and/or area.

(B) Buildings and spaces

Development in a conservation area will be permitted where:

(i) scale, form, materials and detailing respect the characteristics of buildings in the area;
(ii) architectural features such as walls and shop fronts and other features which contribute to the character of an area are retained;
(iii) there is no adverse impact on the townscape and roofscape of the conservation area, including the protection of important views within, into and out of the area;
(iv) a consistently high standard of design has been applied and good quality materials are proposed to be used; and
(v) trees, open spaces and other landscape features which contribute to the character and appearance of the conservation area are protected.

(C) Change of use

Where a building contributes towards the character or appearance of a conservation area, a change of use will be permitted where it does not require any changes in the appearance or setting of the building other than those that will
preserve or enhance its contribution to the area.

(D) Demolition
Development involving demolition in a conservation area will be permitted provided that:

(i) the structure to be demolished makes no positive contribution to the character and appearance of the area;
(ii) its potential for repair, retention and beneficial use is limited; and
(iii) detailed proposals for the reuse of the site, including any replacement building or other structure, have been approved.
## APPENDIX 5: SUMMARY OF EXISTING POWERS

<table>
<thead>
<tr>
<th>STATUTORY LISTED BUILDINGS</th>
<th>NON-LISTED BUILDINGS IN CONSERVATION AREAS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Boundary Walls, Fences and Pillars</strong></td>
<td>LBC required for alterations, extensions and demolitions (including part thereof).</td>
</tr>
<tr>
<td><strong>Trees, Shrubs and other Planting</strong></td>
<td>Six weeks notice for work to trees required.</td>
</tr>
<tr>
<td><strong>Buildings</strong></td>
<td>LBC required for demolition, alteration and extension. This includes internal works. Demolition includes partial demolition</td>
</tr>
<tr>
<td><strong>Doors</strong></td>
<td>Replacement with different design or material would require LBC.</td>
</tr>
<tr>
<td><strong>Windows</strong></td>
<td>Replacement with different design or material would require LBC.</td>
</tr>
<tr>
<td><strong>Roofs</strong></td>
<td>Replacement with different materials would require LBC.</td>
</tr>
<tr>
<td><strong>Chimneys</strong></td>
<td>LBC required for demolition (including part thereof), alteration or extension.</td>
</tr>
<tr>
<td><strong>Other Details</strong></td>
<td>LBC required for removal, alteration or extension.</td>
</tr>
<tr>
<td><strong>External Wall Finishes/Cladding</strong></td>
<td>LBC required to remove/alter existing cladding or fix new cladding.</td>
</tr>
</tbody>
</table>

Note: **Permission** refers to Planning Permission. **LBC** refers to Listed Building Consent. **CAC** refers to Conservation Area Consent.

* A 4(2) Houses or single family dwelling: Permission needed if Article 4(2) direction in force.