



Portsmouth
CITY COUNCIL

ROCHESTER ROAD

Conservation Area No 24

Guidelines for Conservation

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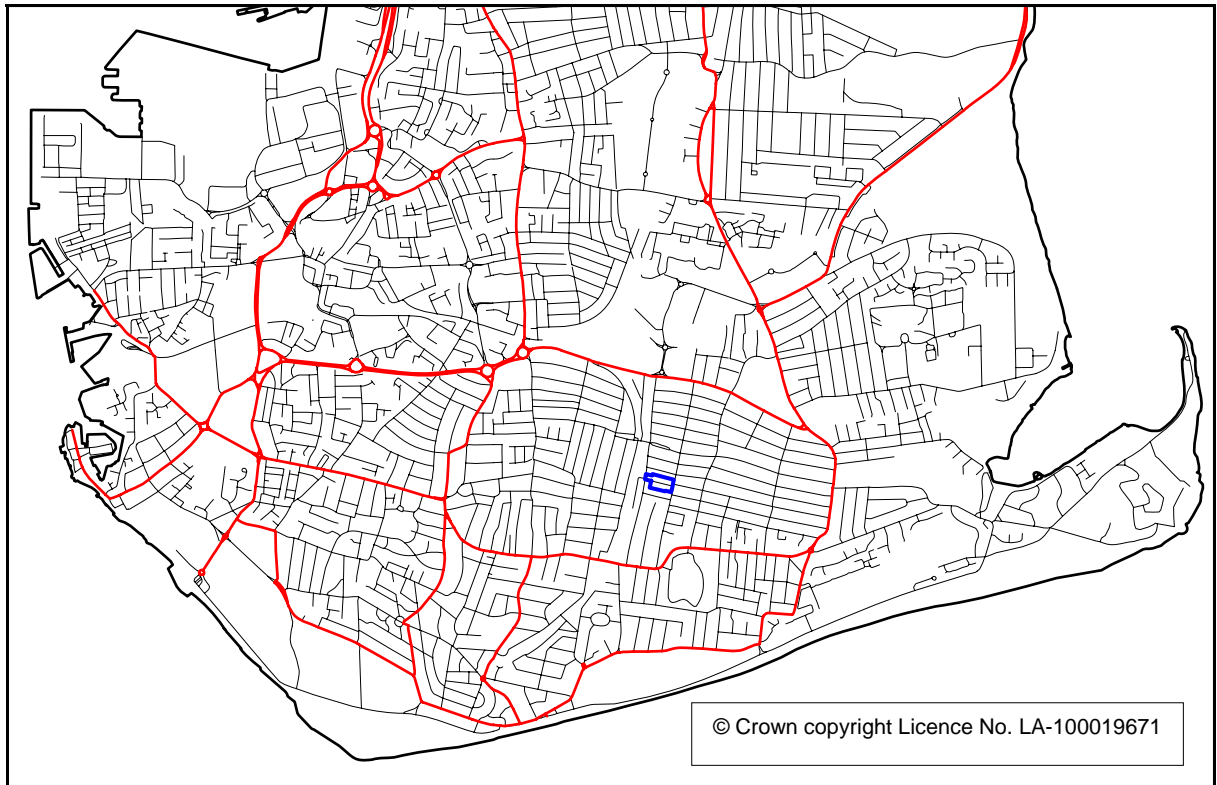
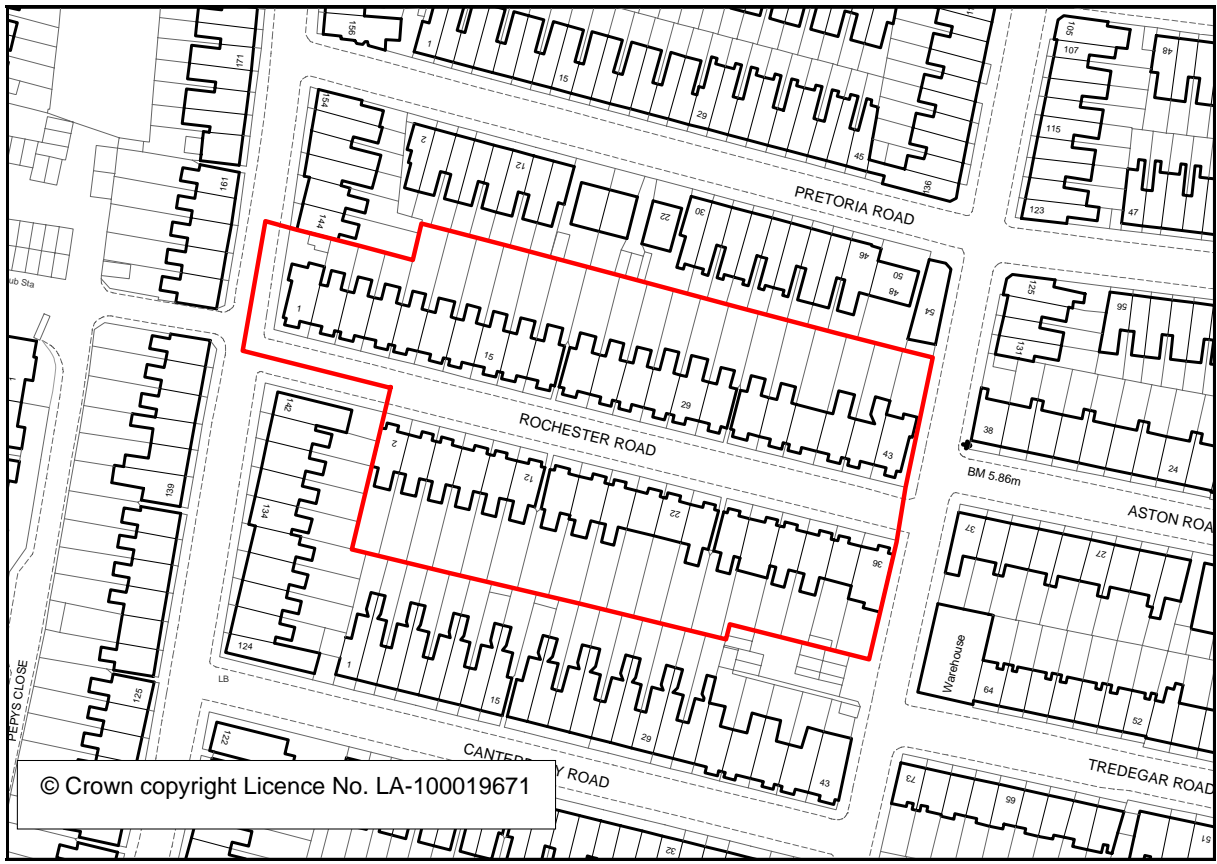
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1:0 INTRODUCTION

This guideline publication covers the Rochester Road 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 2001-2011 adopted 21 July 2006.

Since the Civic Amenities Act 1967 local planning authorities have been required to decide which parts of their area “are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” and to designate them as conservation areas.

The essence of planning in conservation areas is an emphasis on the appearance and character of the area as a whole and the key note is a skilful mixture of preservation, improvement of the surroundings and sympathetic new design.

The preservation or enhancement of conservation areas can only be properly achieved by positive action, and by ensuring, through the control of development, that changes which take place are sympathetic to and make a positive contribution to the area.

The designation of a conservation area has a number of direct legal consequences, including specific procedures for planning applications, the control of demolition of buildings and works to trees. These areas are

covered in more detail later in this document.

Conservation areas in Portsmouth are mainly concentrated in Old Portsmouth and Portsea and the older parts of Southsea, based on the areas of greatest architectural or historic interest.

Rochester Road dates from about 1890. It comprises terraced houses of brick construction with two storey bays, cast iron canopies and walled front boundaries. Rochester Road is a fine example, both within the City and in its own right, of a late Victorian/Edwardian development and, as such, is worthy of its conservation area status.

The Area was designated in 1990 after discussions with local residents and these guidelines have been prepared as a result of that designation and they seek to guide property owners and provide a decision making framework for development control.



2:0 CHARACTER

The character of this conservation area derives from the virtually unbroken terraces of housing punctuated by brick built two storey bays and intricate cast iron entrance porches. Many of the original features of the terrace still remain. Many of the original panelled timber doors survive with the original stained glass remaining. There are often stained glass name panels over the doors. Timber sliding sash windows remain on many properties. The original low brick boundary walls largely survive and some show evidence of where decorative railings were removed during the war.



Rochester Road looking west



Decorative porches

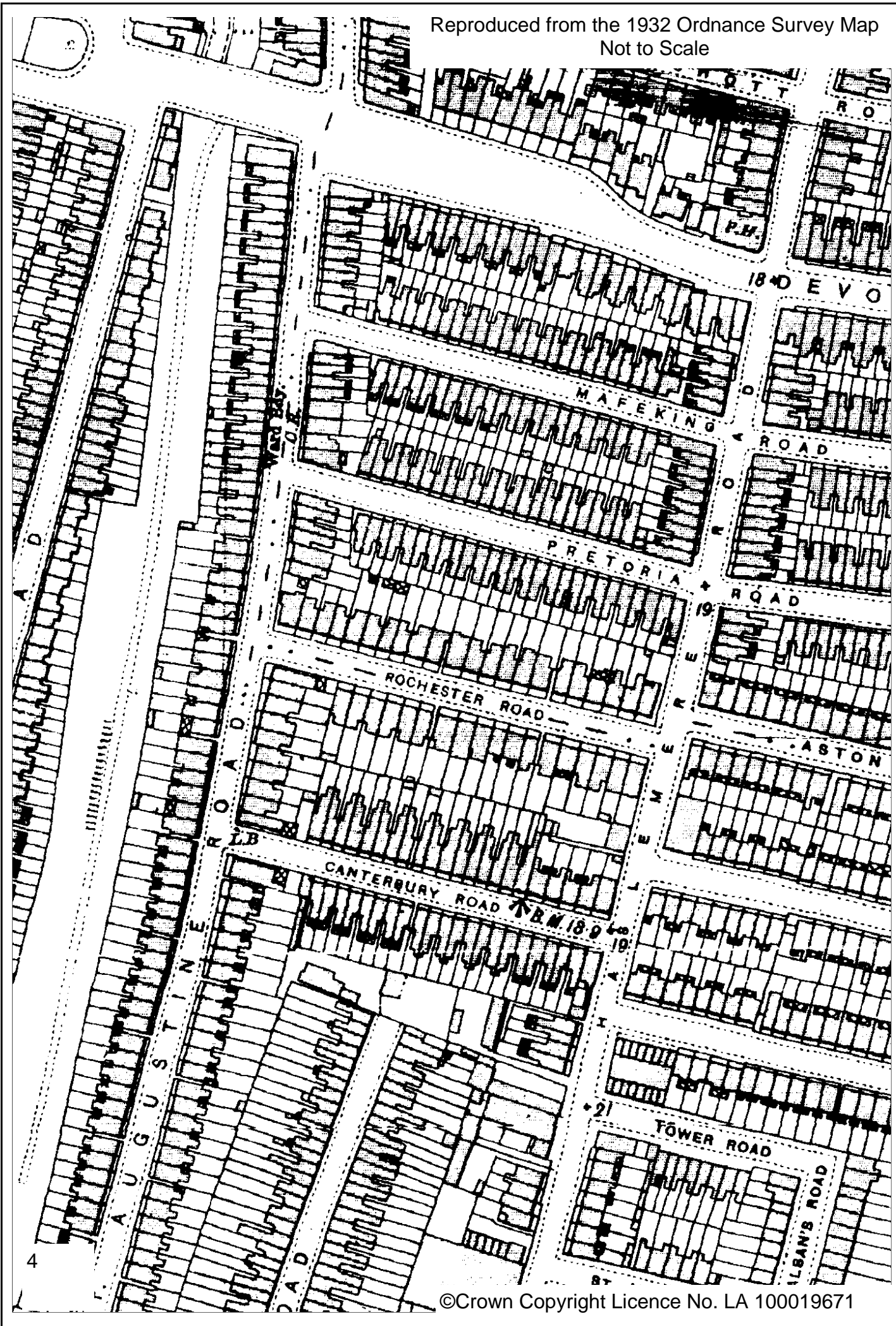
Only a small number of the entrance canopies have been removed. The predominant roof material is now concrete tiles as opposed to the original slate which is unfortunate but the general roofline remains unaltered.

Tiled paths with red, yellow and black tiles are a feature of several properties and these include coal holes in several cases.



Rochester Road looking east

Reproduced from the 1932 Ordnance Survey Map
Not to Scale



3:0 AIMS

The City Council aim to preserve and enhance the character of this conservation area. Appropriate measures have been taken such as the use of an Article 4(2) Directions to restrict “permitted development” alterations to the fronts of the houses. Generally the City Council wish to encourage the retention and preservation of existing features and, where appropriate, the reinstatement of those which have been removed or replaced. The introduction and incorporation of new materials will be considered if they are compatible with original elements in nature, style and design and positively enhance the

appearance of the Area. Where the reinstatement of original features, for example doors, windows cast iron canopies and original pattern boundary walls takes place householders may be eligible for modest grant aid (Appendix 2) and occupiers should contact the Planning Services on this as with any other matter. It should be recognised that sympathetic restoration and repair is more likely to enhance a property’s value than unsympathetic alterations and repairs.



Corner property retaining many original features including sash windows, porch and slate roof

4:0 GUIDELINES

In addition to the Local Plan Policy , previously stated and listed in Appendix 4 the following guidelines should be taken into account when considering any development, alteration or addition within this conservation area. Before carrying out any building works in this area it is advisable to check with Planning Services first. Appendix 5 gives a summary of the Local Planning Authority's powers in respect of building works, etc in conservation areas.

4.1 **Demolition**

There will be a general presumption against the demolition of any building, or part thereof, within the conservation area wherever this would adversely affect the character or appearance of the conservation area.

4.2 **Alteration and Addition**

The City Council will seek to encourage the retention of all features to the front elevations of the properties and the side elevations of end of terrace properties, wherever these contribute to the character of the conservation area. Any unsympathetic alterations will be discouraged.

4.3 **Facing Materials**

The facing of the front elevation in unsympathetic materials, namely; stone, artificial stone, timber, tiling, plastic or the like is not "permitted development" within conservation areas. While painting of properties does not require planning permission the City Council will discourage this practice, as

further diluting the uniformity of the terraces.

4.4 **Rooflines**

The City Council will actively pursue the preservation of the existing roofline, including chimneys, and there will be a general presumption against the introduction of dormer windows to the front elevation. Consideration may be given to dormer windows on the rear elevation provided they are modest in size and matching materials.



Double bay properties with right hand house retaining slate roof & sash windows

4.5 **Roof Material**

The original, natural slate, roof covering of these terraces has been replaced, to greater or lesser extent, by other materials, in particular various types of concrete interlocking and plain tiles. This has adversely

affected the integrity of the streetscene. In considering proposals to re-roof, the preservation/restoration of this visual integrity will be the prime consideration and to this end the City Council will encourage the use of slates or artificial slates for re-roofing and discourage concrete tiles. In addition the terracotta ridge tiles and finials should be retained or set aside for re-use.

4.6 *Boundary Walls*

The City Council will seek to encourage the retention and repair of those front facing boundary walls which are of original pattern and reinstatement where appropriate.

4.7 *Porches and Bays*



Cast iron porches

The porches and bays are a

critically important part of the character of Rochester Road and their restoration or replacement, where damaged or lost, will be encouraged. Wherever possible the patent glazing system to the roofs of the porches should be retained or replicated if missing.

4.8 *Windows and Doors*



Door, tiled path and coal hole

Many of the properties still have their original painted timber sash windows and front doors and the City Council will encourage the retention of these, together with the reinstatement of these features on properties which have been adversely altered. Originally all of the houses would have had recessed painted timber sliding sash windows. Outward opening windows, particularly in UPVC

or metal, do not usually make a positive contribution towards the character and appearance of the Conservation Area.

4.9 Telecommunications

Consent to the installation of domestic telecommunication apparatus, specifically satellite dishes, will only be considered where the siting of the dish does not materially harm the appearance of the building. As a general guide dishes on the front or exposed side elevations will not be supported. The City Council, wherever possible, will also seek the relocation of above ground apparatus installed by the public utilities where its presence is deemed to be visually undesirable.

4.10 Street Furniture, Paving and Planting



Ceramic street name

The City Council will attempt to provide sympathetic street furniture, including lighting, as the rolling programme for renewal and replacement dictates. Consideration will also be given to limited street tree planting where appropriate. The existing attractive black and

white street signs set into brickwork will be retained.

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.



Ornamental lamp column with bracket matching porch detail

APPENDIX 1: FURTHER INFORMATION/SOURCES OF ADVICE

This document is intended to set a policy framework 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.

Please contact the Conservation Officer John Pike on 023 9283 4303, Bob Colley on 023 9283 4310 or Ben Cracknell 023 9284 1127 in the Conservation & Design Section of the Planning Services. A number of advice leaflets have been produced by the City and County Councils – for further details contact the above officers.

It is always advisable to contact the Planning Services before carrying out any alterations to buildings in a conservation area to ascertain whether permission is required. For further details contact:

Planning Services
Conservation and Design Team
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU

In appropriate circumstances, the help of English Heritage or The Hampshire Building Preservation Trust could be sought. National Amenity Societies publish a number of advisory leaflets on detailed aspects of conservation. There is a long established series by the Society for the Protection of Ancient Buildings (SPAB). The Victorian Society and The Georgian Group both produce series of leaflets on doors, windows, tiles, glass and other features.

APPENDIX 2: FINANCE AND GRANT AID

1. HISTORIC BUILDINGS GRANTS

Historic Building grant aid may be available from the City Council towards the cost of appropriate repair of listed and certain other buildings in this conservation area. For information telephone 023 92 834303/10.

2. 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

3. OTHER FINANCIAL ASSISTANCE

Other financial assistance may be available for example to assist with environmental improvement schemes or other projects. The Head of Planning Services will be pleased to advise on possible sources of assistance.

APPENDIX 3: STATUTORY PROTECTION

1. CONSERVATION AREA

This conservation area was designated on 16 October 1990

2. 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.

An Article 4(2) Direction came into force on 25 September 2002:- 1-43 & 2-36 Rochester Road

APPENDIX 4: PORTSMOUTH CITY LOCAL PLAN 2001-2011

The Portsmouth City Local Plan 2001-2011 includes many policies which are relevant to conservation areas and to this particular conservation area in particular. General policies include:-

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

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

	STATUTORY LISTED BUILDINGS	NON-LISTED BUILDINGS IN CONSERVATION AREAS
Boundary Walls, Fences and Pillars	LBC required for alterations, extensions and demolitions (including part thereof).	CAC required for complete or substantial demolition if wall is more than 1m high fronting a highway and 2m elsewhere. Planning permission required to erect a wall, fence, etc, if more than 1m high fronting a highway, 2m elsewhere. See Note: A 4(2)
Trees, Shrubs and other Planting		Six weeks notice for work to trees required.
Buildings	LBC required for demolition, alteration and extension. This includes internal works. Demolition includes partial	CAC required for complete or substantial demolition of building where volume of building exceeds 115 cubic metres. See Note: A 4(2)
Doors	Replacement with different design or material would require LBC.	Houses No permission or CAC required to replace doors. See Note: A 4(2) Flats and commercial buildings Permission normally required if different from existing design.
Windows	Replacement with different design or material would require LBC.	Houses Permission not required to replace windows. See Note: A 4(2) Flats and commercial buildings Permission is required for replacement windows unless they match the original in terms of method of opening and
Roofs	Replacement with different materials would require LBC.	Houses Permission not required to change roof cladding material. See Note: A 4(2) Flats or commercial buildings Permission is required to change roof cladding material.
Chimneys	LBC required for demolition (including part thereof), alteration or extension.	Permission & CAC not usually required for demolition. Houses: See Note: A 4(2) Flats or commercial buildings Permission may be required for rebuilding
Other Details	LBC required for removal, alteration or extension.	Permission & CAC not usually required. Houses : See Note A 4(2) Flats or commercial buildings Permission may be required for rebuilding.
External Wall Finishes/Cladding	LBC required to remove/alter existing cladding or fix new cladding.	Permission required to clad exterior walls with stone, artificial stone, timber, plastic or tiles.

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.

