ST. ANDREW’S CHURCH
Conservation Area No 26

Guidelines for Conservation

John Slater BA (Hons) DMS MRTPI Head of Planning Services
You can get all Portsmouth City Council information in large print or on tape by calling 023 9283 4334

For translated information please call:
Bengali answerphone service: 023 9284 1651 or
Cantonese answerphone service: 023 9284 1652

The Ordnance Survey mapping included within this publication is provided by the Portsmouth City Council under licence from the Ordnance Survey in order to fulfil its public function as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey map data for their own use. Licence No LA-100019671
Conservation Area No 26
St. Andrew’s Church, Eastney

Guidelines for Conservation

John Slater BA (Hons) DMS MRTP
Head of Planning Services

March 2004
updated November 2006
<table>
<thead>
<tr>
<th>CONTENTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. INTRODUCTION</td>
<td>Page 1</td>
</tr>
<tr>
<td>2. HISTORY</td>
<td>Page 2</td>
</tr>
<tr>
<td>3. CHARACTER AND APPEARANCE</td>
<td>Page 3</td>
</tr>
<tr>
<td>4. PROBLEMS</td>
<td>Page 4</td>
</tr>
<tr>
<td>5. GUIDELINES</td>
<td>Page 5</td>
</tr>
<tr>
<td>APPENDIX 1: FURTHER INFORMATION AND ADVICE</td>
<td>Page 7</td>
</tr>
<tr>
<td>APPENDIX 2: FINANCE AND GRANT AID</td>
<td>Page 8</td>
</tr>
<tr>
<td>APPENDIX 3: STATUTORY PROTECTION</td>
<td>Page 8</td>
</tr>
<tr>
<td>APPENDIX 4: PORTSMOUTH CITY LOCAL PLAN 2001-2011</td>
<td>Page 9</td>
</tr>
<tr>
<td>APPENDIX 5: SUMMARY OF EXISTING POWERS</td>
<td>Page 10</td>
</tr>
</tbody>
</table>
1. INTRODUCTION

These guidelines cover the smallest of the 22 conservation areas in Portsmouth, comprising St. Andrew’s Church on Henderson Road in Eastney. It is one of a series covering conservation areas in Portsmouth and providing guidance on each area, and 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 principal objective of planning in conservation areas is to oversee a careful balance between preservation and improvement of the existing historic environment, and promotion of sympathetic new development.

The designation of St. Andrew’s Church as a conservation area has a number of direct legal consequences, including specific procedures for planning applications, the control of significant demolition work to the building itself and works to trees. These areas are covered in more detail later in this document.

The conservation area’s boundaries have recently been revised in order to exclude the houses opposite the church on Dunn Close, which were completed a few years after the designation of the conservation area on what was previously open space, and therefore have no historical value. The conservation area now comprises the church and its grounds alone.

The guidelines established in this document aim to prevent any deterioration of the church’s visual character and to consolidate and enhance its contribution to the townscape. They will also provide a framework for the justification of planning decisions in the conservation area.

Sections 2 and 3 describe the composition and character of the area, and sections 4 and 5 address current issues relating to conservation and design in St. Andrew’s Church, setting out suggested guidelines for residents, prospective purchasers and developers.
2. HISTORY

St. Andrew’s Church was completed in 1905. It was built to serve Eastney Barracks, a huge complex built in stages between 1863 and 1898 to accommodate the Portsmouth company of the Royal Marines. Over its 127-year history, the Barracks grew into a substantial community with, as well as a church, its own school, theatre, gymnasium, and swimming baths. By 1973 operations at the Barracks had been wound down, leaving a greatly reduced number of Marines in a giant estate, which was designated as Conservation Area No 17 that year. In 1991 the remaining Royal Marines left for good, and the entire estate was sold to residential developers.

St. Andrew’s replaced the Barracks’ first church, the temporary Crinoline Church, which outgrew its premises as the Barracks’ population increased. St. Andrew’s closed in 1973, along with much else in the Barracks, and was designated a conservation area in 1992. In 1998, the church was divided vertically to create seven homes, constituting the final step in the incremental residential conversion of Eastney Barracks.

The building as it stands today is situated in pleasant open space with a number of mature trees. The houses facing the church on Dunn Close were completed in 1994 and are therefore not included in the conservation area.

Map of Eastney Barracks showing St. Andrew’s Church, 1932
3. CHARACTER AND APPEARANCE

The character of this unusually small conservation area derives from the manner in which the church has been converted to residential accommodation, and the clusters of mature trees to the north of the building, adjacent to Henderson Road. Of the 25 trees in the Conservation Area, 23 are included within a Tree Preservation Order (excluding the 6 trees with TPOs behind the houses on Dunn Close). The combined effect is to provide an attractive and unusual oasis amidst more unremarkable semi-suburban development.

A Victorian church in the Early English style, St. Andrew’s was one of a series of churches designed for the Admiralty, sometimes referred to as ‘Admiralty Pattern Churches’. The building was made with red brick, and finished with Portland and Bath stone dressings. The church boasts an oak roof above the altar and a pine roof over the rest of the building. It originally contained eight bay arcades with stone piers and capitals, and moulded brick arches, with terracotta panelling round the sanctuary. The stained glass in the east window and the three lancets are by Kempe. Further embellishments after completion consisted mainly of memorials.

Northern elevation: front doors to the dwellings

Oak trees adjacent to Henderson Road make for a shaded setting for the church
There are three main problems facing the conservation area. The first comprises the conservation area’s immediate environment, particularly Dunn Close, where the church’s entrance is located. This road is characterised by unremarkable low-density residential development that, in hindsight, doesn’t relate to the church and its grounds as well as it perhaps should.

The other problems relate to the maintenance and upkeep of the church and its grounds. The projecting ante-chamber at the front of the church shows signs of blemishing caused my the rusting of metal window guards, while the soft landscaping to the front is overgrown and weed-ridden.
5. GUIDELINES

1) THE BUILDING

The former church is not covered by statutory listing, but it is on the local list and would need to be maintained in its current condition in order to uphold the character of the conservation area of which it is the focus.

Guidelines

a. The city council will encourage the retention and conservation of existing features that form part of the historic building and will discourage the introduction of new extensions, alterations or features which diminish the character of the building.

b. The city council will encourage the introduction of sympathetic features to the building and will discourage any feature which detracts from the character of the area.

2) BOUNDARY WALL AND RAILINGS

The boundary wall and railings surrounding the site were installed when the church was converted to housing. While they are of no historic value and are therefore not protected, it is desirable that the boundary wall and railings are retained and repaired appropriately, when the need arises.

Guideline

a. The city council will encourage the retention of the existing boundary wall and railings, and discourage the removal, demolition or unsympathetic
alteration thereof.

3) TREES

Trees and shrubs are important components in this conservation area, providing a shady entrance for the homes and softening the Henderson Road streetscape. As an acknowledgement of the importance of these trees, all but two of the trees are protected by Tree Preservation Orders. It is desirable that all trees and shrubs are maintained.

Guideline

a. The city council will encourage the retention of trees and shrubs which positively contribute to the area.

4) OVERHEAD WIRES, PUBLIC UTILITIES, PLANT AND SATELLITE TV ANTENNAE

Overhead wires and statutory undertakers' plant such as junction boxes, are not a problem in this conservation area. It would, however, be best if all future work of this kind were placed underground.

Guidelines

a. The city council will discourage the location of plant or wires above ground, and would encourage underground siting.

b. The city will discourage the installation of satellite television antennae on any of the building's elevations, but more especially the north, east and west elevations.

5) DEMOLITION & REDEVELOPMENT

The demolition of any part of the former church will be resisted, as it is the only building in the conservation area. There are no opportunities for redevelopment in this conservation area.

Guideline

a. The city council opposes the demolition of the building or any part of the building, and opposes further redevelopment of the building.

6) ENHANCEMENT

Any means of enhancing the conservation area ought to be encouraged. Strengthening its character through removal of unsympathetic features, encouraging a greater awareness amongst the public of the area and promoting new proposals for enhancement are some of the means by which a conservation area can be enhanced. One suggested future enhancement could be the relandscaping of the open space at the former front of the church.

Guidelines

a. The city council will promote enhancement proposals as appropriate.

b. The city council will encourage enhancement of properties by private owners.
This document is intended to set a policy framework for this conservation area. However, it is always advisable to contact the Planning Services before carrying out any alterations to buildings in a conservation area, and we would be pleased to discuss any relevant proposals and to advise on appropriate sources of advice and information.

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; for example, there is a long-established series by SPAB (Society for the Protection of Ancient Buildings). Leaflets on doors, windows, tiles, glass and other features are also provided by the Victorian Society and The Georgian Group.

To ascertain whether planning permission is required, or for further details or advice leaflets, contact:

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

Email: planning@portsmouthcc.gov.uk
Tel: (023) 9284 1127
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 conservation areas. For information telephone 023 9283 4303/10.

2. Housing grants

The City Council financial assistance 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.

APPENDIX 3: STATUTORY PROTECTION

1. Conservation Area

St. Andrew’s Church was designated as Conservation Area No 26 in 1992. Boundaries were revised in March 2004 to exclude Dunn Close.

2. Listed Buildings

St. Andrew’s Church is not a listed building. It is, however, on the Local List of Buildings of Architectural or Historic Importance.

3. Tree Preservation Orders

Tree Preservation Order No. 165 (St Andrew’s) contains 33 trees, including 6 trees to the rear of houses on Dunn Close. This TPO therefore covers all but two of the trees in the conservation area.
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
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

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>External Wall finishes/Cladding</th>
<th>LBC required to remove/alter existing cladding or fix new cladding.</th>
<th>Permission required to clad exterior walls with stone, artificial stone, timber, plastic or tiles.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chimneys</td>
<td>LBC required for demolition (including part thereof), alteration or extension.</td>
<td>Permission &amp; CAC not usually required. Houses: See Note A 4(2) Flats or commercial buildings Permission may be required for rebuilding</td>
</tr>
<tr>
<td>Other Details</td>
<td>LBC required for removal, alteration or extension.</td>
<td>Permission &amp; CAC not usually required. Houses: See Note A 4(2) Flats or commercial buildings Permission may be required for rebuilding</td>
</tr>
<tr>
<td>Roofs</td>
<td>Replacement with different materials would require LBC.</td>
<td>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.</td>
</tr>
<tr>
<td>Windows</td>
<td>Replacement with different design or material would require LBC.</td>
<td>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 design.</td>
</tr>
<tr>
<td>Doors</td>
<td>Replacement with different design or material would require LBC.</td>
<td>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.</td>
</tr>
<tr>
<td>Buildings</td>
<td>LBC required for demolition, alteration and extension. This includes internal works. Demolition includes partial demolition</td>
<td>CAC required for complete or substantial demolition of building where volume of building exceeds 115 cubic metres. See Note: A 4(2)</td>
</tr>
<tr>
<td>Trees, Shrubs and other Planting</td>
<td>LBC required for alterations, extensions and demolitions (including part thereof).</td>
<td>Six weeks notice for work to trees required.</td>
</tr>
<tr>
<td>Boundary Walls, Fences and Pillars</td>
<td>LBC required for alterations, extensions and demolitions (including part thereof).</td>
<td>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)</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.