atp | ARCHITECTURAL DESIGN

DESIGN, ACCESS & HERITAGE STATEMENT

Applicant:	Mei Jia Lin
Ref:	25435
Site Address:	14 High Street, Fareham PO16 7BL
Development:	Planning permission and Listed Building Consent for internal alterations and works to the rear lean-to and frontage of the existing Grade II* mid-terrace property.
Status:	Full planning and Listed Building Consent
Date:	11/11/2026



INTRODUCTION AND SCOPE

This statement supports applications for planning permission and listed building consent for internal alterations and works to the rear lean-to and frontage at 14 High Street, Fareham, Hampshire PO16 7BL. The property forms part of the Grade II* listed range at Nos. 13–16 High Street and lies within the Fareham High Street Conservation Area. The proposals are intended to accommodate the approved commercial uses while retaining the building's historic structure and principal frontage character.

No change of use is sought. As confirmed by the applicant, the ground floor will operate as an independent Class E business and the first floor as an independent sui generis massage parlour with two treatment rooms. The present applications concern the physical works required for that arrangement; they do not seek to vary the terms or conditions of the existing use permission.

The principal changes comprise:

- Like-for-like replacement of the existing single-glazed sash window on the principal elevation with a new timber sash of matching proportions with gothic profile glazing bars and 4x4 multi-pane arrangement.
- Replacement of the existing, black-painted steel ogee gutter and downpipe with a matching cast-iron ogee-profile gutter and downpipe.
- Replacement of the existing timber shop-front door on a like-for-like basis, together with stripping, making good and re-painting of the existing shop-front timberwork to white and painting of the brick stall riser white.
- Replacement of the rear lean-to roof with a cold-vented flat roof finished in grey glass-reinforced plastic (GRP) with roll-effect finish.
- Insulation of the roof and existing timber-framed rear wall with sheep's wool; black-painted feather-edge timber cladding to external wall.
- A fire-rated opaque-glazed partition and door at the foot of the stairs; and an opaque fully glazed partition forming the front treatment room at first floor.
- Making good of all internal rendered walls and painting them white to match existing, together with painting of all exposed timbers and beams black.
- Installation of traditional-style fixtures and fittings (bronze/antique brass sockets and switches, copper industrial-style track lighting, and traditional bronze multi-column radiators) together with carefully routed new cabling and plumbing services.

The design approach follows Historic England's advice in Making Changes to Heritage Assets (HEAN 2, December 2025), which emphasises understanding significance, minimising harm, and ensuring interventions are appropriate, reversible where possible, and justified. Service installations and energy-efficiency measures also draw on Historic England's guidance on energy efficiency and historic buildings (including Part L application, insulating timber-framed walls, insulating flat roofs, draught-proofing and secondary glazing) and Easy Access to Historic Buildings.

SITE AND SURROUNDINGS

No. 14 stands on the western side of High Street within Fareham's historic town centre. The principal elevation forms part of a continuous historic frontage, with commercial accommodation at street level. Behind it, ancillary rooms and a rear yard occupy part of the historic plot. The application addresses both limited works to the principal frontage (necessary like-for-like replacements and repairs) and the rear accommodation together with internal subdivisions.

The principal eastern elevation addresses High Street. Its historic brickwork, sash windows and established shopfront form part of the architectural composition of the listed range. The building has two storeys with attic accommodation, with the principal roof retained as part of this scheme.

To the rear, the arrangement is more functional and reflects successive adaptations within the historic plot. The works to the rear lean-to are directed towards this secondary accommodation. The principal roof form is retained and to be unaltered.

PLANNING AND LISTED BUILDING CONTEXT

The relevant planning history includes P/20/1121/CU, for conversion of Nos. 13–14 from retail to two dwellings, withdrawn; P/20/1106/LB, for associated internal alterations and refurbishment, approved on 1 December 2020; P/15/0166/LB, concerning a collapsed staircase at No. 13, approved on 4 June 2015; and P/03/1044/LB, for removal of a ground-floor dividing wall at No. 13, consented on 17 September 2003.

The applicant confirms that consent has been granted for the ground-floor Class E premises and the first-floor sui generis massage parlour. The two businesses will operate independently. No further change of use is included in these applications.

HERITAGE SIGNIFICANCE

The listed range is recorded under National Heritage List for England entry 1351273, first listed on 18 October 1955 and amended on 9 December 1997. The list description identifies medieval timber framing dating from around 1300, later alterations and eighteenth-century refronting. The principal elevation has vitrified header-bond brickwork with red-brick dressings, sash windows and twentieth-century shopfronts. Clay plain tiles cover the principal roof.

For Nos. 13 and 14, the description identifies a two-bay medieval frame and crown-post roof. At No. 14 it records a cavetto-moulded axial beam and large joists extending at the front to form a jetty. These surviving structural elements are central to the building's architectural and evidential significance. They allow its early construction and subsequent adaptation to be understood and warrant particular care in the design of any adjoining work.

The later frontage also has significance in its own right. It records the evolution of the building and contributes to the appearance of the listed group. The assessment therefore addresses both the medieval fabric and the later layers of construction; listing is not confined to the features expressly mentioned in the statutory description.

Architectural significance arises from the surviving medieval timber construction and the later frontage. Historic significance lies in the building's long association with Fareham's development and commercial activity. Its structural timbers provide physical evidence of early building techniques, while the frontage and established plot contribute to the townscape. These values are connected and must be considered together when assessing alterations.

The Grade II* designation reflects the particular importance of the asset. The design seeks to protect the identified medieval features and also respect other historic fabric, including material not expressly described in the list entry. This understanding of significance underpins all proposed interventions, in accordance with Historic England's Making Changes to Heritage Assets.

CONSERVATION AREA SIGNIFICANCE

The Council's conservation area assessment describes the historic core of Fareham and its medieval burgage plot pattern. No. 14 contributes through its position within the established frontage, historic scale and association with the adjoining listed buildings. Rear buildings and spaces also form part of that historic pattern. Their less prominent location does not, by itself, establish that they lack significance.

Fareham High Street Conservation Area was designated in 1969 and recognised as being of outstanding architectural and historic interest in 1977. The Council's character assessment identifies the historic core of the town, including the High Street and its medieval burgage plots.

Retention and careful repair of the principal elevation safeguards the building's immediate contribution to the street. The rear works also seek to respect the historic pattern of buildings and spaces. Their restrained scale and finishes are intended to preserve that relationship, with the proposed roof profile and junctions to be assessed as part of this application.

PROPOSED WORKS AND DESIGN APPROACH

The principal changes are:

- Like-for-like replacement of deteriorated sash window, ogee gutter/downpipe and shop-front door on the principal elevation, together with making-good and re-painting of existing shop-front timber and painting of the brick stall riser.
- Replacement of the rear lean-to roof with a cold-vented flat roof finished in grey glass-reinforced plastic (GRP) with roll-effect finish.
- Insulation of the roof and existing timber-framed rear wall with sheep's wool; black-painted feather-edge timber cladding.
- A fire-rated opaque-glazed partition and door at the foot of the stairs; and an opaque fully glazed partition forming the front treatment room at first floor.
- Making good of all internal rendered walls and painting them white to match the existing finish, together with painting of all exposed timbers and beams black.
- Installation of traditional-style fixtures and fittings (bronze/antique brass sockets and switches with decorative rope-edge plates, copper industrial-style track lighting with Edison-style lamps, and traditional bronze multi-column radiators) and carefully designed service routes for cabling and plumbing.

The design concentrates on adapting the rear accommodation and introducing the internal separation required for the approved uses, while also addressing clear deterioration of elements on the principal frontage, the principal historic structure in this proposal is retained. New work is intended to be identifiable as a contemporary intervention where appropriate, with its physical connection to historic fabric kept to the minimum necessary. Frontage replacements are strictly like-for-like in design, proportions, materials and appearance.

All internal rendered walls will be made good as necessary and painted white to match the existing finish. All exposed timbers and beams will be painted black. These finishes are consistent with the current internal appearance of the building and do not involve the removal or concealment of significant historic fabric.

Historic England's Making Changes to Heritage Assets advises that alterations should follow an understanding of significance, construction and plan form. Continued beneficial use is an important conservation objective, but the design of each intervention must remain appropriate to the building. Energy-efficiency measures follow the "whole building approach" advocated in Historic England's Part L guidance and related advice notes on insulating timber-framed walls and flat roofs, prioritising moisture-compatible materials and avoiding technical risks to historic fabric.

The existing rear lean-to roof will be removed and replaced by a cold-vented flat roof over the same rear accommodation. Its grey GRP finish is intended to have a subdued, lead-like colour and appearance. GRP is a modern synthetic covering, and the proposal is not described as restoration of a traditional lead roof. The suitability for this finish rests on the secondary location of the roof and a restrained appearance. The design keeps perimeter trims, fascias and abutments modest, with a muted surface finish and orderly drainage. Roof levels, falls, wall junctions and ventilation openings are coordinated so that the replacement does not cut into significant fabric or introduce conspicuous detailing. The design is informed by Historic England's guidance on insulating flat roofs, which stresses the importance of continuous ventilation, moisture control and careful detailing at junctions.

A cold-roof arrangement with sheep's wool insulation is proposed. The insulation is vapour permeable and hygroscopic, but the GRP waterproof covering is substantially impermeable. The roof is therefore designed as a ventilated cold roof using moisture-compatible insulation, rather than as a wholly breathable assembly. Sheep's wool can buffer moisture; it does not eliminate condensation risk. Continuous ventilation routes above the insulation, suitable inlet and outlet provision, an appropriate internal air and vapour-control layer, and adequate falls and drainage are provided. Insulation will not obstruct ventilation.

REAR TIMBER FRAME WALL

The existing lean-to wall frame will be retained and insulated with sheep's wool. Feather-edge timber boarding painted black will provide a simple finish suited to the rear service accommodation. The dark colour is intended to keep the addition visually recessive, while the boarding gives the wall a readily maintainable external surface.

A vapour-permeable wall build-up is intended. Its performance depends on the linings, membranes, sheathing, coating and cladding cavity as well as the insulation. Appropriate drainage and ventilation space behind the cladding is provided, with careful treatment at the base of the wall and roof abutment. This approach follows Historic England's guidance on insulating timber-framed walls, which emphasises retention of historic framing, moisture management and avoidance of damage to significant fabric.

GROUND FLOOR INTERNAL PARTITION

A new opaque-glazed fire-rated partition is proposed at the foot of the staircase, incorporating a door between the Class E premises and the rear accommodation. It will provide the separation required by the proposed arrangement without constructing a heavy masonry division. Its frame, door, seals and fixings will form a coordinated fire-resisting assembly appropriate to the building and compliant fire strategy.

The glazed enclosure will be recognisably contemporary in comparison. Its opaque finish provides privacy and will permit light transmission. It will interrupt views through the space, so its heritage justification rests on its limited extent, careful junctions and avoidance of structural alteration rather than on transparency. The position of the frame allows for important beams and other features to remain readable.

FIRST FLOOR TREATMENT ROOM PARTITION

The front treatment room will be formed by an opaque fully glazed partition. The approach retains the principle of a lightweight insertion within the existing accommodation, with privacy for the treatment room and a clear distinction between new work and the historic structure.

The partition is to be set out in relation to the existing beam and ceiling, with slim framing where compatible with its required performance. Historic timbers will remain exposed and will not be cut, chased or notched to accept the glazing, apart from limited fixings to the top of the beam where current structural repairs have been made.

FIXTURES, FITTINGS AND SERVICES

New fixtures and fittings will be traditional in character and appropriate to the period and status of the building:

- Electrical sockets and switches will be of traditional design with bronze/antique brass finish and decorative rope-edge or bevelled plates (as illustrated in the submitted product images). These will be surface-mounted only where existing fabric allows without damage to significant joinery or plaster.
- Lighting will comprise industrial-style copper/bronze track or bar fittings with pendant shades and Edison-style lamps (as illustrated), providing a coherent traditional aesthetic while meeting modern performance requirements.
- Heating will be provided by traditional multi-column radiators in a bronze/antique bronze finish (as illustrated), with matching valves and pipework finishes where exposed.

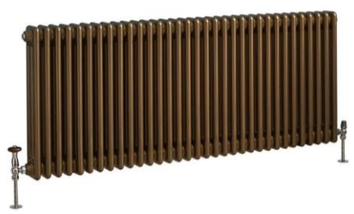
Service routes for new cabling and plumbing have been designed to minimise intervention in historic fabric, following the principles in Historic England's Making Changes to Heritage Assets and energy-efficiency guidance. New cables and pipework will, wherever possible:

- Follow existing routes or voids previously used for services.
- Run in surface-mounted conduit or trunking of appropriate traditional finish where concealment would require cutting into significant fabric.
- Avoid notching, chasing or drilling of principal structural timbers, beams or joists.
- Be coordinated so that new work remains readable as a modern insertion and is reversible with minimal making-good.

Where new services must penetrate historic fabric, openings will be kept to the minimum necessary, carefully detailed, and recorded. The strategy prioritises the retention of significant fabric and the avoidance of technical risks (particularly moisture-related risks associated with insulation and services), consistent with Historic England's advice on energy efficiency interventions and the application of Part L to traditionally constructed buildings.







HISTORIC FABRIC AND REVERSIBILITY

Both partitions will use the minimum fixings needed for stability and performance, directed into modern or otherwise less sensitive fabric wherever practicable. Junction details show how the installation avoids mouldings, significant plaster, historic joinery and structural timbers. Removal will be made possible with limited making good.

No alteration to the principal medieval roof, axial beam or major joists is proposed. The works must nevertheless be planned with care at connections to the rear addition and around the stairs. The absence of a direct intervention in the principal roof does not remove the need to protect adjoining historic fabric.

Before opening the affected roof, wall and partition, junctions will be photographed and their visible construction recorded. Removal will be controlled and limited to the agreed scope. If concealed historic fabric is encountered, work affecting it will be pause while its treatment is agreed with the conservation officer. Any necessary change to the approved works must be dealt with through the appropriate consent procedure.

The rear lean-to is secondary in scale and position to the principal range. The design approach is accordingly to retain the existing wall frame and avoid loss of significant material at roof junctions. An assertion that the whole lean-to is modern or of no heritage interest would not be justified by the available evidence.

The frontage replacements address elements that already show clear deterioration or previous repair (paint/putty failure, corrosion beyond economic repair, warped joints and incomplete contact with the frame). They reinstate matching traditional appearance without altering form, proportions or the established materials palette of the listed elevation.

All internal rendered walls will be made good as required and painted white to match the existing finish. All exposed timbers and beams will be painted black. These works are limited to surface finishes and do not involve the removal, cutting or concealment of significant historic fabric. The finishes are consistent with the current internal appearance of the building and are fully reversible.

Service installations and fixtures have been selected and routed to minimise harm and maximise reversibility, in accordance with Historic England's advice on making changes to heritage assets and the practical guidance contained in the energy-efficiency series.

ENERGY EFFICIENCY AND BUILDING PERFORMANCE

Insulating the rear accommodation offers a local improvement in thermal performance. Historic England's guidance on the application of Part L to historic and traditionally constructed buildings advocates a whole-building approach that balances energy performance with the need to protect significance and avoid technical risks (particularly moisture-related risks). The proposed sheep's wool insulation follows that approach in principle, provided the complete roof and wall assemblies are properly constructed as detail as a cold-vented system.

The roof and wall upgrades are intended to improve comfort within the rear rooms and reduce avoidable heat loss. The selection of sheep's wool reflects the need for insulation that can accommodate moisture within a properly designed ventilated cold-roof assembly. Its use is one component of that design, rather than a substitute for ventilation, suitable membranes or sound weather protection. The approach is consistent with Historic England's specific advice notes on insulating timber-framed walls and insulating flat roofs.

Historic England's guidance on timber-framed walls emphasises the importance of the existing construction, exposure and condition. Insulation must be introduced without damaging significant framing or infill and without preventing the structure from drying. The proposed wall details demonstrate how these requirements are met.

Listed status does not remove the need to address applicable building regulations. Where conservation and technical requirements interact, the design should achieve a proportionate solution agreed with the relevant officers. Draught-proofing or secondary glazing may be useful options in a broader energy strategy (as discussed in Historic England's related guidance notes), but they are not proposed by this application and no consent for such works is sought here.

ACCESS

The established entrance from High Street and the existing staircase are retained. The application does not propose changes to the principal shopfront that would affect level access, nor a new external access arrangement. The new ground-floor partition will maintain a practical route to the rear, with its door position, clear opening and threshold coordinated with circulation and escape requirements.

Access to the first-floor business remains dependent on the existing stair. The scheme therefore does not provide step-free access to the treatment rooms, and retention of the current arrangement is not presented as proof of full accessibility. The operators should consider reasonable adjustments suited to their services and the constraints of the building. Historic England's Easy Access to Historic Buildings supports assessment of physical and operational options together, with solutions tailored to the significance of the asset and the principle that good-quality access can enhance understanding and ensure sustainability of the historic environment.

Fire safety, acoustic privacy and ventilation require coordination with the conservation design. The ground-floor glazed partition is intended to provide fire separation. These matters will be resolved through the detailed fire strategy and building control process without introducing unassessed changes to listed fabric.

PLANNING POLICY

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest when determining the relevant applications. Section 72(1) requires special attention to preserving or enhancing the character or appearance of the conservation area.

The Fareham Local Plan 2037, adopted on 5 April 2023, provides the relevant local policy framework. Strategic Policy HE1 addresses conservation of the historic environment; HE2 concerns conservation areas; and HE3 requires a proportionate heritage assessment, justification for works to listed buildings and appropriate design and materials. The proposals respond by retaining the principal range, limiting internal intervention, undertaking like-for-like frontage repairs, carefully routing services, and addressing the fabric and appearance of the rear works.

Policy HE2 requires a response to the conservation area's special character, including its buildings, historic pattern and important views. Policy HE3 requires an understanding of the listed building's significance, an explanation of the works and appropriate materials and detailing. Retention of the principal range, careful like-for-like treatment of the frontage, and careful treatment of the rear addition and services address these requirements, subject to the detailed heritage assessment.

NPPF

The current NPPF contains the relevant heritage policies. These address conservation and compatible use; require assessment of significance and effects; give substantial weight to conservation, with greater weight for more important assets; and address conservation areas. Any harm requires justification and consideration against public benefits. This assessment applies those policies to the individual works and their combined effect, informed by Historic England's advice notes on making changes to heritage assets and listed building consent.

The Grade II* building must be afforded the weight appropriate to an asset of particularly high significance. The relevant issue is the effect of the works on that significance, rather than their modest scale alone. There is no proposal for demolition of the principal building or removal of the identified medieval roof structure.

The application provides sufficient detail to establish the effect of the roof replacement, frontage works, partition fixings and service installations to inform a decision.

HERITAGE IMPACT ASSESSMENT

The principal frontage, medieval crown-post roof and identified major structural elements are retained. The frontage replacements are strictly like-for-like and reverse visible deterioration, thereby preserving (and enhancing) the contribution of the elevation to the listed group and the conservation area.

The partitions will alter the internal experience of the rooms, but their limited extent and carefully designed supports can accommodate the required subdivision without loss of the building's principal structural interest. Their impact is expected to be limited, subject to review of the junction and fixing details described above.

The rear cold-vented flat roof replacement changes both roof form and covering. Its position reduces its influence on the principal High Street frontage, but does not establish a neutral heritage effect. The age and contribution of the existing roof, the appearance of the new edges and abutments, and the justification for GRP remain material to the assessment. The roof proposal is capable of forming part of an acceptable scheme if significant fabric is retained and the replacement is deemed to respect the rear composition.

Retention of the wall frame and use of compatible insulation can protect the rear construction while improving comfort. The black timber cladding will remain subordinate in appearance. Its final effect depends on retaining significant existing fabric and avoiding moisture accumulation within the completed wall.

Making good of internal rendered walls and painting them white to match existing, together with painting of all exposed timbers and beams black, are limited to surface finishes. These works do not involve the removal, cutting or concealment of significant historic fabric and are consistent with the current internal appearance of the building. Their impact on significance is negligible.

New fixtures, fittings and service routes have been selected and designed to be traditional in character, minimal in intervention, and reversible where possible. They follow Historic England guidance on making changes to heritage assets and energy-efficiency interventions, prioritising the retention of significant fabric and the avoidance of technical risks. Their impact on the special interest of the building is expected to be limited.

The scheme retains the building's contribution to the High Street frontage and the established plot arrangement. On the described scope, it is expected to preserve the conservation area's character and appearance, provided the rear roof and cladding details respect the existing building. This conclusion recognises the contribution of rear fabric as well as the street elevation.

PUBLIC AND CONSERVATION BENEFITS

The works support continued occupation by the approved commercial uses and offer improved weather protection and thermal performance to the rear accommodation. Retention of the principal structure and careful like-for-like repair of the frontage avoids unnecessary intervention in the parts of the building most clearly associated with its designation.

Maintaining suitable occupation can assist the future care of the building and contribute to activity within Fareham town centre. These benefits should be assessed in proportion to the evidence. The applications do not establish that the proposed works are the only means of maintaining a viable use, and no quantified energy or employment benefit is claimed.

The insulation and weathering works may benefit the condition and performance of the rear addition where the detailed construction is compatible with the existing fabric. An improvement in energy performance is not automatically an enhancement of heritage significance; any such benefit must be distinguished from the effect of changing the roof form or covering. The approach follows Historic England's whole-building philosophy for energy efficiency in historic buildings.

PLANNING AND HERITAGE BENEFITS

The benefits are continued accommodation of the approved commercial activities, improved weather protection, a modest thermal improvement to the rear rooms, and the reinstatement of the traditional appearance of deteriorated elements on the principal frontage. Continued beneficial occupation supports maintenance of the listed building. If residual heritage harm is identified, it must be given the weight required by the NPPF and assessed against the evidenced public benefits.

The case for consent is strongest where the interventions meet the needs of the approved uses while retaining significant fabric. The partitions can provide practical subdivision with limited physical alteration. The wall upgrade can improve performance while retaining the existing frame. The cold-vented roof requires particular attention because it changes both form and material. The frontage works are restorative in character. The internal decoration works (making good rendered walls and painting white and painting exposed timbers and beams black) are limited to surface finishes consistent with the existing appearance and have negligible impact on significance. Traditional fixtures, fittings and carefully routed services further support the continued viable use of the building with minimal harm.

The proposal should therefore be considered as a combined scheme, with the material justification, construction sections and fixing details assessed alongside this statement. If harm is identified, it must be clearly described and weighed against the public benefits in accordance with the applicable national and local heritage policies and Historic England's advice notes.

CONCLUSION

The proposals offer a restrained adaptation of 14 High Street to serve its approved uses. The internal works can be accommodated with limited intervention in significant fabric. The rear wall upgrade adopts appropriate conservation principles, while the replacement cold-vented flat roof requires a clear material justification and a complete ventilation and moisture-control design.

The frontage works are strictly like-for-like and reverse clear deterioration. All internal rendered walls will be made good and painted white to match existing, and all exposed timbers and beams will be painted black; these finishes are consistent with the current internal appearance and do not affect significant fabric.

Traditional-style fixtures and fittings (bronze sockets/switches, copper industrial lighting and bronze column radiators) together with carefully designed service routes follow Historic England guidance on making changes to heritage assets and energy efficiency, minimising harm and maximising reversibility.

Subject to satisfactory approval of the details and protection of the historic fabric, the scheme provides a basis for the Council to grant planning permission and listed building consent.

No change of use forms part of the applications. The principal High Street elevation (subject only to the specified like-for-like replacements and repairs) and the identified medieval roof and major structural elements are retained. The new internal partitions are intended as limited contemporary insertions, and the rear wall upgrade uses sheep's wool within a vapour-permeable construction supporting a cold-vented flat roof. The intention is to preserve the listed building's special architectural and historic interest and the character and appearance of the conservation area. With the roof material, moisture strategy, junction details, frontage specifications, fixtures and service routes satisfactorily demonstrated, the Council is respectfully invited to support the applications.