

Design and Access Statement

The Beeches, 1 Villa Gardens, Waterlooville, PO7 7RY

New Car Park, Front and Side Entrance Canopies and Scooter Stores



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August 2020

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1.0 Description

- 1.1 The Beeches is a sheltered housing complex made up of a 3-storey brick-built block built in 1988 and containing 45 individual flats, staff quarters and office rooms, and communal facilities including a lounge. It is located on Villa Gardens, Waterloooville. Villa Gardens then continues past the main block and runs NW-SE, where a number of bungalows line it on its South side. The road terminates in an area of lawn and trees, with a timber boundary fence, some 150m away from the main building.
- 1.2 The streetscape is largely made up of similar style residential accommodation of a similar age and build, predominantly of brick or rendered walls, slated roofs and uPVC windows. A small number of mature and semi-mature trees are sited at pavement level in various locations to each side.
- 1.3 The construction consists of brick masonry cavity walls, with uPVC windows and doors. The roof is a mansard type roof and covered with artificial slate tiles.
- 1.4 To the front of the main building there is a small enclosed yard/garden area to the left/North of the access path. This carried on along part of the North flank wall. The boundary wall is brick but there are also mature hedges located just outside them which conceal the majority of the wall visually.
- 1.5 There is a dual pitched glazed uPVC shelter structure over the main entrance which fits within the recess of this part of the external wall footprint.
- 1.6 The Lounge is served by an external exit to its South side, which leads to a raised landing and steps, facing into the rear garden area.
- 1.7 The access road to the grassed plot of land (to become the car park) running South East of the main building, has concrete pavements as the hardstanding.
- 1.8 There are a number of trees located within the grassed plot of land at the end of Villa Gardens, some within the demise, none of which have TPOs, and a number of more mature trees falling just outside it on the other side of the timber boundary fence, a number which have TPOs.
- 1.9 Access is afforded to the neighbouring site to the north of the grassed plot of land, via a timber gate which is manually operated.
- 1.10 The timber boundary fence bordering the grassed plot of land is in a dilapidated state with many areas no longer in an upright position. Where upright, the fence rises to approximately 1.7m height.

2.0 Assessment of Significance

- 2.1 The Beeches makes no significant contribution to the area visually; generally, the area is made up of buildings dating from the 1980s to present and which are basic in design and detailing, with no unique features. The minor exception to this is the modern brick church located to the North West of the main building, on the North side of the first section of Villa Gardens. There is a more architecturally significant building immediately North of the grassed plot of land to the East of the site (proposed car park area) which appears to be an Arts and Crafts style brick building with clay tiled pitched and hipped roofs in a traditional design. This has been heavily restored but is aesthetically pleasing. It is largely concealed from the subject site visually. It is not listed.
- 2.2 The area is not a conservation area.
- 2.3 There are four trees with TPOs located to the East of the site, just outside the boundary fence which borders the grassed plot of land.

3.0 Detail of proposed works

- 3.1 There are three principal proposals as follows:
 - 3.1.1 Creation of a new car park within the grassed plot of land at the South East end of Villa Gardens. This will be done by taking up a grassed area of c.180m², laying a sub-base as per the car park construction detail drawing appended to this application, and creating a new hardstanding of permeable block paving to match the style of the existing finish to this end of Villa Gardens road. The car park will provide much needed visitor and staff parking to serve The Beeches and increase accessibility for its vulnerable residents and their relatives. Six sapling trees will be planted to compensate for the loss of the three trees being felled.
 - 3.1.2 Addition of a new, dual-pitched glazed powder coated aluminium canopy immediately adjacent to the existing slate covered, uPVC soffit dual pitched front entrance canopy (which will be enclosed to increase the internal space) and which will extend approximately 2m to the west of the existing canopy. This will provide much needed shelter when the entrance is brought forward in line with the front of the existing canopy.
 - 3.1.3 Addition of a small canopy over the Lounge external door to provide shelter.
 - 3.1.4 Addition of 3no timber clad scooter shelters, located within the front yard, which is to receive a tarmacadam hardstanding finish.

4.0 Impact of the proposed works

- 4.1 The existing grassed plot of land is well-enclosed on three sides by a timber boundary fence and trees/shrubs (North, East and South) and part-concealed to its West side. Part of the grassed area will be sensitively converted to parking by use of materials sympathetic and matching the existing attractive concrete pavements. To the South side of the new parking area the grass will be retained as it is, to ensure that the setting of the bungalows is not compromised.
- 4.2 The loss of 3 no trees is necessary to create the car park area required; these trees do not have TPOs and their loss will have minimal impact on the site, which is already screened by more mature trees along its eastern edge, and by shrubs and small trees to its other sides. The main impact of the loss of trees will be the visual impact as one travels by foot (or by car) going Eastbound along Villa Gardens, but as the trees are roughly in a line this minimises their visibility from this approach. Their felling will also have the benefit of creating more light to the dwelling adjacent and will also remove the risk of subsidence.
- 4.3 The front entrance area to the main building is in need of modernising as it wears a dated, dilapidated appearance. The proposals will provide better shelter whilst being unobtrusive visually, having a minimal and slender profile framework with glazed roof panels. The new glazed powder coated steel sliding entrance doorset will be an aesthetic improvement and will be well set back behind the line of the new shelter. The Lounge external door shelter will be a very minimal aesthetic addition to this elevation, which is only visible from the rear garden of the building and from a very short stretch of Villa Gardens. As such it will be unobtrusive.
- 4.4 The timber clad scooter shelters are being carefully located within the existing walled front yard and will only be very partially visible above the line of the wall and mature bushes. The materials are aesthetically pleasing.

5.0 Conclusion

- 5.1.1 The proposed works to the building itself are minor in nature but will be an improvement on the external aesthetics as they currently are. The scooter shelters will be very unobtrusive and barely visible at street level, and the front entrance shelter will be in line with the existing porch roofline. They will provide essential shelter outside these two principal access and egress points. The scooter shelters will provide a much-needed facility for less ambulant residents, giving them better access and an improved quality of life at this sheltered scheme.
- 5.1.2 The car park will be visually unobtrusive due to the enclosed nature of this part of the site, surrounded by a tall fence and mature trees. The new sapling trees being planted will offset against the loss of three mature trees and in time will provide further screening of the car park and improve the environs. The car park will provide much needed off-street parking for residents, visitors and staff, to enable better accessibility to the sheltered scheme and improved services for its vulnerable residents. The loss of three trees is mitigated by the concealed nature of the site, the gain in daylight and access, and the facility which will be provided to the users of the sheltered scheme. The trees on the adjacent site to the East will be untouched, and as per the accompanying arboricultural report the works will in fact be of benefit to their health.

Appendix A

Photographs



1. Site of proposed (part developed) car park



2. Trees located on proposed car park area (not listed for preservation)



3. Car park near-complete, brick paviours used to match material and style of existing adjacent



4. Car park near-complete and looking South



5. Lawn and existing mature boundary trees preserved



6. Approach to car park, felled tree stump visible to bottom right



7. Front elevation of The Beeches, 1 Villa Gardens, Waterloooville. Well concealed by trees.



8. Front entrance approach hoarded off during works. Well screened by wall, trees and hedge.



9. View of existing car parking along front elevation on Villa Gardens.



10. View of front entrance and dilapidated canopy. Proposal to replace with polycarbonate glazed dual pitched canopy to match style, with powder coated framework, and new grey powder coated aluminium automatic sliding entrance doorset.



11. Rear courtyard and existing view of lounge doorset and landing.



12. Close up of lounge door and landing.



13. Front yard adjacent to front elevation and entrance pathway.



14. Front yard – small area of lawn, planting overgrown. Proposed to site scooter shelters here.



15. Approach to site via London Road and into Villa Gardens.



16. Area is predominantly residential, most buildings post-date The Beeches.



17. Modern church located opposite The Beeches at start of Villa Gardens.



18. View towards London Road from Villa Gardens – residential blocks and similar block visible.



19. House opposite The Beeches in a modern style.



20. Residential blocks opposite The Beeches.