

PLANNING APPLICATION FOR NEW DWELLING ON LAND WITHIN CURTILAGE OF 108 LONDON ROAD, WIDLEY, GU7 5AA

HERITAGE STATEMENT

1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the construction of a new 3-bed dwelling on land within the curtilage of The Old Rectory, 108 London Road, Widley, Waterlooville, PO7 5AA
- 1.2 This Statement provides additional information to that contained within the Site and Area Appraisal section of the Design and Access Statement previously issued.

2.0 THE HERITAGE ASSETT AND ITS SETTING

- 2.1 The application site lies within the village of Widley, a small village amalgamated into the larger village of Purbrook to the south of Waterlooville. The original village of Widley was several miles to the west but fell into disuse with the location being altered by the Diocese of Winchester during the 18th Century according to unsubstantiated information.
- 2.2 The land was part of the Purbrook Park estate owned by the Deverall family, who's house now forms part of Purbrook Park School. It was a small two storey cottage, built circa 18th century as a tenant dwelling and noted on contemporary maps as Park Cottage. It formed a secondary access into the estate being close to the main road from Portsmouth to London.
- 2.3 According to local historical society Lord Deverall had a falling out with the Diocese of Portsmouth and decided to have his own church built in the village of Purbrook (St John the Baptist Church). With no accommodation available for the Rector he set in place the extensive refurbishment and expansion of Park Cottage.
- 2.4 According to the historical society Lord Deverall later had altercations with this church and removed his support, deciding to build a further church (Christ Church) and house the rector in an extended dwelling on the corner of Stakes Road and Park Avenue. The application site remained as the Rector for St Johns residence until a purpose built Rectory was constructed closer to the Church.
- 2.5 The extension of Park Cottage included the raising of the roof to the cottage to provide suitable headroom (the cottage ceiling heights being minimal) and a third storey, the creation of a three storey extension to the rear and a large extension to the east of two storey height but keeping the same ridge line so that this new accommodation had Georgian proportions including higher ground floor ceilings.
- 2.6 The refurbishment and extension work included the remodelling of the front elevation with the new elements being of Georgian style, however the original ground floor cottage windows were retained. The original cottage front door was bricked up but is still evident and a new portico and column entrance constructed.
- 2.7 Some estimated 100 years later a further extension was constructed to the rear to provide a large reception room on ground floor and a correspondingly large bedroom above.

- 2.8 A some further point (date unknown) a single storey extension to the rear was constructed off this extension to provide storage facilities.
- 2.9 During 1960/70's an area of the site was hived off for residential development resulting in the eight houses forming Abbots Close
- 2.10 The house is Grade II Listed
- 2.11 Recent planning history for this site
 - 05/53941/004 Change of use from residential home to single dwelling - Approved
 - 05/53941/005 Listed Building consent for change of use from residential home to single dwelling – Approved
 - 07/53941/006 Internal re-structure of part roof and realignment of external supporting wall - Approved
 - 07/53941/008 Tree Preservation Order. Crown lift 3no. Common Yews - Approved
- 2.12 The site is not within a Conservation Area

3.0 ASSESSMENT OF SIGNIFICANCE

- 3.1 The existing dwelling is one of several remaining from the original Purbrook Park estate dating back to circa 18th century. Apart from the main house, now forming part of Purbrook Park School, these buildings all possess Georgian detailing of various degrees but as conversions still retain elements of their original cottages. The application site has a Georgian façade for two thirds of the elevation but retains the cottage for the last third rather than have the whole frontage of a matching style.
- 3.2 The Proposal is to hive off approximately 440m² of the rear garden to provide a site for the additional house. The existing site area is 1904m² (0.19 Hectare). The proposal will not affect the existing building only its relationship within a reduced curtilage.
- 3.3 The original building is Grade II Listed
The official Listing is
Purbrook SP/418 No 108 (The Old Rectory) 3/418 II
House. Of mid C18 origin, enlarged early and late C19. Painted brick walls of header bond with later Flemish bond, other walling rendered. Tiled roof of double pile brick dentil eaves. 2 storeys. This small house with a symmetrical front was widened and extended at the rear in two phases. North front elevation has 3 windows. Casements mostly of the early C19 with reeded frames and some cambered openings. 1st floor band and plinth. Late C18 doorcase (replaced from its original position) open pediment with modillion cornice, half round reeded Doric columns, arched opening with radiating fanlight and 6 panelled door.

4.0 DESIGN CONCEPT

- 4.1 The proposal is for the erection of a two storey, three-bedroom dwelling to the south of the existing house. The proposal is to hive off approximately 440m² of the rear garden and provide a separate access direct from London Road
- 4.2 The aesthetic has been chosen to mimic that of the existing Grade II Listed building so that it appears part of that buildings environ and fits seamlessly within the curtilage.
- 4.3 Finishes to be a plain tile roof to match that of the existing house (this will be a modern equivalent, not handmade peg tiles) and white rendered walls complete with raised detail at

first floor level. Windows will be UPVC Georgian style sliding sash type of correct proportions subdivided by surface muntins.

4.4 Accommodation is over two floors and includes an integral garage with accommodation over provided within an extended roof space. The bulk of this element being reduced by a lower ridge height and cat slide roof

4.5 The main entrance into the house includes a recessed porch supported off Doric style columns similar to that on the front entrance to the Grade II Listed house

5.0 IMPACT OF THE PROPOSED DEVELOPMENT

5.1 From London Road the proposed new house will sit back into the site and be sited around mature trees. The direct relationship to the original house is not apparent due to the retained mature trees along the London Road boundary.

5.2 The rear garden to the original house will be reduced to approximately 9.5 metres deep which still provides a significant enough area that the house will not look disjointed from its surroundings. It will still retain privacy and ample amenity space.

5.3 There will be no loss of any original features to the existing dwelling.

5.4 The siting and design of the proposed new house have taken into account the current the aesthetics of the original house and sought to retain its setting and mimic the detailing for a modern build.