

APP/15/00017 – 71 Stakes Hill Road, Waterloooville

This proposal has been the subject of pre-application consultation (GEN/14/00967) in which I responded as follows:-

“I feel the principle of a new dwelling within the grounds of no.71 (grade II listed) is acceptable. The land identified has a subsidiary role and in my view sufficient private amenity space would be left with no.71 to preserve its setting. The plot itself is quite tight, bounded on the eastern side by an established hedgerow and mature trees (covered by TPO). The house involves cutting into the c.1m high bank which may fall within the root protection zone. Levels change across the site and would involve some cutting in to accommodate the dwelling and garaging. The trees are a strong backdrop to the street and setting of the listed building. I note you are seeking specialist tree advice.

I envisage the new house in the form of a lodge building of relatively modest scale. The indicative design shown is along the right lines but I feel it requires a narrower footprint to give more space to the side boundaries. If of traditional design, it should be a faithful vernacular building with fully pitched roofs. The site should be suitable for a 2-bed cottage. The form and location of the proposed garaging is broadly acceptable, subject to any tree constraints.

The plot is to be divided by a brick boundary wall. There is some advantage to this, if it can be softened by associated landscaping. It would provide a robust screen and afford some noise protection from vehicles using the new drive. I would wish to minimise the amount of verge taken up with the widened drive. Some damage is currently caused by vehicles at no 73 using the land to reverse and manoeuvre.

If the application is to be pursued the accompanying information would need to be enhanced to include:-

- a) A vertical cross section to clearly identify the change of levels and extent of cut required for the garage and driveway.
- b) An expanded elevation to show the new building in context with the listed C19 villa.

The use of high quality materials goes without saying.”

An edited version of this response was provided to the Agent together with further input on tree issues etc.

The Current Proposal

Modest changes have been made to the original pre-app submission. The building is now narrower but deeper in plan. The roof design has been revised to follow a more traditional double pitch form removing the larger area of flat roof. The overall size of the building is larger than I had indicated. For purely gauging the impact on the setting of the listed building a wider street context elevation embracing the listed building would be helpful. However, my judgement given the spatial separation and setback from the street frontage is the scale and location of the proposed building is acceptable.

The most conspicuous elements of the new building will be the roof and upper storey. The quality of the roof tiles and detailing of the flint construction will therefore be crucial. I advise the rooflights facing the street should be of a traditional form (centre dividing glazing bar) rather than the standard units illustrated.

Subject to the above I have no objection.

If minded to grant consent I advise the imposition of the following conditions.

1. No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority.
Reason:
To ensure the materials and finishes to be used are appropriate for a building which forms an important component of the setting of 71 Stakes Hill Road, a statutory listed building.
2. A sample panel of flintwork and pointing shall be constructed on site with accompanying specification for approval by the local planning authority in writing, before the relevant part of the work are begun. The approved sample panel shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.
Reason: To ensure the materials and finishes are to an appropriate standard to reflect the high quality of craftsmanship used in traditional flint construction.
3. No work shall start on site until the following information and details have been submitted to and approved in writing by the local planning authority:-
 - (a) manufactures details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile.The works shall be carried out in full accordance with the approved details and shall be retained thereafter.
Reason – To ensure an appropriate well proportioned design that sits tight in the roof plane.

John Townsend
Conservation Consultant
30/01/15