

Our Ref: 111/P/353

DESIGN & ACCESS STATEMENT
IN RESPECT OF THE PROPOSED DEVELOPMENT

AT

WAIT LANE END FARMHOUSE

208 LONDON ROAD

WATERLOOVILLE

PORTSMOUTH

HAMPSHIRE

PO7 7AN

DATE: October 2013

Client

Mr D Simpson
104 Worcester Road
Chichester
West Sussex
PO19 5EB

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ROAD, WATERLOOVILLE, HAMPSHIRE PO7 7AN – REF: 111/P/353**

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1. PURPOSE

This statement has been prepared in support of the full Planning Application for a proposed construction of a single detached 3 bedroom house.

2. LOCATION:

The site is situated just to the south of Waterlooville Centre and to the western side of the A3 London Road, this is a very busy main road thoroughfare which provides one of the principle access routes into Portsmouth, there is a regular bus service with onward connections to Petersfield, Guildford and London to the north.

Regular bus services connect to and from Havant, the nearest major commercial and shopping centre, with onward connections available by rail and bus to Portsmouth and Chichester.

This site location is in close proximity to Waterlooville Town Centre which provides a full range of amenities, including facilities for shopping and leisure.



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3. THE SITE

The site comprises the existing property No. 208 (a former Farmhouse) with significant rear extensions, conservatory and a garage block set within approximately 0.154 hectares.

The existing vehicular access into the site is directly off London Road on the western boundary. Directly on the opposite side of this road there is a combination of fields and dwellings. The existing property No. 208 itself has neighbouring dwellings to both the north and south and to the rear (east) is a fairly recent development of residential dwellings.

The site is bounded on both the northern and eastern sides by a pedestrian footpath.

4. TREES & LANDSCAPING

The existing trees and landscaping will be reformed as much as possible.

5. THE EXISTING & PROPOSED SITE ACCESS & HIGHWAYS

It is proposed that the existing access off London Road will be retained and used to serve solely the newly refurbished Farmhouse.

A new access will be provided from London Road to the north which will serve the proposed new single dwelling to have access to the driveway from the main road.

Pre-Application consultations with the Highways Engineer has confirmed the design requirements and the proposed scheme seeks to address all of these

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requirements in full with appropriate dropped kerb access and a private driveway.

6. RESIDENTIAL CHARACTER OF THE AREA

The site itself is situated adjacent to residential units however these are commercial units located to both the north and south of the site.

Development of the land adjacent to the subject site has been undertaken in a somewhat unplanned sporadic manner resulting in buildings of various architectural styles, footprint and quality.

There appears to be no set pattern of development for the residential dwellings in the vicinity of the site in terms of size, height and architectural design / elevational treatment.



KEY:



Residential



Proposed Site



Commercial



Masterplan endorsed by Waterloo MDA
forum seeking to deliver a further 2000 dwellings

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The South East of England faces many interlinked challenges. The housing shortage is well documented and an extensive house building programme is required to meet the demand. The SEP (South East Plan) emphasises that this demand must be met without encroaching on existing Green Belts, while identifying and protecting other regionally significant corridors and gaps.

Havant Borough Council's Master Plan together with Winchester City Council and Hampshire County Council seek to create an urban extension to Waterlooville Town Centre, integrated with the Town Centre itself, forming the forth quadrant of the town delivering at least a further 2,000 dwellings.

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7. PLANNING HISTORY

Planning permission was sort and refused for the proposed erection of 3 no. dwellings consisting of 1 no. 3 bed detached chalet bungalow and 1 no. pair of 4 bed semi-detached houses with new vehicular access from London road and associated parking and landscaping. This was later dismissed at appeal stage.

The Below images depicts the different proposals from the first refused application (2nd from top) to the current proposed application (bottom)



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7. THE EXISTING DWELLING

No. 208 London Road is a locally Listed Building and the proposed street scene seeks to ensure that architectural qualities and features of the proposed new detached dwelling will be in complete sympathy with No. 208.

The property has been sadly neglected over the years and as a consequence is in poor condition and in much need of restoration and improvement to bring it back to a good standard of repair to ensure its retention for the foreseeable future.

8. PROPOSED DEVELOPMENT

Following the conservation officers comment (see appendix G) he states that ‘The building sits in a generous plot. With some remodelling I would have thought there was potential to create a plot to the side which would generate some additional income and help support the retention and refurbishment of this building.

The proposed development of the detached dwelling will respect the existing architectural features in terms of the overall form and nature and will use local vernacular materials, clay roofing tiles, along with traditional brickwork.

The new building will be sited so as to respect the existing street scene and where possible follow the line of the frontages of the existing properties and No. 208A to the north.

No. 208 will have a large rear garden retained with it which will extend to some 18m of the site. The new detached dwelling will be designed with the

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living accommodation located to the rear with aspects looking out onto a generous sized garden.

Again the rear garden to the property will be generous and meet the full requirements of the Havant Borough Council Guidelines.

It is proposed the plot will comprise a 3 bedroom and has been designed to prevent any oversteering or adverse impact upon the existing adjacent properties. Indeed this property will be located adjacent to the existing footpath.

9. MATERIALS AND QUALITY CONSIDERATIONS

It is proposed that the materials used on the buildings will be to an enhanced level of specification and have due regard to local vernacular materials used for buildings and surface finishes in the locality. Specific materials will be agreed following detailed consultation with the Local Planning Authority.

10. CONCLUSION

Following the refused planning in 2011 various designs were submitted to Havant Borough Council for further comments, with a recommendation of a more modest single detached dwelling. It is submitted that the proposed sympathetic development of the site will not only result in the retention and securing the future of the locally Listed Building it will also enhance and benefit the adjoining owners and local residents.

The proposed development seeks to provide much needed additional housing on a brown field site, whilst also utilising the income generated to sympathetically repair the existing property No. 208. The sympathetic use of vernacular high specification materials complete with the proposed architectural style and forms will only add value to a site which is currently neglected and has been overlooked in past developments.

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SURVEYORS:

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**J Bengree BA (Hons) MSc ACIAT
Architectural Technologist
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WIC McAndrew BSc FRICS ICIQB
D de Miguel Vidal Architect**

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**For and on behalf of McAndrew Martin
TEL: (02392) 697193**

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Dated this 30th Day of October 2013

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Appendix A
Existing Site Plan

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SITE LOCATION PLAN



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[3. Planning Application Detail](#)

Details of Planning Application - 98/59616/002

Anyone can object to, support or comment on a planning application by following this link to the [Comment on Planning Proposals](#) page.

Application Details

[Documents](#)

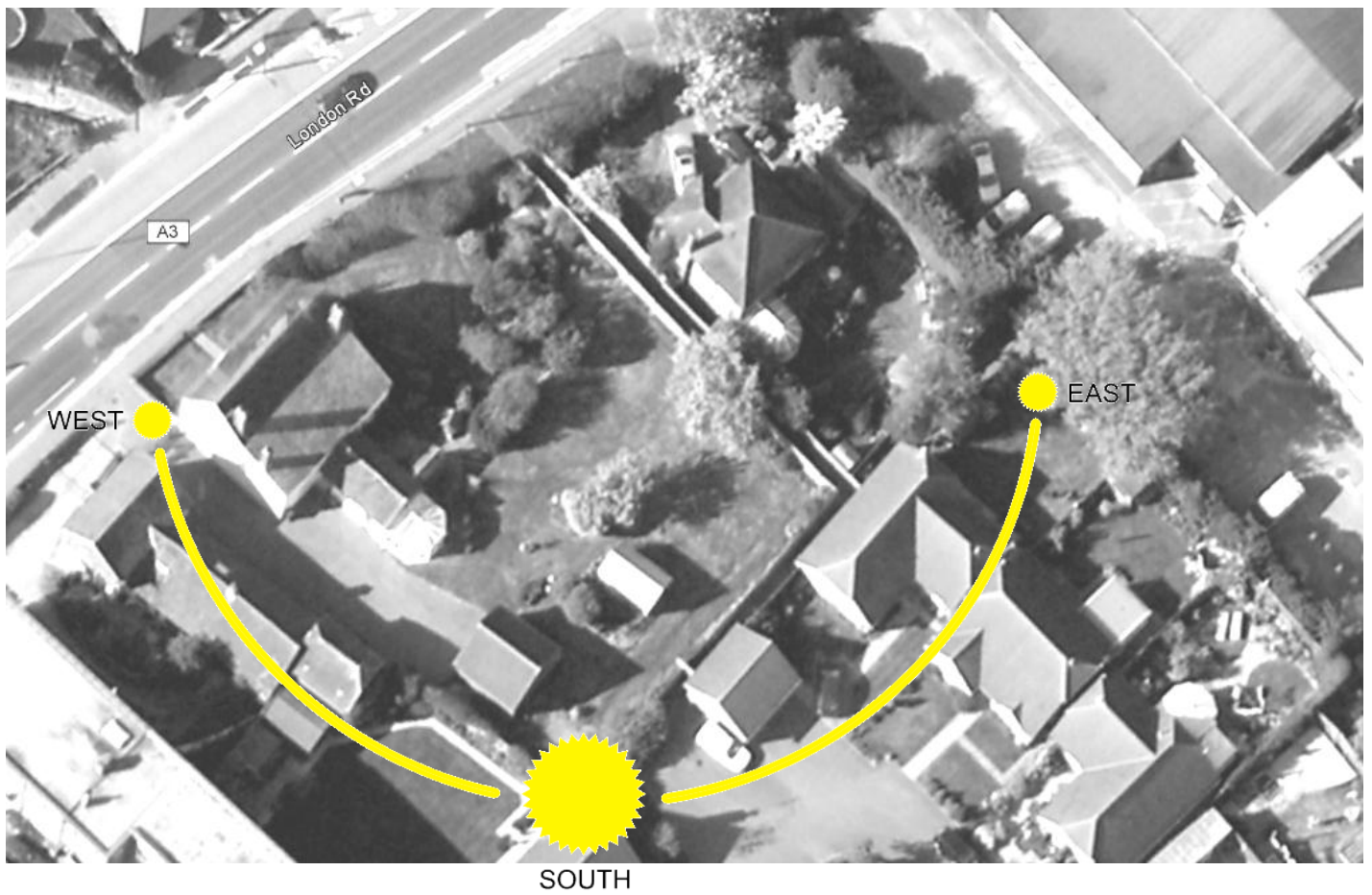
Application registered	Consultation period	Awaiting decision	Decided	Appeal	Appeal decided
Application Number:	98/59616/002				
Application Type:	Full Planning Permission				
Date Received:	03/12/1998				
Registration Date:	11/12/1998				
Consultation Start Date:	11/12/1998				
Earliest Decision Date:	07/01/1999				
Target Date for Decision:	05/02/1999				
Location:	208, London Road, Waterlooville, PO7 7AN (Land rear of)				
Ward:	Stakes				
Statutory Class:	Minor Dwellings				
Proposal:	Demolition of existing buildings and construction of 5.no 3 bedroom detached bungalows and garages utilising existing access onto Mill Road and with a pedestrian link to London Road				
Plan Number:	No Plan Number				
Case Officer:	X PLANNER PAUL DEWEY				
Case Officer Tel:	not available				
Status:	Decided				
Agent:	A B Davis Three D Designs 161 Oyster Quay				

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Appendix C

Fig .1 Daylight Graphic

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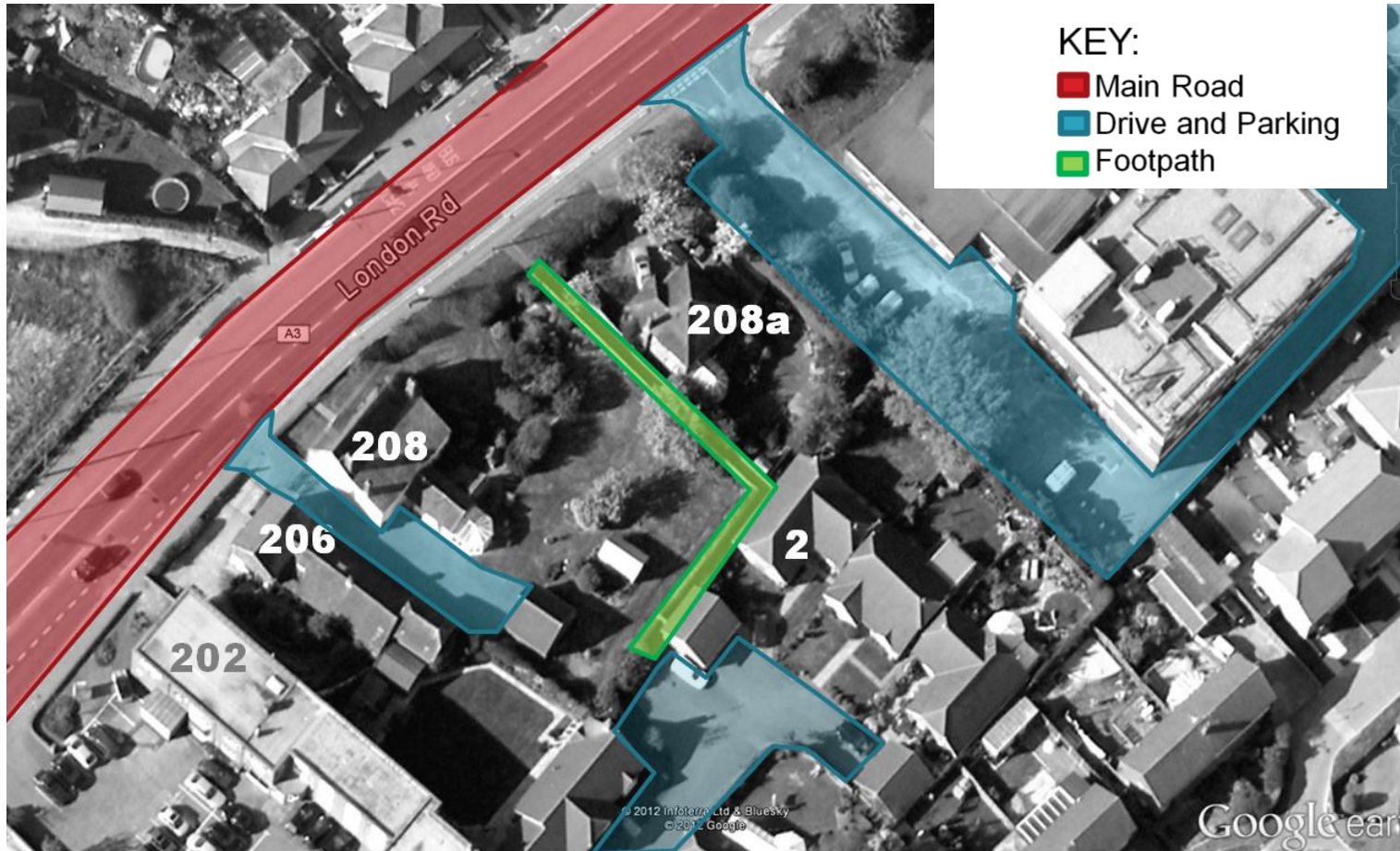


Appendix D

Fig 2. Existing Parking and Noise Zones

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Fig 2.



Appendix E

Fig 3. Existing Street View

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Fig 3.



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Appendix F
Photographs

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Appendix G
Conservation Consultant

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208. London Road. Waterlooville P07 7AN

The following comments are based on an inspection of the building and its immediate surroundings No 208 and its neighbour (No.206) are included on the Council's Local List. No 208 has accommodation on three floors although the attic, reached by a steep stair, has in recent times been restricted to storage only. What appears to be the original oak roof structure survives although has been partly overlaid and superseded by a secondary modern softwood roof on the rear slope. The roof structure is partially concealed by the inappropriate use of a spray foam sealant. Although some of the internal roof frame has been strengthened, there is no obvious external evidence of movement or structural failure i.e. there is no significant deflection in the roof. There is clear evidence of a lathe and plaster ceiling (now removed throughout) showing previous residential use. Some old floorboards remain and the headroom is quite generous. It is likely that the present stair and means of escape would need to be adapted to allow reuse of this floor for living accommodation due to building regulation requirements.

My provisional assessment suggests this is an C18 Farmhouse (front main range) which has been subsequently extended and updated. The rear slate addition appears to be C19 to which there are an assembly of single storey outbuildings. The Front Range is essentially intact. The room proportions have been maintained. Fire surrounds remain in all rooms but some are later replacements, most are boarded over so it is not possible to tell what exists in terms of grates etc. There is an interesting internal shutter (adapted?) on the side door. This is not an ostentatious house and never has been, however the quality of some of the features and attention to detail and generous room proportions suggests it was a building of some status. The interior quality survives although is somewhat tired and in need of tender loving care. Two of the windows have been replaced in upvc and it appears, what were originally sashes in a couple of cases have been changed to casements. There are a couple of surviving cast iron fireplaces, the more modest of the two in the Victorian addition. Within the Victorian extension there is what appears to be slate shelving, I am not confident that this is as originally designed, but it would not be out of place in a farmhouse kitchen/dairy parlour. Externally, what would have been attractive face brickwork has been pebble dashed which is a pity. However the overall form of the building survives largely unaltered, including the brick chimneys.

The building sits in an area of largely modern and often mediocre development. I feel the local listing is justified its purpose is to highlight buildings which have local significance and merit retention. I consider it would fall under the umbrella of an historic asset as defined by PPS 5. I have reached this view independently but subsequently note that in your letter of 15 July 2010 you state “ *Although the dwelling at 208 London Road is not nationally listed, it is recorded with the Borough 's List of Buildings of Local Importance. To this regard PPSS has further strengthened the protection of such buildings. The PPS recognises the desirability of conserving these buildings and sites for the value that they bring through their heritage interest and their contribution to local character and sustainability In consideration of this No 208 whilst having been the subject to alterations over time, remains an important building in the locality and there are few buildings that show the history and development of this locality that exist. Therefore a scheme that seeks to demolish this building would not be likely to receive officer support*” I endorse this view The building sits adjacent to a busy main road. A form of secondary glazing had been installed and traffic noise was not perceptually a problem. The Front Range has the greatest significance. I would not be adverse to significant remodelling and/or improvement of the slate extension. The most appropriate use of the building would be continued use

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as a single family residence which would allow the internal features of note to be retained. The building sits in a generous plot. With some remodelling I would have thought there was potential to create a plot to the side which would generate some additional income and help support the retention and refurbishment of this building.

John Townsend
Conservation Consultant
28/10//11