

Application No. APP/13/01555

Address: Land adj. 208, London Road, Waterlooville

Comments

The principal Heritage interests are the retention and sensitive repair/restoration of the locally listed building (no.208) and preservation of its setting.

Existing Building

I have set out in some detail my assessment of the building which is appended as Annex G to the Design & Access Statement. Although not explicitly stated it would appear no.208 is to be stripped back to the C18 core by the removal of the later additions. This maintains the most significant element and if the remodelling is handled carefully in terms of architectural detail and materials it has the prospect to enhance the building. The opportunity should be taken to replace the unsympathetic upvc windows by more sympathetic and architecturally accurate timber windows. Since the works reduce the footprint, planning permission is not required for this work, but I can offer advice if required.

Setting

The overall, scale, mass and location of the new house in my view is acceptable. It is now set further from the locally listed building and of more modest scale than previous alternatives. By setting the building back, which also solves highway issues the impact on the locally listed building is reduced. The front room enjoying a double aspect.

The proposed design is pretty basic and a disappointment. While maintaining the footprint and layout of the accommodation, modest changes to the external appearance would help. I have illustrated some suggestions on the attached sketch. The essential changes are:-

- To replace the three rooflights with one modest dormer (serving the master bedroom), and a relocated conservation style rooflight to provide top light to the landing. If acceptable in planning terms, the dormer could be supplemented by a modest window in the flank elevation. As this will essentially overlook the front garden of 208a, I am hoping this should not present a particular difficulty.
- The possible addition of a flat roof porch canopy, to provide shelter and modelling to the front elevation.
- Maximising the extent of retained front boundary wall compliant with Highway requirements. There is a slight discrepancy between what is shown on the submitted elevation and plan.
- No details of materials and finishes have been provided, but this will significantly affect the final outcome. Details can be made a reserved matter, but important to establish principles.
 - Windows. Given established development in the vicinity probably unrealistic to avoid use of upvc units in the new development, but should strive to secure a higher end solution. Symmetrical full height casements, true vertically sliding sashes (where utilised), not fake top hung variants, and realistic glazing bars.

- Materials. Would be looking for plain clay double cambered tiles and good quality multi facing brick.

To assist with progressing the application I have sought to illustrate these points on the attached sketch. I feel a positive solution is in sight if these points can be suitably addressed.

John Townsend
Conservation Consultant
12/12/13