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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: January 2012

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DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED DEVELOPMENT AT WAIT LANE END FARMHOUSE, 208 LONDON 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 the restoration and refurbishment of No. 208 (Wait Lane End Farmhouse), and the construction of 3 no. dwellings in the form of a pair of semi-detached 4 bedroom dwellings to the northern side of the site and 1 no. 3 bedroom detached chalet style bungalow to the rear eastern of the site.

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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 on 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 3 no. new dwellings leading to private off road parking to the rear in an open courtyard arrangement.

Pre-Application consultations with the Highways Engineer has confirmed the design requirements and the proposed scheme seeks to address all of these requirements in full with appropriate dropped kerb access and a private driveway with a 4.1m to extend 6.0m back from the edge of the path.

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 Waterlooville MDA forum seeking to deliver a further 2000 dwellings

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.

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 semi-detached units are in complete sympathy with No. 208.

The proposed development seeks to recognise this and the development of the site will facilitate the complete refurbishment of the existing property to restore it and at the same time remove some of the recent late unsympathetic rear extensions and alterations.

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

The existing property No. 208 is in a somewhat dilapidated and neglected condition and it is essential to the retention of this unit that restoration and repairs are undertaken at the earliest opportunity.

Therefore the proposed development will bring the existing property and its outbuilding back into use by sensitive and careful renovation. These works are essential to prevent further deterioration of the buildings.

The existing building has been extended over the years resulting in unsightly and unsympathetic rear additions, the proposal is to remove these and return the building back to its original form.

This will facilitate the restoration of some of the previously lost, architectural features and finishes.

It is proposed that the pair of semi-detached houses will be designed to give the appearance of a single detached dwelling. The design of this dwelling will respect the existing architectural features in terms of the overall form and nature and will use local vernacular materials, clay roofing tiles, clay tile hanging and lime wash rendering.

The new buildings 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.

The new private access road from London Road will be located between the new semi-detached houses and No. 208 and will serve the parking area at the rear. Car parking will be provided with open timber framed car ports being minimal in appearances, thus presenting an open courtyard feel to the rear areas.

No. 208 will have a large rear garden retained with it which will extend to some 18m of the site. The two new semi-detached dwellings (Plots 3 and 4) will be designed with the living accommodation located to the rear with aspects looking out onto generous sized gardens.

Again the rear gardens to these two properties will be generous and meet the full requirements of the Havant Borough Council Guidelines.

It is proposed the Plot 2 will compromise a 3 bedroom detached chalet style bungalow, this again has been designed to prevent any overseeing or adverse impact upon the existing properties to the east of the site. Indeed this property will be located adjacent to the existing footpath and garages serving the new development which adjoins this boundary.

If it is felt appropriate by the Local Planning Authority we would be agreeable to this property being subjected to a Planning Condition restricting the occupation of this unit to persons over the age of 55 years.

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

The proposed development seeks to provide much needed additional housing on a brown field site, whilst also utilising the income generated to sympathetically restore and 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.

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.

SURVEYORS:

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J Bengree BA (Hons) ACIAT
Architectural Technologist

For and on behalf of McAndrew Martin
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Dated this 13th Day of January 2012
