

pdp architecture llp

DESIGN & ACCESS STATEMENT

366 LONDON ROAD
WATERLOOVILLE, HAMPSHIRE PO7 7SY
**CONVERSION OF SINGLE APARTMENT INTO
TWO APARTMENTS**

APRIL 2025

28190



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Google Maps image of application site

0.0 INTRODUCTION

- 0.1** PDP Architecture LLP have been instructed on behalf of our client, Blue Island Properties Ltd, to prepare and submit a Full Planning Application for the proposed development at 366 London Road, Waterlooville.
- 0.2** The scope of the project includes the conversion of an existing ground floor apartment into two new apartments, including a side extension and internal modifications. Please note that this statement should be read in conjunction with all submitted drawings and documents relevant to this application.

1.0 LOCATION & CONTEXT

- 1.1** The application site is situated in a residential area close to Waterlooville town centre. Bedhampton & Havant railway stations are only a 5-minute drive from the site and the area is well connected by the existing road network, including bus stops on London Road.
- 1.2** The main application site sits to the east of London Road. To the north of the site is Waterlooville Baptist Church, a two storey building that has a similar building frontage line to 366 London Road. Along the south are three dwellings, no.364 London Road, no.16 High Trees (accessed from High Trees road to the east of the site) and no.14 High Trees. All three properties are two storey dwelling-houses, however these properties are set back from the site boundary.

The plot contains a single building which accommodates seven apartments, with land to the rear (south east) and a parking court at the front (north west) that's directly accessed from London Road. This proposal deals with apartment no.7, a ground floor apartment at the rear of the dwelling.

2.0 PROPOSAL

- 2.1** The proposal retains most of the external walls and fabric of apartment no.7, forming a new party wall that cuts the footprint into two new 2B3P dwellings. Both proposed dwellings exceed the minimum requirements as outlined in the Nationally Described Space Standards (NDSS) and create well proportioned spaces, each apartment with their own private amenity space to the side (north and south boundaries of the site).
- 2.2** A new porch extension is to be formed as part of the proposal to create a principle entrance for apartment no.8, with many of the existing window openings retained or partially modified to suit. Both apartments are to be accessed from the front parking court that serves the original building.
- 2.3** Two parking spaces are proposed (as well as the retention of the parking space that serves apartment no.7) as part of the application to comply with the Havant Borough Council Parking Supplementary Planning Document (July 2016).

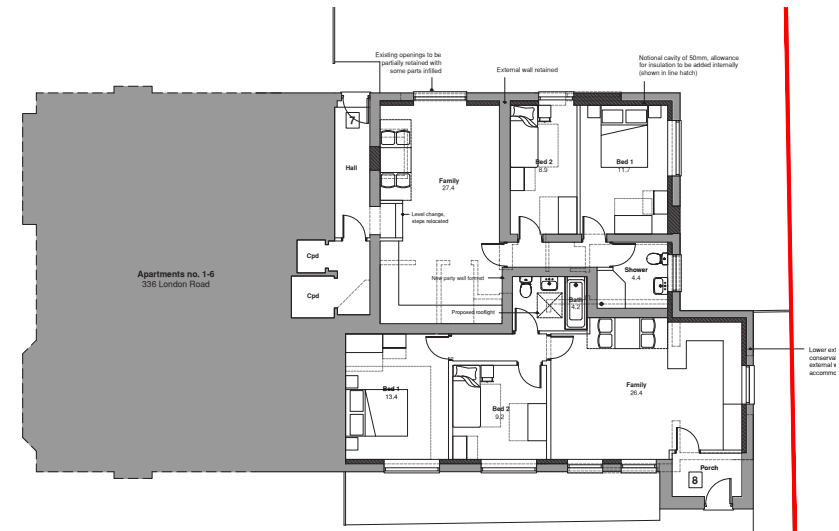
- 2.4** The external materials to be used as part of the proposal are to match the existing as closely as possible, including;

- Red facing brickwork with a light mortar colour to match existing.
- White fascias & soffits to match existing.
- Single Ply roofing, similar colour to existing
- White UPVC windows & doors to match existing property

Part of the new porch extension and conservatory conversion will feature render (above 2 courses of brickwork at DPC) on the southern and eastern elevations; there are examples within the local context where render is used externally, notably on the properties opposite London Road and along Avondale Road. The front elevation (visible from London Road) will be formed in brickwork to match the existing. New fences are to be installed to zone private amenity areas, including new hard & soft landscaping for pathways to the proposed entrances for both apartments.



Existing Floor Plan of apartment no.7



Proposed Floor Plan of apartments no.7 & no.8