



Anglesey bungalow
Anglesey Road
Gosport
PO12 2DX

Design and Access Statement

Alterations to existing C3 residential bungalow.

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Existing site and surroundings

Anglesey Bungalow sits within the grounds of the Anglesey Lodge, which is a 19th century Grade II Listed building located within Gosport's Anglesey Conservation Area. The site was formerly used as a day centre for adults, that comprised a number of buildings within the same use, the bungalow subject to this application being a much later addition and not listed in itself. Vehicular and pedestrian access to the site is via Anglesey Road, at the northern end of the site. Anglesey Road provides vehicular access to Stokes Bay and Gosport Town Centre.

The site is located on the west side of Anglesey Road, to the north west of the roundabout junction of Anglesey Road and Stokes Bay Road and approximately 500m to the north of Stokes Bay. Residential development lies to the north, east and west, whilst Alverstoke Infants School is also located immediately to the west.

The existing bungalow to which this application relates, has been previously used as fully residential use C3.

Heritage

The larger site and bungalow building in question sit within Gosport's Anglesey Conservation Area. The Conservation Area is almost entirely privately residential, with family dwellings dominating which forms part of the pleasant and private character of the area. Its distinctive appearance originates from the layout of the Area's roads, buildings and open spaces produced through various phases of growth to the built environment throughout the Georgian Classical and Victorian periods into the modern day. The Conservation Area is consequently a mixture of different building patterns, styles and contrasting open spaces forming the overall area character. Anglesey Lodge was built in approximately 1830 – 40 and stands between what were two open areas of landscaping to the south and north, which are now developed with two bungalows, one of which being the subject of this application.

The existing bungalow building to the north of the lodge is thought to have been constructed between 1970-1990 as an additional living quarters to accommodate the residential needs of the sites last tenant Autism Hampshire. The existing building has no listing and is not thought to have any architectural significance and as such has previously been approved for demolition through historic planning applications to develop the larger site.

Alterations to the existing bungalow are minimal and are outlined in the section below.

Proposals

The applicant seeks full planning permission for the proposed alterations to the existing C3 bungalow to form 1 no. 4 bed 7 person C3 family dwelling. Minor alterations to the building are required, these being a new set of bi-folding doors to the front/eastern elevation gable end, a pitched roof light to the northern elevation, door to southern side elevation replaced with a new window and the front door set arrangement revised. A new garage is proposed to the front of the unit. Materials for this are proposed as brickwork and render to walls and tiles to match the main dwelling.

As existing the unit had 6 bedrooms and 4 toilets/bathrooms, through the change of use the proposed scheme has 4 bedrooms and 3 toilets/bathrooms.

Traffic, Transportation and highways

As Existing on site there is provision for 4 car parking spaces allocated for the bungalow. The proposed scheme seeks to retain 2 of the existing spaces and to provide an additional car space through the proposed garage to the front of the application site. Secure cycle storage is proposed within the front garden space for a maximum of 6 cycle spaces. 1 x 240L bin for refuse and 1 x 240L bin for recycling are proposed in a dedicated timber enclosure within the front garden space.

Accessibility

As an existing building AD-M of the building regulations will not be applicable.

The unit will be accessible by pedestrians via a new access from the main service road.

Landscape

There are minor alterations to the landscaping, SUDs complaint paving for the new vehicular access and pedestrian access around the site with the rest of the curtilage remaining as soft landscaping. New 1.8m high close boarded fencing is proposed along all boundaries to replace the current mix of timber and chain link fencing. The hedge line on the boundary between Alverstoke community infant school is to be removed and replaced with 1.8m high close boarded fencing, to better safeguard privacy for the school and future occupiers of the proposed dwelling. Previous applications on the site have indicated the hedge line as Cupressus Leylandii of low quality and value.

Contributions

It is not thought any contributions will be applicable to this scheme.

Conclusion

In conclusion we feel the proposals respond well to the existing building and its surroundings. We aim to work closely with the LPA to obtain a mutually positive outcome for the application site. We welcome any comments or recommendations relevant to this proposed scheme.

