

Part 2 - Refurbishment of 25 Anglesey Arms Road, Alverstoke

Design and Access Statement

with

Heritage Statement



Report Prepared

by

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Introduction

The proposed works are to refurbish an existing two storey dwelling and former 'Coach House'.

This application is the second of two applications as the building has 'bat potential' following a Phase 1 Bat survey and the following Phase 2 bat survey had to wait till the bat flying session (i.e. May 2021 onward).

The building was a coach house to number 12 Crescent Road and whilst the dwelling is now in separate ownership from no. 12, it still has a 'right of way' from its back garden through to the double gates onto Anglesey Arms Road.

Heritage Statement

No. 25 Anglesey Arms Road was formally a coach house to no. 12 Crescent Road and is sited in Gosport's Anglesey Conservation Area.

No. 25 Anglesey Arms Road is not a listed building.

The Crescent, a Grade II* Listed Building, was built in 1829 by T. E. Owen, as quality residences for Naval Officers and other well-to-do of the town.

Each of the residences was built with a coach house at the rear leading on to Anglesey Arms Road, serving as the livery and servants' quarters and servants' entrance.

The coach houses are now mostly in private hands and separate ownerships from their respective dwellings in the Crescent and are therefore not classed as 'curtilage structures' of the listed Crescent.



The Crescent from Crescent Road

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No. 25 Anglesey Arms Road, is assumed to have been built at the same time as the Crescent i.e. 1829, as this is borne out in its construction and materials.

One assumes, when they were built, the coach houses onto Anglesey Arms Road, were a uniform terrace of buildings, built on a gentle curve to match The Crescent.

Clearly history has caused much change to the terrace of coach houses, with some originals mostly intact (such as Nos. 9, 25, 27, 31 & 33), some missing, leaving gaps in the terrace, some rebuilt in differing materials and some altered with new forms and materials.

The result of the various changes in the history of the coach houses is a very pleasing eclectic mixing of dwellings of different shapes, heights, forms and materials and it this variety, on a gentle curve, juxtaposed to the uniformity of the Crescent adjacent, that forms the strong character of Anglesey Arms Road.



further west on Anglesey Arms Road with similar properties i.e. 33

No. 25 still has the coach house doors leading to the livery which still has the original tack hangers and shoeing fireplace. No. 12 Crescent Road, still has a 'right of way' from their back garden via the livery area to the double doors onto Anglesey Arms Road and this existing arrangement will continue to ensure that this building will retain some of its historic features and layout.

Whilst No. 25 Anglesey Arms Road is not listed the Applicants recognise its historical importance in the Anglesey Conservation Area and propose any changes forming this planning application to be done in a sensitive manner.



historic remnants of the original coach house livery in the undercroft

Planning History

A 'Part 1' Planning application was submitted and approved on 1st. March 2021 ref. no. 21/000009/FULL.

This application dealt with the internal rearrangements and new and replacement windows to the front north elevation onto Anglesey Arms Road and the repair and repainting of the front elevation render.

With the property having 'bat potential' alteration and extension works proposed to the rear south roof was deferred pending a Phase 2 bat survey.

Proposals

The original windows on the rear south elevation, which are single glazed will be replaced by double glazed light grey uPVC units in a similar pattern to the existing, including the introduction of a new 'French Style' patio doors onto the existing first floor terrace.

The property has an existing first floor patio terrace over the lounge extension to the south, which has been used as a proper terrace by the previous owner for a number of decades. The previous owner is a relative of the Applicants and can vouch for its long-term established use.

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existing first floor patio terrace

The patio is currently accessed via a narrow three-quarter height window which was used by the previous owner and by the author to be able to take the above picture.

The Applicants would like to continue the existing use of this first patio terrace but realise that it does overlook the neighbour's gardens to the east and west and as the photo illustrates gives the opportunity to look into the neighbour's adjacent first floor windows, which is not ideal for the privacy of the neighbours and likewise for the privacy of the Applicants.



existing window access onto patio terrace

The Applicants propose to install new balustrading around the terrace with timber balusters and handrails and marine plywood infill panels with 'plant on' timber diagonal bracing all around the three sides to prevent overlooking and being overlooked. On the terrace east flank the proposal is to install a section of balustrading in a similar style, up to a height of 1800mm above the terrace deck level, thus ensuring greater mutual privacy for and from the neighbours to the east.

The first floor on the south side of the building suffers internally from a lack of daylight and ventilation due to a lack of windows. The Application proposes to install new patio double doors, for better access onto the terrace, plus a new window at the top of the rearranged staircase, to throw daylight down into the rear ground floor area which is also fairly dark.

As the eaves height is low on the south elevation the proposal would be to construct a new dormer roof with a gable end forming a vertical extension of the existing external wall and this will allow an enlarged facade to install the doors and window. The dormer will be designed in a sympathetic style that would not look out of place on such a building and cannot be observed from any public vantage.

Flooding

The Environment Agency Flood Map for Planning has been consulted and the property is not in a flood risk zone.

For confirmation, the property is already a private dwelling and will continue to be used as such.

There is no cellar structure.

Biodiversity

The Local Authority Biodiversity Checklist for Householder Applications has been completed and attached to the application.

The checklist shows that the building has 'bat potential' due to the age of the building and because mature woodlands are close by.

A Phase 1 Bat Survey was completed and confirmed bat potential for the roof structure.

A Phase 2 bat Survey has recently been completed by Ecosupport of Fareham and a copy of their full report is included with this application. No evidence of bats using this building as a roost was detected and therefore no further action is required to be taken.

7.

Conclusion

The Applicants are proposing a sympathetic refurbishment with appropriate construction and material to enhance this historic building and bring its living facilities into the 21st. century.

The refurbishment of the rear south façade and the introduction of a new dormer roof extension with patio doors will be carried out in a sympathetic style to suit the building's age, style and location.

The works cannot be seen from the public realm and will have negligible effect on the 'conservation area'.

These proposed works have no potential to harm bats.

The Applicants are including works to reduce the existing overlooking of their neighbours from the existing first floor balcony and to reduce being overlooked by installing vision screening balustrades.

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