

Dale Lodge, 172 The Dale Waterlooville PO7 5JE APP/23/00112

Deputation by Mick Morris AADipl Chartered Architect

As an architect I believe there are three overlapping areas to consider when designing a new house in this type of context. The scale of these three areas varies from the wider to the very close up and specific. For the designer to demonstrate a satisfactory degree of skill all three areas must be reasonably reconciled.

These are, the relationship of the building proposed to its surroundings, the setting within the site itself and the actual building plan and layout.

To achieve a satisfactory layout in the context of the general surroundings the new dwelling should not unreasonably affect the amenity and privacy of surrounding dwellings, distances to existing houses and the size and character of new windows proposed should be carefully designed so as to prevent overlooking.

In this context and for reasons of good neighbourliness the relatively short but intensive period of possible building construction should be taken into account with regards specifically to parking, the delivery or removal of materials and the times of day all week when construction work might be carried out.

If the first element concerns the wider context then the second one concerns the whole site. Here we have an existing building mainly constructed almost 100 years ago that combines some motifs from the Arts and Crafts period and some from the International Modern Movement that followed it.

There is the warmth and tradition of large steep but relatively simple roof slopes covered in the classic plain tile material that has been used in Hampshire for hundreds of years, combined with the wall articulation, finish and detail found in the modern rendered buildings of the 1920s and 30s.

The proposed design essentially follows this established approach with the same relatively steep pitched roof employing the same covering material combined with simple controlled elevations enlivened by a modest element of contemporary pale grey shaded horizontal Cedral boarding.

The intention is that the two buildings interact in a harmonious way on the same generous plot. Visitor to or users of the site to either house would notice similar characteristics in construction and design so as to make the buildings blend together in order to form a modest architectural group.

The new proposed building is considerably smaller than the existing one and is set at a slightly lower level so that the larger and existing building is relatively unaffected by the addition of something new.

What of the design itself ? Although the proposal follows the general external character of the adjoining existing house the internal layout is much more contemporary and complies with national space standards and the certain requirements of the building regulations.

In this modern context the kitchen incorporates the dining area and is related directly to the proposed rear garden with suitable detailing to allow an easy and open access to the garden spaces. There is a separate living room, open hall and stair and a ground floor WC.

The requirements of the ground floor WC were introduced some years ago so as to insure the future proofing of such dwellings in the case of being used by more elderly persons.

The proposed dwelling has one designated vehicle access owned by the applicants and two pedestrian accesses allowing the occupants to leave the site on foot in different directions.

On the first floor there is one double bedroom and two matching single bedrooms together with a full size bathroom. There are areas of storage built into the first floor which again comply with the national space standards.

The orientation, proportion, size and elevational design of all the windows and doors plus the nature of the glass used with their opening elements are arranged so as to provide the proper amenity for the occupants of the proposed dwelling as well as protecting the amenity of surrounding houses and gardens.

Again landscaping, ecological considerations, parking spaces, types of fencing and walls, bin and recycle storage, fire and rescue and cycle stores have all been carefully considered to provide the necessary amenity and safety.

In architectural terms the intention is to provide an attractive modern house that sits comfortably with the existing building and employs a design motif that is traditional but at the same time providing a high performance and low energy use building envelope. It would be pleasing to think that in future that the perception of the long gap of time between building the two houses would gradually dissolve.

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