



**27, 29 & 31 Portugal Road,
Woking, GU21 5JE**

Appraisal
23.10.2018










**MASS
Reports**

27,29 & 31 Portugal Road, Woking
Appraisal




Overview

In your report our architects will provide you with a detailed appraisal of planning feasibility for your property. We have considered both local and National planning rules and nearby planning applications to understand what is realistic for you and your property.

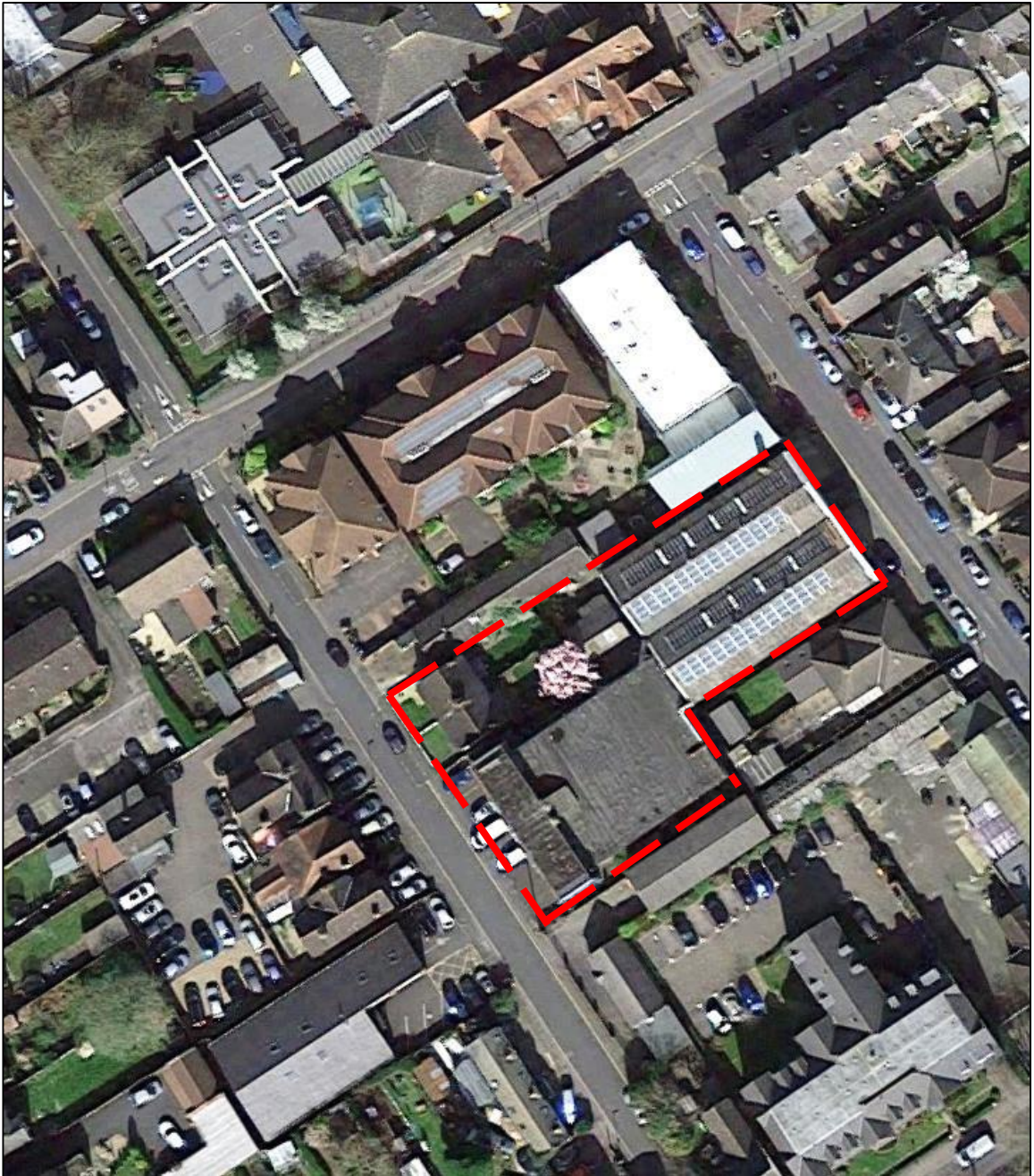
If you would like to look in to this even further please [click here](#) to upgrade to the next level report

-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area

Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

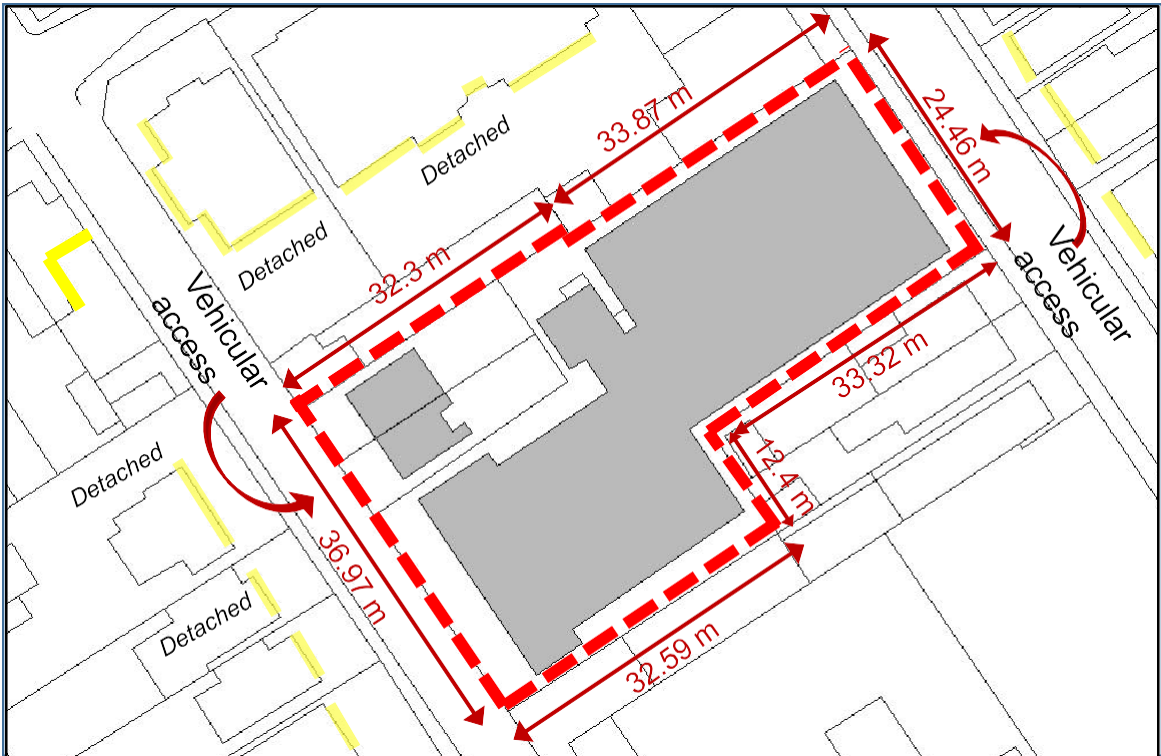
Plot Boundary



Plot Area ~ 0.509 acres (22215 sqft / 2063.8 sqm)

Woking Borough Council

Plot Area Statistics and Surroundings

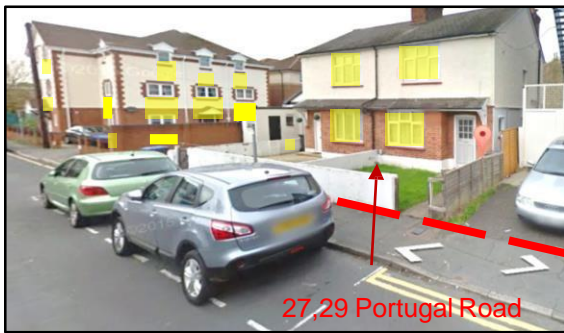


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Plot area 22215 sqft (2063.8 sqm)
Building Footprint 14251 sqft (1324 sqm)

- - - Plot boundary
- Existing Building
- Windows

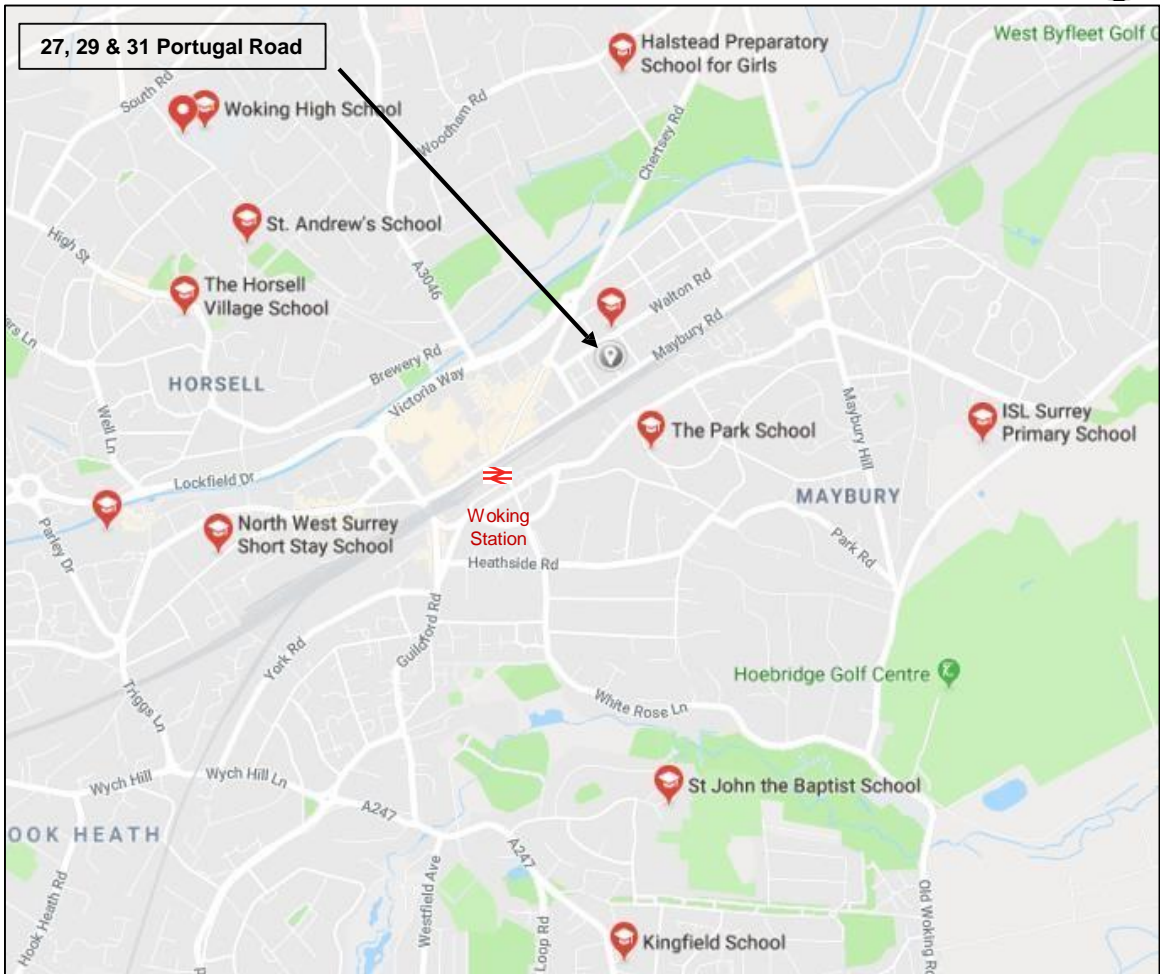
The properties are Detached/Semi-detached and most of the buildings on this road are two Storeyed






Population Statistics

Radius	Population	Households
100m	361	139
250m	1636	629
500m	4558	1846
750m	8041	3171
1km	12939	5056

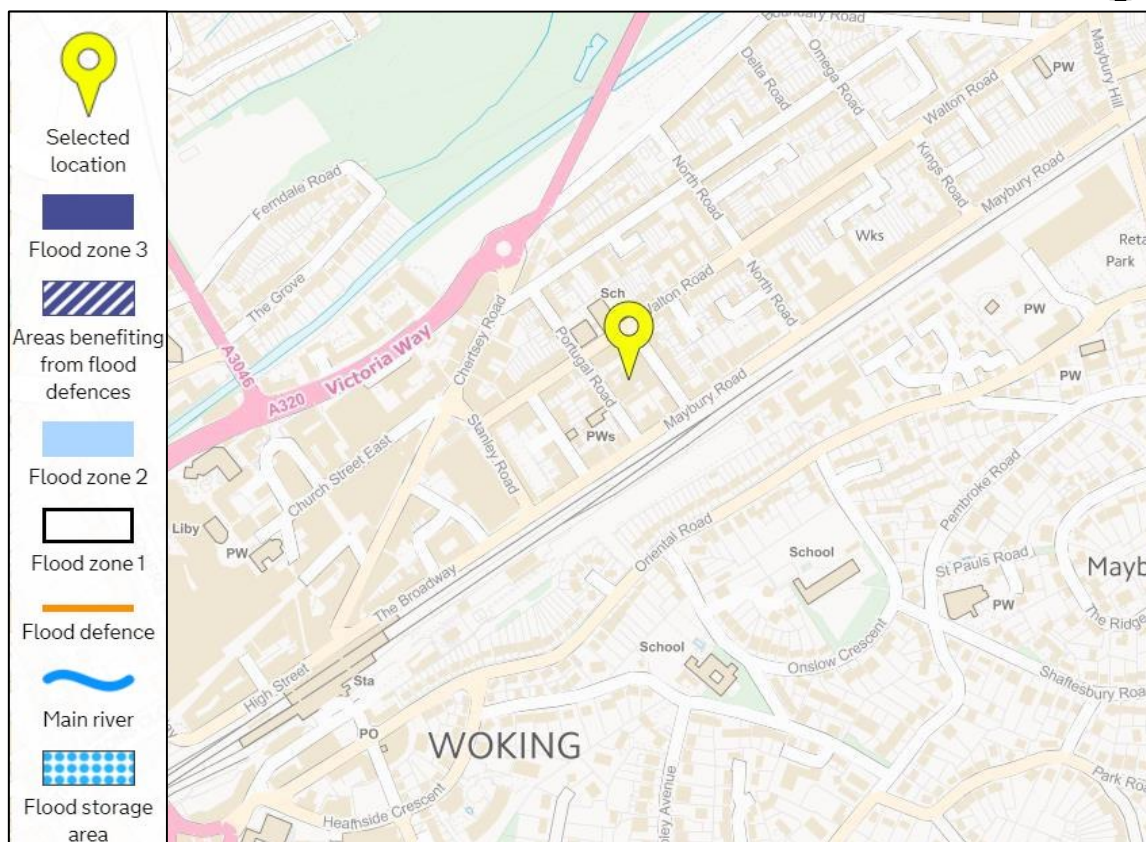
Facilities Nearby



The map above shows nearby school locations, for more information click the links below

-  [Train Station](#)
-  [Bus Stops](#)
-  [School](#)

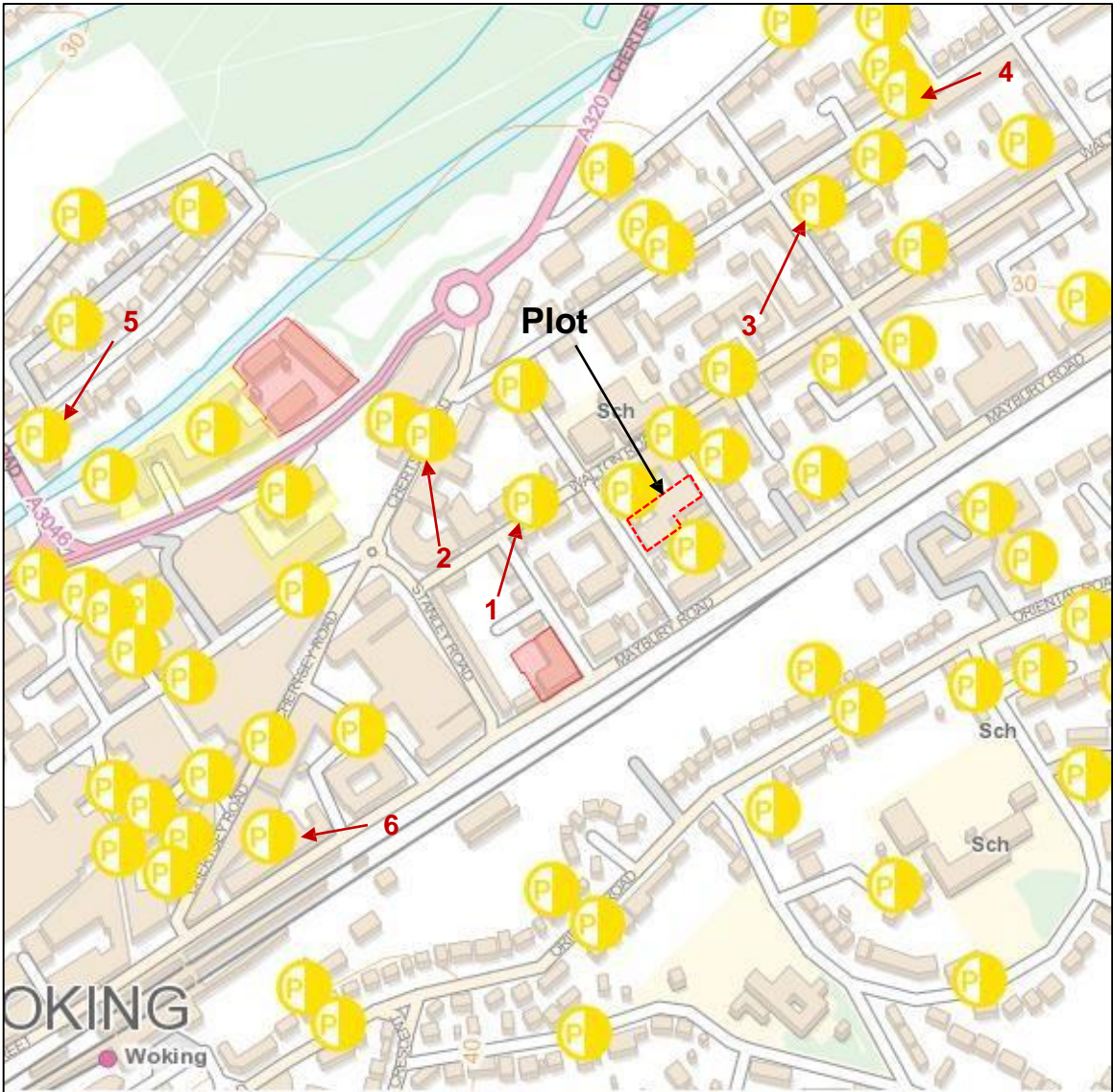
Planning Constraints



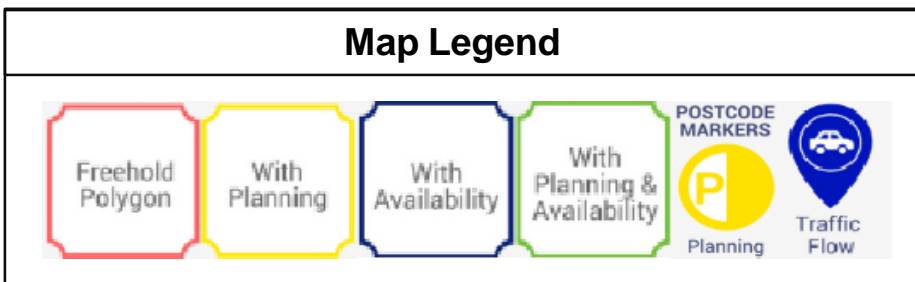
- **Flooding**
The site location does not come in flood zone
- **Listed Building**
Property is not a listed building and No Listed buildings are there within 100 m
- **Environmental**
Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)
- **Conservation Area**
Not in conservation area
- **Planning Application**
Lok 'n' Store, Marlborough Road, Woking (GU21 5JG)

S.No.	Description	Link	Year
1	Refused Proposed conversion to create 4No flats.	Click here to see full Application	2010
2	Refused Proposed conversion and extension of building to create six studio flats.	Click here to see full Application	2009

Comparable Planning Applications



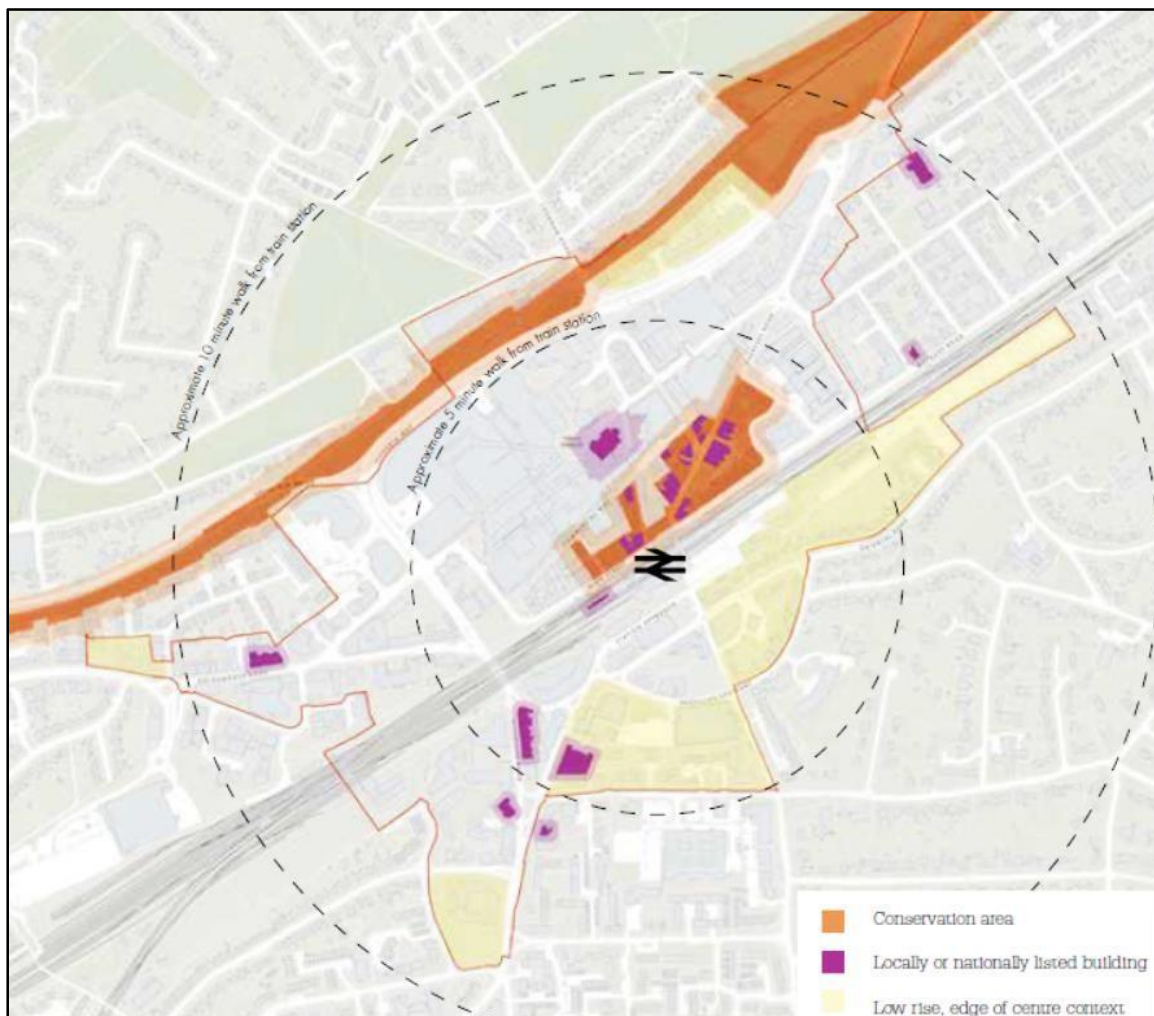
Planning Applications since 2012 with in 0.25 mile of 27,29 & 31 Portugal Road, Woking



Planning applications for demolition of existing and erection

S.No.	Address	Description	Link to application
1	Woking Liberal Club 23 – 27 Walton Road, Woking, Surrey, GU21 5DL	Demolition of existing building and erection of a four/five storey building comprising 11 no two bed apartments and a non residential institution of 319 sqm on the ground floor and including basement parking and private gardens, balconies and terraced areas.	Click here to see full Application
2	111 Chertsey Road, Woking, Surrey, GU21 5BW	Demolition of existing 3-storey office building and its replacement by a 6 storey building (4124m2) including ground floor basement and car parking.	Click here to see full Application
3	Woking Community Furniture Project 27 North Road, Woking Surrey, GU21 5DT	Outline application for the demolition of existing buildings and erection of 7No flats (5No 1 bed and 2 studios). (Amended description and plans)	Click here to see full Application
4	21 Courtenay Road, Woking, Surrey, GU21 5HG	Erection of outbuilding following demolition of existing (Amended description)	Click here to see full Application
5	Bridge House Chobham Road, Woking, Surrey, GU21 4AA	demolition of existing building and erection of 6x apartments had been implemented before the expiry date of 22/09/2013 and is lawful.	Click here to see full Application
6	16 The Broadway, Woking, Surrey, GU21 5AP	Part demolition of rear extension, rebuild at ground floor and basement to the rear with erection of first floor rear extension. Insertion of first floor level side-facing window within existing rear outrigger	Click here to see full Application

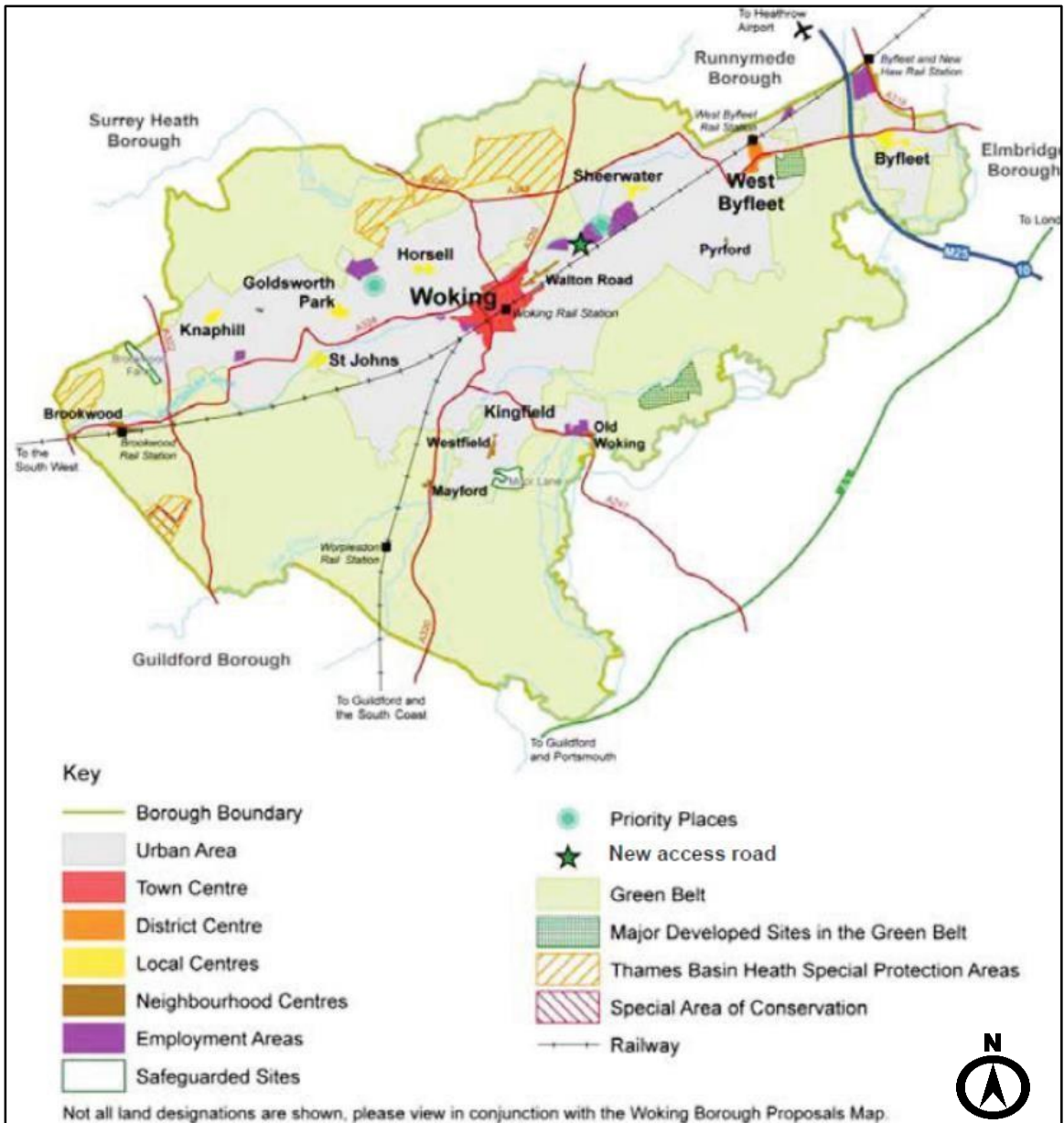
Constraints impacting the suitability of tall buildings



Housing is one of the Council's high priorities and they are working to provide access to decent and affordable housing for local people and key workers.

- Most of the new developments are in the form of 1 and 2 bedroom apartments.
- The average density of new development is 52.5 dwellings per hectare.

[Click here for Rules and Regulations of Local Council](#)



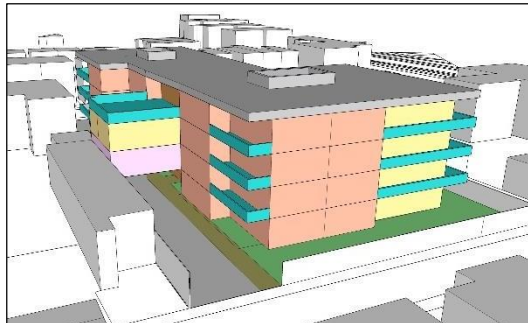
The Woking Core Strategy was adopted in October 2012 and provides the vision for the Borough until 2027. This vision aims to enhance the existing strengths and opportunities, while addressing Woking’s weaknesses and threats. The spatial vision for the Borough includes the following statements which emphasize the importance of design quality.

[Click here for Rules and Regulations of Local Council](#)

Massing studies

Note: The height of the building mass does not take into consideration the loft space, where there might be potential to add a further room Subject To Planning Permission.

01 Proposal



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Total No. Units : 54

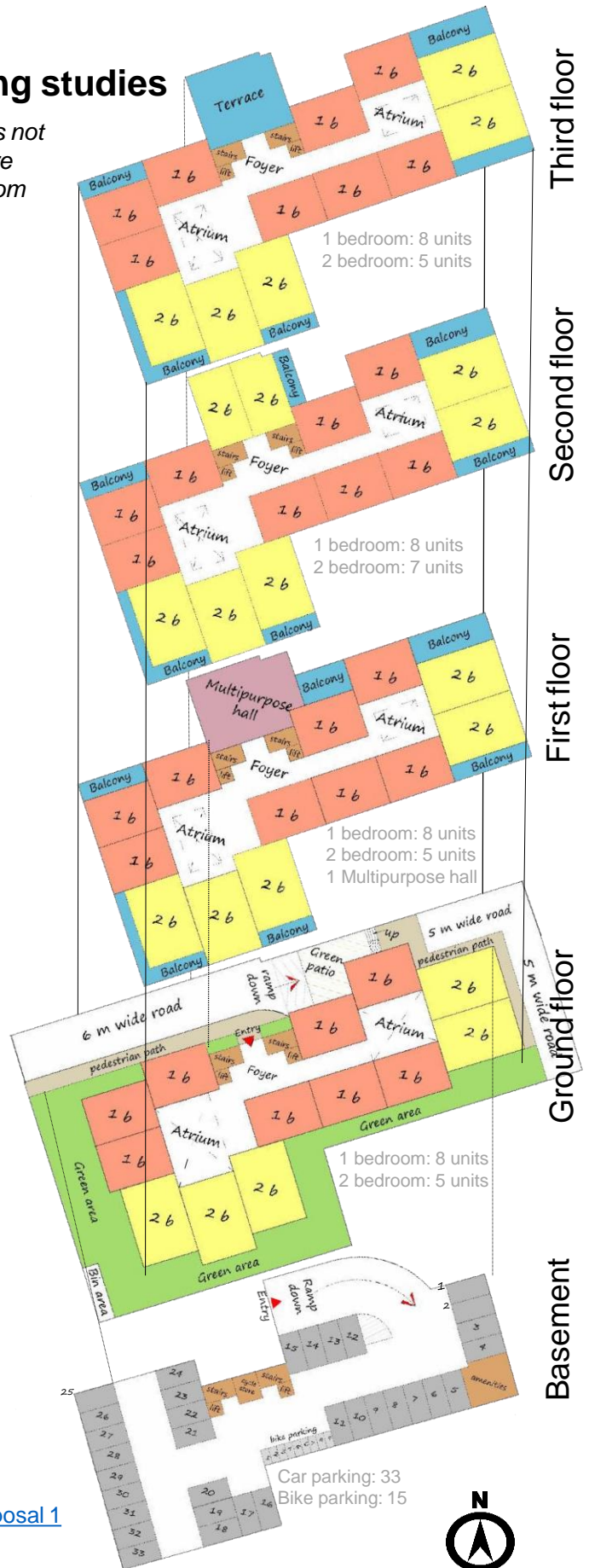
1 bedroom : 32 units each 50 m²

2bedroom : 22 units each 70 m²

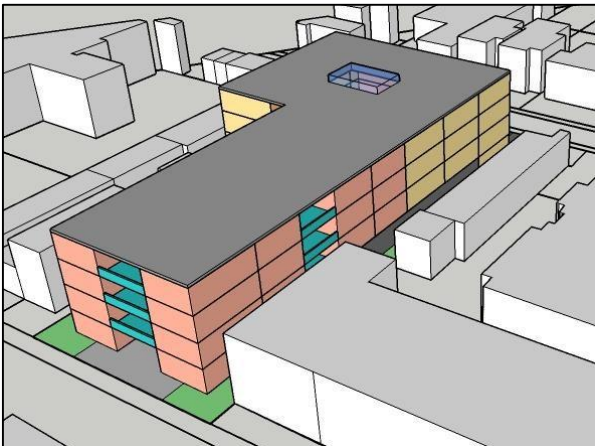
Car Parking : 33

Bike parking : 15

[Click here for the walkthrough of Massing Proposal 1](#)



02 Proposal



For illustration purposes only: Not to scale

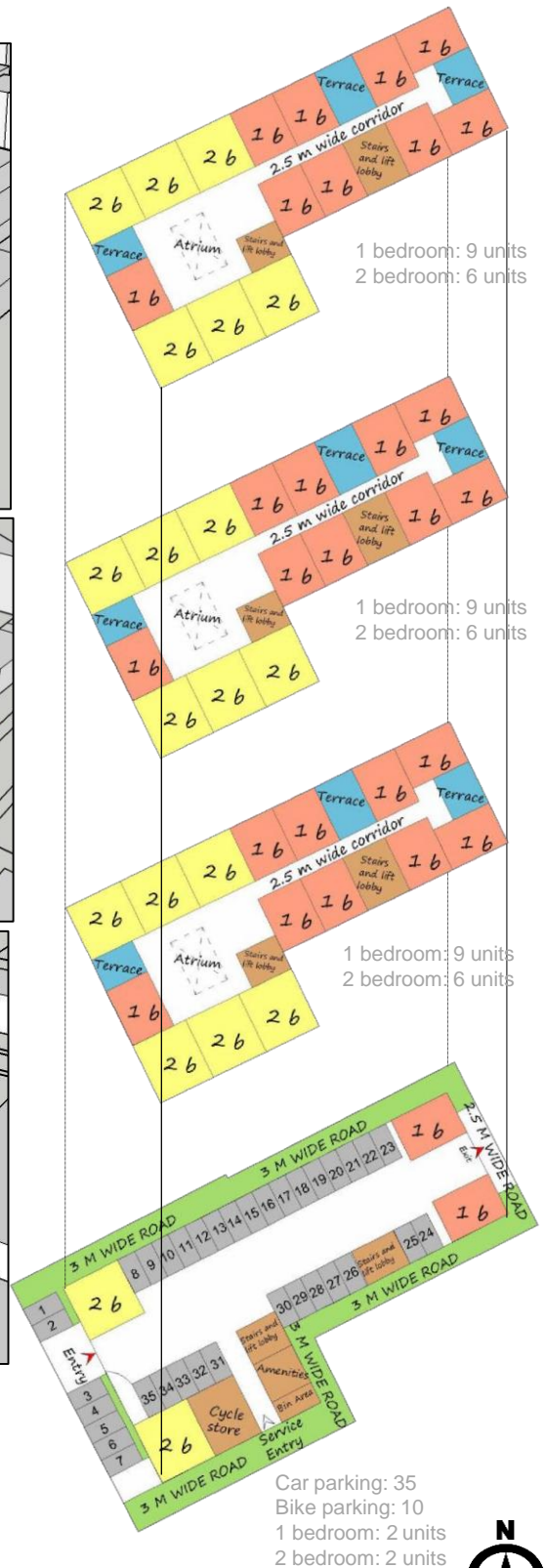
Total No. Units : 49

1 bedroom : 29 units each 50 m²

2 bedroom : 20 units each 70 m²

Car Parking : 35

Bike parking : 10



Precedents



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