

Lovedean Lane

Design and Access Statement



Project Title:
Lovedean Lane

Date:
Aug 2018

Revisions:
01

Project Reference:
18.065.DAS

Document Size:
A4

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Property
Group

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1.0 Introduction

Executive Summary

Client - National Regional Property Group
Architect - HGP Architects

This Design and Access Statement has been prepared by HGP Architects, on behalf of applicants, National Regional Property Group, in support of a full application for a residential development for 3x4 bed houses at Lovedean Lane.

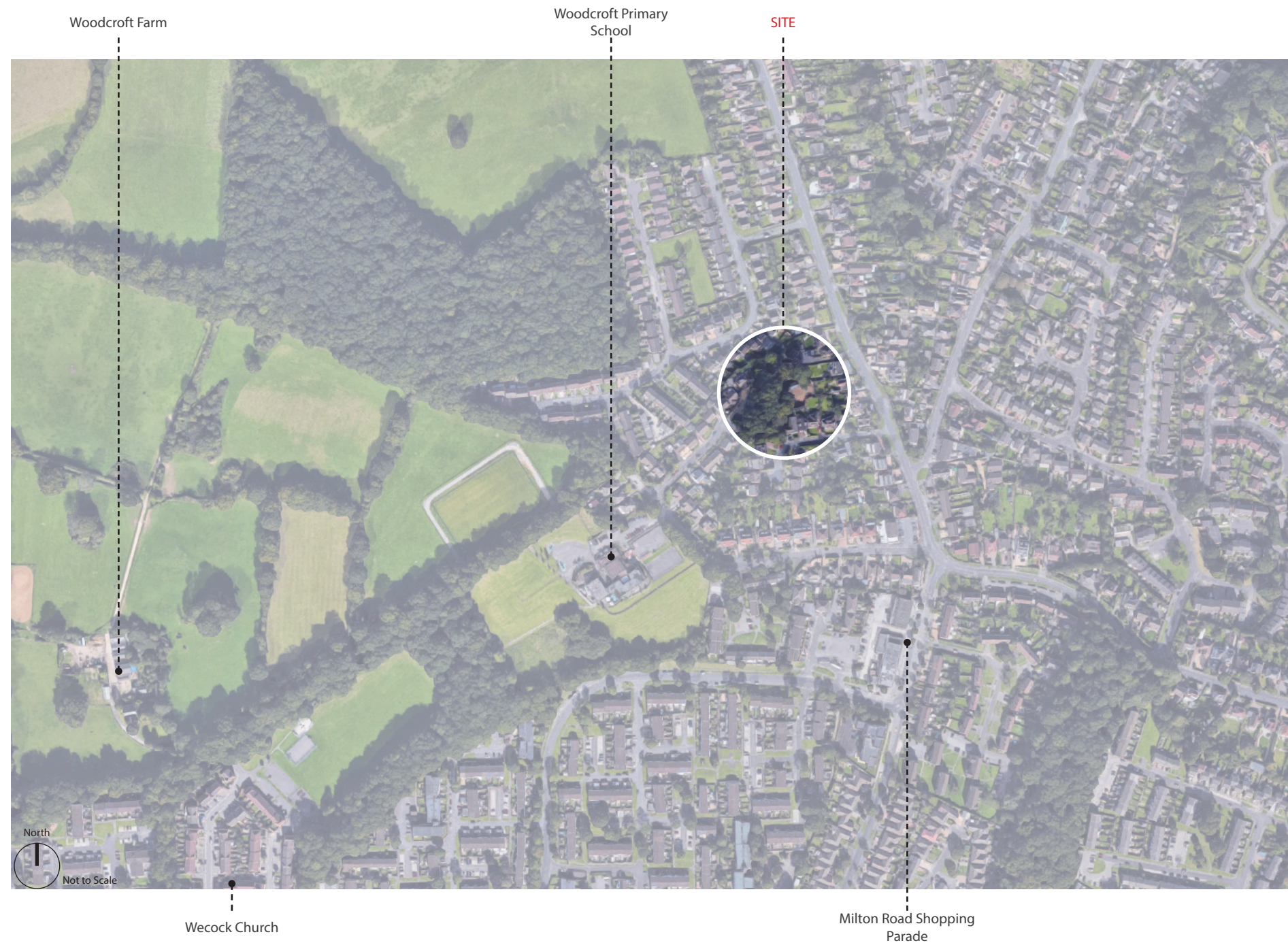
The following plans have been prepared as part of this submission:

- 17.065.100 - Location plan
- 17.065.101 - Existing Site Survey
- 17.065.102 - Demolition Plan
- 17.065.200 - Proposed Site Layout - Roof
- 17.065.201 - Proposed Site Layout - Ground Floor Plan
- 17.065.202 - Proposed Site Layout - First Floor Plan
- 17.065.203 - House Type 1 - Plans
- 17.065.204 - House Type 1 - Elevations
- 17.065.205 - House Type 2 - Plans
- 17.065.206 - House Type 2 - Elevations
- 17.065.207 - Street Elevation
- 17.065.208 - Proposed Site Sections
- 17.065.209 - Indicative 3D View

This statement illustrates from a design and access perspective, the way in which the proposal has developed and evolved to a defined design; including clearly defined strategies for refuse, bike storage and compliance with M4(2) requirements.

2.0 Existing Site

2.01 The Context



Situated on the outskirts of Waterloooville, the character area is predominantly residential with Lovedean Lane providing one of the main artillery roads into the town.

This site is currently under used as a barren plot with a derelict shed towards the centre and multiple mature trees on the western boundary. Access to the site is limited by a single supplementary road to the north. The site is a 5 minute walk to the local Tesco express and Milton Road Shopping parade.

There is a mixture of one and two storey, white rendered and brickwork dwellings in the surrounding streets most with brick work providing boundary conditions along Lovedean lane.

The topography of the site slopes up towards the south western boundary with an 8 meter level change across the site.

Aerial of the site showing the local context and urban grain

2.0 Existing Site

2.02 The Site Location



Aerials of the site showing the immediate context, road networks, detached and semi detached properties facing onto the street

2.0 Existing Site

2.03 Site Photographs



Image 01 - View of Lovedean Lane northbound



Image 02 - View from top of site incline looking east



Image 03 - View of the existing buildings looking south west



Image 04 - View from the base of site incline west towards existing trees

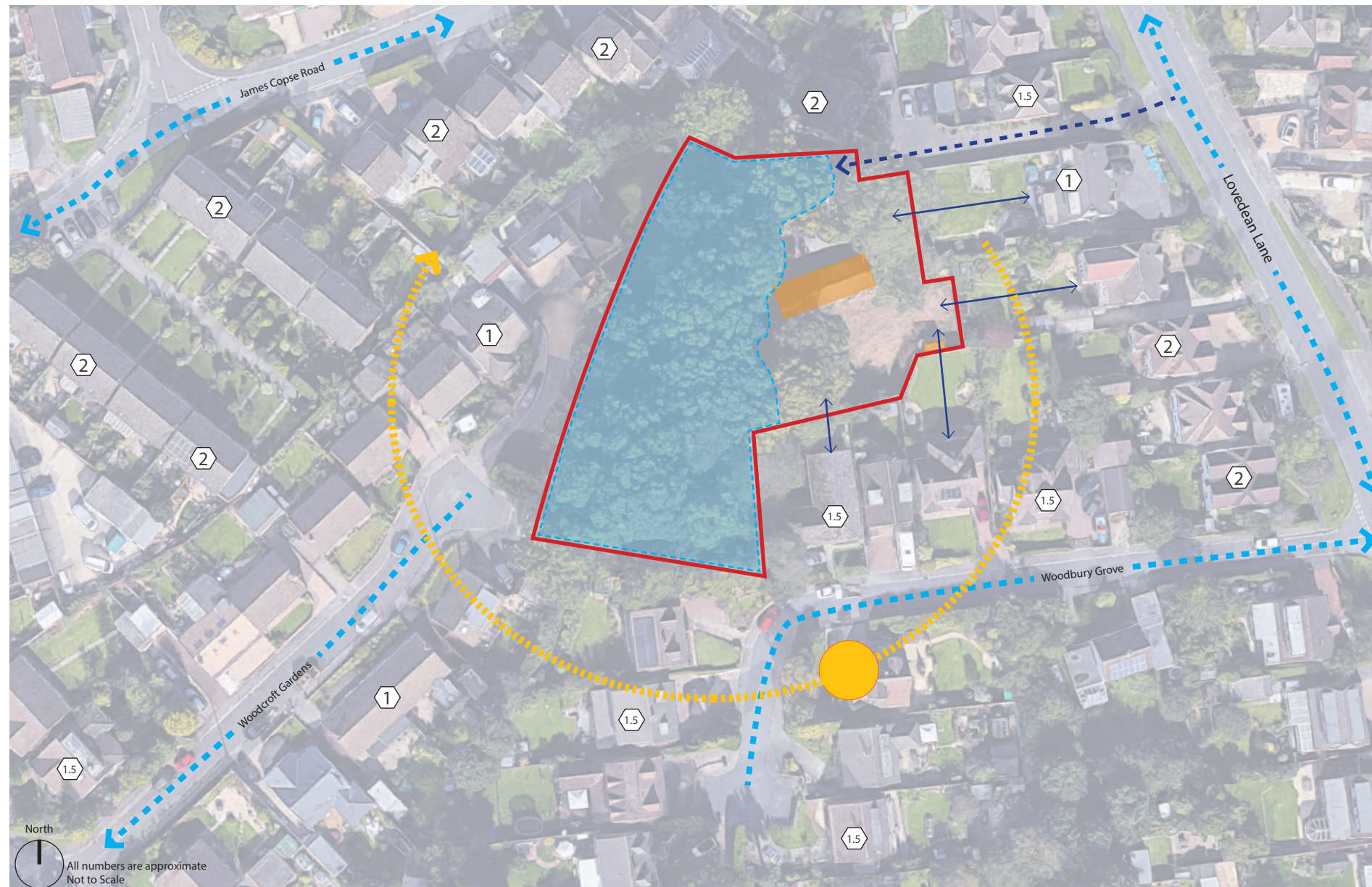


Image 05 - View within wooded area



2.0 Existing Site

2.04 Site Analysis



Opportunities

- Set back from Lovedean Lane
- Bus transport links 5 minute walk
- Close proximity to rural areas
- Potential to develop a derelict site into high quality homes.
- Mature wooded area on site

Constraints

- Slope of site
- Limited Access
- Mature Trees to be retained
- Maximum 2 storey dwellings surrounding
- Overlooking into neighbours gardens

Key

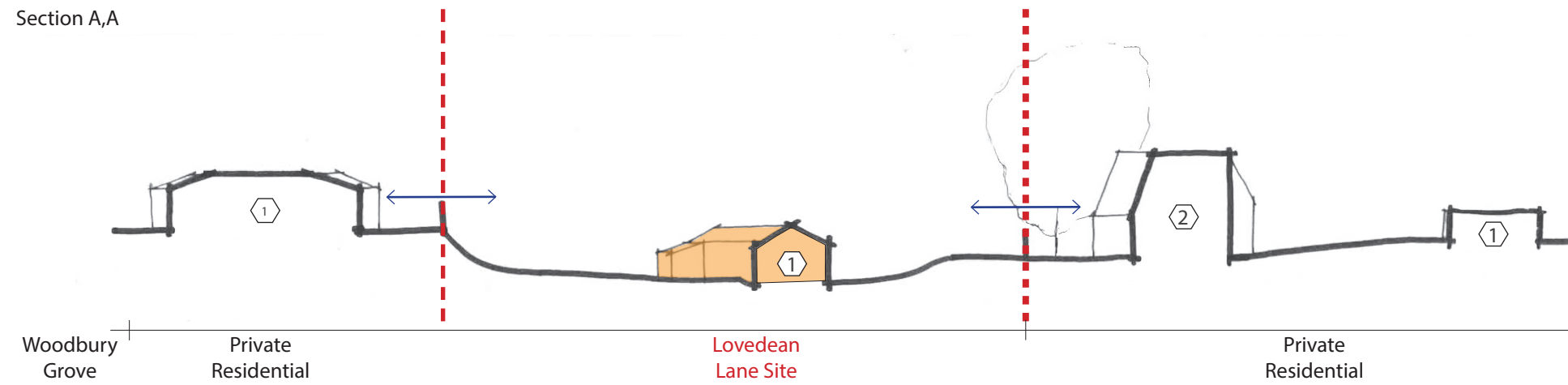
-  Site Boundary
-  Building to be demolished
-  Access
-  Road Network
-  Tree Edge to be retained
-  Heights By Storey
-  Potential Overlooking

Aerial of the site showing the immediate Opportunities and Constraints

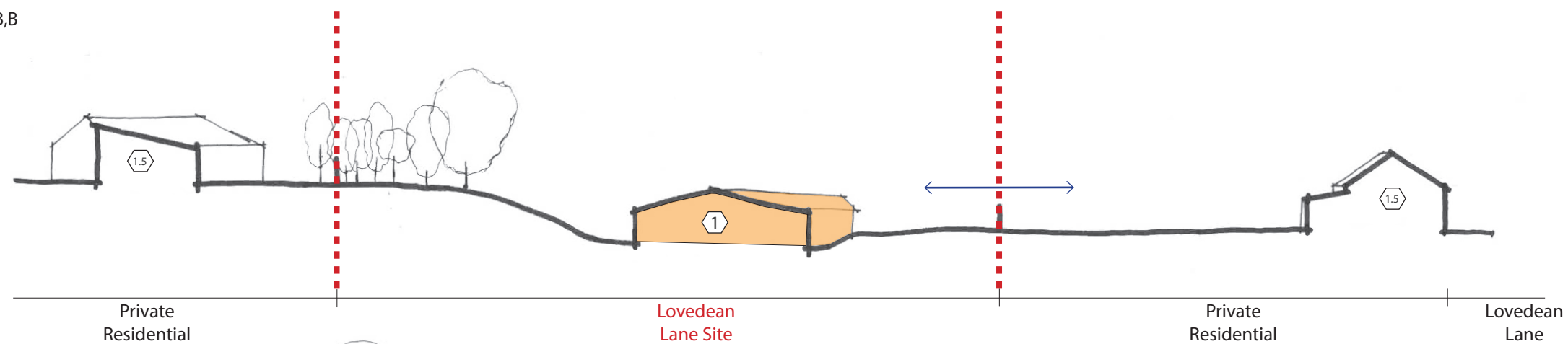
2.0 Existing Site

2.05 Site Section

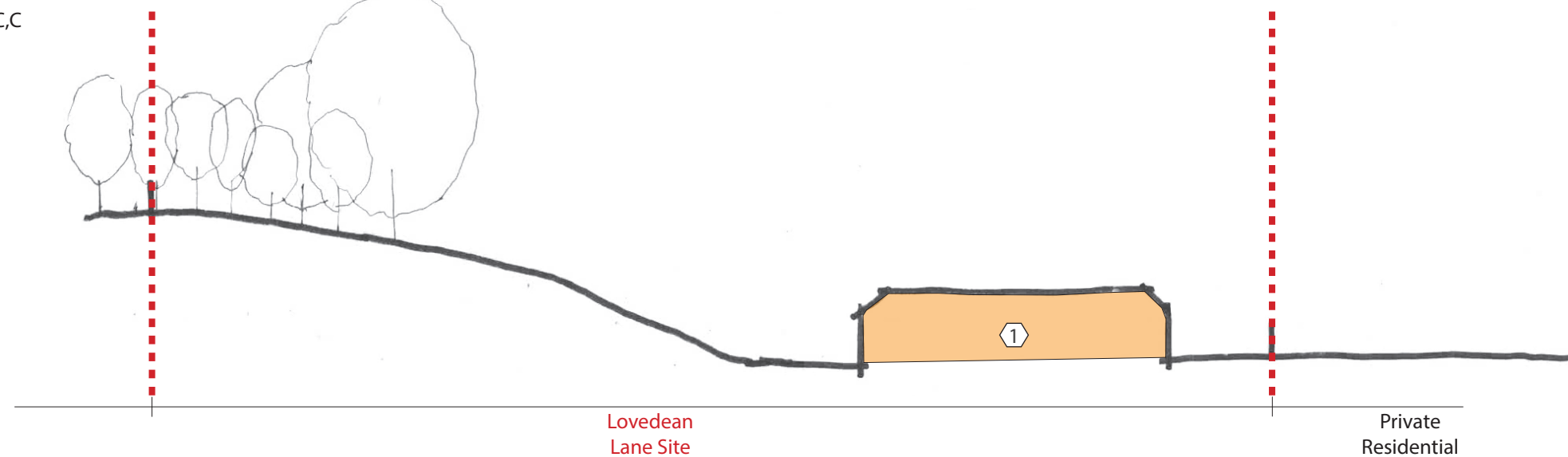
Section A,A



Section B,B



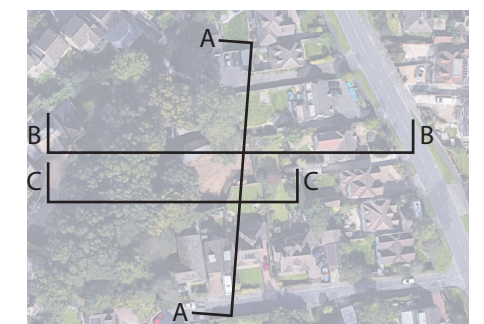
Section C,C



The adjacent cross sections show the existing condition, terrain and relationships to neighbouring properties and trees.

Key

- Site Boundary
- Building to be Demolished
- Potential Overlooking
- Heights By Storey



3.0 Development and Engagement

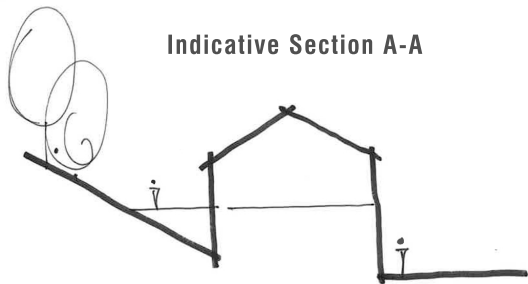
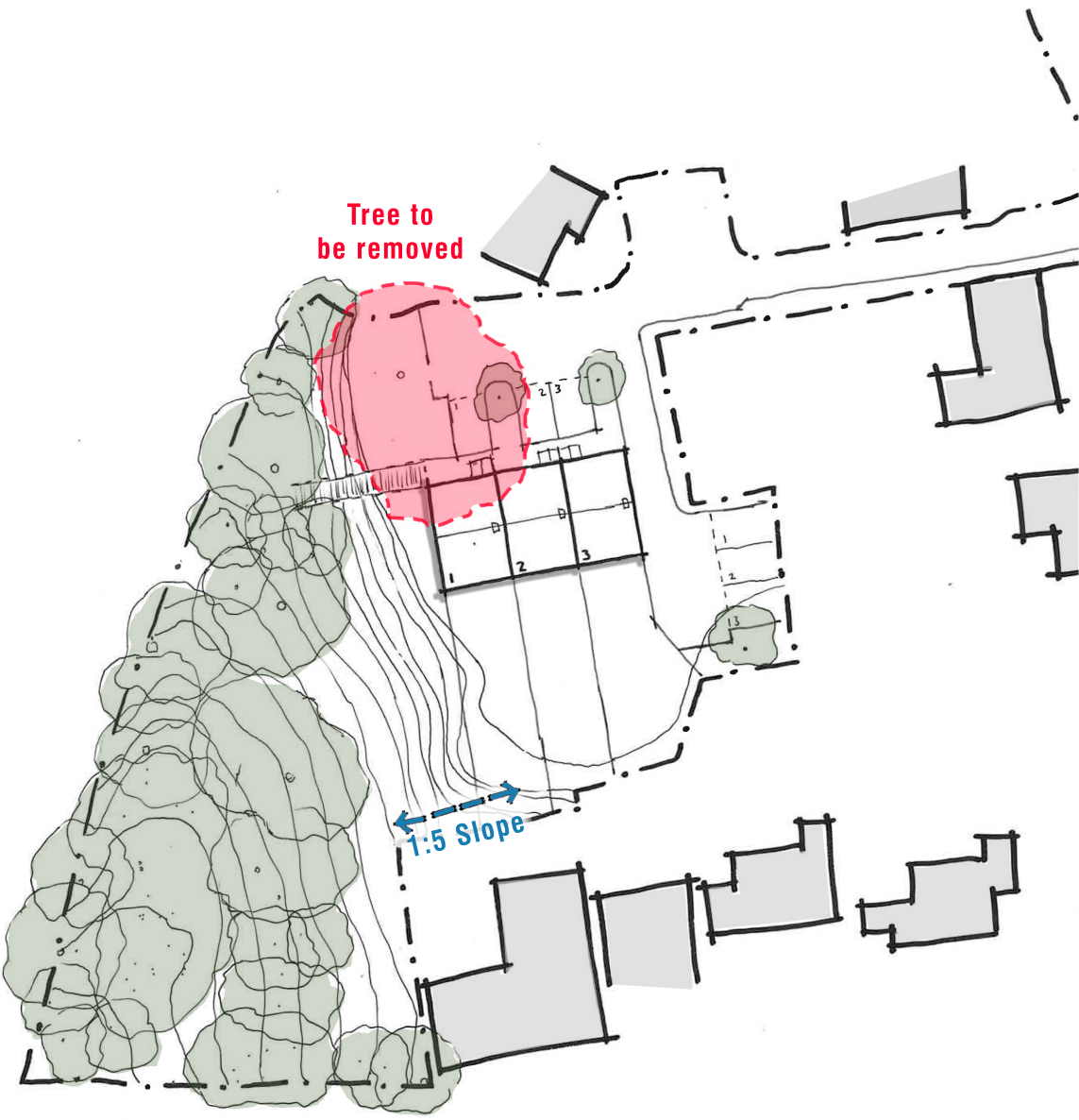
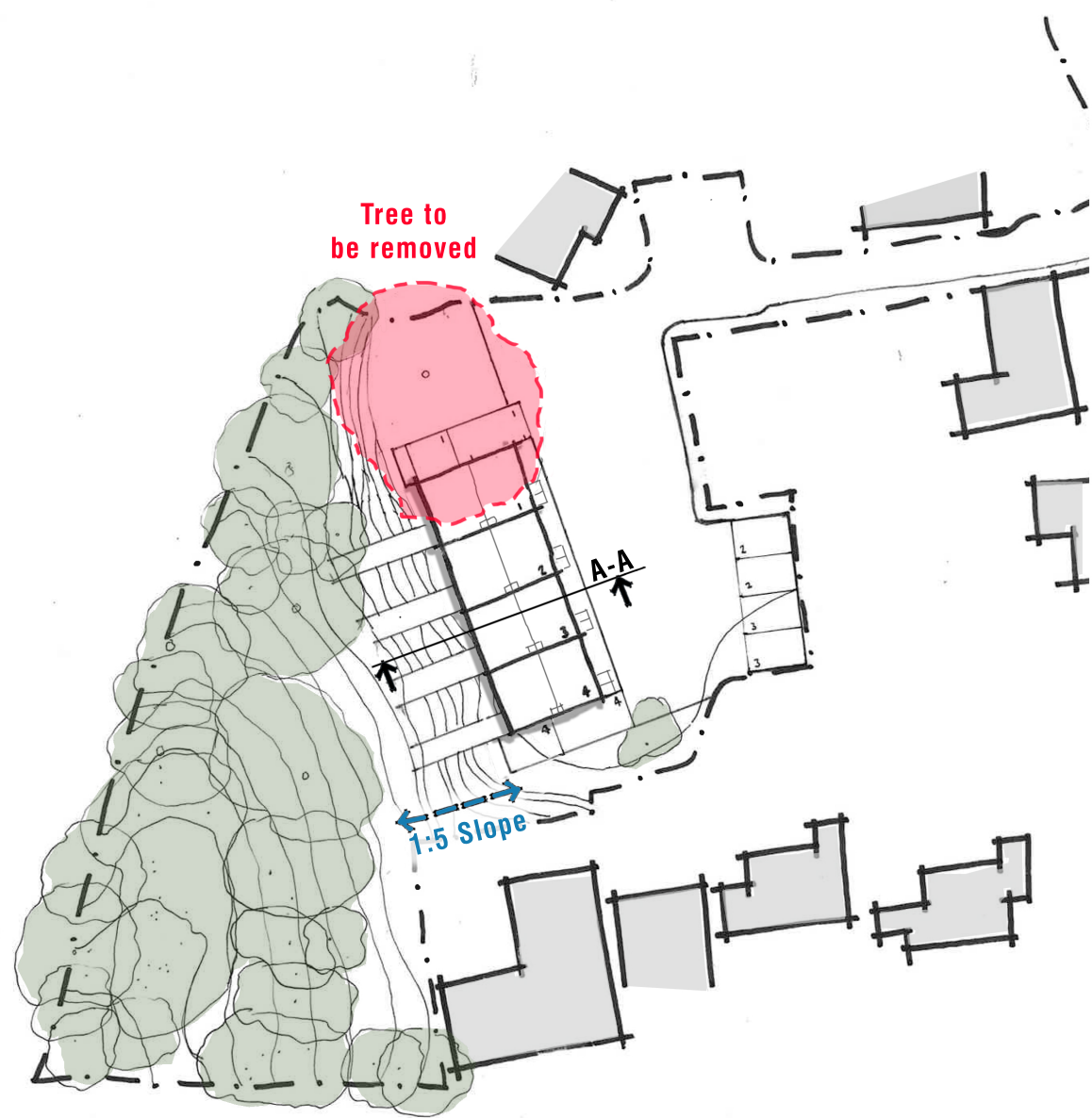
3.01 Initial Site Development

The proposal has developed from an iterative process involving the following sketches, studying a range of options.

The two sketch proposals show how the orientation proposal would affect the site.

Proposal A is positioned on a north south orientation that allows for an approximate number of units. These use the natural slope of the topography for the garden spaces whilst providing views into the wooded area.

Proposal B uses an east west orientation that minimises the potential overlooking issue outlined in the site analysis whilst maximising the flat areas of the site. However this leaves a large area of unmonitored space to the west.



Proposal A

Proposal B

North
All numbers are approximate
Not to Scale

3.0 Development and Engagement

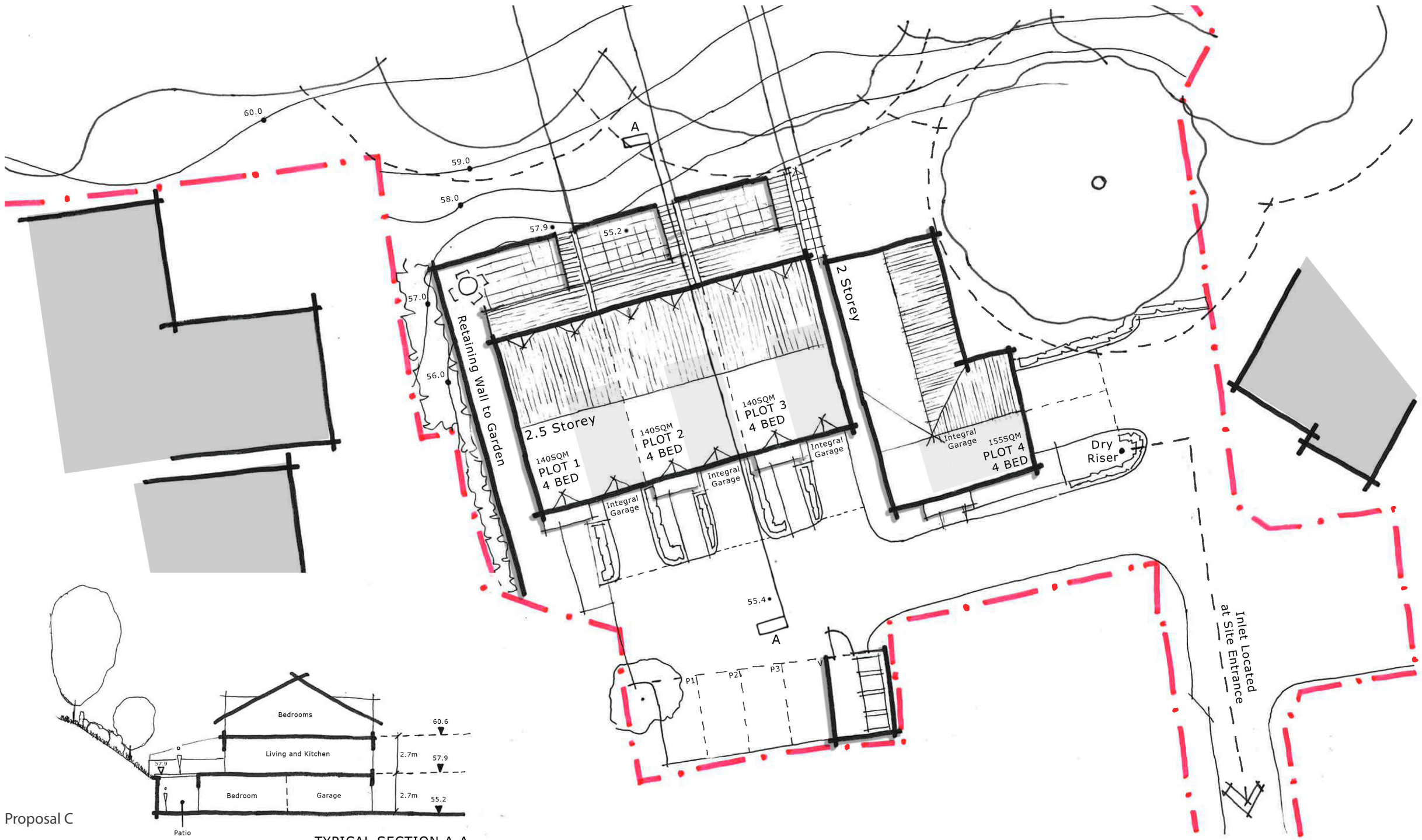
3.02 Further Site Development

Proposal C develops option A, deemed the preferred design solution maximising use of the existing site.

Providing 4 x 4 bed dwellings this design retains the existing trees.

Articulation has been added with further progression and consideration towards functional spaces and storage areas.

As is previously stated this orientation provides views across the private gardens into the wooded area beyond, creating a natural backdrop with parking and access to the front.

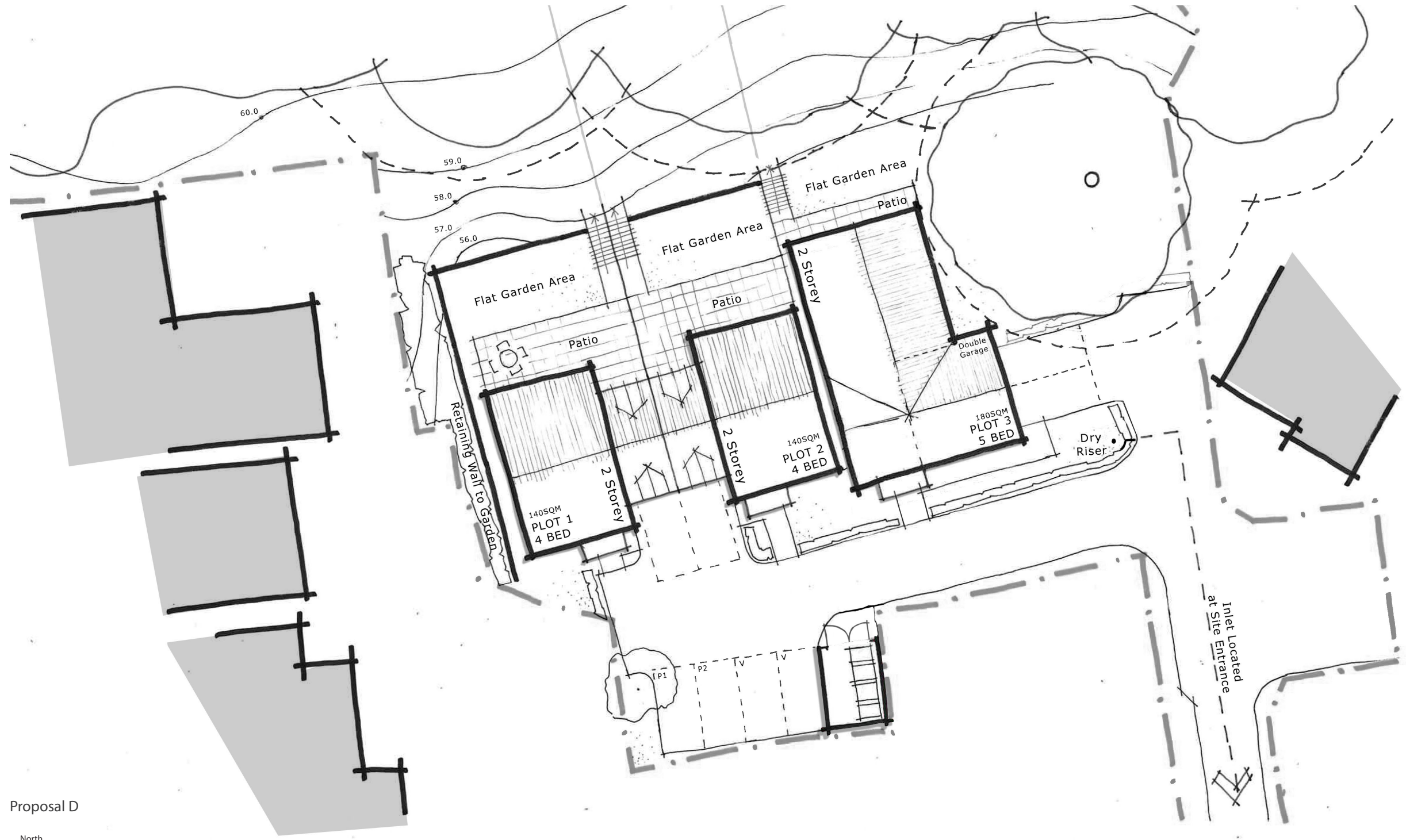


Proposal C

North
All numbers are approximate
Not to Scale

3.0 Development and Engagement

3.03 Final Site Development



The development has adjusted from a 4 x 4 bed dwellings to 3 dwellings two of which are 4 bed and one 5 bed.

This provides the 4 bed units private garage space, along with additional parking across the site and creates an exclusive development with dwellings akin to the context.

The walled garden area provided would create a flat, mixture of hard and soft landscaping creating the immediate amenity space. Further to this the proposal connects with the natural boundary with external stairs providing access.

Proposal D

North

All numbers are approximate
Not to Scale

4.0 Design Proposal

4.01 Site Layout Plan



4.0 Design Proposal

4.02 Ground Floor Plan



The ground floor of each dwelling contains the habitable spaces as well as the garages and storage. On the first floor each plot contains 4 bedrooms along with 2 bathrooms. Plot 1 also contains a secondary living room facing west.

The west facing living rooms face out toward the gardens and wooded hill with bi-folding doors allowing access further maximising the light and ventilation.

As the proposal is adjacent to a heavily wooded area, the landscaping and position of dwellings have been carefully considered to retain mature trees to the west along with proposing the planting of additional trees and hedges to provide a natural entrance to the site. This also acts as a natural defendable space between pedestrians and the façades at ground level.

4.0 Design Proposal

4.03 Elevation and Materiality

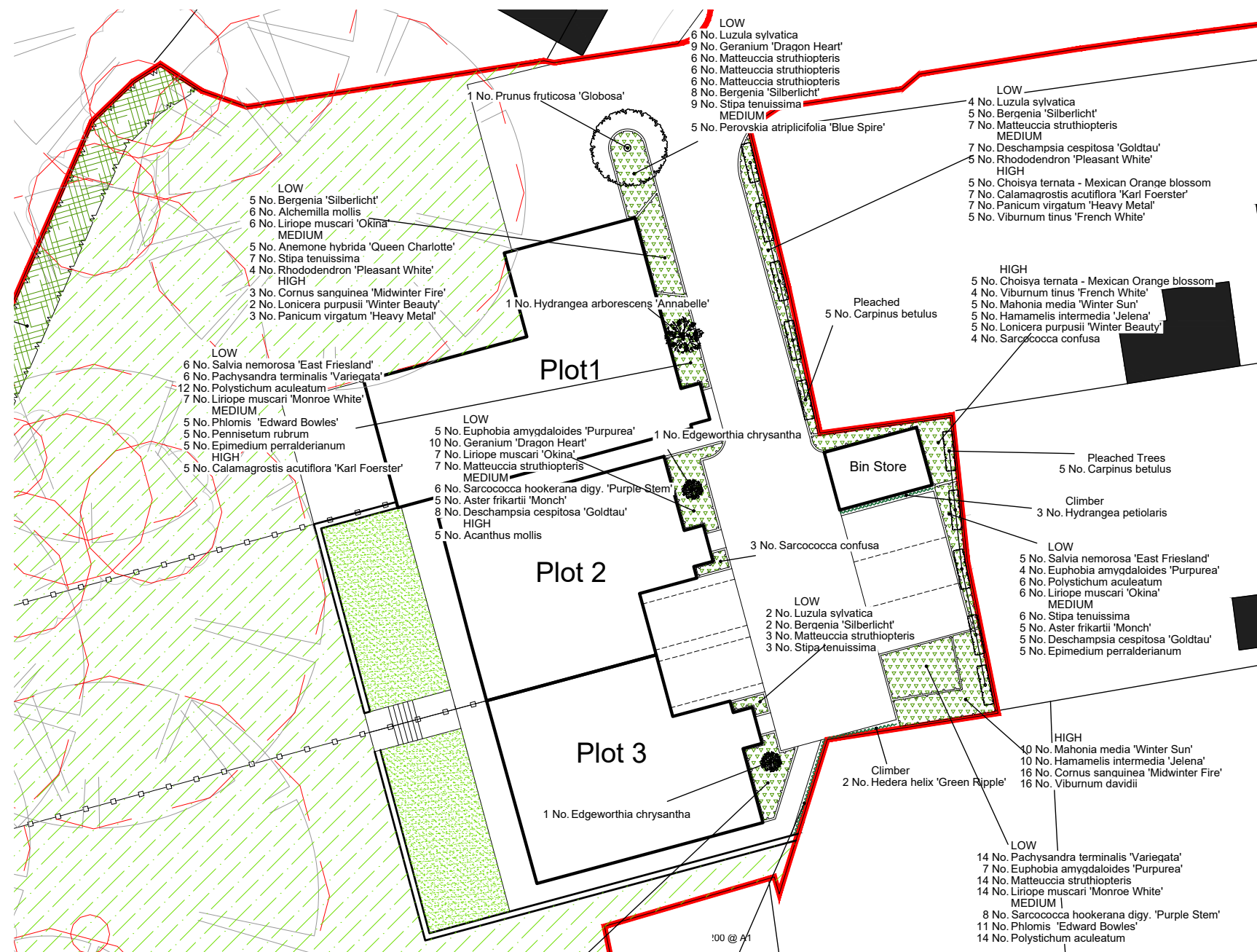
A palette of buff brick, complimenting the contextual use of brick, has been chosen. This will ensure a robust low maintenance facade that is enchanced with crisp vertical detailing.

Windows and doors are gun metal gray upvc frames to offset the lighter brick, with slate roof tile to compliment the wooded back drop.



4.0 Design Proposal

4.04 Landscape



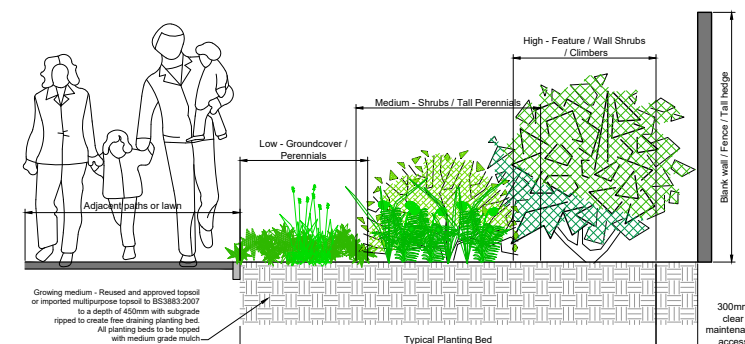
A landscape strategy has been designed as part of the proposal creating a strategy for tree planting and screening to the neighbouring properties along the eastern boundary.

Pockets of landscaping to the frontage allow for planting beds soften the transition from street to home and will bring colour and vibrance to the low level defensible spaces.

The street and parking will be formed of tegula block paving with a back drop of pleached trees leading into the site.

500x500mm paving slabs will form the rear patios at low level, framed by a dwarf retaining wall to the perimeter of plots 2 & 3. Steps will then lead into the garden spaces to the west with close boarded fences dividing the properties.

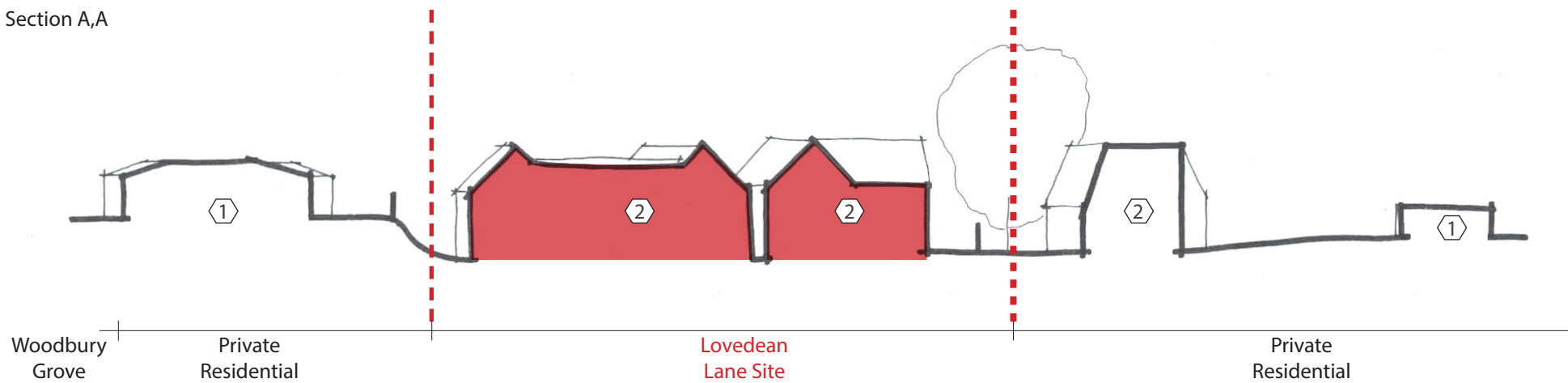
An ecology zone of ecological buffer planting has been created to the extreme west of the site. Existing perimeter boundaries will be enhanced where appropriate.



4.0 Design Proposal

4.05 Contextual Sections

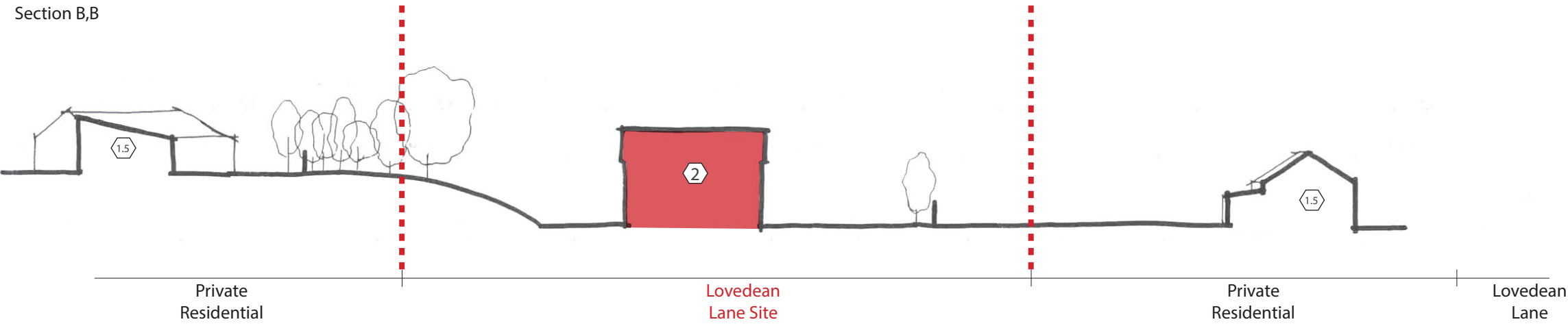
Section A,A



The diagrammatic sections show how the proposed scale of the design is proportional to the adjacent context.

The south of the site is at a higher level than the proposed development and contains a series of 1 and 2 storey houses which sit above the proposed ridge height.

Section B,B



Key

- Site Boundary
- Proposed Building
- Heights By Storey

An aerial photograph of the site area with section lines A-A and B-B overlaid. Line A-A runs north-south through the center of the site, and line B-B runs east-west across the site. The site is located between Woodbury Grove to the west and Lovedean Lane to the east.

4.0 Design Proposal

4.06 Highways, Access, Parking, Refuse and Cycling Strategy



A garage is to be provided for each plot with a dual garage for plot 1. Cycle storage is to be contained within these garages.

A total of 4, 1100L communal Euro Bins are to be provided in an external refuse store east of the site. This corresponds with the Havant borough Council policy.

Collection will be via a private service due to the drag distance to Lovedean Lane

All access is via the proposed route to the north of the site off Lovedean Lane.

Refuse Store
4x1100L communal bins in external bin store

Parking
Plot 1 - 3 total - 2 within garage, 1 allocated in courtyard

Plot 2 - 3 total - 1 within garage, 1 on plot, 1 within courtyard

Plot 3 - 3 total - 1 within garage, 1 on plot, 1 within courtyard

- Key
- Primary Route
 - Secondary Route
 - Pedestrian Route
 - Refuse Store
 - Refuse Access
 - Bicycle Store
 - Car Parking Space

5.0 Conclusion



The proposal is a culmination of an iterative design response to the parameters of the site and context

The site in its current condition does little to enhance the area. It is our intention that the proposed scheme will seamlessly integrate with the context through a high quality and contextually considered piece of architecture.

The proposal will comprise of 3 modern dwellings each orientated to maximise the views west into the wooded area behind while addressing the frontage.

The scheme has been considered in the context of Havant Borough Council's Supplementary Planning Documents and conforms to the current guidance including NDSS and M4(2).

The design of this development is considered to add a positive contribution to Lovedean Lane providing an attractive suburban place to live.