

Lovedean Lane

Design and Access Statement



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National
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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.

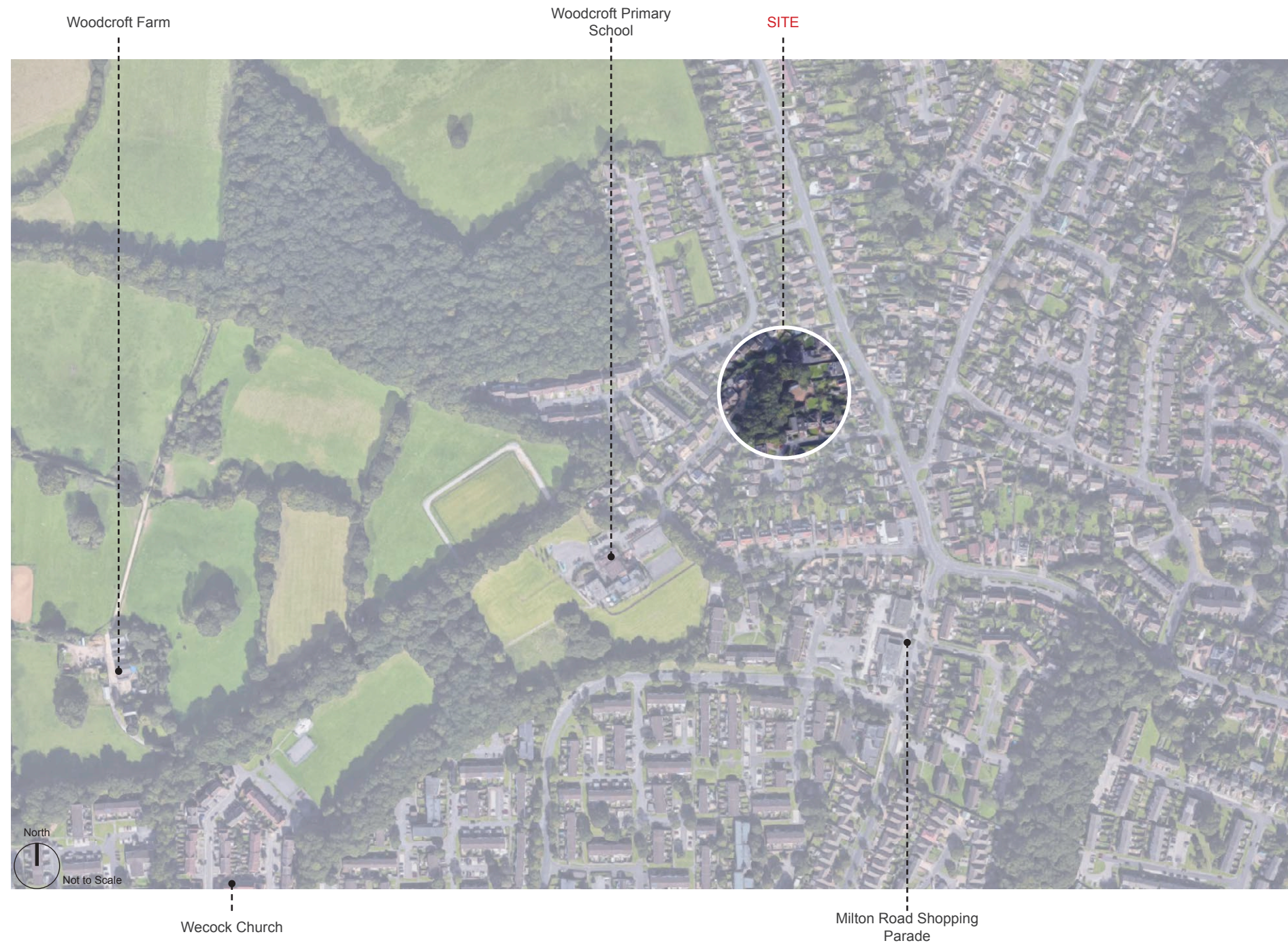
The following plans have been prepared as part of this submission:

- 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 Waterlooville, 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



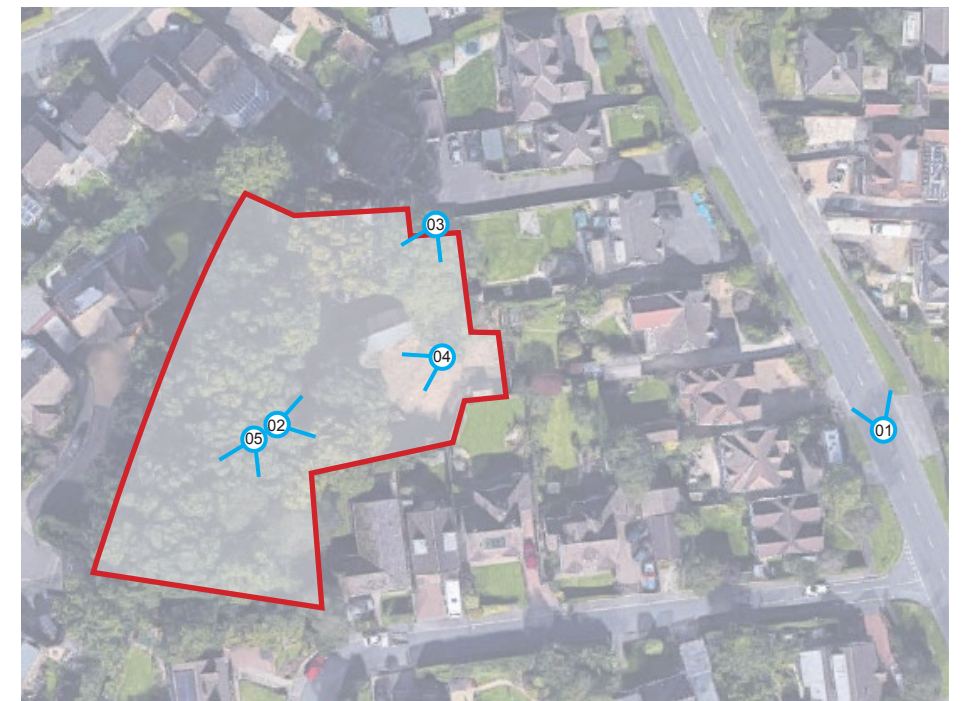
Image 03 - View of the existing buildings looking south west



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

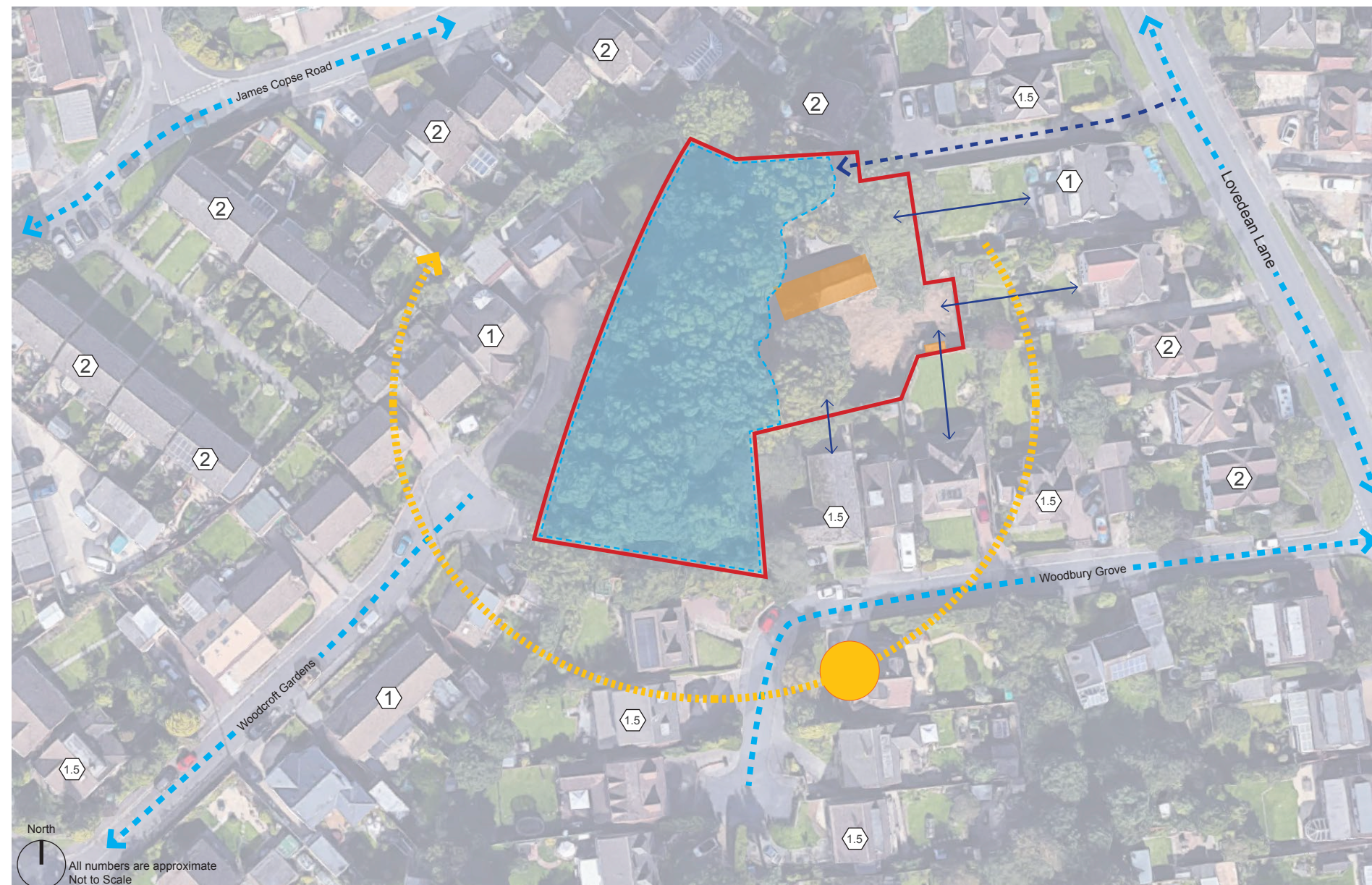


Image 05 - View within wooded area



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

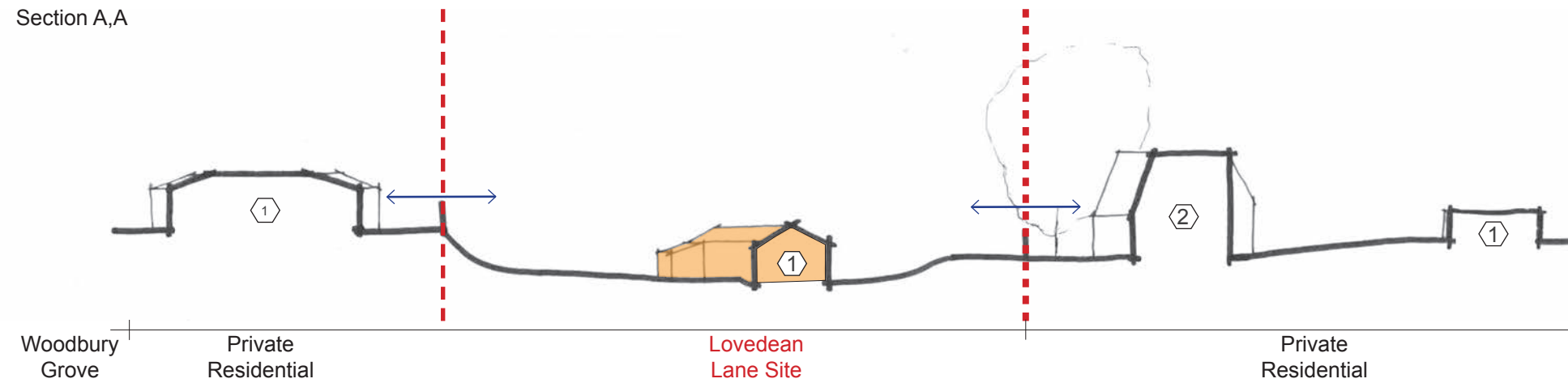
- Site Boundary
- Building to be demolished
- - - Access
- Road Network
- - - Tree Edge to be retained
- ⬡ Heights By Storey
- ↔ Potential Overlooking

Aerial of the site showing the immediate Opportunities and Constraints

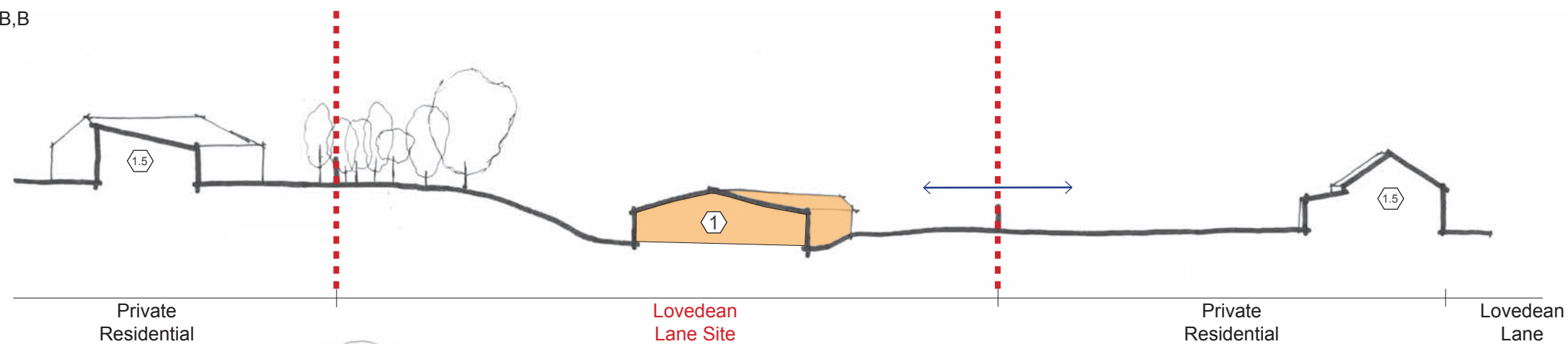
2.0 Existing Site

2.05 Site Section

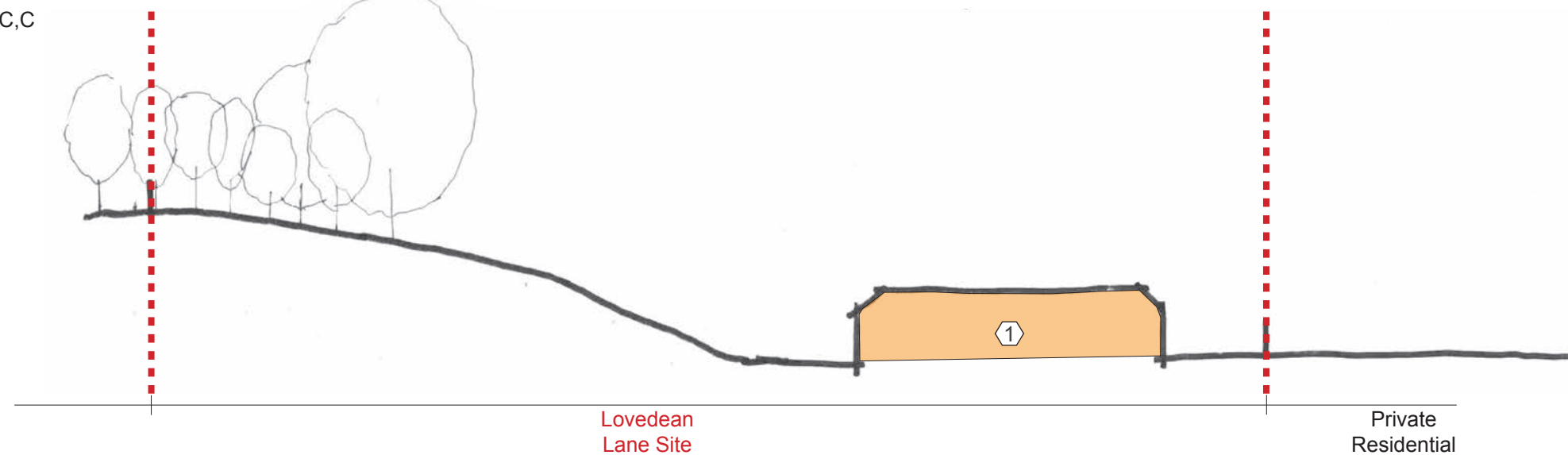
Section A,A



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

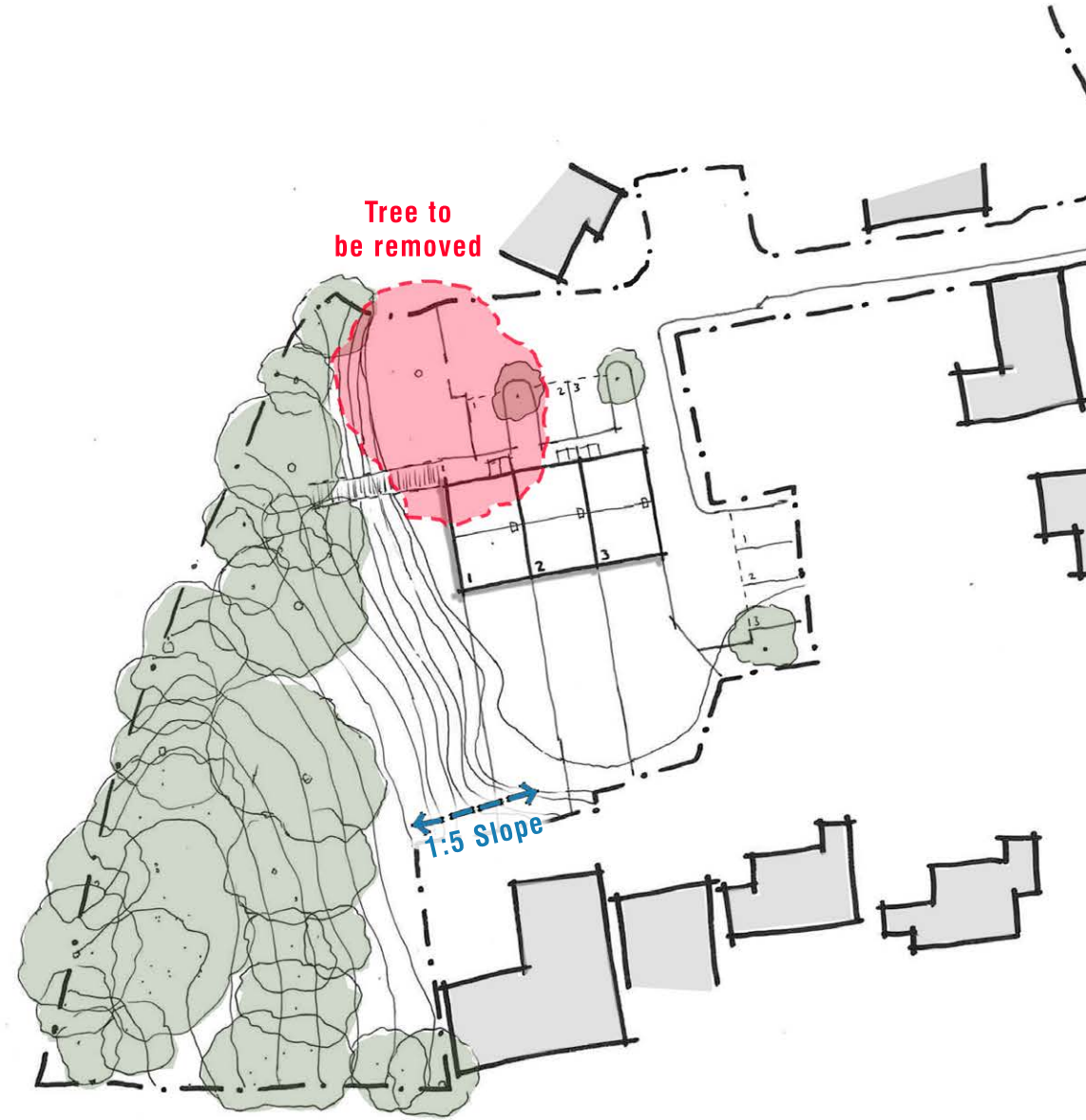
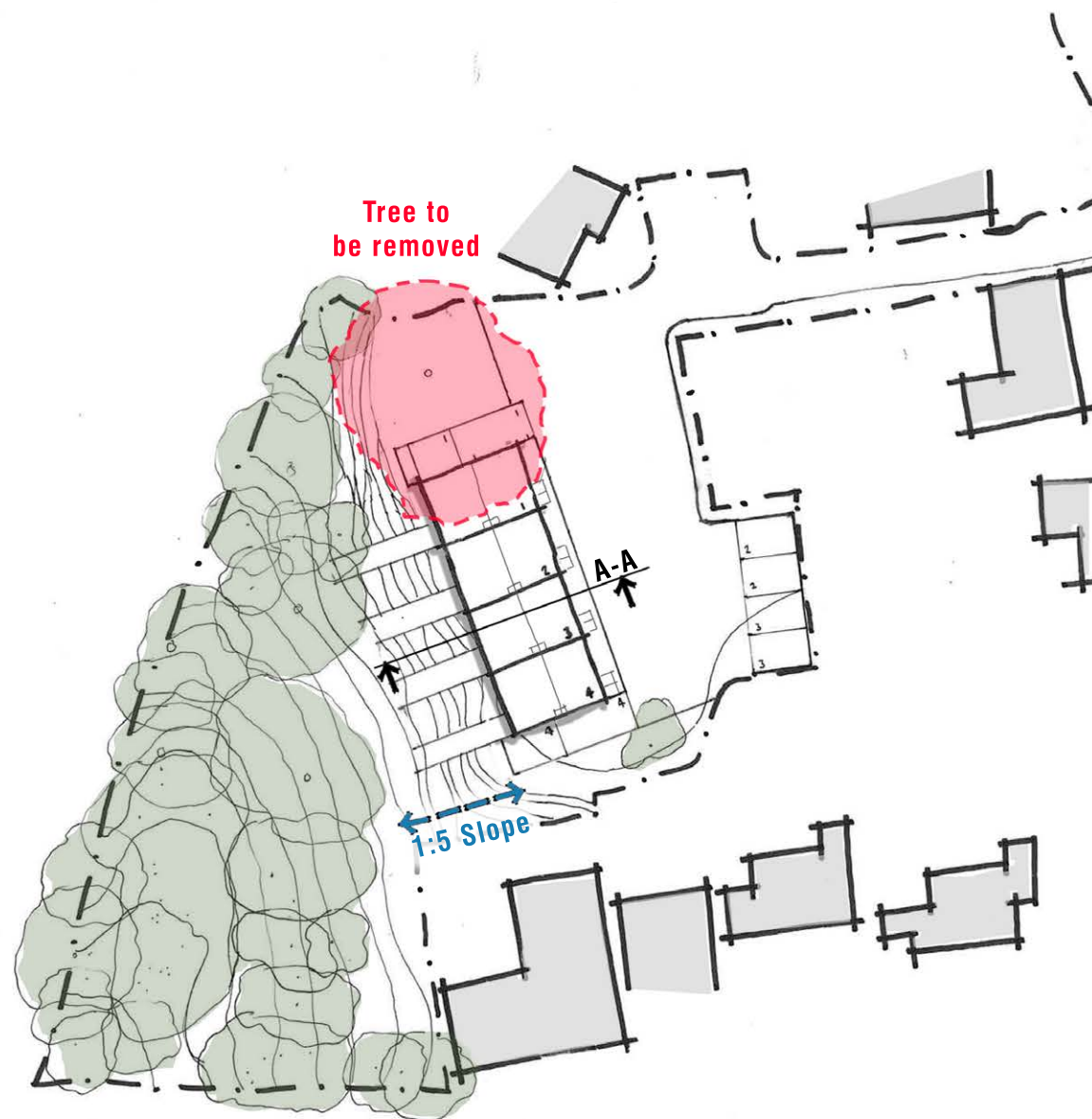
3.01 Initial Site Development

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

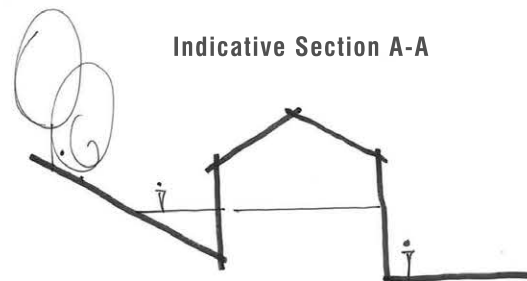
The two sketch proposals show how the orientation proposal would affect the site.

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.



Indicative Section A-A



Proposal A

Proposal B

North
All numbers are approximate
Not to Scale