

Design Statement for New dwellings to 108 Lovedean Lane, Waterlooville, Hampshire PO8 9SN.

SITE ANALYSIS:

The existing site has a rundown dwelling on it of substandard construction

The properties near by are of either a chalet or two storey appearance with brick/rendered/tile hung construction with concrete/plain roofs and are in the main detached or semi-detached dwellings.

These houses are all of an individual style that vary in their siting with no real building line.

The natural features of the actual site are quite limited.

The adjacent plot (110) has already achieved a similar scheme.

DESIGN PRINCIPLES:

The new design should relate to the existing styles in close proximity and not create any harmful impact on the adjacent properties. The siting of the chalet bungalows and access is the key requirement.

The new designs should also reflect the two storey appearance (chalet style) and should be located so as to not create an overlooking situation.

The windows and fenestration should also reflect the existing properties.

The floor space should be in keeping with the adjacent other properties.

Any first floor windows to either sides of the new dwelling should be avoided to protect the adjacent property's amenity space.

The ability to turn a car around without having to reverse out of the drive onto the highway.

DESIGN SOLUTIONS:

A design should not create an over developed appearance.

The rear gardens to be in keeping with the existing properties and the requirements of the Local Authority.

All new property should have adequate off road parking.

The proposed materials of the new dwellings should be of brickwork with some brick detailing and maybe a contrast brick for detailing. All new materials are to blend in the other materials used on the existing buildings.

The side windows should be glazed with obscure glass.

