



LAND AT BATTLEFIELD LANE, HOLBEACH

INTRODUCTION

We are pleased to present some initial thoughts and aspirations for the future development in relation to the Land at Battlefield lane, Holbeach.

The development of infill sites, such as the one presented, are key to meeting housing needs in the local area. This proposal demonstrates a unique opportunity to create a high quality environment that is sensitive to national and local planning policies.

Our objective is to positively transform this infill site into a vibrant and thriving place to live that will complement the existing surrounding settlement. This will be achieved through providing a sensitive and thoughtful proposal that is designed with a thorough understanding of the local context.

This proposal seeks to transform the existing site by introducing high quality homes and generous amenity spaces that positively respond to the local vernacular and surrounding area.

This document sets out our:

- Understanding of the site and surrounding context
- Conceptual design strategy
- Initial proposals

LOCATION & AMENITIES

- Site Boundary
- Village Centre
- Bus Stops
- Education Facilities
- Public Green spaces
- Religious Buildings
- Shopping Facilities
- ⋯ Main Roads
- ⋯ Secondary Roads



LOCAL STUDY

The general built environment of Holbeach is of a wide variety with punctuated openspaces. The majority of the built form is new in character with limited historic built form which isn't dominated by one singular typology and appearance.

LOCAL HIGH STREET



PUBLIC OPEN SPACES



TYPICAL RESIDENTIAL UNITS



KEY



LOCAL HOUSING STYLE

MEDIUM TO HIGH DENSITY

The local architectural style offers a variety of different block types from rural lanes too courtyard blocks. The west of the site offers the highest density and variety in block type. Here we see a lot of on street parking with courtyard blocks and three storey plots offering shared accommodation, compared to the south where we see more typical detached and semi detached housing with primary and secondary roads with on plot parking. The north of the site along battlefields Lane we see a strong suburban character, buildings set back from the road and the inclusion of hedgerows within plot frontage.



MIXED DEVELOPMENT



SUBURBAN CHARACTER



KEY



BLOCK TYPES



Medium Density Development

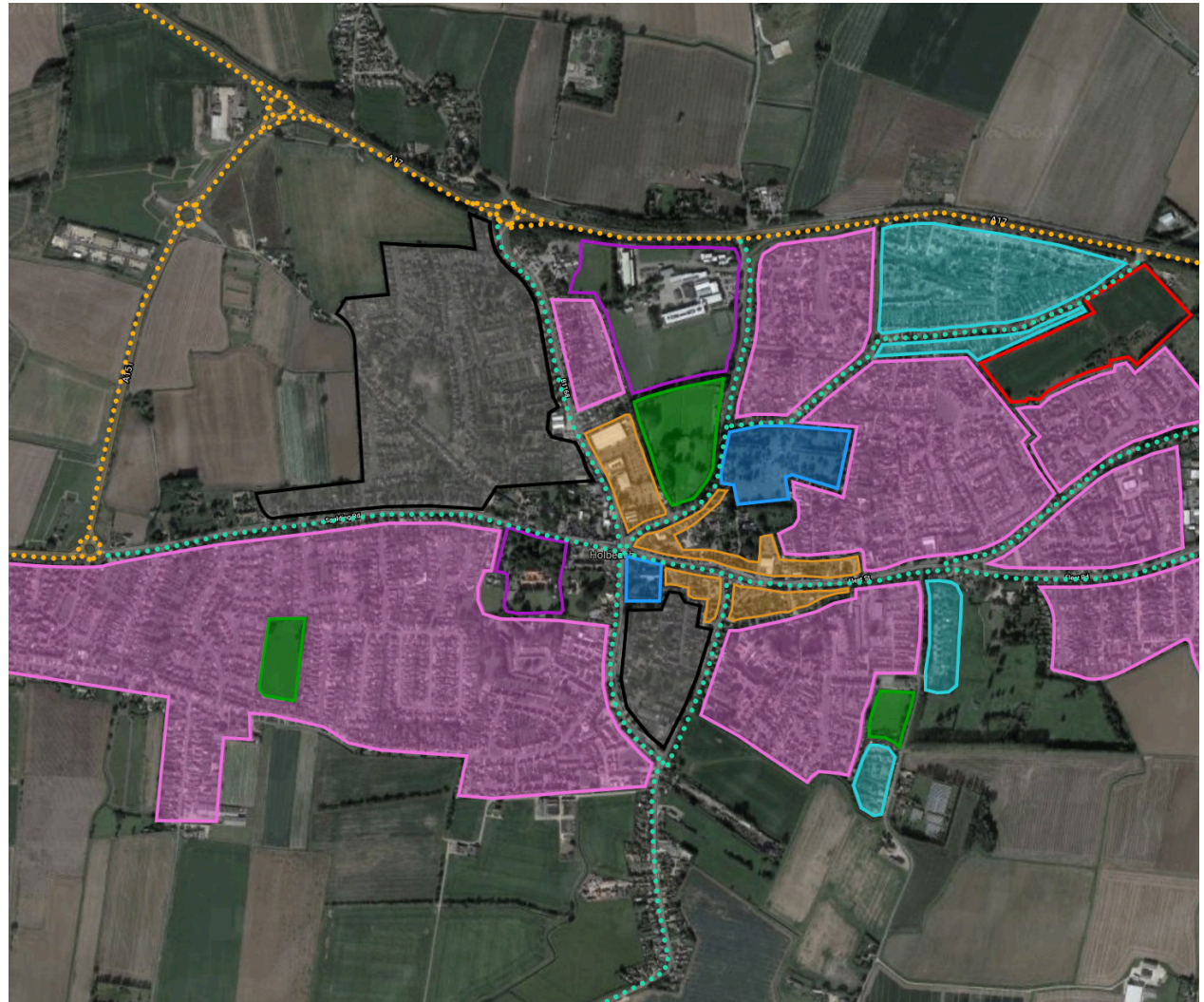


Mixed Residential Development

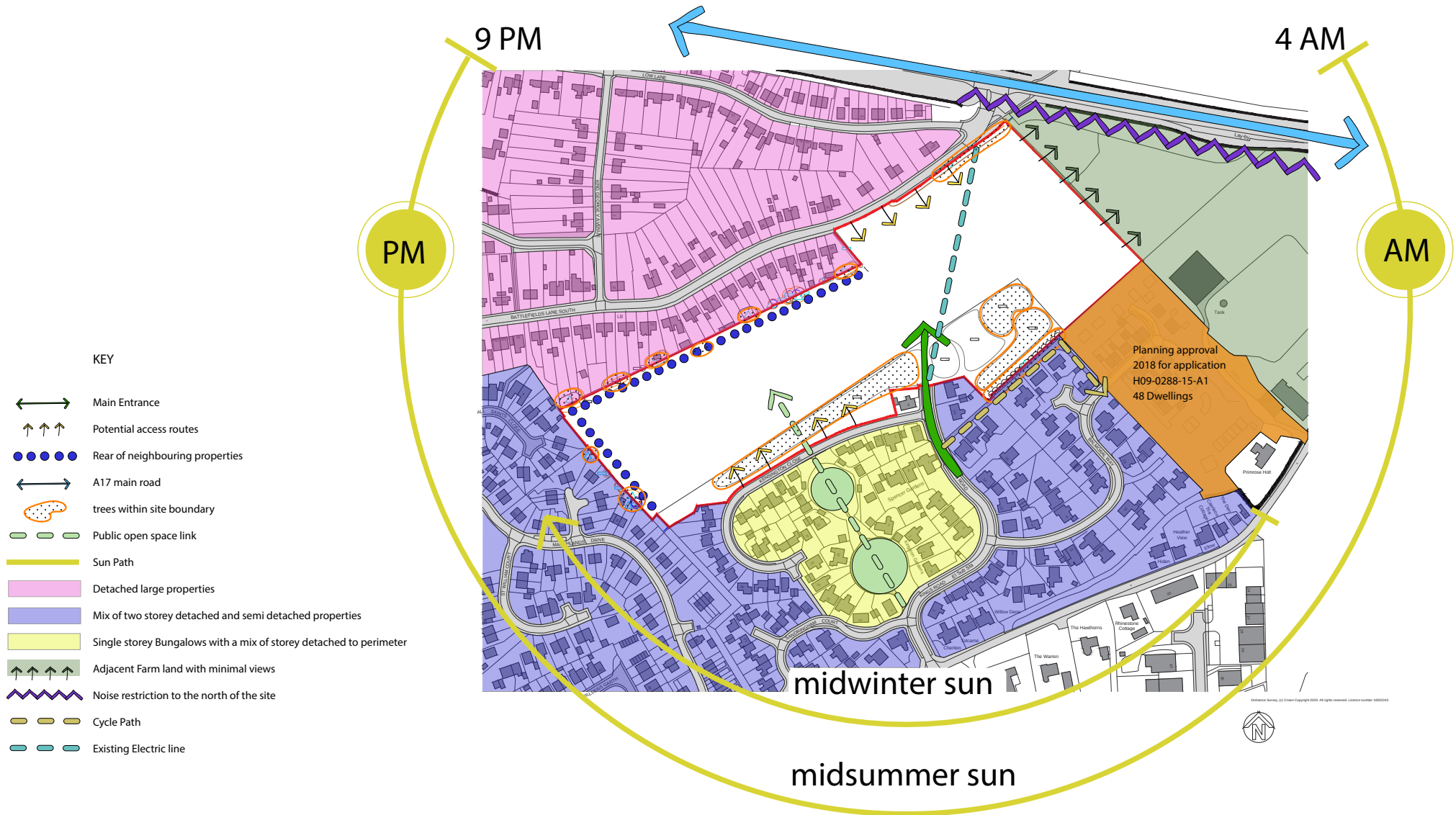


Large Spacious Residential Development

- Education Facilities
- Public Green spaces
- Religious Buildings
- Shopping Facilities
- ⋯ Main Roads
- ⋯ Secondary Roads



SITE - ENVIRONMENT



Battlefield Lane Site Analysis / NTS

SURROUNDING CONTEXT - SOUTHERN BOUNDARY

1 Existing south boundary



2 Existing south boundary



3 Public open space through existing urban grain



The south of the site offers a variety of mixed development from bunaglows to semi detached units with a large connecting green space which further links the site to the highstreet. Houses all address the street scene with minimal road side parking. Housing along Kensington Close are all fronting and address the street. A pocket of space is vacant along the boundary line allowing for the continuation of the street scene.



5

Site Entrance to the south



6

Existing tree line along boundary



7

Cycle path along south east boundary



SURROUNDING CONTEXT - BATTLEFIELD LANE

1

Boundary along Battlefield Lane



2

Boundary along Battlefield Lane



3

Approach Along BattleField Lane



Land along Battlefield Lane allows Holbeach to provide a link towards the A17. The result of this is all of the properties are provided with large open frontages with low level hedgrows address the street scene. Houses are predominantly semi detached large units with spacious rear gardens. Along the boundary line at the northeast corner the site offers natural screening with existing treelines looking to be retained. These provide a solid buffer between the A17 and our proposed site.

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Suburban Character - Large frontage



5

Approach from A17

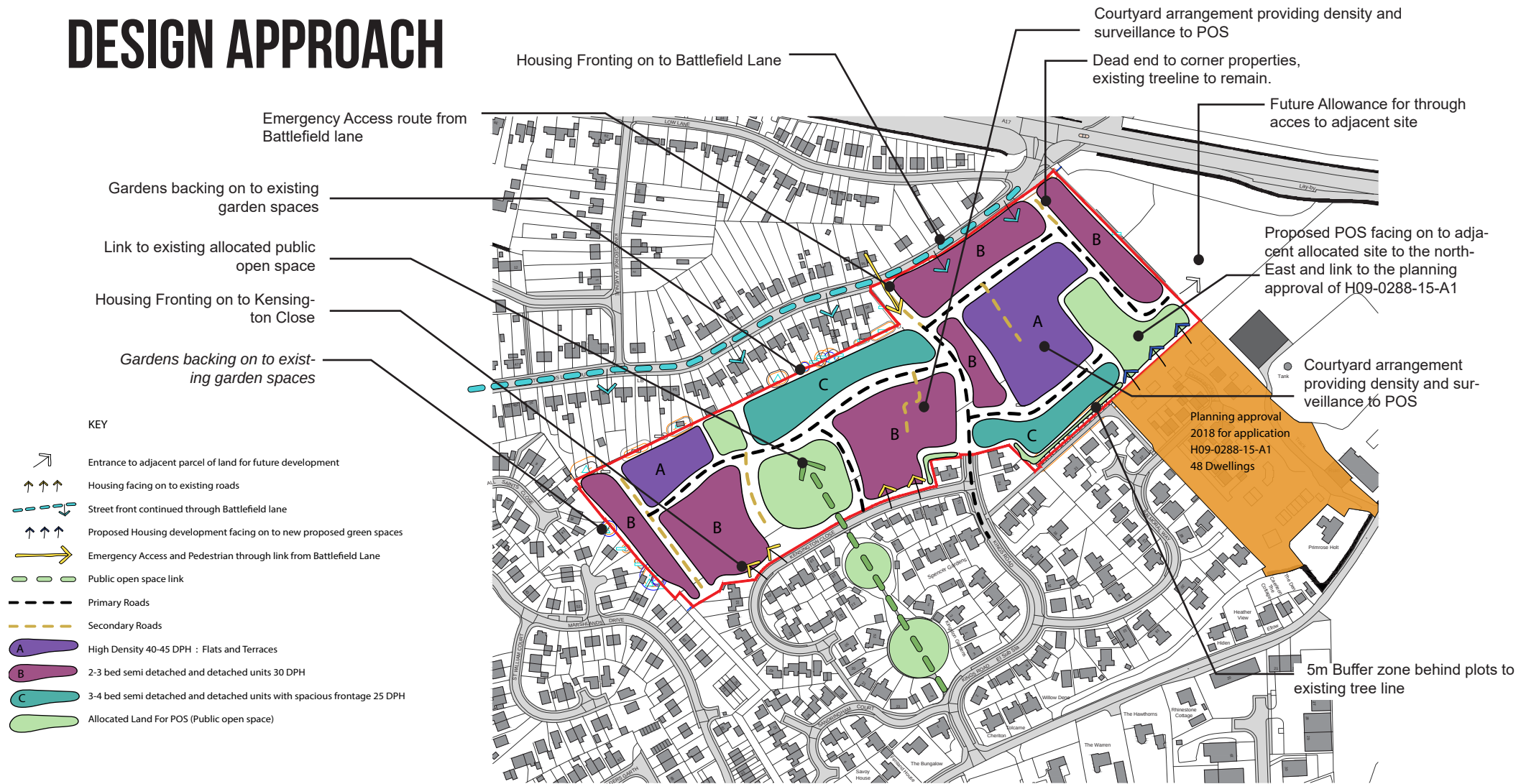


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Boundary along Battlefield Lane



DESIGN APPROACH



Type	1 bed flat	2 bed flat	2B House	3B House	4B House	Totals
Flats	10	10				20
Units			46	92	27	138
						0
						0
						0
Totals for each unit type	10	10	46	92	27	185
Assumed occupancy (figures from current SPG 2016)	2.3	2.3	2.3	2.3	2.3	
Population per unit type	23	23	105.8	211.6	62.1	425.5

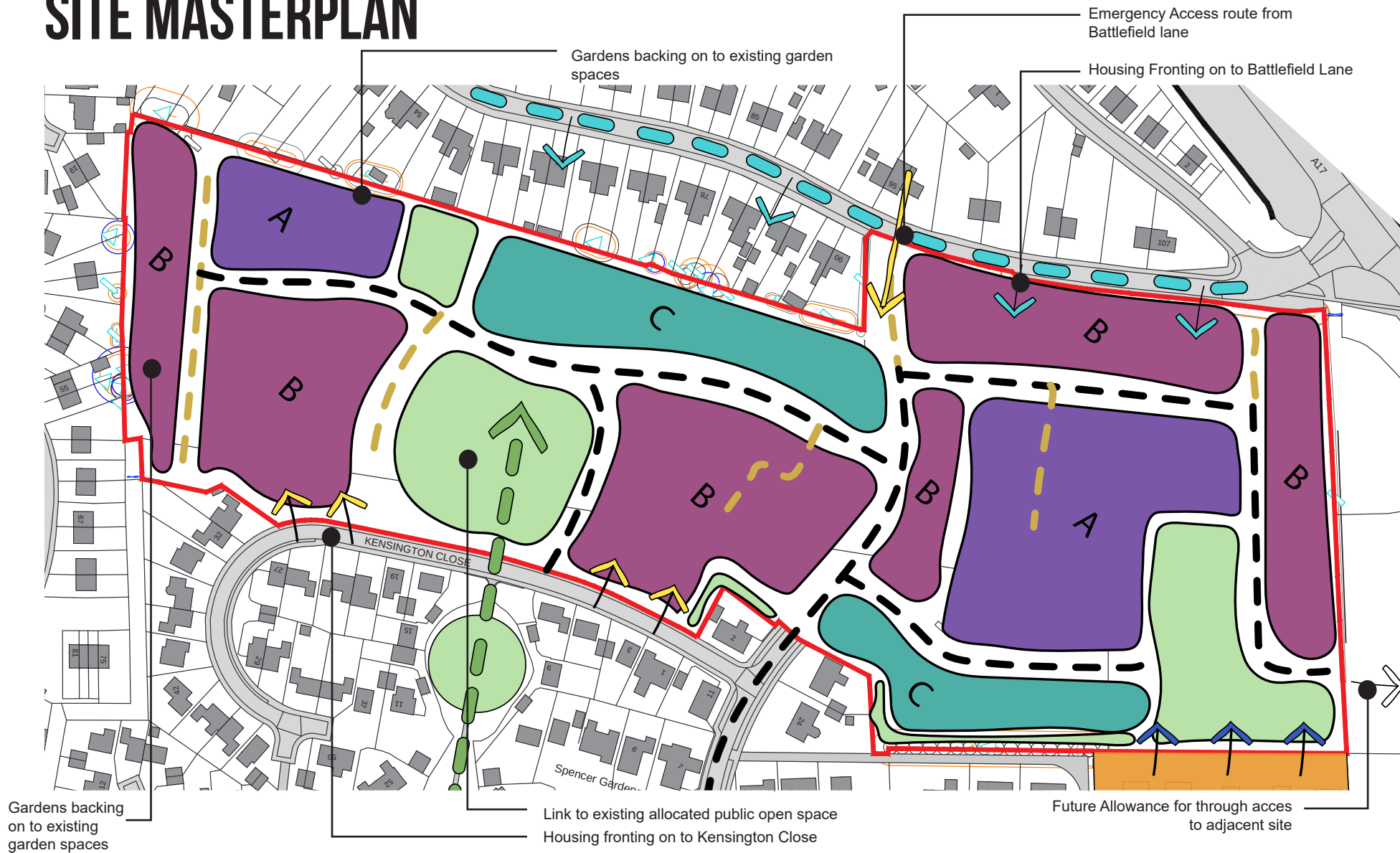
Open Space Calculations

POS at 0.75ha per 1000 population	0.00075 per person	POS	0.319125	0.77	-0.450875
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Battlefield Lane Concept Design / NTS



SITE MASTERPLAN



Battlefield Lane Concept Design / NTS 

Please review key on previous page

Land at Battlefield Lane, Holbeach | January 2021

BrightSPACE
architects