Proposed residential development at Balmoral Way, Holbeach



STUDIO11
architecture

Design & Access Statement

January 2015

Contents

		Page
1.0	Introduction	2
2.0	Planning Policy & Guidance	3
3.0	The Development in Context	4
4.0	Proposed Development	7
5.0	Sustainability	11
6.0	Conclusions	12

1.0 Introduction

1.1 This Design & Access Statement accompanies a full planning application by Benchmark Properties for the development of a site off Balmoral Way, Holbeach.

1.2 The proposal seeks to develop the site to provide a private and affordable residential scheme comprising of forty eight 1, 2, 3 and 4 bedroom homes, together with associated parking, private and communal amenity space. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the settlement of Holbeach.

1.3 This statement forms part of a series of reports and documents submitted in support of the planning application.



2.0 Planning Policy & Guidance

2.1 The development in context of both national and local planning policy is reviewed separately within the Planning Statement.



3.0 The Development in Context

Character Assessment

Holbeach is a typical fenland market town, located adjacent to the A17 between Spalding and Kings Lynn. The town developed in a radial pattern from the centre with the most historic buildings being along the High Street. The towns notable features are the town's main cross roads of Market Hill and the listed All Saint's Church.

The site itself, lies on the north eastern boundary of the settlement itself abutting the Defined Settlement Limits with its south western boundary. The proposed development will develop a current vacant agricultural field into high quality homes affordable to local people.

The character of the local area is a mix of residential and commercial uses. Balmoral Way is predominately a mix of recent 1990's/ 2000's in domestic forms of 1/ 2 storey's.

The site lies in close proximity to the town centre and is within 17 minutes walking distance of the town centre. The town centre is a varied mix of architectural composition, having the oldest buildings within the town centre.



Market Hill, Holbeach 1948

Physical Influence
At an early stage it was felt that design of the scheme should be influenced by both Holbeach architectural vernacular and the sites position on the edge of the settlement. The scheme has therefore been designed in a modern context with vernacular architecture which responds directly to the site constraints and end use of the homes. The design principles incorporated are intended to provide a modern housing scheme that seeks to create its own environment and sense of place.

The site presents few constraints to development. The topography of the site is comparatively flat, with few perimeter landscape features. The existing features have been assessed and those of value will be retained within the new development. The size and shape of the site is its main constraint and will inform the layout taking advantage of as many existing features as possible.

The development will be served via the adopted road Balmoral Way.

Social Context

The development will deliver forty eight 1/ 2/3/ 4 bedroom homes which will allow local people the opportunity to purchase their first property and get a step on the property ladder. A key positive in improving health and wellbeing within South Holland.

Economic Context
By providing a mechanism for local investment by local people through owning their own property the economy within Holbeach and the surrounding South Holland area is improved.

Although there are no proposals to provide shops or services within the development, the scheme will generate additional spending power in the local area to the benefit of existing shops, businesses, and services and provide the impetus for the creation of new service and



Typical mid 1990's/ 2000's Development to the West of the Application Site



Bungalow and Outbuildings off Foxes Low Road

and employment provision.

The site occupies a location which has excellent accessibility to the town centre, the adjacent town of Spalding and the surrounding villages.

Involvement

Planning Officers have been consulted at an early stage and the development of the scheme has been influenced by their comments together with the general design constraints of the site.

Constraints & Opportunities

The site is within a few minutes walking distance of the town centre and is served well with footpath, cycle and public transport connections.

The main opportunity presented by the development lies in the creation of a well designed and inclusive residential development which will meet a proportion of the district's housing needs.

The proposals will make full and effective use of land whilst also providing a meaningful contribution towards housing needs within Holbeach without any material environmental impacts.

The effects of the development upon local facilities and the highway network can be satisfactorily managed to ensure that the locational advantages of developing the site are fully realised without material detriment or disadvantage to the local community.



View along Balmoral Way looking North-East



View overlooking the adjacent development and Cycle Path

4.0 Proposed Development

Use

The development will be residential in composition, consistent with current South Holland District Council policies.

Amount

The proposals have been prepared on the basis of maximising density, but also having due regard to the character and appearance of the surrounding development. The proposals seeks to make good use of the land by proposing forty eight 1/ 2/3/ 4 bedroom homes on the site giving a density of 27 dwellings/ hectare, in line with what would be expected for a site on the edge of a settlement.

Layout

Early discussions with planning officers have had a heavy influence on the layout of the scheme. Key factors that came from pre-application consultations were:

- Overall form of the layout was acceptable;

- Consideration to the design in relation to Flood Risk requirements;

- Agreement in principle to a less than 14% on site Public Open Space provision with a LAP Play Area and a Public Open Space financial contribution ;

-Highways confirmed acceptance of the access arrangements and the on site road layout.

The proposed layout of buildings is intended to facilitate continuous street scenes which stimulate visual interest. Care has been taken to ensure that the layout produces an appropriate relationship with the existing properties adjoining the development site.



Scale

The development consists of 2 storey buildings in line with the existing surrounding properties.

Landscaping

The new landscaping scheme will clearly define public and private areas as well as provide a soft and robust screen to the open countryside.

Throughout the development, landscaping will be used to punctuate the streetscape together with clearly defining the private space and public realm. Within the site attention will be given to both hard and soft landscaping to ensure that these areas contribute fully to the overall visual quality of the scheme.

Where necessary in accordance with 'Secured By Design' principles strategic landscaping will be used to deter access to boundaries and other key areas.

All private garden areas will be maintained by their respective owners and Public Open Space areas will be maintained by a Management Company in perpetuity to ensure the long term look of the development is maintained.



Tennis Courts within Carter's Park

Amenity Space

Each home is provided with private amenity space for socialising commensurate with their use as family homes. Holbeach has 'Carters Park' a large multi functional park within the town centre located within 20 mins walk of the site together with playing fields adjacent to Holbeach Community Centre and it is felt that should residents wish to take advantage of larger open spaces the park is ideally suited for recreational activities in this respect.

Within the application site Public Open Space will be provided which equates to approximately 12% of the overall site area and within the Public Open Space a LAP play area of 100m2 will be provided.

Appearance

The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with common aspects of the traditional town, along with the character and architectural style that

are appropriate to the local area. The proposals therefore aim to strike a balance between accommodating historical reference taken from the town centre and its immediate environs on the one hand, and creating an attractive, modern development in its own right with a clear structure and identity, on the other.

Great care has been taken to ensure that street scenes throughout the development are assembled from logical and well-integrated arrangements of buildings. Generally the built form is flat fronted properties in terraced arrangements with some gable walls highlighting key areas of the building form. Where possible, street elevations are continuous with gaps only where rear access is necessary.

The individual buildings within the new development include accommodation specifically designed to fulfil a need within Holbeach. The individual building components are based on the principles of good proportion, varied form and roofscape, and appropriate detailing. Elevational treatment is simple, with particular attention to window and door styles.

Construction materials are limited to a simple palette of red multi/ buff facing brickwork, white/ cream render, timber boarding and terracotta pantiles/ black slate roof's. Windows and doors are modern in style and colour. The materials compliment the existing surrounding buildings and provide variety together with punctuation in the street scene.



Access
The principal access to the development is by way of an adopted road off Balmoral Way.

Pedestrian and Cycle access is available from Balmoral Way.

Access to the principal entrance will be level and will be provided with a level threshold.

In summary, considerable emphasis has been placed upon delivering a safe and secure access regime within the development for all road users.

Maintenance
Each property will be sold on a freehold basis and will responsible for maintaining their own properties. Main roads and footpaths within the development will be offered to Lincolnshire County Council for adoption. Residents benefiting from private drive accesses will be required to maintain those drives in perpetuity. Open space areas and communal drive areas will be maintained by a management company in perpetuity.

Restrictive covenants will be placed on each property to ensure that residents ensure the look of the development is maintained.

Waste
Each property will be provided with internal bins for household refuse and recycling. Once these bins are full residents will empty them into sacks and place them at the kerbside for collection by the Local Authority on a weekly basis.

5.0 Sustainability

The development in context of sustainability has been reviewed separately within the Sustainability Statement.

6.0 Conclusion

This proposal for forty eight 1/2 /3 /4 bedroom homes addresses housing need and the difficulties facing first time buyers and young families by providing modern, stylish, energy efficient homes at a price local people can afford.

The design of the development has been driven by a desire to produce a high quality residential environment which pays due regard to its local context, and affords a genuine prospect of evolving as an integral component of Holbeach in years to come.

Overall, Benchmark Properties has aimed to create:

- A place that assimilates well with its surroundings;
- A place which makes effective use of land;
- A place with its own distinctive and recognisable character;
- A place with lasting qualities;
- A place which people will want to live.

Studio 11 Architecture
11 Huntingdon Close
Holbeach
Lincolnshire
PE12 7QZ

T 07920 023886

E design@studio11architecture.co.uk

www.studio11architecture.co.uk

Registered in England No: 6498289. Registered Office: 11 Huntingdon Close, Holbeach, Lincolnshire PE12 7QZ