

Penny Hill Road, Holbeach

Design and Access Statement

April 2016

Client: Ashwood Homes

Project: Proposed residential development at Penny Hill Road, Holbeach

Project no: 230



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1.0 Introduction

1.1

This Design & Access Statement accompanies a full planning application by Ashwood Homes for the development of a site off Penny Hill Road, Holbeach.

1.2

The proposal seeks to develop the site to provide a private and affordable residential scheme comprising of forty four 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

3.1 Character Assessment

Holbeach is a typical Lincolnshire town, located just off 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 towns main cross roads of Market Hill and the listed All Saint's Church.

The site itself, lies on the northern outskirts of the settlement. The proposed development will develop a former horticultural nursery into high quality homes affordable to local people.

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 along the High Street.



Market Hill, Holbeach 1948



All Saint's Church, Holbeach

3.2 Physical Influence

At an early stage it was felt that design of the scheme should be influenced by both the Holbeach architectural vernacular and the sites position within 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 some perimeter landscape features in the form of mature shrubs/hedges. 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 constrain and will inform the layout taking advantage of as many existing features as possible.

3.3 Social Context

The development will deliver forty four 1, 2, 3 and 4 bedroom homes which will allow local people the opportunity to purchase their first property as well as taking a step on the property ladder.

3.4 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 District will be 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/ services and provide the impetus for the creation of new service and employment provision. The site occupies a location which has excellent accessibility to the town centre and the surrounding villages including the town of Spalding.

3.5 Involvement

As the site currently has Planning Permission for residential development it was felt that further consultations were not required.

3.6 Constraints & Opportunities

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

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

The effects of the proposals upon local facilities and the highway network can be satisfactorily managed to ensure



View into the site from Penny Hill Road



View along Penny Hill Road of existing residential development to the north

the locational advantages of developing the site are fully realised without material detriment or disadvantage to the local community.

4.0 Proposed Development

4.1 Use

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

4.2 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 four 1, 2, 3 and 4 bedroom homes on the site giving a density of 33 Dwellings/hectare, in line with what would be expected for a site of its position in the settlement.

4.3 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.

4.4 Scale

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



Site Layout

4.5 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. Where possible existing mature landscape features have been retained as part of the scheme design.

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.

4.6 Amenity Space

Each home is provided with private amenity space for socialising commensurate with their use as family homes. Holbeach has several public playing fields within the town as well as Carters Park at its centre. The application site is 10 minutes walking distance from Carters Park and it is felt should residents wish to take advantage of larger open spaces the park is ideally suited for recreational activities in

this respect. The site is also directly next to the new Holbeach United Community Sports Academy with its associated sports facilities.

Within the application site Public Open Space will be provided which equates to approximately 15% of the overall site area and within the Public Open Space.



4.7 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 and terracotta pantiles/ black slate roof tiles. Windows and doors are modern in style and colour.



The materials compliment the existing surrounding buildings and provide variety in the street scene.

4.8 Access

The principle access to the development is by way of an adopted road off Penny Hill Road.

Pedestrian and Cycle access is available from Penny Hill Road. Access to the principle entrance of each home will be level and will be provided with a level threshold.

4.9 Maintenance

Each property will be sold on a freehold basis and will be 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.

4.10 Waste

Each property will be provided with internal bins for household refuse and recycling. Once these bins are full residents will empty them into bins 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 four 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, Ashwood Homes 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.

