

January 2017

Design and Access Statement

Planning Application for Rural Exception Site to provide 8 affordable homes and 24 Open Market homes.

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1.0 Project Background

The subject site is currently owned by John Smith.

The application is for planning permission for 56 dwellings, consisting 28no affordable dwellings and 28no open-market dwellings to enable cross-subsidy of the affordable element.

An initial Pre-Application was made regarding the site and the feedback was positive providing that the road and dwellings were sustainable and that there was a need for such housing.

2.1 Use and Location:

Holbeach Bank is a fenland village in the South Holland district of Lincolnshire, England. It is situated just under 2 miles north from the market town of Holbeach, and 1 mile to the east of the A17 road.

- Local amenities which support the village include a Primary School and the proposals include the provision of a sustainable Community Run Village Store.
- A new village green area to enhance the facilities for the village
- There are good road links with nearby towns and villages, and a bus service links the site with Holbeach.

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Development site identified off Roman Bank, site is currently a Paddock

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- The proposed development land is located immediately south of Roman Bank and immediately west of both The Primary School and Campling Place. The land is currently designated paddock land and is regarded as a Rural Exceptions Site as defined in SHDC Local Plan,. The land is however adjacent to the existing settlement boundary of Holbeach Bank and is well served by Roman Bank providing immediate vehicular access to the site.
- Based on information available on the SHDC housing register as well as the findings of an Holbeach Bank housing needs survey carried out, the local authority have been able to determine a specific proposed mix for an affordable housing scheme.
- A survey of existing available sites in or adjoining the village has been undertaken.
- The findings of this process have demonstrated there are no viable or deliverable sites within the village development boundary which are suitable to fulfil the brief.

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3.1 Amount:

- A mixed tenure of dwellings is proposed for this site broadly split into 8no affordable dwellings and 24no open market dwellings which can be summarised as follows.

•	4 Bed House	2 Open Market
•	3 Bed House	22 Open Market
•	2 Bed Semi	8 Affordable

- The area of the proposed development site is 1.2 hectares (3 acres) and measures 60 metres wide by 130 metres deep.
- The density of the proposed development is approximately 28 dwellings per hectare which is wholly appropriate for a site in this type of location.
- All affordable homes are provided with 2no designated surface car parking spaces either on-plot or situated within a semi-private parking court. This provision is generally in excess of the standards required by Registered Social Landlords (RSL) on sites of this nature.
- All open-market dwellings have a minimum of 2no car parking spaces on-plot.
- As well as the designated parking provision the site layout incorporates a central landscaped grass space for use by all.

4.1 Layout:

- The proposed development is a response to the existing physical features of the site as well the particular demands of the brief.
- Immediately adjacent to the site is an existing bus stop located on Roman Bank.
- The proposed buildings take the form of terrace, semi detached and detached consisting of properties individually styled to create a traditional village character reminiscent of village character
- Car parking provision for these dwellings is located to the sides of the plots or to

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parking opposite to give good views of vehicles.

- The main vehicular access from Roman Bank leads to a new sustainable access road for the site.
- Houses are generally positioned close to edge of pavement in order to emphasise the feeling of intimacy.

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- All the internal roads, where applicable, are designed to meet the standards of the Local Highway Authority. Informal consultation has already taken place with the Authority in order to establish their general requirements for the development.
- Most of the open market dwellings are designed as simple detached properties or linked properties to create a range of building sizes from modest 2 bedroom semis through to 3, 4.
- Level and convenient access to the houses is provided from the parking areas.
- The building elements combine to provide an appropriate relationship to the street as well as existing neighbours. Semi-private and private amenity spaces are arranged around a rural access road. The enclosing nature of the scheme provides self policing to the street as well as a greater opportunity for increased social activity within the public realm.

5.1 Scale:

- The dwellings are designed utilising two storey heights across the site. Care has been taken, over a considerable design and consultation period to rest on a solution which is sympathetic in scale and massing to the surrounding area.
- The proposal specifically addresses the relationship with neighbouring buildings and topography.
- The development provides a variation of scale and form, creating visual interest and an appropriate sense of scale and character across the development site.

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6.1 Landscaping:

- Landscape is to be incorporated into the scheme in order to enhance the overall character of the project and reinforce the site boundaries. This is achieved through the use of structured tree, hedge and shrub planting.
- Any existing hedges along the boundary is to be retained in order to safeguard the existing privacy of the property. Further traditional hedgerow to be incorporated to perimeter of the site
- An informal rural green area is shown which is suited to informal children's play.
- Street trees located within the private plots will enhance the character of the street. The trees offer visual punctuation and additional layers of enclosure to the overall development.
- The selection of the boundary treatments, including brick walls, estate railings hedge planting and Lincolnshire post and rail fencing is a direct response to the types of boundaries found in Holbeach Bank.
- The outer perimeter of the development is to be screened with hedge planting in order to soften the appearance of the development at this village 'edge' location.

7.1 Appearance:

- The proposed buildings are designed to reflect the characteristics of buildings within the local area which are traditional in appearance. The material palette is predominantly brick with a small amount of render acting as a focus. Roofing materials are to be clay pan tiles and slate.
- The proposed scheme offers a contextual form of development which is both sympathetic to the character of local building traditions and the requirements of a contemporary home.
- Main roofs are steeply pitched which is in keeping with the majority of existing properties in the village. Brick details include eaves and verge dentil coursing,

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8.1 Access:

Vehicular and Transport Links

Pedestrian and cycle:

- Holbeach Bank is situated approximately 2 miles north of Holbeach. The subject site is located a short walk away from Holbeach Bank village centre which has a good village Primary School adjacent to the site as well as a play area.
- **Private parking:**
- All plots have off-street car parking provision to a minimum of 2 spaces per dwelling.

Public transport:

- The site is located adjacent to a bus stop which operates regular services to outlying areas including Holbeach

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Inclusive Access

Level approach to dwellings from boundary:

- Principle access to the dwellings will be from Roman Bank via the new access road. Individual driveways or footways provide access into the dwellings.
- The floor level of the dwellings will be set to provide a level threshold, allowing a 'level approach' from the site boundary.
- The entrance door will provide a minimum clear opening width of 850mm.

Circulation within the dwellings:

Doors:

- Entrance doors to each dwelling will be 1000mm door sets achieving a minimum opening width of 850mm.

Sanitary provision:

- Access is available to each entry level w c via a 900mm door set to give a clear opening width of 775mm accessed from a 1050mm wide corridor in accordance with Table 4 Section 7 of Part M of the Building Regulations.

Switches and socket outlets:

- Will be located in accordance with Section 8 of Part M of the Building Regulations.