

Design and Access Statement

Former nursery site, Foxes Low Road,
Holbeach

Housing development

Purewal Developments Limited



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Introduction

AJ Carter Consulting has been instructed by the applicant, Purwal Developments Limited, to prepare and submit a full planning application for the proposed residential development to deliver twenty-three new homes and associated landscaping and infrastructure at Foxes Low Road.

The Design and Access Statement will provide an overview of the site and the surrounding context, and the relevant layout considerations. The Statement will then provide a detailed assessment of the proposed development.

Site context - surrounding

The context of the site is part residential and part agricultural. In many respects the site reflects these two uses and the changing context of the surroundings. The images below provide visuals of the surrounding context.



View from site looking east



View from site looking west



Agricultural land opposite site frontage



Adjacent new build dwelling to west of site



Dwellings on Barnwell Street opposite and adjacent the proposed site access to the north.



The wider site context has a range of house types and architectural styles and materials as can be seen in the photographs below.



Cottages along Foxes Low Road to the west of the site.



New build on Balmoral Way and Foxes Low Road looking towards the A17.

The images provide some of the site context and show a range of materials including brick, render, slate and tiling. The images also demonstrate the edge of settlement context through the balance of town and country and varying ages of the properties as Holbeach has developed.

Site context – the land

The former use of the site dictates to a large degree the nature and form of the land. The principle on-site feature is the barrel vaulted agricultural building which is visible from Foxes Low Road (see image on front page of document). The other primary feature of the site is the self-set vegetation which is a reflection of the period of time that the land has been vacant.



East elevation of agricultural building and internals showing decayed structure.

The vegetation significantly limits distant views from the site toward the surrounding residential context as can be seen from one of the photographs below.



Looking east towards the Ashwood Homes development, and views to the west of Balmoral Way.

As can be seen from the on-site images the features of the site are few and either reflect the former use of the land or newly the formed edge to the residential properties in the shape of close boarded fencing.

Design Principles

Scale & Massing

The scale and massing of the proposed development follows a similar approach to the adjacent and recent housing developments. The proposed buildings are all two storey and have comparable plot sizes with the established neighbourhood. The scale of the site and modest level of the proposals means that the development will provide a logical extension to that which has already been built.

Form and Appearance

The brickwork and roof tiles will match the existing area. The site context images demonstrate a broad palette of materials has been used ranging from buff brick through to smooth render. It's expected that the materials for the development will be determined via planning condition. The proposed elevations show depth and reveal through the use of porches and bay windows.

Sustainability

High-performance glazing and modern insulation will improve the energy efficiency of the new dwellings. On-site sustainable drainage demonstrated in the supporting drainage statement will also enhance the sustainability credential of the proposals.

Neighbour Impact

The overall design layout has been created to ensure no overshadowing or overlooking of neighbouring properties on Frogmore Road, Barnwell Street and Balmoral Way. Back to back distances accord with general design principles both within and outside the development.

Access and Landscaping

Pedestrian and cycle access

Owing to the absence of a pavement along Foxes Low Road (as can be seen from the photographs in this document) the design layout sees the addition of a footpath connection along the main axis of the site. The result will be improved accessibility for the on-site residents. The cycle and pedestrian links shown in the image below will also be within a short distance of the site.



Parking

Parking levels are as per the required quantum for a development of this scale. There is a recognition that over provision is likely to increase car ownership and limit the areas available on-site for landscaping and private gardens. The proposed layout has sought to balance these competing demands.

Landscaping

Each property has an appropriately sized rear garden for the scale of dwelling. Front gardens provide a street scene for future residents to define and shape as required. An area of open space sits within the heart of the site, providing landscaping and amenity for the properties fronting onto that area.

Summary

The site layout extract is shown below and brings together the concepts and principles discussed earlier in the Design and Access Statement. The applicant anticipates that the finer details of materials, boundary treatments and planting can be addressed through the planning condition stage.

