

DESIGN & ACCESS STATEMENT
LAND OFF FEN ROAD AND TUDOR WAY
HOLBEACH



FULL PLANNING APPLICATION – AUGUST 2022

CONTENTS

- 1 – Introduction
- 2 – Site Analysis
- 3 – Objectives
- 4 – Design
- 5 – Access
- 6 – Conclusion



1. INTRODUCTION

The Design has followed a careful design process in formulating the proposed scheme for the site to the West of Fen Road and Tudor Way, Holbeach. This document is put forward as supporting information for the Full planning application and aims to outline the key issues and principles that have influenced the design of the development.

2. SITE ANALYSIS

2.1 Location

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 town's 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 southern boundary of the settlement itself abutting the Defined Settlement Limits. The proposed development will develop a current vacant agricultural field into high quality homes affordable to local people.

The site is adjacent to and linked to the larger development of Holbeach Meadows, for which Ashwood Homes have gained Planning Permission for a total of 900 homes in December 2016.

The site comprises vacant agricultural farm buildings and fields and is also bounded by the Holbeach River.

2.3 Planning Policy & Involvement

The proposed scheme has evolved and developed through referencing the South East Lincolnshire Local Plan, National Planning Policy Framework as well as previous planning applications.

2.4 Movement

The site is well located to the southern end of Holbeach. It is approximately 5 minutes to walk to the centre of Holbeach where many local facilities can be found including a Supermarket, Library and Chemist. The existing Primary School is close to the A17, along with the Holbeach University Academy. It is anticipated that a new Primary School will be built within the Holbeach Meadows development as the scheme progresses.

The nearest Bus Stops are located on Park Road, Spalding Road and High Street. From here buses run regularly to Kings Lynn or Spalding Town Centre.

The nearest Railway Station is Spalding which provides connections to a vast array of destinations but also connects to London Kings Cross, via Peterborough.

2.5 Evaluation

The site evaluation and analysis are influenced by the existing constraints and potential opportunities. The key points of the evaluation process were established as follows:

- Existing Features – Take account of existing ditches & trees where necessary.
Provide well overlooked roads and footpaths to existing streets.
Relationship with site context.
- Response to Local Highways, LLFA, IDB & environmental requirements
- Opportunity to create an attractive and interesting scheme to reflect the requirements.

3.0 Objectives

Following the appraisal of the site context, whilst adhering to the relevant guidance, specific design objectives have been developed:

- To create an attractive, sustainable development and community that enhances this area of Holbeach.
- To provide a residential development of the highest quality.

This will be achieved by:

- Adhering to Planning Policy and guidance.
- Proposing a high-quality urban form and landscaping solutions, which relate to the site context.
- Provide acceptable solutions to the site constraints whilst retaining existing features such as the existing water courses and trees.
- Creating a permeable development that encourages walking and cycling and retaining good connections to the surrounding areas.

4.0 Design

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 other than surrounding ditches and existing trees. 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 informs the layout, taking advantage of as many existing features as possible.

The development will be served via the adoptable road network on the neighbouring Holbeach Meadows site, with additional points of access proposed via Fen Road (cycle / pedestrian only) and Tudor Way.

The local context and policy formed the basis of the design concepts for the site. However, the main principles that assisted in achieving the end result were:

- Create a strong built form in order to define public and private space.
- The use of various car parking solutions to minimise on road parking.
- Low key streets created with a strong emphasis on easy access for pedestrians and cyclists and to reduce the dominance of the car.
- Good surveillance provided to all public areas.
- Provision of Open Space within the site.

The Open Space is fronted by dwellings to provide continuous surveillance.

All of the new dwellings are proposed to be Affordable Homes to contribute to local affordable rented and shared ownership housing needs.

All dwellings are 2 storey.

4.2 Use

The proposals include a range of 2 storey dwelling types in line with the low density setting which is intended. The 100 new dwellings are made up of the following:

- 4 x 1 bed house
- 50 x 2 bed house
- 46 x 3 bed house

4.3 Layout

The submitted layout has been developed from the above consultation comments and conceptual analysis. The scheme now provides the following important design principles:

- The internal areas of the site are designed to provide good linkages throughout the development as a whole.
- Dwellings are positioned to create perimeter block formations to aid navigation through the site and help to define public and private space.
- Generally, contiguous frontages help the proposed block structure which in turn helps to define desire lines for pedestrian and cycle routes.
- Due to site constraints such as the IDB River and main drainage routes, the layout integrates the required easements into the public open spaces giving a good sense of space and pleasant outlooks across the site.

4.4 Landscape

The landscape proposals were considered from the outset of the design of the development. Existing trees that are in good condition are to be retained where possible to create a visual and acoustic buffer from the nearby road.

The proposed landscape scheme will complement and enhance the development by integrating with the buildings as an equally important element of the site.

The tree and shrub planting will be designed to enhance the visual effect of the built environment and its setting. Native species will be used where possible as an integral part of the comprehensive landscape scheme.

4.5 Drainage Strategy

Foul surface water drainage will connect into the existing public sewers on Fen Road, via Tudor Way. With regards to the storm drainage, a series of SUDS techniques will be used to provide source control and attenuate flows from the site, ultimately discharging into the IDB maintained Holbeach River. Please see the Drainage Strategy for further information.

4.7 Appearance

The appearance of the proposed house types is derived from influences taken from local, rural vernacular details. The building forms will create a strong theme throughout the development with the use of a limited materials palette to create a coherent street scene and sense of place. The proposed materials will complement the dwellings on the adjacent development.

The materials will be taken from a palette of facing bricks.

Clay and slate effect roof tiles will be used through the development to continue the coherent approach.

Details at window, eaves and verge details will be simple to reflect a traditional approach.

Details such as porch canopies and window styles will also be simple, and coherent across the site.

5.0 Access

5.1 Vehicular Access

Vehicular access to the site is proposed via the existing Holbeach Meadows development, with a secondary access proposed via Tudor Way. Footways and a cycleway will provide good connectivity throughout the area.

5.2 Parking

A variety of parking solutions are proposed within the development. Most dwellings are served by the parking positioned adjacent to the plot or to the rear if accessed from the adjacent road. Parking for properties are mostly positioned 'on plot' where vehicles can be well overlooked by their owners. The private parking provision is located off road and is provided at a minimum of 2 spaces per dwelling.

5.3 Inclusive Access

The site is broadly level and therefore accessibility standards to the dwellings are easily met. This also means that the level of the footways varies very little and is wide enough for easy movement across the site.

6.0 CONCLUSIONS

The proposed layout is a result of following the criteria listed above. The principles and objectives have been addressed and progressed.

A high-quality scheme is proposed as a result of the above and the consideration given to the site context. The consultation process which has taken place has helped advance the scheme to take on board advice from statutory bodies and consultants.

Throughout the design & development of the scheme, the following factors have been given particular attention:

- Mix of house types.
- Generous private parking standards adhered to.
- Good surveillance to all public aspects.

Accessibility

- The car is kept away from the street scene where possible, and parking is provided mainly on plot to the side or front of the properties they serve.
- Consideration has been given to pedestrians and cyclists, and routes have been designed to relate to the wider area, giving residents easy access to the nearby facilities.

Environmental Improvements

- Proposed sustainable initiatives are proposed across the site.
- Provision of a comprehensive Landscape scheme & public open spaces to provide a net biodiversity gain in accordance with local planning policy.

The proposed scheme has responded positively to the proposals for this area of Holbeach. This has been achieved by following the above principles. The end result is an attractive scheme providing a secure environment for future residents.