DESIGN & ACCESS STATEMENT

Client: D Brown Building Contractors Ltd

Project: Residential development, Wignal's Gate, Holbeach, Lincolnshire

Ref: 071605

Document Ref: DAS01 (D1)

Date: 26.06.17

INTRODUCTION

This planning application is for reserved matters ('appearance', 'landscaping', 'layout' and 'scale'), following the granting of outline planning permission (including 'access') for 77 no. new dwellings with public open space provision (planning ref. H09-0326-17).

USE

The proposed use of the site is that approximately 80% of the site will accommodate 77 dwellings and approximately 20% of the site will be public open space.

AMOUNT

The dwelling mix proposed is varied as follows:-

Market housing:
22 no. 3 bedroom bungalows (with single or double garages) [single storey].
4 no. 2 bedroom houses [single storey].
7 no. 4 bedroom houses (with double garages) [2 storey].
25 no. 3 bedroom houses (with single or double garages) [2 storey].

Affordable housing:
2 no. 2 bedroom bungalows [single storey].
4 no. 1 bedroom houses [2 storey].
8 no. 2 bedroom houses [2 storey].
1 no. 4 bedroom house [2 storey].
4 no. 3 bedroom houses [2 storey].

Following consultation between the applicant and SHDC, the proposed affordable housing represents 25% of dwellings. The dwelling mix is in-line with consultation undertaken between the applicant and SHDC.

LAYOUT

The submitted drawings PD22 & PD23 demonstrate a well considered layout that incorporates the IDB 9m easement zone, provides single storey dwellings behind existing Wignal's Gate and The Laurels properties and terminates to the south with the public open space.

The opportunity has been taken to create a 'soft edge' to all exposed edges of the site. A ribbon of green open space runs parallel to the main drain. Soft landscape screening throughout provides a subtle transition between the built environment and the rural landscape.

Furthermore, great consideration has been given to the adjacent Cemetery. A wide band of open space plus a further band of soft landscape screening separates the new housing from the Cemetery.



Site layout showing dwelling types
Green – bungalows (3 bed), Mid blue – bungalows (2 bed).
Pink – houses (4 bed), Yellow – houses (3 bed), Light blue – houses (2 bed), Brown – houses (1 bed).

The new road meanders through the residential area, punctuated with a swathe of open space mid-way along its length.

Car parking has been carefully designed so that wherever possible garages are located back from the front of dwellings. The majority of parking is, therefore, to the sides of the homes. This helps create a better streetscape when viewed from one end as the cars are much less prominent.

The overall layout is designed to minimise overlooking into neighbouring properties. The layout and position of windows facilitates casual surveillance of gardens, footpaths and driveway areas.

Bungalows are proposed behind the existing Wignal's Gate and The Laurels properties to reduce visual impact and to avoid overlooking.

SCALE

The proposed scale shown on drawings PD22 & PD23 is sympathetic to the immediate context and its setting.

The scale varies from single storey to two storeys and from 1 bedroom without garage to 4 bedroom with double garage.

The single storey buildings are generally to the north so as to reduce visual impact to existing Wignal's Gate and The Laurels properties and also to avoid any overlooking. The larger houses (3 and 4 bedroom properties) are of a scale and form that allow the garages to be less prominent by pushing the garage back from the main front face of the houses. Mid range 2 bedroom houses are of a cottage scale and form.

The overall development has a scale and form which is varied and is reminiscent of traditional rural homes in the area.



Scale of 1-4 The Laurels off Wignal's Gate



Scale of 39-47 Wignal's Gate

LANDSCAPING

An integral part of this proposal is a generous proportion of public open space, and in excess of the SHDC 14% requirement. The applicant is offering a unique opportunity where one-fifth of the application site is dedicated to soft landscaping. The scheme shown on drawing PD23 indicates the variety of open space including a generous open area for play, areas suitable for dog walking and areas providing tree screening.

The entire site has a soft green edge [in varying degrees] which provides variation, interest and integration into the wider landscape.

Hard landscaping to publicly accessible areas will comprise generally of tarmacadam. Private areas will generally be a mixture of paving flags for pathways and block paviors for drives and parking areas. All plots will have soft landscaping comprising lawned front gardens. Trees will provide additional screening and a back-drop to the built form.



Site Layout showing landscaping principles

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APPEARANCE

The dwelling design takes much of its influence from the traditional rural houses and agricultural buildings of the South Holland area.

A palette of materials has been chosen that provides cohesion to the scheme but also provides plenty of variation and interest. Materials have been chosen that suit the typology of the building and form.



Detached 4 bedroom house of brick, with cladding, tile roof & rooflights



Detached 4 bedroom house of brick, with timber porch, slate roof & dormer window

Brick is the predominant material and red brick is in character with the traditional buildings of the surrounding area. A number of brick types have been chosen that provide an aged appearance. In addition to brick, some buildings will feature black weatherboarding often seen on traditional agricultural buildings and barns.

The roof materials will be either a slate effect finish or red pantile, both of which are commonplace in this part of South Holland. Some houses combine both roofing materials which adds character.

Windows and doors will be cream or grey framed. Again, to offer variation and interest. Windows that occur in brickwork will have reconstituted stone cills (generally to frontages). Window head treatment will vary and will include soldier courses or swept arched heads, both of which in a contrasting brick.



Detached 3 bedroom house of brick, with timber porch, slate roof & dormer window



Terraced 2 bedroom cottages of brick and tile with arched window heads

The larger houses vary in height so as to keep the massing in proportion. Garages are generally set back from the main part of the house. Some garages have attic rooms above with either dormer windows or a rooflight arrangement combined with windows. Some garages are clad in weatherboarding. The front porches vary in type and include timber framed projecting porches or recessed porches.

The smaller houses are designed as cottages and the position, size and proportion of openings is typical of traditional cottages in the locality. These properties are simpler in form and appearance. Some have traditional lean-to elements on the gable ends.



Detached 3 bedroom bungalow of brick and tile

ACCESS

'Access' was included as part of the matters to be considered under the outline planning application and has been approved as part of that outline planning permission.

Every effort has been made to work with the topography in a way which affords accessibility wherever possible and within the constraints of the site.

Access and circulation by foot has been carefully considered and the layout of the site encourages walking (and dog walking) offering scope to walk and exercise around the swathes of public open space.

The principles of 'Secure by Design' are integral with the site layout, offering safe access which is well integrated with the orientation of dwellings and thus, casual surveillance from households.

The new properties will comply with the Building Regulations Part M and will include gently sloping ramped approach to principal entrance doors, level threshold and ground floor accessible toilet. Car parking is designed to be close to the dwelling to which it serves. External lighting will be provided to the bulkheads of porches (or next to front doors) with PIR activation and dusk to dawn sensors.

Jon Sharpe of LCC Highways has been consulted from the outset of this project and he is supportive of the access, pedestrian and highways proposals. Further consultation has been carried out by SRC consulting engineers in relation to the highways drainage strategy and a full Surface Water Drainage Strategy report and SRC drawing no. 36916-15 accompanies this application.

CONCLUSION

The submitted proposals for reserved matters ('appearance', 'landscaping', 'layout' and 'scale') have been carefully considered in order to provide a cohesive development that links landscape with built form and knits into the established urban edge of Holbeach which helps create a sense of community. Open space is in excess of what is normally required by the planning authority and blends seamlessly with the circulation and built form.

Great consideration has been given to the immediate context in layout, scale and massing. Thus properties to the north of the site are of single storey to avoid overlooking potential. Space, visual separation and soft landscape screening are provided to the eastern boundary to provide respect to the existing cemetery.

Dwelling designs have been influenced by the local vernacular of rural housing and farmsteads. A limited palette of materials provides variation yet unity of the dwelling types, resulting in a cohesive design in keeping with the location. A wide choice of dwelling types will compliment the sense of community.