



DESIGN, ACCESS & HERITAGE STATEMENT

LAND TO THE REAR OF THE CHEQUERS, 15 HIGH STREET, HOLBEACH, SPALDING, PE12 7DU



FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

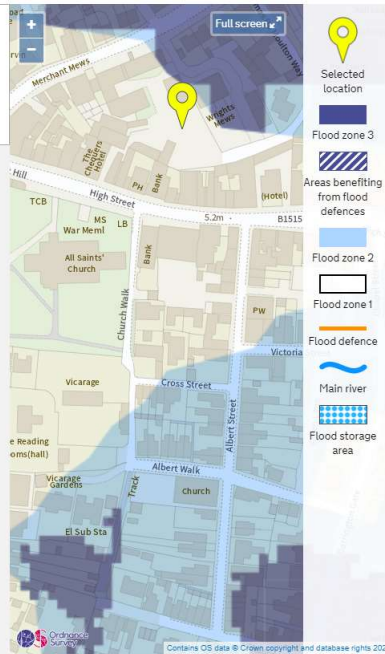
[More information about flood zones](#)

- 1 You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:
 - smaller than one hectare
 - is not affected by sources of flooding other than rivers and the sea, for example surface water drains

- 2 If your development is in flood zone 1 and:
 - larger than one hectare
 - is affected by sources of flooding other than rivers and the sea, for example surface water drains
 you can [learn more about flood risk assessment in flood zone 1](#)

- 3 You can also [read more about flood risk assessments for planning applications](#)

[Learn more about the potential sources of flood risk in this area](#)



As shown (left) the site is located outside of the neighbouring flood risk zones within Holbeach. In a Flood Zone 1, a proposal of the size and nature as this would not require a flood risk assessment.



3.0 DESIGN

The proposed design has looked to utilise the land as effectively as possible whilst still being mindful of the surrounding environment. The aesthetic of the proposed dwellings is designed to be sympathetic to the nearby mews houses in order to retain the character present within the conservation area. This can be best seen in the material selection and detailing such as the timber casement windows to match the adjacent mews housing.

The proposed designs adhere to bedroom sizes requirements under the national housing standards and the interface guidelines have been adhered to.

Under 3.4 of South East Lincolnshire Local Plan 2011-2036, Policy 3 lays out the issues that should be addressed in the design of new developments.

'Policy 3: Design of New Development All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.'

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

- 1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;* As noted above, the development aesthetic has been designed to *complement the neighbouring mews houses and be sympathetic to the overall character of the Holbeach conservation area.*
- '2. distinguishing between private and public space;'* The nature of the site, sitting within an off-road courtyard, provides a natural segregation between public and private. Further to this, the inclusion of private gardens to the dwellings helps to further distinguish public and private.
- '3. the landscape character of the location;'* The current site landscaping consists of a gravel path and, as such, is has scope for development to more closely reflect the character of the surrounding area. The proposal includes hard and soft landscaping to the site which would achieve this.
- '4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;'* The location of the site has excellent vehicular and pedestrian access to both High Street and Park Road. Both of these roads offer provide access to cycle routes and bus routes.
- '5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;'* The proposal includes refuse/recycling facilities in an enclosed store. Secure cycle parking is also provided within each garden.
- '6. the lighting of public places;'* Suitable lighting will be provided in addition to the existing streetlamp.
- '8. crime prevention and community safety;'* The dwellings, having a direct view on to the external courtyard space, will improve the safety and security of the site through natural surveillance.

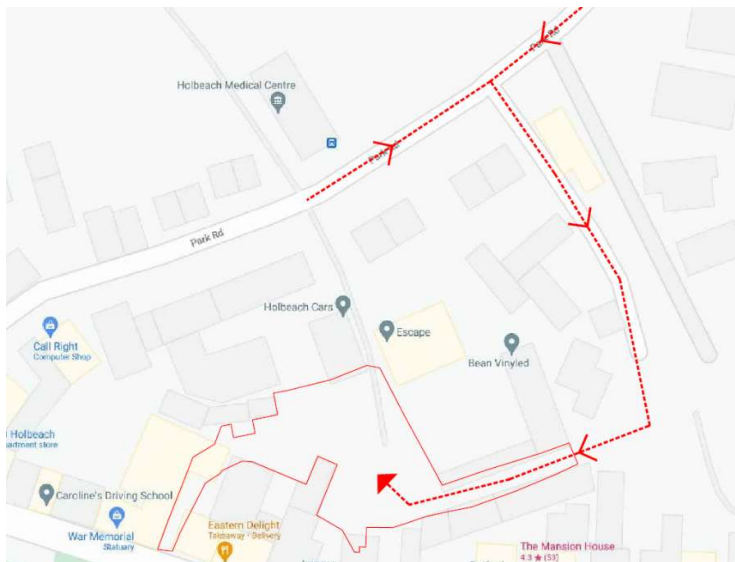


'11. residential amenity;' Reference local green space in and around the town centre.

'12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);' The site is located in a Flood Zone 1 and, as such, a Flood Risk Assessment will not be included to support this application.

'13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;' The development aesthetic has been designed to *complement the neighbouring mews houses and be sympathetic to the overall character of the Holbeach conservation area, this will include the choice of materials used and Architectural detailing.*

In response to pre-application feedback, the previous proposal for 6no. 2-bedroom 3-person, two storey dwellings has been reviewed. The scheme as previously set out was deemed to be an over development of the site, given the size of the proposed dwellings and the lack of private garden space that would be afforded to them. As family homes these dwellings would be better served by each having direct access to a garden or open space. Therefore the proposal accommodation has been altered to 3no. 2-bedroom, 3-person, two storey dwellings, each with adjoining garden space separate from the communal courtyard and parking.



Pedestrian and vehicular access can be gained to the site via the main High Street, passing beneath the first floor portion of the Chequers Hotel. This new courtyard area will be landscaped to ensure level access to the homes and safe passage for pedestrians.

Four parking spaces will be allocated to The Chequers as per the existing parking usage, with each dwelling allocated two parking spaces each. The rest of the parking spaces on the site will be for visitors.

Access to the site for emergency services will remain as existing. Emergency access to the cottages on site is via Park Road to the north of the site (indicated left). The access will be unchanged in order to maintain suitable access for the emergency services.



4.0 HERITAGE

As noted above, the development aesthetic has been designed to complement the surroundings within the Holbeach Conservation Area. The materials used in the construction of the dwellings have been selected to be sympathetic to the neighbouring mews houses and The Chequers Hotel. The proposed mews and bungalow houses will utilise red brick to match The Chequers. Spanish slate will be used for the roofs in addition to conservation rooflights and cast-iron effect rainwater goods for the downpipes and gutters. The windows will utilise slide and sash timber effect UPVC frames and the front doors will adopt a traditional appearance. Overall the appearance and feel of the development will be fitting in the surrounding of the Holbeach Conservation Area.



SITE & REFERENCE PHOTOS



Access to High Street



Overview of existing site





Rear view of The Chequers and neighbouring cottages



Preliminary 3D visual of proposed dwellings and landscaping



3D visual from High Street access



3D visual of communal space

