



PLANNING STATEMENT & DESIGN & ACCESS STATEMENT

6-10 PARK HALL, HOLBEACH, PE12 7EE



1.0 INTRODUCTION

This Statement was prepared by Clayton Architecture Limited on behalf of the Applicant API Limited to support the submission of a Full Planning Application at 6-10 Park Hall, Holbeach PE12 7EE.

The proposal involves the demolition of existing buildings on site and the erection of 4no. 3 bedroom townhouses and 4no. 2 bedroom mews houses.

Policy 17 of South East Lincolnshire's Local Plan states: *'...Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors...'*

The buildings are located within Holbeach Conservation Area however the buildings have remained empty for a number of years and are falling into disrepair. The buildings do not contribute to the history of the conservation area. By demolishing these buildings and making way for the new buildings the site has potential to contribute to the local economy and improve the character of the conservation area by reflecting the historic features of other buildings in the area.



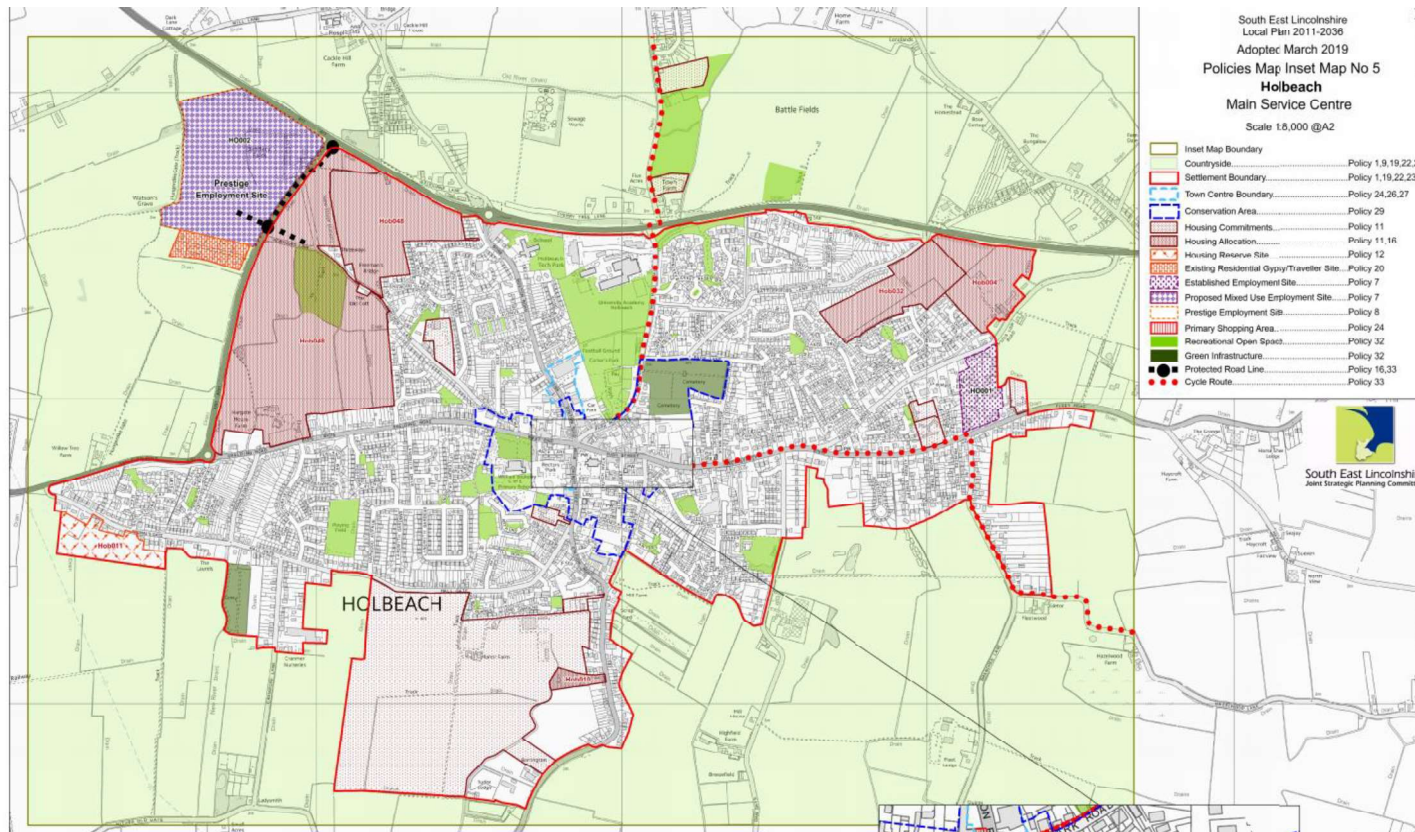
2.0 CONTEXT

The site is located in the centre of Holbeach Conservation Area. There is a lot of history in the area, however there is little for the site itself. The following images show the building which are currently on site. The existing buildings have become run down, in particular the building fronting park road which is uninhabitable. The site is surrounded by a mixture of residential and commercial premises and is in a prime location for re development.

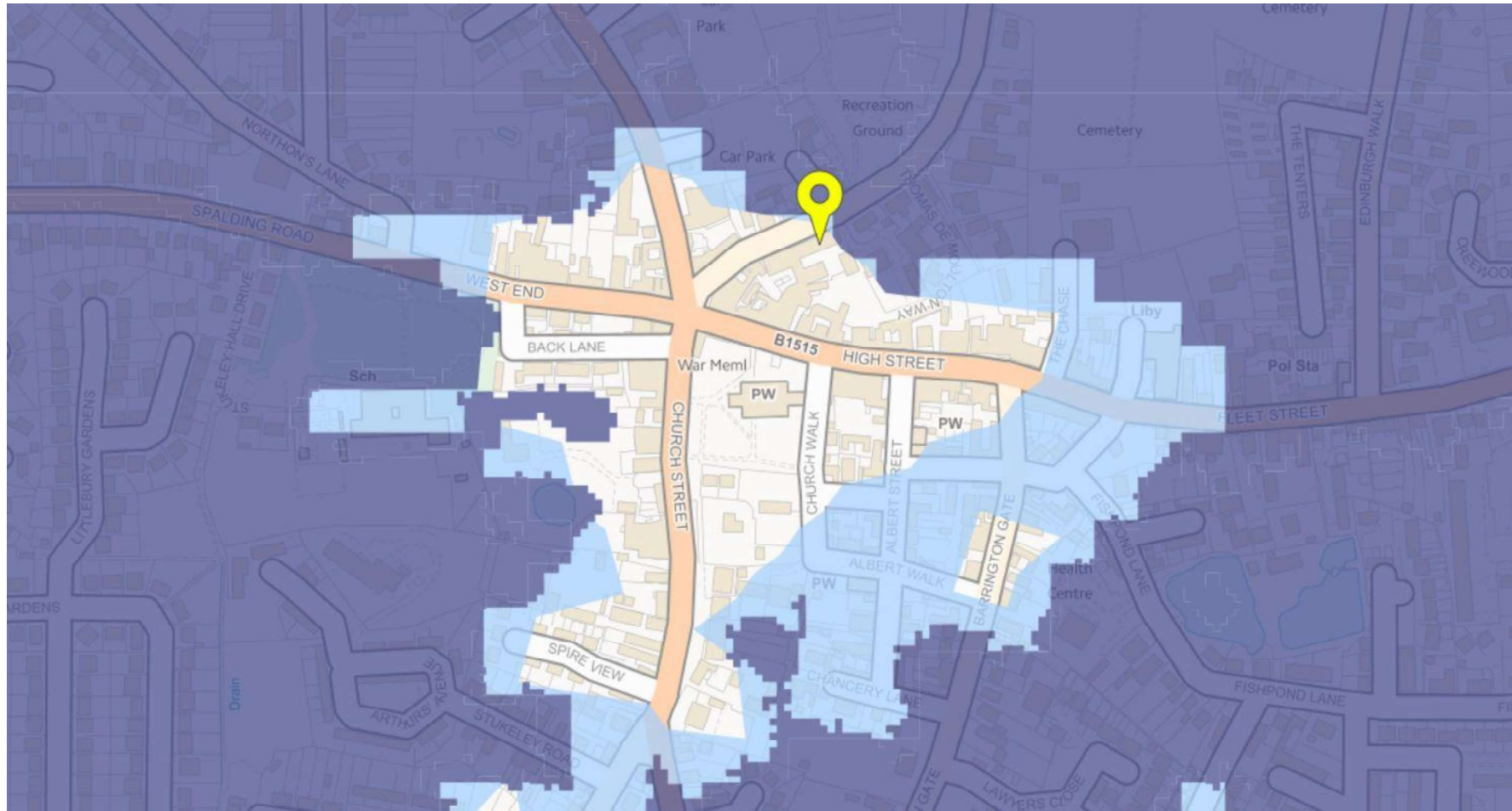


Policy 11 of South East Lincolnshire's Local Plan states: *'New housing site allocations will be made in the following settlements to meet approximately, the following housing numbers:... B Main Service Centres... Holbeach 2202.'* The proposal would contribute to the need for more housing in the Holbeach area highlighted in this policy.

The site is located in the heart of the settlement boundary for Holbeach. Due to its location residential proposals should be favourable on the site.



As shown on the map below the site is located just outside of the flood risk zones.



3.0 DESIGN

3.1 SCALE AND MASSING

The design for the development has been split into two portions which allows each row of houses to best respond to its immediate context. The town houses fronting Park Road adopt a very similar scale and massing of the existing building which ensures that plots 1-4 will have minimal impact on all surrounding properties. The mews houses to the rear of the site (plots 5-8) have been designed separately to the town houses as they front an entirely different context. The Mews scale and massing is designed to match that of the other surrounding mews houses. The proposal removes an eye sore in a very prominent location and replaces it with a more modern iteration of the surrounding context. The outcome will be a positive contribution to the conservation area.

By demolishing the existing buildings and orientating the mews houses and townhouses back to back, it simultaneously improves the Park Road street scene and allows each row to respond to their respective context. This orientation helps to ensure footfall throughout the whole site making best use of the available space and improving security and natural surveillance of the surrounding area.

Policy 29 of South East Lincolnshire's Local Plan states: *'Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:... 4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment...'*



3.2 MATERIALITY

The materiality of the proposed townhouses and mews houses are to be in keeping with the Conservation Area and chosen from the surrounding dwellings. The adjacent buildings are either red brick or white painted brick and have slate or concrete roof tiles. The windows are mostly UPVC sash style.

The dwellings are to be constructed from red brick to match the existing as it is presumed that is how the original buildings where intended. The roof will be clad in either slate effect or slim concrete tiles to match the older buildings within the conservation area and the windows will be UPVC in the same style as the surrounding dwellings which is explained in greater detail below.

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3.3 ARCHITECTURAL FEATURES

Both the mews houses and townhouses have incorporated architectural features from other buildings within the Conservation Area.

The townhouses fronting Park Road are to have sash style windows like those in the residential properties opposite and adjacent to ensure that they blend in. They will also have similar stone detailing around the windows shown on 12 Park Road below. Lastly, the large roof scape has been broken up with the use of small pitched roof dormers which is a common feature throughout Holbeach Conservation Area and helps to bring back a historical feature that has been lost on some of the surrounding dwellings.

The proposed mews style houses will have more unique UPVC windows to match the configuration of those opposite. The windows will also be to the same proportion in an attempt to preserve the style of the conservation area and create a holistic cluster of dwellings.

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3.4 LANDSCAPING

The houses are located in the town centre of Holbeach and therefore do not formally require amenity space to be allocated due to such close proximity to shops, parks and other amenities. Despite this the dwellings have each been provided with private garden space to the rear and off road parking for Plots 1-4. This private outdoor space along with the existing Right of way provides a green buffer zone between the two new rows which will provide a good outlook for any future residents. Over time the newly planted trees will establish themselves providing an even greener outlook.

The off road parking for plots 1-4 will be broken with low level 600mm laurel hedging to provide further greenery and improvement upon the street scene.



4.0 ACCESS

The site access will remain as is. The site is frequently used for parking on the buildings frontage however this will now be reserved for the residents of the dwellings. The existing rights of way through site to access the unit at the rear of 4 Park Road will be retained and have been clearly indicated on the drawings.

4.1 PARKING

As above, due to the close proximity to shops and public transport in the town centre, parking spaces do not need to be provided for the houses. However, one parking bay for plots 1 to 4 has been allocated as the existing building line on Park Road allows suitable provision.

The Mews portion of the development fronts The Chequers car park which is owned by the applicant. These houses can either be granted vehicle access via The Chequers car park, pedestrian access via The Chequers land or gain pedestrian access via the rights of way from Park Road.

Policy 36 of South East Lincolnshire's Local Plan states: *'...Parking for residents, employees and visitors should be integral to the design and form of all new development, and should ensure that: 1. parking spaces are fit for their intended use in terms of size and design...'*.



4.2 SECURITY

The existing building and site is very unsafe. There are a number of locations surrounding the building which are easily accessed, not secure and not overlooked. The site also provides easy entry to The Chequers land and the commercial unit to the rear of number 4 Park Road. The commercial unit has been empty for a number of years meaning that there is no regular traffic to site and unsocial activities and fly tipping is common.

The new private garden boundaries along with the off road parking makes full use of the plot and provides natural surveillance to the full site and neighbouring commercial units. Overall the proposal should benefit the surrounding premises.

The mews houses have the added security of fronting the land to the rear of The Chequers (15 High Street) which is under conversion and will be inhabited 24/7. The recently approved Chequers development along with this proposal vastly reduces opportunities for crime and could be the catalyst for some of the carpark to have hard landscaping / greenery implemented. Ultimately there is scope to remove a large eyesore and replace it with something far more complimentary in the centre of Holbeach.

