

Design and Access Statement

Project: New Housing Development
on land at
Foxes Low Road
Holbeach
PE12 7PA

Project Number: AKA 216

Client: Jed Gisborne

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1.0 Introduction

1.1

This Design & Access Statement has been prepared by Axel Klozenbuecher Architecture on behalf of Jed Gisborne in support of an Outline Planning Application for a proposed housing development at Lower Foxes Road, Holbeach, Lincolnshire, PE12 7PA

1.2

The Design & Access Statement covers all the key criteria involved in the design process and the design principles on which the scheme is based and will be sub-divided into the following sections:-

- 2 Assessment
- 3 Involvement
- 4 Evaluation
- 5 Design
- 6 Access
- 7 Summary

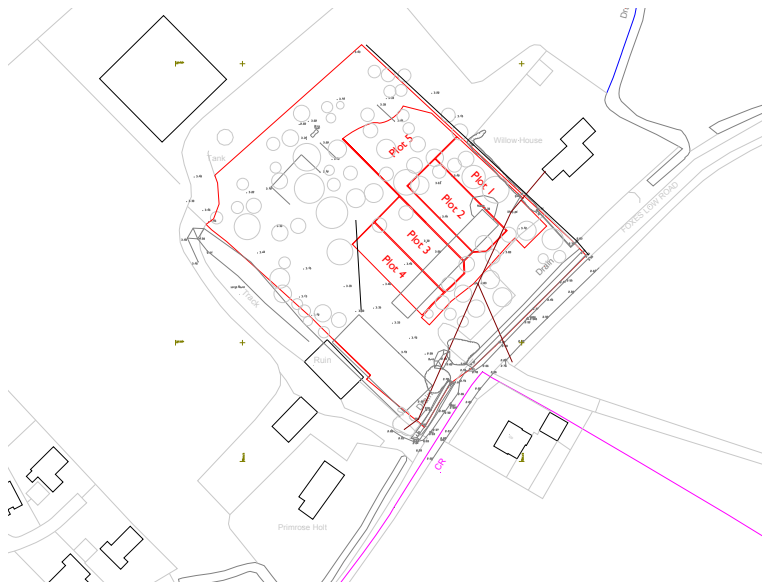
1.3 Brief Description of Scheme

The new development consists of a 13 new family homes.

The new development is situated in the grounds of a former bulb growing business and consists of mainly semi-detached 2/3/4 bed properties within the site.

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Location Plan showing Site and Foxes Low Road:



Aerial View showing overgrown site in the centre



Design and Access Statement / Houses at Foxes Low Road Page 3 of 23**2.0 Assessment of Site**

In this section the site is assessed in terms of context, social, economic and planning issues:

2.1 Contextual Issues**2.1.1 Location:**

The site is situated approximately 1 mile east of the centre of Holbeach. The main access road is Foxes Low Road from the town centre.

The site is on the edge of the town area and has recently been incorporated into the built up area of the town.

Location Map:



Aerial photograph showing the site and the surrounding area:



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2.1.1 Location cont.:

Foxes Low Road is the eastern access roads from the A17 and from the Kings Lynn direction.

Approx. half a mile away from the site are a number of shops and the post office.

The majority of the retail activity is located in Holbeach village approximately 1500 yards away.

Photo showing the site looking from the East:



Photo showing the entrance to the site:



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2.1.2 Current Use:

The current site was used as a bulb growing business but has been derelict for over 20 years. The site is now largely overgrown with self-seeded trees and shrubs.

2.1.3 Site Characteristics:

The site is located on the edge of Holbeach .

The site is approx. 1 mile away from the town centre with the land sitting level bounded by drainage channels.

The area near to the site is characterized by the post-war developments with some Victorian workers cottages and houses in between.

The street features well established trees within the vicinity.

The village is within walking distance of the site as well as the local schools and health and community facilities.

2.1.4 Urban Grain:

The mature landscaping and the attractive mix of buildings in Holbeach characterize the urban grain in the area. The immediate area along Foxes Low Road is mainly residential use with other uses recently introduced.

2.1.5 Density and Mix:

The total site area of the site is 8207 sq.m. (0.827 hectare).

The developable area is 6207 sq.m.

The proposed development is therefore having a density of 29 units per hectare.

The detailed site plan on the next page shows the arrangement on the site:

Design and Access Statement / Houses at Foxes Low Road Page 6 of 23**2.1.6 Scale: Height and massing:**

The proposed development is to consist of two storey semi detached and short terraced buildings in a traditional design and with materials reflecting the character of the area.

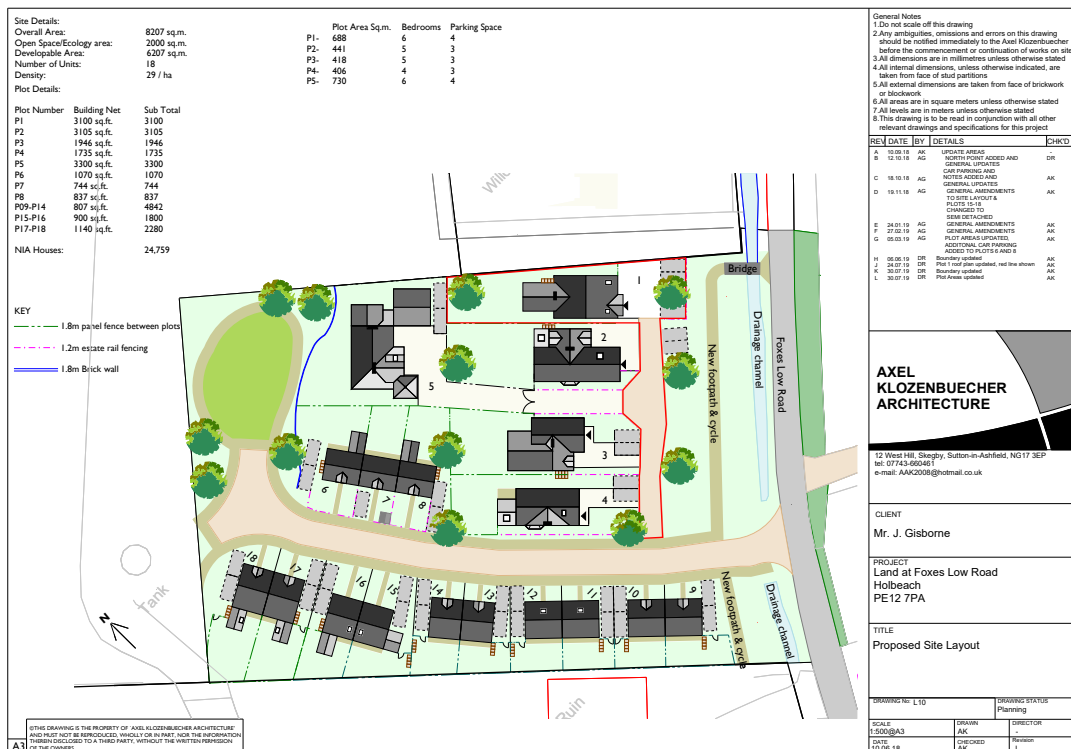
2.1.7 Appearance, Details and Materials:

The proposed materials are to be brick and render for the buildings with windows and doors to be UPVC composite windows.

The roofing materials will match to the existing slate appearance predominant in the area.

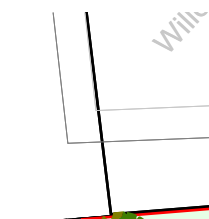
Rainwater goods will be black PVC.

The rear garden areas will be screened by the existing hedges and new fencing of 1.8 metre height.

Proposed Site Plan:

Design and Access Statement / Houses at Foxes Low Road Page 7 of 23**Proposed Building Details:**

Site Details:			Plot Area Sq.m.	Bedrooms	Parking Space
Overall Area:	8207 sq.m.		P1- 688	6	4
Open Space/Ecology area:	2000 sq.m.		P2- 441	5	3
Developable Area:	6207 sq.m.		P3- 418	5	3
Number of Units:	18		P4- 406	4	3
Density:	29 / ha		P5- 730	6	4
Plot Details:					
Plot Number	Building Net	Sub Total			
P1	3100 sq.ft.	3100			
P2	3105 sq.ft.	3105			
P3	1946 sq.ft.	1946			
P4	1735 sq.ft.	1735			
P5	3300 sq.ft.	3300			
P6	1070 sq.ft.	1070			
P7	744 sq.ft.	744			
P8	837 sq.ft.	837			
P09-P14	807 sq.ft.	4842			
P15-P16	900 sq.ft.	1800			
P17-P18	1140 sq.ft.	2280			
NIA Houses:		24,759			



Out of the 13 units it is proposed to provide a 30% minimum as affordable properties in compliance with the South Holland Requirements.

This would equate to a minimum of 4 units to be provided on this site.

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Detailed View of Plan for this Outline Application



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2.1.8 Topography:

The existing topography of the site is such that the frontage along Foxes Low Road is reasonably level .
The site levels are falling very slightly towards the back of the site.



Neighbouring property above



Front boundary facing Foxes Low Road

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2.1.9 Landscaping/Trees:

Trees and landscaping are an important aspect of the character of Holbeach.

The site contains some self seeded trees, which are affected by the development. There are trees on neighbouring land but we have been advised that they are too far away to have an impact on our development.

2.2 Social:

2.2.1 How the local people will be affected by the proposal:

The proposed residential development will have a limited impact on the neighbourhood.

The nature of this development is such that the few residents in the area are not unduly inconvenienced due to the construction work.

2.3 Economic Issues:

2.3.1 Contribution development will make in the local economy:

The construction of thirteen residential unit will have benefits to the local economy during construction.

The contractor for the development will use his best endeavours to use local sub-contractors.

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2.4 Planning Issues:

2.4.1 Adopted Local Plan/Local Development Framework:

The local plan has this site included in the housing provision.

2.4.2 Relevant Policies:

The South Holland District Council local plan policies cited below apply to the site:

Policy H1 - New Housing Development

The site is a residential site and is therefore allocated in the local plan

Policy H2 – Density

The density on this site is 29 units / hectare

The South Holland District Council Local Plan Policies cited below apply to the site:

Policy H3 – Appropriate housing types

The proposed buildings are of an acceptable size in the area

Policy BE2 – Layout and Community Safety

The scheme will comply with the Secure by Design requirements see also the relevant section

Policy BE3 – Building Design

The development will improve the amenity of the neighbourhood
Safety, crime prevention are being addressed whilst street activity has been Increased
The development provides safe access for the users.

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Relevant policies cont.:

Policy BE4 – Sustainability in Design

The scheme uses best practice in the industry including a green construction system for all floors and roofs.
Renewable energy systems can be considered.
Energy conservation features have been included in the design.

The aspect of the development has been carefully chosen to maximize solar heat gains through windows and doors.

Policy NE5 – Trees

Limited new tree planting is being proposed to provide amenity space for the residents.

2.4.3 Supplementary Planning Guidance:

Open space in residential developments

The site is providing 2000 sq.m. open space.

Trees on Development Sites

The proposed houses are more than 8 metres away from any trees.

3.0 Involvement

3.1 Meetings with Planning Authority:

We had submitted a pre-planning enquiry in October 2015 and incorporated the following feedback:

PE-00108-2015

Principle of residential development established

Affordable housing to be provided

Public Open space to be provided

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3.1 Meetings with Planning Authority cont.:

The scheme was incorporated into the local plan

3.2 Meetings with Users:

The development is designed as a 'for sale' homes.

The client has therefore taken professional advice on the suitability of the site for residential units for sale. It is therefore not possible at this stage to speak to end-users but the design development has incorporated the feedback from the local Estate agents.

In fact the design of the houses has been influenced by the feedback that large mid sized and starter properties in this location are very much in demand.

This has directly influenced the decision to provide a property of this particular mix of houses.

3.3 Meetings with Consultants:

We have met with consultants who have produced information and reports relative to this development and their findings have been incorporated into the design.

Site Levels:	Drawings enclosed with submission
Flood Risk Assessment:	2018 report
Ecology:	Late 2018 report
Highway design:	Data enclosed
Site Investigation:	Phase 1 study submitted

3.4 Meetings with Local People:

Due to the size of the scheme we have met with all of the neighbours at the time of writing.

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4.0 Site Evaluation

After a full analysis our evaluation of the site is as follows:

4.1 What opportunities does the site present:

The site presents a number of opportunities for development of residential use being the best match to the neighbourhood and the existing amenities.

The site is in an established residential zone

The site aspects are very good.

Local facilities are all present

The orientation of the site is favourable for development.

4.2 What are the key constraints?

The key constraints on the site are listed below:

The key constraints on the site are the proximity to the neighbouring buildings

The topography on the site has posed some restrictions

The car access to the site had to be restricted to the area near the existing access drive.

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4.3 How are any conflicting issues to be resolved:

Neighbouring buildings:

The scheme has been designed to blend in with the neighbouring buildings.

Car access:

Private access for cars will be provided at the front of the site close to the existing private drive way.

Boundary treatments:

The proposed boundary treatment to the front of the site will consist of a mix of low brick walls and traditional five bar steel fencing

The rear and side boundary walls between the properties will be utilizing the existing hedges for screening where possible.
All other boundaries will be in timber fencing 1.8 metres high.
All side and rear gates are constructed in timber

5.0 Design

The proposed design is described below. Included here is a statement of how it relates to planning policy.

5.1 Description of Proposed Design:

5.1.2 Use:

The proposed residential use corresponds to the South Holland District Council Local plan.

5.1.3 Amount: A total of 13 residential unit are being proposed:

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5.1.4 Layout:

This section covers the key points of the South Holland District Council Local Plan

Policy on Layout and Design of Residential Areas:

The layout respects the existing topography

The buildings are designed to fit into the area but are also imaginatively designed

Privacy:

The privacy of existing and new residents has been respected in the design of the building.

Gardens and Amenity Spaces:

The gardens are located to the rear of the site and are above the minimum area of 50 sq.m.

Spacing of Dwellings:

Spacing to existing buildings is in excess of 22 metres.

Spacing to Gable walls is within the outdoor space standards for new dwellings

Sunlight and Daylight:

The development complies with the requirements of the policy document and avoids over shadowing and angles in excess of 45 degrees.

Access and Servicing:

The site is a residential development and it is proposed to construct a new road to replace the existing tarmac area on site.

Crime Prevention through design:

The scheme has been designed to BS 8220 (Parts 1 to 3)

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5.1.5 Scale:

The buildings have been designed with the client's brief to provide thoroughly constructed buildings using the latest sustainable technology.

Due to the secluded nature of the site the properties are constructed in a two-storey arrangement

The buildings will be an outstanding quality homes but set in a fully landscaped setting with close access to the town and sustainable transport.

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Proposed Site Plan:



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5.1.6 Landscaping:

All landscaping for the scheme is on private land.

The landscaping facing the road side will consist of some deciduous native shrubs in line with the local policies.

The planting beds in front of the house will be planted with native shrubs but in a clean modern way. (Copyright below Andy Sturgeon)



The rear garden is designed to be relaxed and a very private space suitable for a family. The glazing overlooking the garden will help to connect the house and the garden.



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5.1.7 Appearance:

The appearance of the scheme is designed to relate to the existing range of properties in the area:

The setting of the buildings has been chosen to reflect existing situations in Holbeach.

The materials of the new buildings have been selected to relate to the existing neighbouring buildings.

The walls will be finished in brick and render to suit the adjacent buildings.

The height of the buildings are related to the existing buildings which are mainly two storeys high.

The roofscape of the new buildings are fairly varied to again relate to existing roof shapes nearby.

The rainwater goods will be painted dark to reflect the character of the area.

5.1.7 Topography:

The neighbouring buildings had a significant impact on the design and the proposed buildings have accordingly been designed with stepped eaves lines.

5.1.8 Services:

The site is located close to most relevant public services and access to a range of transport, healthcare and educational services is provided in near proximity.

Distance to next bus stop: 100 metres (existing bus stop near the main road)

Distance to next Railway station: 2.5 mile accessible by foot or cycle on dedicated paths. Public road access to station approx. 2.5 miles.

Access to the regional arterial routes is approx. 0.5 miles away with the A1 being approx. 20 miles away.

The nearest airport is East Midlands Airport (59 miles)

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5.1.9 Sustainability:

The site is located in a tier 1 sustainable location:

1. Brownfield location
2. Established residential area
3. Excellent transport links
4. Commuting distance to local employment centres in Spalding, Boston, Peterborough and wider East Midlands area
5. Sustainable distance to local retail centre with excellent access by foot or by bicycle.
6. Site configuration allows for adoption of sustainable principles of construction.

6.0 Access

6.1 How is the site accessed:

The units have level access from the public road

6.2 How is the site layout accessed:

The units are directly accessed from the parking and access road.

6.3 How do people access the building:

Users of the building access the property via a front door.

6.4 How do users move around the building:

The layout of the houses is a traditional two storey arrangement with internal stairs to reach the upper floor.
Each floor is level with direct access to all rooms.

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6.5 Summary on inclusive design:

The arrangement of the building on site is such that access is possible with the building complying with Part M requirements.

Context:

The area around the site has undergone extensive residential development over the last twenty years providing a consistently high visual amenity.

The area around the site benefits from excellent pedestrian links to the shopping area as well as the major asset of Spalding and the Wash wildlife area.

Transport Links:

The vicinity to transport links is very good and several modes of accessible transport are being provided.

The local bus company provides easy access vehicles with full wheelchair accessible buses on some routes.

2 Car parking spaces are being provided on site with spaces being big enough to be used by ambulant disabled people. Access to the road network is therefore given.

2 Nos. Dedicated Cycle parking spaces have been provided , located to the rear of the unit.

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7.0 Summary of Scheme Benefits

1. The site is located in a sustainable location.
2. Good transport links.
3. Sustainable transport available to Employment areas.
4. Proximity to all local schools, healthcare and leisure facilities.
5. Scheme provides much needed family homes in the right size for the market.
6. The well designed scheme relates to the neighbouring buildings
7. The scheme is providing a high quality outdoor amenity space .

