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Ref: 3727-20

RESIDENTIAL DEVELOPMENT
REAR OF 8 HIGH STREET
OFF CHURCH WALK
HOLBEACH
SPALDING
LINCS
PE12 7DU

PAIR OF SEMI-DETACHED TWO BEDROOM TOWN HOUSES

FOR

ROFFES TRANSPORT LTD



PLANNING, DESIGN & ACCESS STATEMENT & HERITAGE IMPACT STATEMENT

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Ref: 2727-20

RESIDENTIAL DEVELOPMENT
REAR OF 8 HIGH STREET
OFF CHURCH WALK
HOLBEACH
SPALDING
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PE12 7DU

This application is to acquire Town & Country Planning Permission for a pair of two bedroom town houses at the rear of 8 High Street/Church Walk, Holbeach for the benefit of Roffes Transport Ltd.

INTRODUCTION

This Planning, Design and Access Statement has been written to meet the requirements of Article 4c of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).
When preparing this application the following policies have been taken into account:-

NATIONAL POLICIES

- Planning Policy Statement 1 – Delivering Sustainable Development
- Planning Policy Statement 3 – Housing
- Planning Policy Statement 5 – Planning for the Historic Environment

SOUTH HOLLAND LOCAL PLAN JULY 2006

- Policy SG14 – Design and Layout of New Development
- Policy SG17 – Protection of Residential Amenity
- Policy HS6 – New Housing in the Group Centres (Non-Allocated Sites)

Residential development will be permitted on suitable sites in Group Centres where:

1) It is within the defined settlement limits as shown on the proposals map; and
2) It is on brownfield land; and
3) It is infilling or represents the replacement of an existing dwelling within the same site.

These policies form the basis upon which the application has been designed.

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing property. The Former Bank is not a Listed Building, however, is part of Holbeach Conversation Area and is alongside Church of All Saints. The Church of All Saints was listed in June 1966 and is within the centre of Holbeach.

The site is directly off Church Walk which is accessed off High Street. The building was a former bank . Currently the building is brickwork with a plain tiled roof. The building is 2 stories with white timber windows.

The current street scene is a mixture of architectural buildings with shops along the High Street. The building along Church Walk are mainly domestic dwellings.

A similar development has set the president over our clients proposed site, allowing for 2 No semi-detached 2 bed dwellings with facing brickwork, slate roof, timber sliding sash windows painted cream with cast iron guttering and downpipes.

The proposal compliments the character and appearance of Holbeach Conservation Area.

PLANNING, DESIGN & ACCESS STATEMENT

The following part of this statement is as suggested by the 'Commission for Architecture and the Built Environment' (CABE) :-

USE

The application site is part of the rear yard to the former bank and flat above and this area is predominately un-used. The proposed development for a pair of semi-detached town houses are to be sited within the residential/commercial area close to the centre of Holbeach and within the Holbeach Conservation Area.

AMOUNT

The proposal is for a pair of semi-detached two bedroom town houses which complies with Policy HS6 of the South Holland Local Plan, as it is situated on brownfield land and is an infill between properties.

LAYOUT

The design of the properties will be similar to the development along West End with high spec materials and finish. The layout design has considered over-looking with prominent windows only to the front and rear.

The architectural features reflect the design of traditional, vernacular buildings in the area in terms of scale, design and character.

SCALE

In accordance with Policy SG17 of the South Holland Local Plan – Protection of Residential Amenities – the proposed pair of semi-detached dwellings have been designed in such a manner that it will have minimal adverse on the amenities of the adjacent dwellings and the former bank and first floor flat.

APPEARANCE

The proposed dwellings are in accordance with Policy SG14 of the South Holland Local Plan (2006) – Design and Layout of New Development - the dwellings are to be built in character, form , design and scale of a type similar to dwellings that surround the site.
Materials to be used will be of local distinctiveness and will be in character with the local area. The principle of residential development has been established without any detrimental effect on the Holbeach Conservation Area.

EXTERNAL MATERIALS

Roof – Natural slate
Walls – Ecostock Atherstone Red
English Bond on front elevation
Windows- Timber sliding sash and painted cream
Rainwater Goods – Black cast aluminium on rise and fall brackets
Head & Cill – Warrick stone in Bath
Front door – Timer painted black
Patio door – Timber painted cream

LANDSCAPING & BOUNDARY TREATMENT

Tree planting would be inappropriate on this site; therefore, boundary treatment will be low shrubbery planting in the garden areas kept the same allowing for the existing rear and side brick boundary walls to remain. The separation of the former bank and dwellings will be via a 1.8m high close timber fence.

ACCESS

Access to the development will be via Church Walk off High Street. There is no vehicle parking as it is a town centre location, however, each property will be able to store bicycles securely and bus routes and stations are available within walking distance down High Street.

FLOOD RISK

The proposal is not situated in Flood Zones 2 or 3 of the Environment Agency Flood Map or the South Holland Strategic Flood Risk Assessment Map, therefore should not require a Flood Risk Assessment.

APPLICATION PLANS

3727-20-05A	Floor Plans, Elevations, Location & Site Plan

CONCLUSION

The proposed scheme will be in character with the area, particularly in terms of the design, form and scale. The existing Listed Buildings within the vicinity have been considered when preparing this application and the finished design. It is apparent that a pair of semi-detached dwellings can be accommodated on this site quite easily without detrimental effect on the amenities of neighbouring properties and detrimental to the church opposite.

The proposal compliments the character and appearance of Holbeach Conservation Area.

S L Darlow
December 2020