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Design Statement

Project:	PROPOSED HOUSE on clear site at LONDON ROAD SPALDING PE12 9EA	Job No. Date:	3145 AUG 17



Proposed Houses on clear site at London Road, Spalding PE12 9EA

Design Statement

Introduction

This application proposes to construct a 3 bed house in the redevelopment of a clear site at London Road, Spalding PE12 9EA. The site lies behind a rendered front boundary wall and alongside an electric substation site. The site is not in a Conservation area and has no planning history.



Site Location

Existing Site and Character

The L-shaped site is generally flat and unused. It is set some 200mm below the front pavement level and has an area of approximately 165 sqm, together with a street frontage of 11.8m onto London Road, and a depth stretching to 18.5m. The site is clear and sits within a larger residential area with houses constructed from the beginning of the last century onwards. The appearance and character of the overall residential area is therefore very traditional, with a mixture of one and two storey brick, stone and render walls together with pitched and gabled roofs.



View of site (looking towards rear boundary)



View of site (looking towards front boundary)



View of site from London Road



View of site (looking from adjacent substation site)

The Proposed Scheme

This application includes the following elements:

1. The demolition of the existing front and side wall (alongside substation).

2. The construction of a new 3 bed house. The house would be 2 storeys in height with a pitched roof to match neighbouring properties.

3. The scheme is designed to be in-keeping with the neighbouring mixed housing streetscape, together with sympathetic and traditional materials.

4. Access
   Pedestrian and vehicular access will be from London Road, with provision for 2 x car spaces.

5. Topographical Survey
   Aimcon Surveys have carried out a topographical survey of the site, which has informed this application scheme.



Proposed Site Plan

Design

As with the redevelopment of other sites within the city, the scheme has been designed to take account of a number of factors, including :

- Providing a density that is appropriate to the location and in line with current planning guidelines, and Council space standards.
- Creating a modern design that is modest and reflects the individual context of the site, and is also sympathetic to its existing and prospective neighbours, with all issues of privacy and overlooking addressed and views retained
- Making a positive contribution to the locality

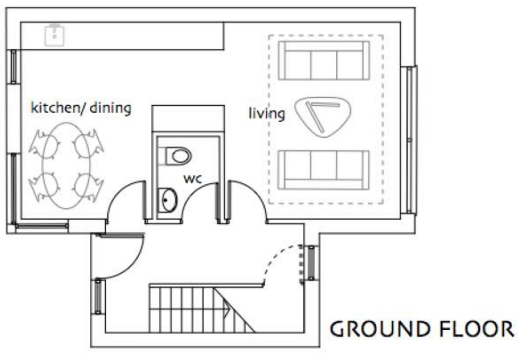
The manner in which the scheme design has resolved these criteria is set out under the following headings:

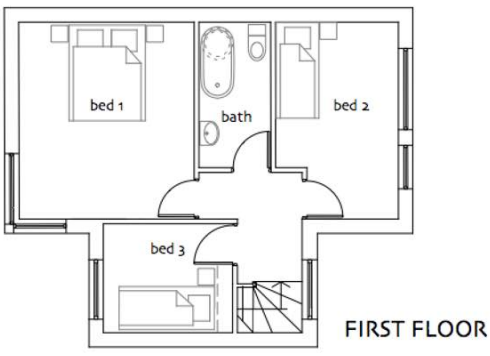
Form
The footprint of the proposed new houses is T-shaped to make best use of the L-shaped site. The 2 storey height of the new houses together with a pitched roof reflects the mixed context of the adjacent and opposite houses along the London Road. The new house will sit a step below below the front London Road pavement level.

External Appearance and Materials
The new house is designed to have a generally discreet and modern appearance. The proposed walls of brickwork and render will provide a modern and sustainable appearance, and together with the proposed plain roof tiles will respect and enhance the existing mixed street setting from all views.





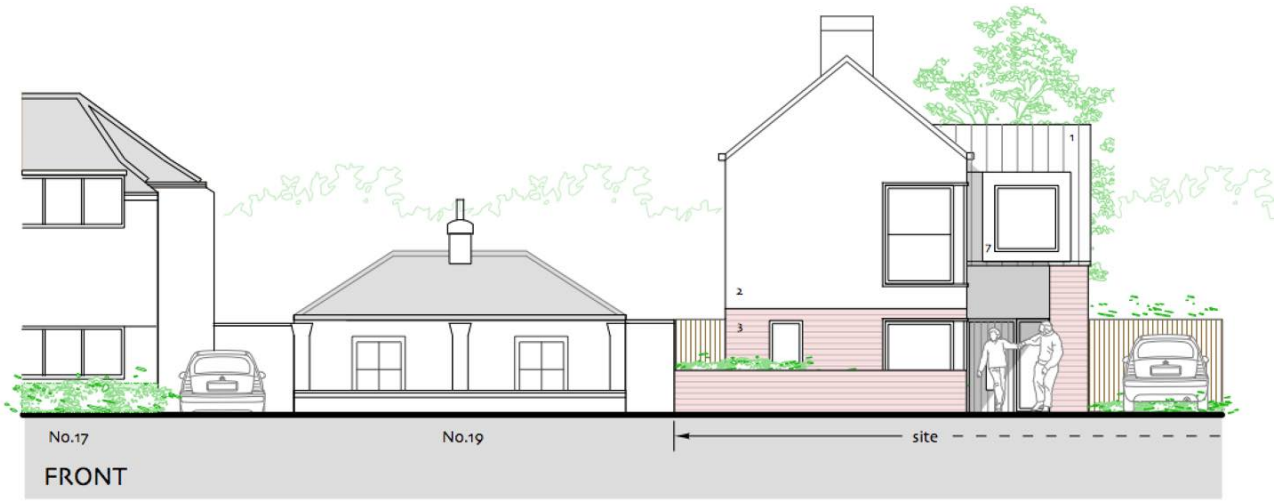




Landscape Design and Accessibility
A simple hard-and-soft landscape design comprising small-unit concrete blocks of contrasting colours is proposed to the new car parking area and pedestrian paths. The new house will sit a step below below the front London Road pavement level.

Refuse and Recycling
Refuse areas are integrated into the site design, and are accessible from the London Road.

Sustainable Design Principles
The scheme has been designed to meet, and where possible exceed local and national sustainability policies. The proposals for this site are focused on long-term sustainability, and will not only exceed the current requirements for energy efficiency but will seek to meet the future needs of the community, through the provision of high quality attractive building with an emphasis on long term affordability for occupants.



CONCLUSION

Our application seeks to create a small and sustainable residential environment on this clear and unused site, using a combination of quality durable, traditional and modern materials in a blend that will create a distinctive style.

We consider that this site offers a unique opportunity for a distinctive and modest residential development sympathetic to the scale of the adjacent and opposite buildings, and to the local context, and we have designed a building in-keeping with it's neighbours, that will provide an overall site of individual and harmonious character, with a commensurate high level of design quality.