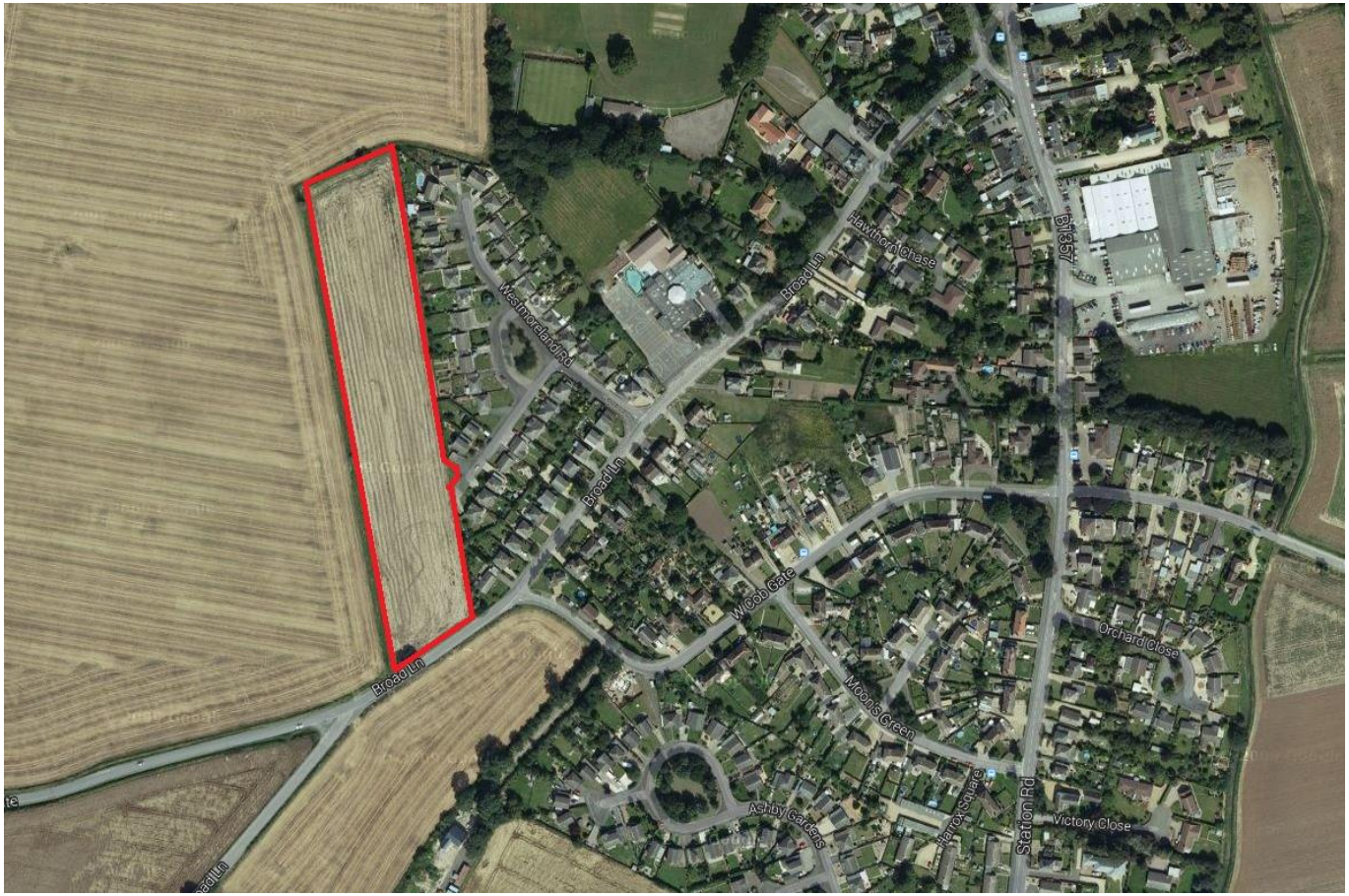
Proposed residential development at Westmoreland Road, Moulton



Design & Access Statement

September 2014

STUDIO11
architecture

Contents

		Page
1.0	Introduction	2
2.0	Planning Policy & Guidance	3
3.0	The Development in Context	4
4.0	Proposed Development	7
5.0	Sustainability	11
6.0	Conclusions	12

1.0 Introduction

1.1 Ashley King (Developments) Ltd is an established local house builder specialising in first time buyer and modest family homes throughout South Holland, Fenland and West Norfolk.

1.2 This Design & Access Statement accompanies a full planning application by Ashley King (Developments) Ltd for the development of a site off Westmoreland Road, Moulton.

1.3 The proposal seeks to develop the site to provide a private and affordable residential scheme comprising of thirty nine 1, 2, 3 & 4 bedroom homes, together with associated parking, private and communal amenity space. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the settlement of Moulton.

1.4 This statement explains the core concept behind the scheme, the overall design philosophy and forms part of a series of reports and documents submitted in support of the planning application.



2.0 Planning Policy & Guidance

2.1 The development in context of both national and local planning policy is reviewed separately within the Planning Statement.



3.0 The Development in Context

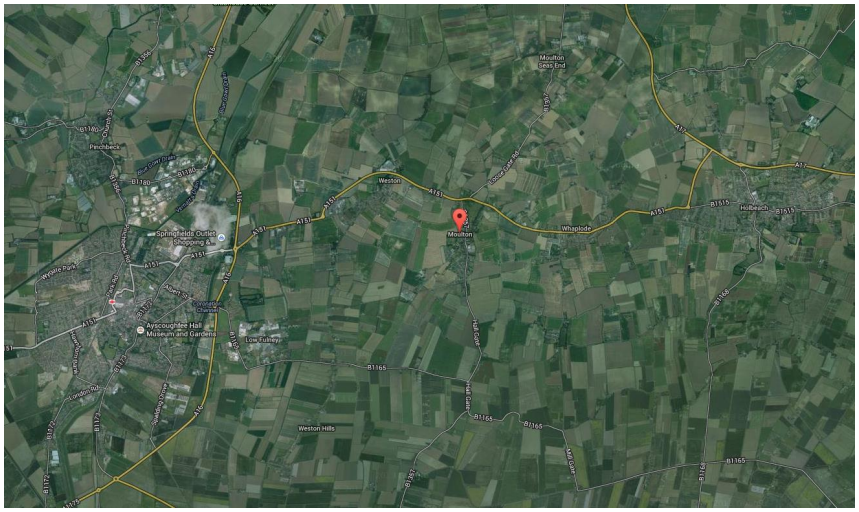
Character Assessment

Moulton is a typical fenland village, located along the High Road (A151) between the towns of Spalding and Holbeach. The village has developed in a radial pattern from the centre of the village.

The site itself, lies on the south-western boundary of the settlement, abutting the Defined Settlement Limits with its eastern boundary. The proposed development will develop a current agricultural field into high quality homes affordable to local people.

The character of the local area is predominantly residential with some commercial uses towards the village centre. Both Westmoreland Road and Broad Lane are residential in nature with a mix of properties of varying ages. Westmoreland Road is predominately a mix of single or two storey homes built in the 1980's. The site looks onto open fields to the north, south and west.

The site lies in close proximity to the village centre and is within 2 minutes walk of a bus stop which provides access to Spalding and Kings Lynn. The village centre is a varied mix of architectural composition, having the oldest buildings within the village centre itself.



Location of Moulton within the South Holland District

Physical Influence
At an early stage it was felt that design of the scheme should be influenced by both Moulton's architectural vernacular and the sites position on the edge of the settlement. The scheme has therefore been designed in a modern context with vernacular architecture which responds directly to the site constraints and end use of the homes. The design principles incorporated are intended to provide a modern housing scheme that seeks to create its own environment and sense of place.

The site presents few constraints to development. The topography of the site is comparatively flat, with perimeter landscape features. The existing features have been assessed and those of value will be retained within the new development. The size and shape of the site is its main constraint and will inform the layout taking advantage of as many existing features as possible.

The development will be served via the adopted roads of Westmoreland Road (pedestrian access) and Broad Lane (pedestrian and vehicular access).

Social Context

The development will deliver thirty nine 1/2/3/4 bedroom homes which will allow local people the opportunity to purchase their first property and get a step on the property ladder. A key positive in improving health and wellbeing within South Holland.

Economic Context
By providing a mechanism for local investment by local people through owning their own property the economy within Moulton and the surrounding South Holland area is improved.

Although there are no proposals to provide shops or services within the development, the scheme will generate additional spending power in the local area to the benefit of existing shops, businesses, and services



Existing 1980's development at Westmoreland Road



Bungalow adjacent to the site off Broad Lane

and provide the impetus for the creation of new service and employment provision.

The site occupies a location which has excellent accessibility to the village centre, the adjacent town of Spalding and the nearby city of Peterborough.

Involvement

It is Ashley King (Developments) Ltd intention that local communities are consulted on all proposed developments and as such the Parish Council, local Ward Councillors have been consulted on these proposals. Where possible their comments have been incorporated within the scheme proposals.

Constraints & Opportunities

The site is within a few minutes walking distance of the village centre and is served well with footpath, cycle and public transport connections.

The main opportunity presented by the development lies in the creation of a well designed and inclusive residential development which will meet a proportion of the district's housing needs.

The proposals will make full and effective use of land whilst also providing a meaningful contribution towards housing needs within Moulton without any material environmental impacts.

The effects of the development upon local facilities and the highway network can be satisfactorily managed to ensure that the locational advantages of developing the site are fully realised without material detriment or disadvantage to the local community.



Existing two storey dwelling on Broad Lane



Mix of housing along Broad Lane

4.0 Proposed Development

Use

The development will be residential in composition, consistent with current South Holland District Council policies.

Amount

The proposals have been prepared on the basis of maximising density, but also having due regard to the character and appearance of the surrounding development. The proposals seek to make good use of the land by proposing thirty nine 1/ 2/ 3/ 4 bedroom homes on the site giving a density of 20 dwellings/ hectare, in line with what would be expected for a site on the edge of a settlement.

Layout

Early discussions with planning officers have had a heavy influence on the layout of the scheme. Key factors that came from pre-application consultations were:

- Overall form of the layout was acceptable;

-the need to provide landscape features where the site bounds the open countryside;

-provision of Public Open Space;

-Provision of affordable housing;

-highways confirmed acceptance of the access arrangements.

The proposed layout of buildings is intended to facilitate continuous street scenes which stimulate visual interest. Care has been taken to ensure that the layout produces an appropriate relationship with the existing properties adjoining the development site.

Scale

The development consists of 1 and 2 storey buildings in line with the existing surrounding properties.

Landscaping

The new landscaping scheme will clearly define public and private areas as well as provide a soft and robust screen to the open countryside.

Throughout the development, landscaping will be used to punctuate the streetscape together with clearly defining the private space and public realm. Within the site attention will be given to both hard and soft landscaping to ensure that these areas contribute fully to the overall visual quality of the scheme.

Where necessary in accordance with 'Secured By Design' principles strategic landscaping will be used to deter access to boundaries and other key areas.

All private garden areas will be maintained by their respective owners and Public Open Space areas will be retained within a management company to ensure the long term look of the development is maintained.

Amenity Space

Each home is provided with private amenity space for socialising commensurate with their use as family homes. Public Open Space is provided on the site in line with current South Holland District Council policy.

Appearance

The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with common aspects of the traditional village, along with the character and architectural style that are appropriate to the local area. The proposals therefore aim to strike a balance between accommodating historical reference taken from the village centre and its immediate environs on the one hand, and creating an attractive, modern development in its own right with a clear structure and identity, on the other.

Great care has been taken to ensure that street scenes throughout the development are assembled from logical and well-integrated arrangements of buildings. Generally the built form is flat fronted properties in terraced arrangements with some gable walls highlighting key areas of the building form. Where possible, street elevations are continuous with gaps only where rear access is necessary.

The individual buildings within the new development include accommodation specifically designed to fulfil a need within Crowland. The individual building components are based on the principles of good proportion, varied form and roofscape, and appropriate detailing. Elevational treatment is simple, with particular attention to window and door styles.

Construction materials are limited to a simple palette of red multi/ buff facing brickwork, white/ cream render, timber boarding and terracotta pantiles/ black slate roof's. Windows and doors are modern in style and colour. The materials compliment the existing surrounding buildings and provide variety together with punctuation in the street scene.

Access

The principal access to the development is by way of an adopted road off Broad Lane.

Pedestrian access is also available from Westmoreland Road.

Access to the principal entrance will be level and will be provided with a level threshold.

In summary, considerable emphasis has been placed upon delivering a safe and secure access regime within the development for all road users.

Maintenance
Each property will be sold on a freehold basis and will responsible for maintaining their own properties. Main roads and footpaths within the development will be offered to Lincolnshire County Council for adoption. Residents benefiting from private drive accesses will be required to maintain those drives in perpetuity. Open space areas will be retained within a management company ensuring they are maintained appropriately.

Restrictive covenants will be placed on each property to ensure that residents ensure the look of the development is maintained.

Waste
Each property will be provided with internal bins for household refuse and recycling. Once these bins are full residents will empty them into sacks and place them at the kerbside for collection by the Local Authority on a weekly basis.

Where properties are served by communal private drives lay-down areas will be provided adjacent to the kerbside for collection of waste/ recycling on the appropriate days.

5.0 Sustainability

The development in context of sustainability has been reviewed separately within the Sustainability Statement.

6.0 Conclusion

This proposal for thirty nine 1/ 2/ 3/ 4 bedroom homes addresses housing need and the difficulties facing first time buyers and young families by providing modern, stylish, energy efficient homes at a price local people can afford.

The design of the development has been driven by a desire to produce a high quality residential environment which pays due regard to its local context, and affords a genuine prospect of evolving as an integral component of Moulton in years to come.

Overall, Ashley King (Developments) Ltd has aimed to create:

- A place that assimilates well with its surroundings
- A place which makes effective use of land
- A place with its own distinctive and recognisable character
- A place with lasting qualities
- A place which people will enjoy living in

Studio 11 Architecture
11 Huntingdon Close
Holbeach
Lincolnshire
PE12 7QZ

T 07920 023886

E design@studio11architecture.co.uk

www.studio11architecture.co.uk

Registered in England No: 6498289. Registered Office: 11 Huntingdon Close, Holbeach, Lincolnshire PE12 7QZ