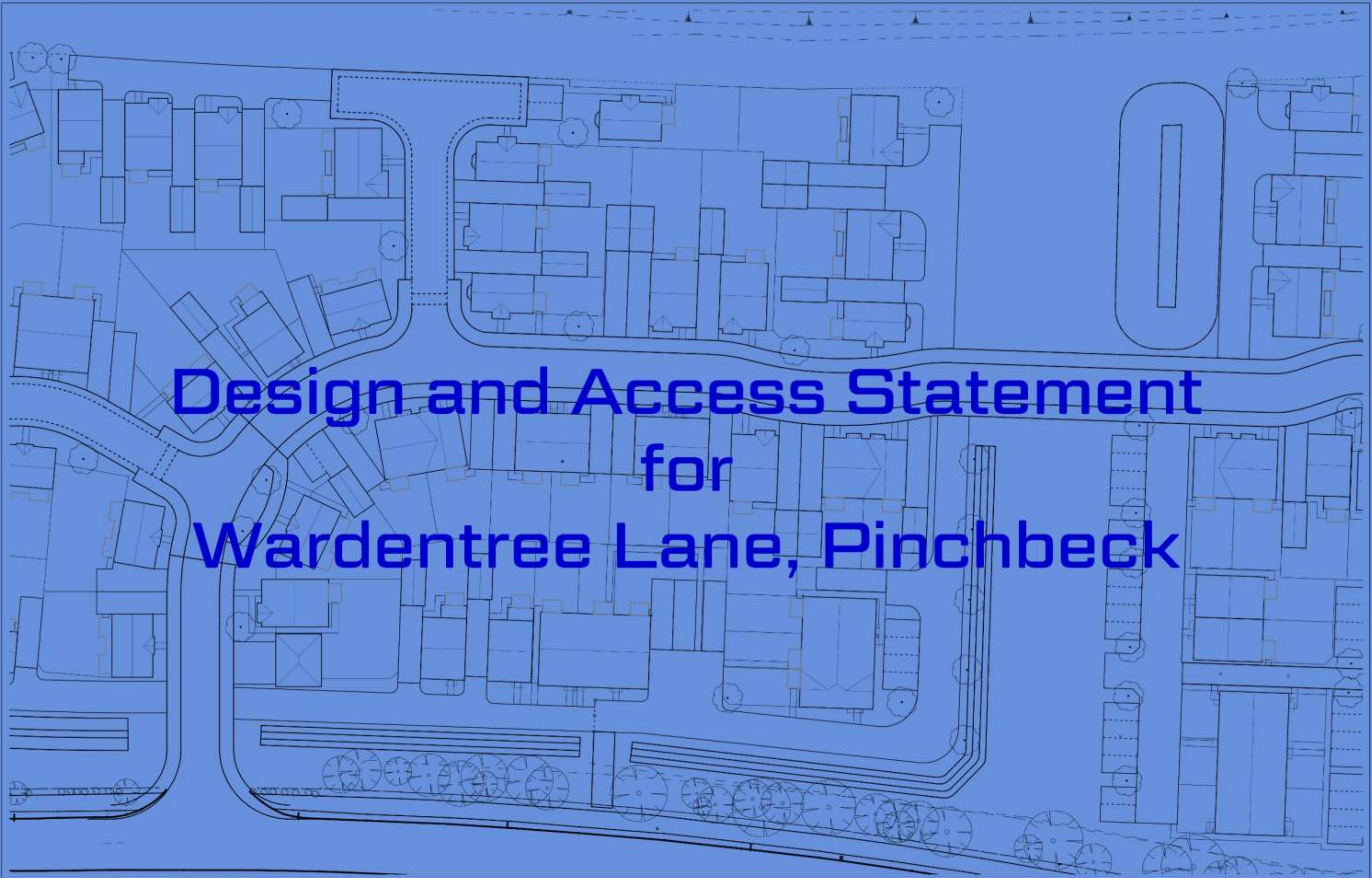


An architectural site plan of a residential development. The plan shows a central road, Wardentree Lane, which is highlighted in a darker blue. The road is flanked by rows of houses, represented by simple rectangular outlines. Some houses have small circular symbols indicating trees or landscaping. The plan also shows a large, irregularly shaped area on the right side, possibly a park or a large open space. The overall layout is organized and symmetrical.

Design and Access Statement for Wardentree Lane, Pinchbeck

Contents

Introduction	Page 2
Design Evolution	Page 4
Design Solution	
Public Open Space	Page 9
Affordable Homes	Page 10
Materials	Page 11
Car and Cycle Parking	Page 12
Density	Page 13
Boundary	Page 14
Storey Height	Page 15
Indicative Street Scenes	Page 16
Conclusion	Page 18

Introduction



Indicative site plan that accompanied the Outline Planning application

A comprehensive Design and Access Statement, prepared by RDC on behalf of their clients, accompanied the Outline application, in July 2018.

That document covered the site and surrounding context, planning policy, site suitability and included an indicative layout.

South Holland District Council Reference: H14-0720-18.

Dated: 8th March 2019.

Proposal: Proposed residential development up to 96 dwellings, with all matters reserved.

Site address: Redmile Nursery, Land off Wardentree Lane, Pinchbeck, Spalding, Lincs.

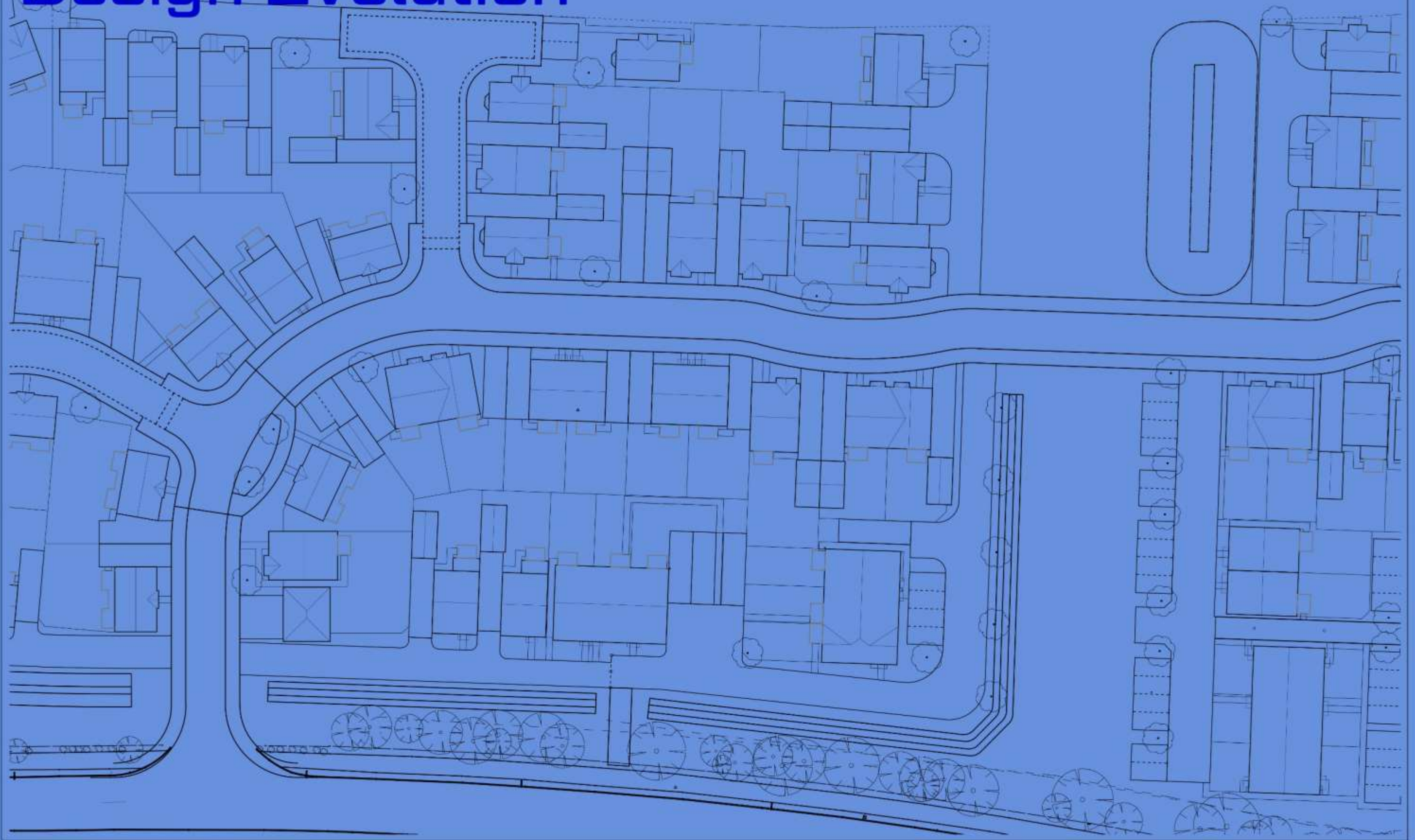
This Design and Access Statement (DAS) is presented to accompany the Reserved Matters Application, on behalf of Bellway Homes [Eastern Counties], and should be read in conjunction with the other supporting plans and documents.

The main purpose of this DAS is to summarise the design evolution of the proposed development, from Outline Application to Reserved Matters Application.



Location Plan

Design Evolution



Design Evolution

The design of the initial feasibility sketch scheme in part followed the broad principles of the original indicative site plan, that accompanied the Outline Planning Application, in layout, built form. Prior to the arboricultural survey being carried out, the design retained the existing tree belt along Wardentree Lane to the south. The scheme also retained the tree belt along existing drain to the eastern boundary. Moreover, the houses are orientated to respect the privacy of the adjacent dwelling to the east of the site. The route of the public right of way along the western edge was also maintained.

The scheme proposed a perimeter of public open space to enable access and maintenance of the Blue Gowt Drain and a central pocket of open space, to establish a strong and identifiable sense of place in the heart of the development.

Unlike the original indicative site plan, the proposed scheme orientates a higher number of dwellings facing out of the site and overlooking the open space. This allows more homes to benefit from this amenity, offering a higher degree of natural surveillance, and creating an identifiable character area to the west and north. Privacy of the existing houses to the west is ensured by the separation distance and existing soft landscaping.



Design Evolution

The second feasibility was produced when further design constraints came to light. The gas main running north-south in the centre of the site required a considerable easement. This however, provided an opportunity to change the character of the site, into a series of green focal spaces. This would be a benefit to future residents with yet more houses addressing and enjoying these spaces whilst providing an additional wildlife “green corridor” through the scheme to enhance biodiversity. Although the design deviated further from the indicative site plan, the design principles and desire to fit in with the local context remained paramount. The retention of the trees along the southern boundary, the orientation and scale of the houses plus the separation distances, continued to respect the existing dwelling along Wardentree Lane.



Design Evolution

Following a review by the engineers, the natural topography of the site proved to be a further design constraint. The third feasibility sketch scheme looked at introducing a foul pumping station to overcome the lack of gradient on the site. Dual aspect houses and maisonettes were a key design principle to achieving high quality perimeter block planning form. Ensuring there would be active frontages to an ever increasing outward facing scheme. The infrastructure became a strong and legible hierarchy from the main entrance road, reducing to short sections of shared surface roads and shared private drives, with limited number of parking courts. Combined with on-plot parking between dwellings all help to reduce the dominance of the car within the development. The important orientation of the dwellings around the site perimeter and central open space creates a backdrop of homes around these “green corridors”. The focus being on natural green spaces throughout the site rather than built form, also provides permeability for pedestrians throughout the scheme. Some of the existing trees along the southern boundary may have to be removed to facilitate the development. However, replacement planting will compensate for loss of trees.



Design Evolution

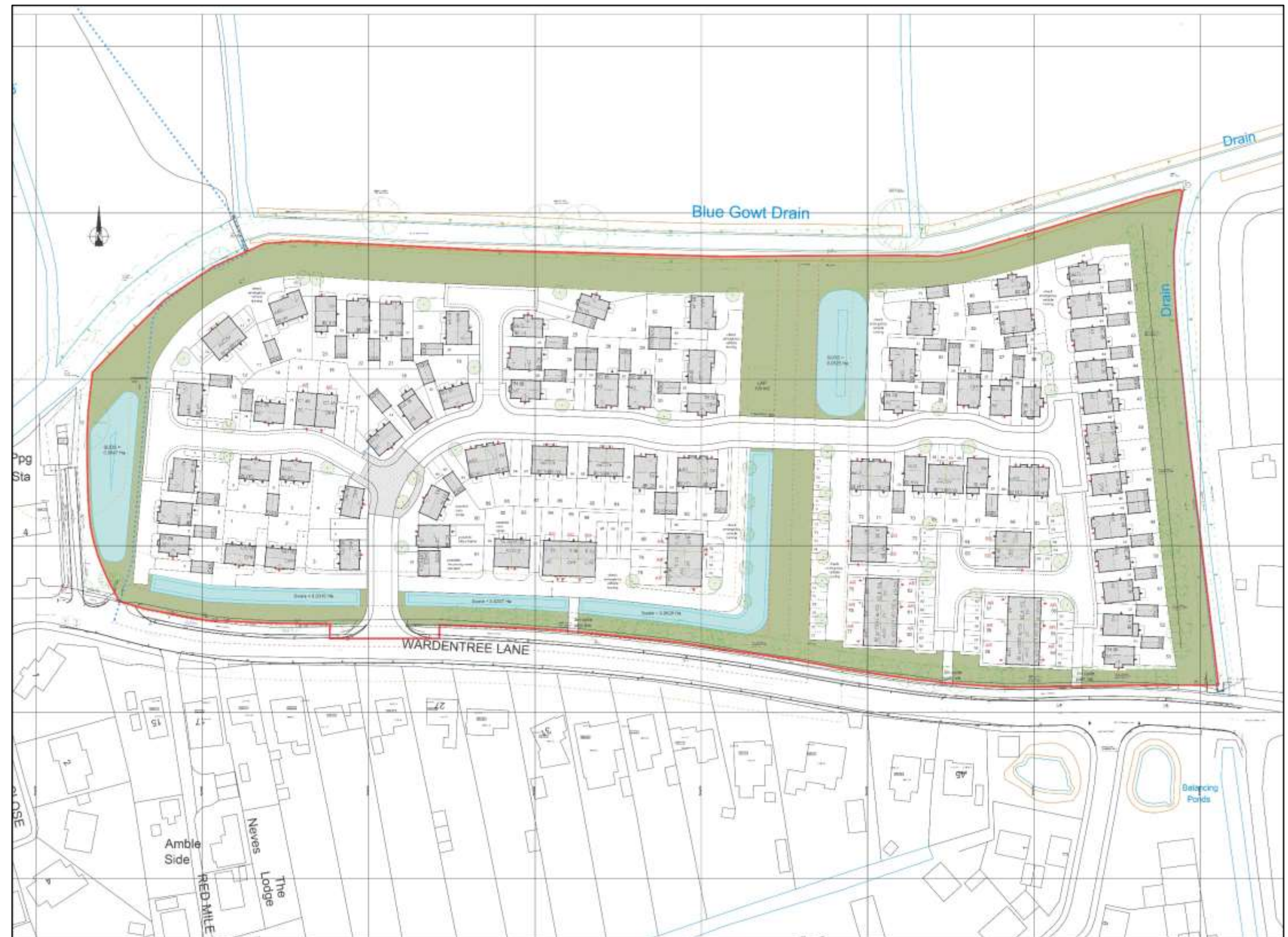
Pre-application advice from LPA and highways helped inform the changes to the fourth and final feasibility sketch scheme, which formed the basis for the reserved matters planning application planning site layout.

The on-site requirement, at the time of Outline Planning Approval, seeks 14% of the site area to be publicly accessible open space. This equates to 0.55 Ha. The proposed layout provides 0.90 Ha. with an additional 0.22 Ha. of swales and SUDs. The swales would provide visual amenity and important biodiversity and ecological open space, whilst the SUDs would provide further green play space.

Pedestrian permeability was increased by the introduction of 3 No. 3m wide combined footpath / cycle path links onto the existing cycle path on the north side of Wardentree Lane. These are in addition to the existing public right of way from Wardentree Lane that crosses Blue Gowt Drain and heads north towards the heart of Pinchbeck.

Whilst the swales do not run parallel with the roads, they are designed to take roadside source-controlled runoff. It is recognised these will act as collectors and conveyors rather than infiltration.

The key principle remained to create an integrated and sensitive development, with the objective of good placemaking.

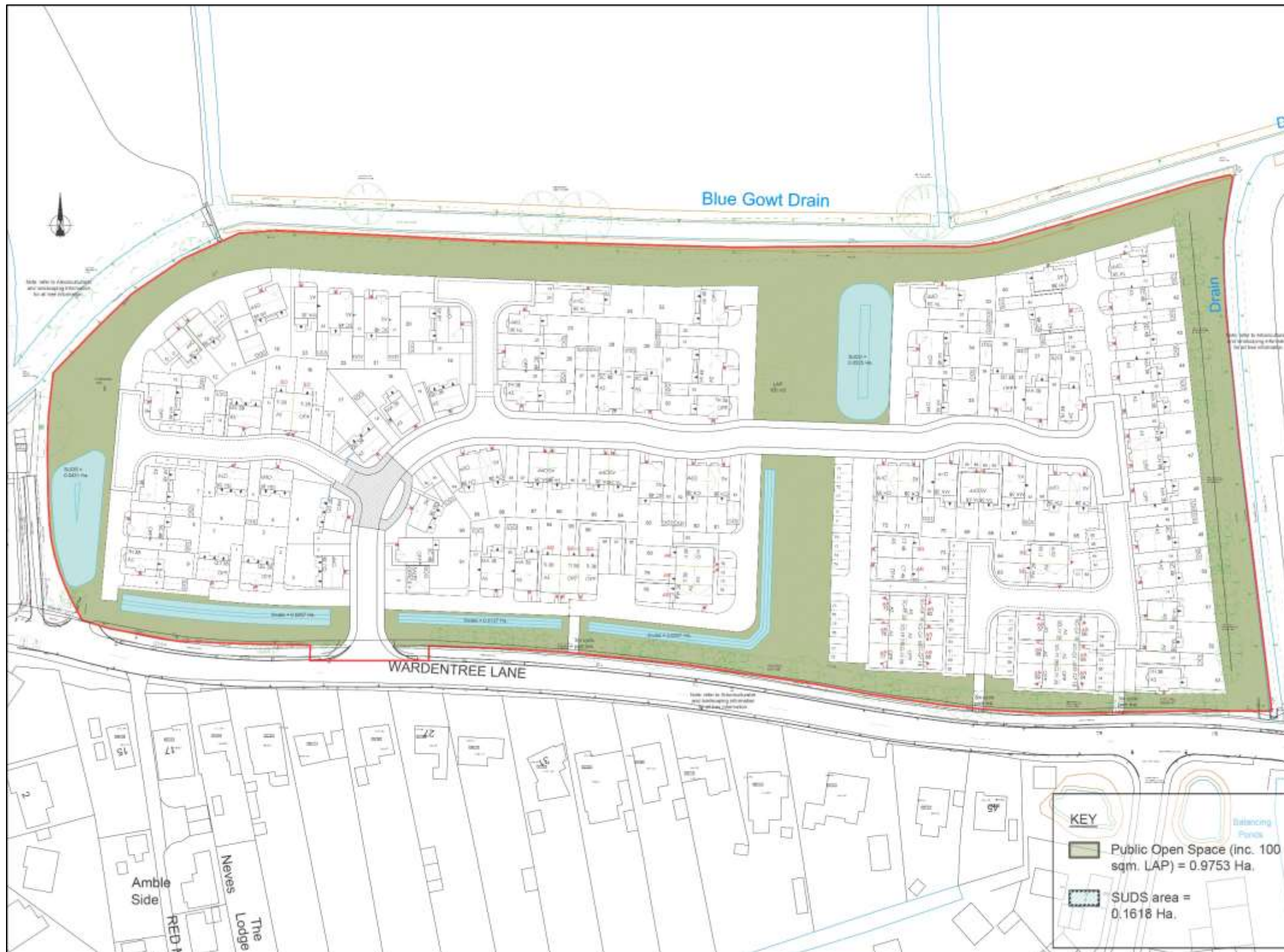


Design Solution



Design Solution

Public Open Space and Character Areas



Public Open Space

The various constraints of the site combine to provide a large amount of open space around the site perimeter and a green corridor in the centre, that dissects the development into two parcels. The proposed scheme provides a central area of open space halfway along the primary road. This identifiable node is a logical location for a LAP within this central open space making it convenient walking distance for residents of the whole site. The LAP will have a backdrop of houses providing good natural surveillance from several homes.

An existing public right of way runs north to south within the western public open space; this existing route will be retained.

Placemaking and Character

The proposed development of 96 dwellings equates to 24 dwellings per hectare. During the design of the site layout, it was deemed that the appropriate scale does not go above two storeys on this site.

Whilst the density across the site is relative similar, the slightly higher density areas are located adjacent to Warentree Lane, with the slightly lower density areas relating to the existing houses to the west and areas adjacent to the public open space.

As most of the houses either look outward over open countryside or orientated towards the open spaces, the site will have a “parkside” character.

The buildings are set back from Warentree Lane at the site entrance by means of a green corridor. A change of surface and clustering of matching houses creates a recognisable node point. Vistas are reinforced with focal buildings.

Design Solution

Affordable Homes

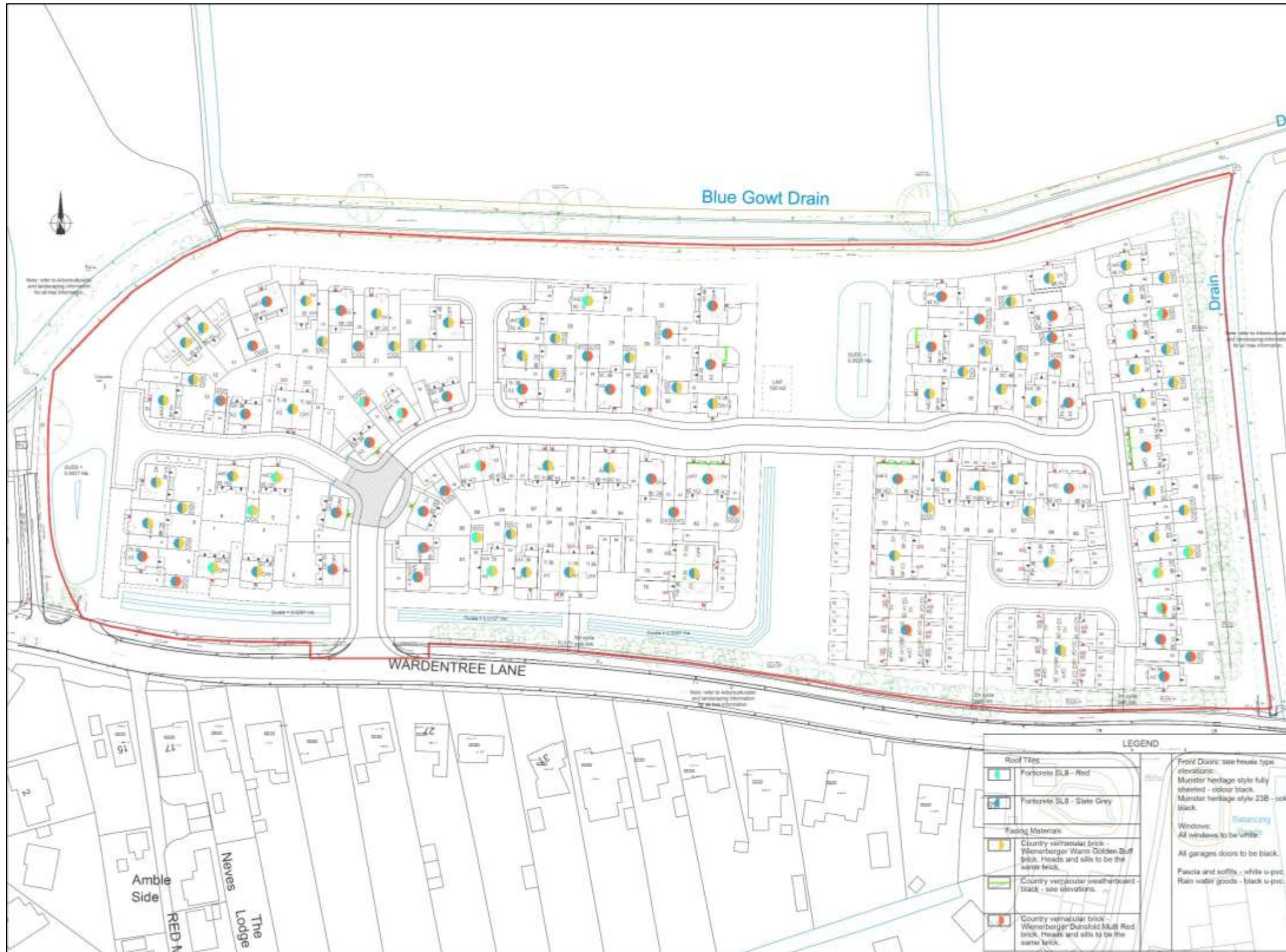


In accordance with the Outline permission 25% of the development will be affordable homes, this equates to 24 of the 96 dwellings that have been designated as affordable, in a mix of affordable rent and shared ownership. The development is in accordance with the local plan and draws upon the pre-application advice received during the design process. The scheme provides a good mix of tenure and sizes, offering a wide choice of housing, and accommodating a range of house types, from 1 bed maisonettes to 4 bed houses. The tenure will be split between 17 affordable rent and 7 shared ownership.

Great care and attention to the house designs has resulted in all the affordable homes possessing the same architectural style, detailing, proportions and materials as the market dwellings, making them indistinguishable from each other.

Design Solution

Materials

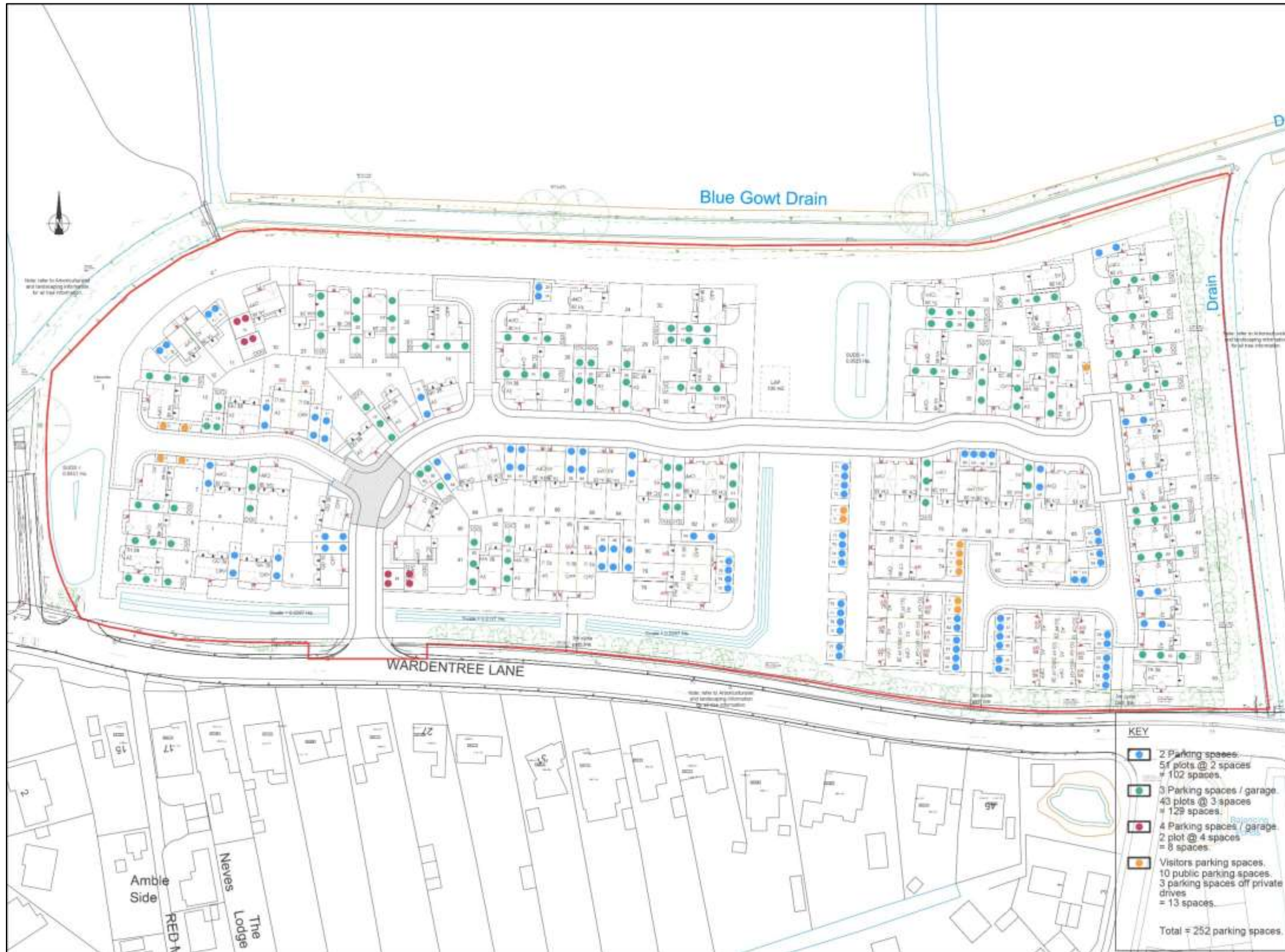


The proposed external materials respect Pinchbeck's local vernacular. The design, materials, and architectural detailing aim to match the character of this area of Pinchbeck. The proposed market and affordable homes are all a traditional architectural style reflected in the materials selected.

There are two different brick types and two roof tile colours proposed across the site. The choice of red and buff bricks combined with grey flat roof tiles aim to reflect the older areas of Pinchbeck. The occasional red roof tile adds variety and interest. Black weatherboarding highlights focal buildings. The high-quality materials chosen to reflect the desire to make this a quality development.

Design Solution

Car and Cycle Parking



The proposed development provides a minimum of 2 spaces per dwelling for 1, 2 and 3 bed homes, with minimum of 3 spaces for 4 bed houses, plus 1 visitor space per 7 dwellings. It provides this in a variety of ways, extensively on-plot, with a limited number of parking courts where appropriate, and on-street spaces for visitors.

Importantly these car parking spaces have been designed to be conveniently located in relation to the dwellings to ensure it is usable and reduce ad hoc on-street parking.

A large proportion of the parking has been designed discretely between the properties, to increase attractiveness of the development and reduce the visual dominance of cars.

The provision for safe and secure cycle parking will also be provided, either within garages or in the rear gardens with suitable storage sheds.

Design Solution

Density



The RM application is to seek approval for 96 dwellings in Pinchbeck. This includes maisonettes, terraced, semi-detached and detached homes, to provide a mix of occupant levels and dwelling types. The site area is 3.9 ha, providing a density of 24 dwellings per hectare.

Amount

The amount of development within the proposal is as follows:

Total residential development 96 dwellings
 Open market - 72 dwellings
 Affordable - 24 dwellings

Open market dwellings:

3 bed houses 50 No.
 4 bed houses 22 No.

Affordable dwellings:

1 bed maisonette 6 No.
 2 bed maisonette 6 No.
 3 bed houses 10 No.
 4 bed houses 2 No.

Design Solution

Boundary Treatment



Frontages & Focal Points

When designing a proposed development, it is important that it creates a sense of place and identity through careful attention to siting, vistas and building detail. The proposed scheme acknowledges this by providing opportunities for active frontages and focal points, addressing key public and private spaces, by emphasising and formalising the spaces throughout the site. Of particular importance are the retained trees along Warentree Lane, which are incorporated into the public open space for a strong sense of place and their protection.

Frontages

Building frontages will focus activity on the open spaces, reinforcing and supporting the perimeter block structure, and approach to facades and access. Active frontage along the main access street provides good enclosure to the streets and informal surveillance to both public and private areas, such as parking and areas of open space. The buildings help to define and frame the spaces through the site. Homes will similarly be outward facing from the site to the open countryside beyond, as well as addressing Warentree Lane.

Focal points & spaces

The site layout incorporates focal points throughout the site, created by landscape or architectural detail in order to complement the active frontage and spaces. Key focal points and visual end stops through the site add interest to the street scene and a clear hierarchy. Through incorporating simple design techniques and principles, the proposal discourages and minimises the risk of crime and anti-social behaviour through natural and informal surveillance.

Design Solution

Storey Height



Storey Height

The existing built form and character of the area have defined the building heights being proposed. The development will be no more than 2 storeys. Garages will provide a single storey element to the overall scheme, creating an element of vertical variation. There are a number of gable fronted or symmetrical houses emphasising focal points and vistas throughout the site.

Retained soft landscaping boundary treatment and sufficient back-to-back distances from the existing dwelling on the eastern boundary, plus the front-to-side distance to the western boundary, means these heights are judged appropriate and acceptable for the site. The houses are set well back from Warentree Lane, therefore, the 2 storey juxtaposition to the 1 and 2 storey homes opposite the site is suitable.

Elevations

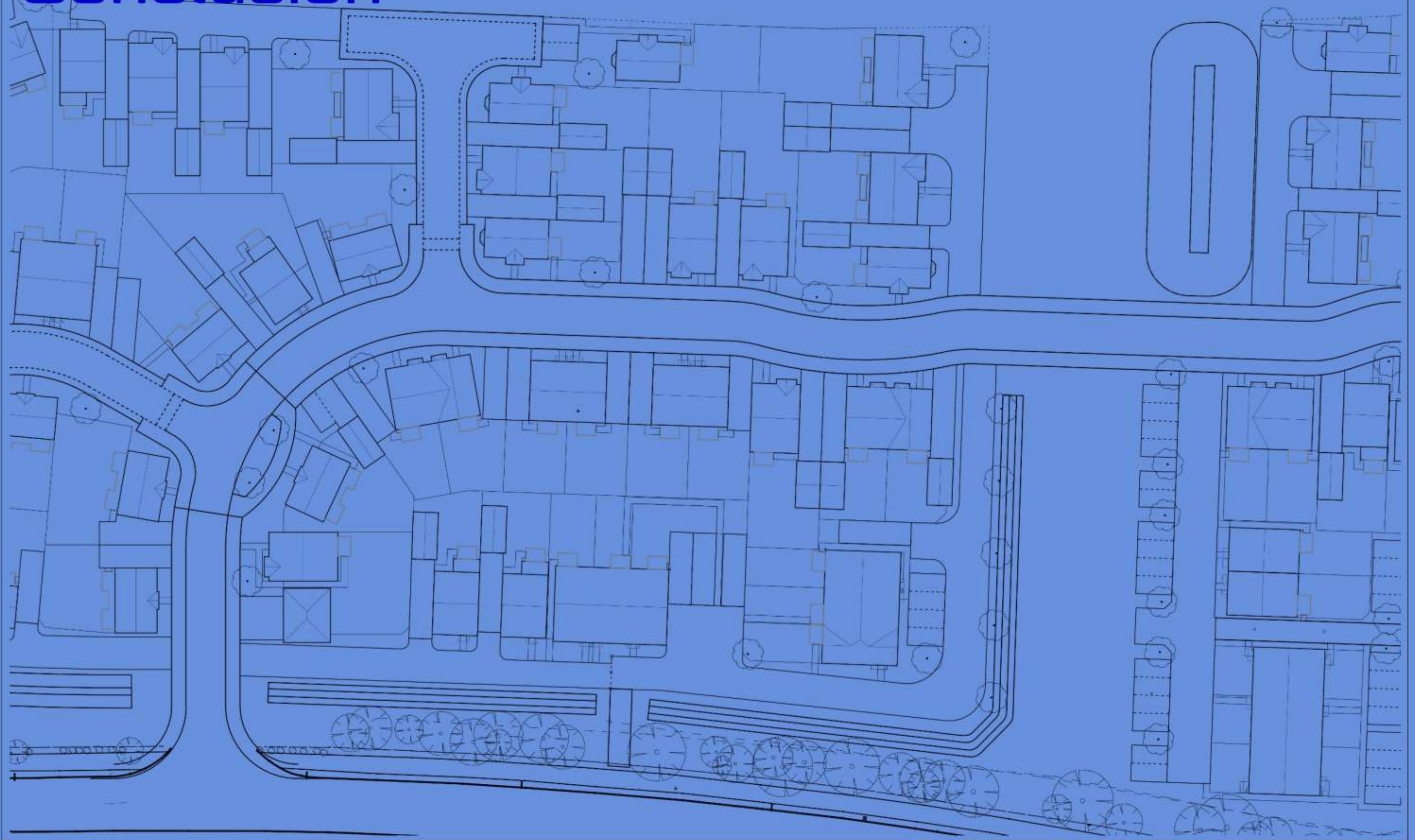
Facades which form the primary frontage within the block structure will focus on creating activity, with the number of pedestrian entrances and windows from habitable rooms. Attention has been paid to the impact of new development on adjacent existing properties, in order to minimise overlooking. There are no 2.5 storey houses on the site.

Design Solution

Indicative Street Scenes



Conclusion



Conclusion

Character & Design

Bellway believe in delivering a high-quality design for every element of scheme, from context of the layout, through to the architectural style and detailing of the house types and street scape that also respond to the locale. The site has an Outline permission which highlighted sensitive issues; therefore, the relationship of the new development needs to respond sensitively to the surrounding site context, ecology, and environment.



Retaining the existing trees sets the character from the entrance off Wardentree Lane, plus it raises opportunities of long Distance views, into and out of the site. Further opportunity of outward orientation allows views over to the north and west. The central area of open space introduces visual interest, with the overall design, orientation, and juxtaposition of dwellings with the landscaping, emphasising the green fabric of the development.

Conclusion

Summary of the scheme

The process and proposals described in this Design and Access Statement show that this application for a new residential development off Warentree Lane has been derived from a rigorous approach including analysis, consultation and design. The proposed development will not appear out of context, with a wide variety of house types throughout the scheme, indicating the natural evolution of the settlement into which the current scheme will play its part. This proposal will deliver new and much needed family housing in the district, including affordable, as well as new areas of public open green space.

