

Millers Field, Land South of Milestone Lane,
Pinchbeck

Proposed development of 38 houses

Design Statement - Reserved matters
following outline approval H14-1311-16

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June 2021

1.0 INTRODUCTION

This Design Statement is in support of a Reserved Matters Application H14-0328-21 following outline approval application H14-1311-16.

The Planning Officer has requested a Design Statement in an email dated the 9th June and although this is not mandatory for a reserved matters application, we are happy to explain the reasoning behind the design.

The purpose of this statement is to describe the design and the design criteria of the proposal.

Pinchbeck is a village in the South Holland district of Lincolnshire and located approximately 2 miles north from the centre of Spalding.

The site is located to the south of Milestone Lane, Milestone Lane is situated in the northern part of the village and the area of the site is 1.87 hectares.

The site has previously been used as a car workshop and former farmyard to the north of the site and grazing paddocks for horses to the south of the site with access from Milestone Lane.

The site is gently sloping and mature tall thick hedges define the site boundaries to the west, south and east. The site is within the built up area and existing development of the village.

Views into the site are largely obscured by the mature boundary hedges and when developed it is the upper stories which would be seen from beyond the site.

DESIGN STATEMENT

The access point has been determined in the outline application. On each side of the access a detached house is proposed, these are set back and in keeping with the dwellings of the surrounding area.

The site layout shows 38 dwellings in accordance with the outline permission. The access flows south into the site and is partly lined by trees. As mentioned above, the site is screened from view by hedges, and stands visually

independent of the character of the surrounding dwellings. The site therefore can create its own character without detriment to the area's broader character.

However dwelling designs are still vernacular of domestic scale with arches and other interesting features and generally in keeping with the village architecture. Given the size of the site and screening, it is considered that that this site is able to create its own sense of identity, through creating a new place. Any current gaps in hedges will be filled with new native hedge species. Connectivity is provided through the footpath link to Gallery Walk.

This sense of identity is achieved by forming built elements around two communal open spaces to establish a strong and identifiable sense of place in the heart of the development. Focal points at junctions, emphasis and formalise the sense of place. Perimeter housing provides visual enclosure and acts as a backdrop to the internal communal spaces. Physical enclosure is also achieved giving shelter to and helping to provide a protected microclimate for the communal green spaces.

The active frontages provide visual supervision of public areas including the two open spaces, discouraging and minimising the risk of crime and anti-social behaviour through natural and informal surveillance.

Biodiversity is maintained by the retention of the perimeter hedges and enhanced by the perimeter gardens. The open spaces, new trees and perimeter tree planting will provide additional wildlife "green corridors" through the scheme to enhance biodiversity.

Whilst Crossgate has developed over time, there is precedent in the use of a more regular formal design of housing when groups of dwellings have historically been built at the same time. This can be seen in Oldham Drive which has 7 pairs of semi-detached houses in a straight row, built in the early part of the 20 Century and close to the application site. The design of these is influenced by the Garden City Movement as developed from the Arts and Craft Movement.

Another example of this regular symmetrical repetition of dwelling types exists within the housing area on the corner where Surfleet Road and Millstone Lane meet. This area of bungalows and houses built early to mid 20 Century number approx 30 dwellings. The entrance to the site in Milestone lane is very close to these

dwellings.

The client brief was to provide a broad mix of dwelling types to include bungalows. These bungalows have been positioned to the southern boundary due to limitations by the Flood Risk Assessment, but works well because beyond the site boundary all the neighbouring existing dwellings are also bungalows. This bungalow to bungalow rear elevations prevent overlooking of gardens and rear windows of both existing and proposed properties. Gardens of approx 11m give good separation distances and the retained existing hedge enhances privacy.

Sections A-A & B-B, Drawing no D(--)-15, are taken between the existing bungalows and the proposed bungalows across the southern boundary. It can be seen the change in levels of 0.55m and 0.25m does not impact on the rear garden privacy of the dwellings.

The development is not dense or urban given the relatively low density of houses per hectare. There are 10 different house types in the scheme giving great visual variety and changes in roofscape. These include bungalows, detached and semi-detached, chalet bungalows, detached houses and semi-detached houses. This can not be described as uniform. Garages are usually set back which gives a good gap between houses as a physical and visual break in built form. Car parking is generally on plot. Car parking to Plots 37 & 38 are within the curtilages by the rear garden gates. This still provides convenient parking with easy access to the houses.

The attenuation pond will only contain water during periods of medium to heavy rain. This area will be planted as a wet meadow with grasses and wildflowers, which will provide habitat for invertebrates, small mammals, birds and other wildlife. Mown paths through the area will ensure access is available to residents. The remainder of the open space will be tree lined and grass covered. It is understood there is no requirement in the outline approval for toddlers play. However the client has confirmed a small toddlers play area will be provided. The position is added to the site plan.

The easternmost open space will be grassed and edged by trees.

Existing trees on the boundary with no 52 Crossgate are to be retained. The western most tree is only slightly affected by The Hornsby plot 3, the single storey part of this property will encroach into the spread of the canopy by only 5m² out of a full canopy of 120m². This is about 4% of the canopy/ root spread and will not effect the viability or health of the tree. The existing tree

close to plot 5 is even less affected, with the garage position now adjusted on the site plan. Tree exclusion fencing will be erected around these retained trees and below the canopy during construction.

It is now proposed to retain the tree adjacent plot 30. Plot 30 house type, the Chester, has been handed with the garage. The house is now away from all of the canopy and root zone, so the tree is unaffected by the buildings.