

# St Margarets, Quadring

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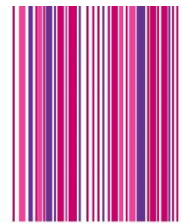
## Design and Access Statement

March 2017

**Client:** Mr & Mrs Spridgeon

**Project:** Proposed residential development at  
St Margarets, Quadring

**Project no:** 366



**STUDIO11**  
architecture



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# 1.0 Introduction

## 1.1

This Design & Access Statement accompanies an outline planning application by Mr & Mrs Spridgeon for up to thirty four dwellings on land to the east of St Margarets, Quadring.

## 1.2

The proposal seeks to develop the site to provide a private and affordable housing residential scheme comprising of up to thirty four houses together with associated parking and private amenity space. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the settlement of Quadring.

## 1.3

This statement 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

### 3.1 Character Assessment

Quadring is rural fenland village, located between the settlements of Spalding and Donington. The village has developed in linear pattern along the main roads from the centre of the village.

The site itself, lies off St Margarets along the main road through Quadring. The proposed development will develop an agricultural field into high quality homes.

The character of the local area is predominantly residential with some small scale commercial uses. St Margarets is generally residential in composition, two storey dwellings in traditional an forms.

The site lies towards the village centre and is within a short walking distance of the local shop, Post Office and Public Houses. The village also benefits from a large recreation ground directly adjacent to the site together with a purpose built Community Centre. The village centre is a varied mix of architectural composition, but predominantly the village is made up of ribbon developments of post second world war Local Authority and private housing.

### 3.2 Physical Influence

At an early stage it was felt that the design of the scheme should be influenced by both the Quadring architectural vernacular and the sites position within 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



**View of site from existing Public Open Space**



**View of site from adjacent track to the East**

housing scheme that seeks to create its own environment and sense of place.

The site presents few constraints to development. The site is comparatively flat with little existing landscape features.

### 3.3 Social Context

The development will deliver up to forty four new homes, twelve of which will be affordable homes allowing local people to purchase homes for their growing families.

The development will also provide further Public Open Space together with further parking for the residents St Margarets reducing the need for on-street parking.

### 3.4 Economic Context

By providing a mechanism for local investment by local people through owning their own property the economy within Quadring and the surrounding District will be 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/ services.

### 3.5 Involvement

The site has previously been subject to planning permission for affordable housing and this application simply seeks to increase both the size and mix of housing on the site.

A pre-application enquiry was undertaken with South Holland District Council and it was confirmed that the principle of the layout was acceptable.

### 3.6 Constraints & Opportunities

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

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

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



## 4.0 Proposed Development

### 4.1 Use

The development will be residential in composition, consistent with existing uses around the site.

### 4.2 Amount

The proposals have been prepared on the basis of providing an appropriate density with due regard to the character and appearance of the surrounding development. The proposals seeks to make good use of the land by proposing homes on the site giving a density of 31 dwellings/hectare, appropriate for this type of site.

### 4.3 Layout

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 form of buildings on the site as well as the existing Public Open Space area.

### 4.4 Scale

The development consists of two storey houses in line with the existing surrounding properties.

### 4.5 Landscaping

New landscaping within the site will clearly define public and private areas as well as provide a soft and robust screen.

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



**Proposed Site Layout**

## Design and Access Statement

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 to ensure the long term look of the development is maintained.

#### 4.6 Amenity Space

Each home is provided with private amenity space for socialising commensurate with their use as family homes.

#### 4.7 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



**Main Road/ St Margaret's junction with surrounding housing**



**Modern 1980's housing off Main Road**

built form is flat fronted properties in semi-detached 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 be appropriate for the site. The individual building components are based on the principles of good proportion, varied form and roofscape, and appropriate detailing.

#### 4.8 Access

The principle access to the development is by way of an adopted road off St Margarets.

Pedestrian and Cycle access is available from St Margarets. Access to the principle entrance of each home will be level and will be provided with a level threshold.

#### 4.9 Maintenance

Each property will be sold on a freehold basis and will be responsible for maintaining their own properties.

#### 4.10 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 collection day.

## 5.0 Conclusion

This proposal for up to thirty four homes addresses housing need within the District and provides needed private and affordable housing 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 Quadring in years to come.

