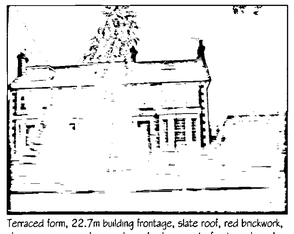
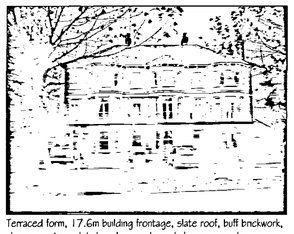
LOCAL DISTINCTIVENESS

The site lies 65m to the north of the Conservation Area boundary. In the vicinity of the site the built forms show variety in style, materials and use. Heights range from single to three storeys. Pinchbeck Road is a tree lined road with grass verges. Properties are generally set back behind planted fore gardens.



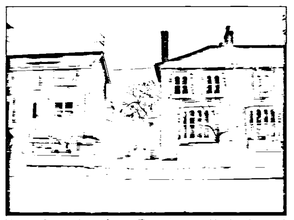
Terraced form, 22.7m building frontage, slate roof, red brickwork, chimneys, quoining, bay windows, landscaping to front gardens, low level walls.



Terraced form, 17.6m building frontage, slate roof, buff brickwork, chimneys, stone detailing, bay windows, balconies, regular fenestration, low level walling with piers.



Semi detached houses set back behind trees, red roof tiles, red brickwork, half timbering, stone detailing. Low level walls and fences, with trees, hedges and vegetation.



Variety of materials and forms. Three storey, red brick with minimal detailing, next to two storey, buff brick with stone detailing and chimneys. Low level walls with railings / hedging.

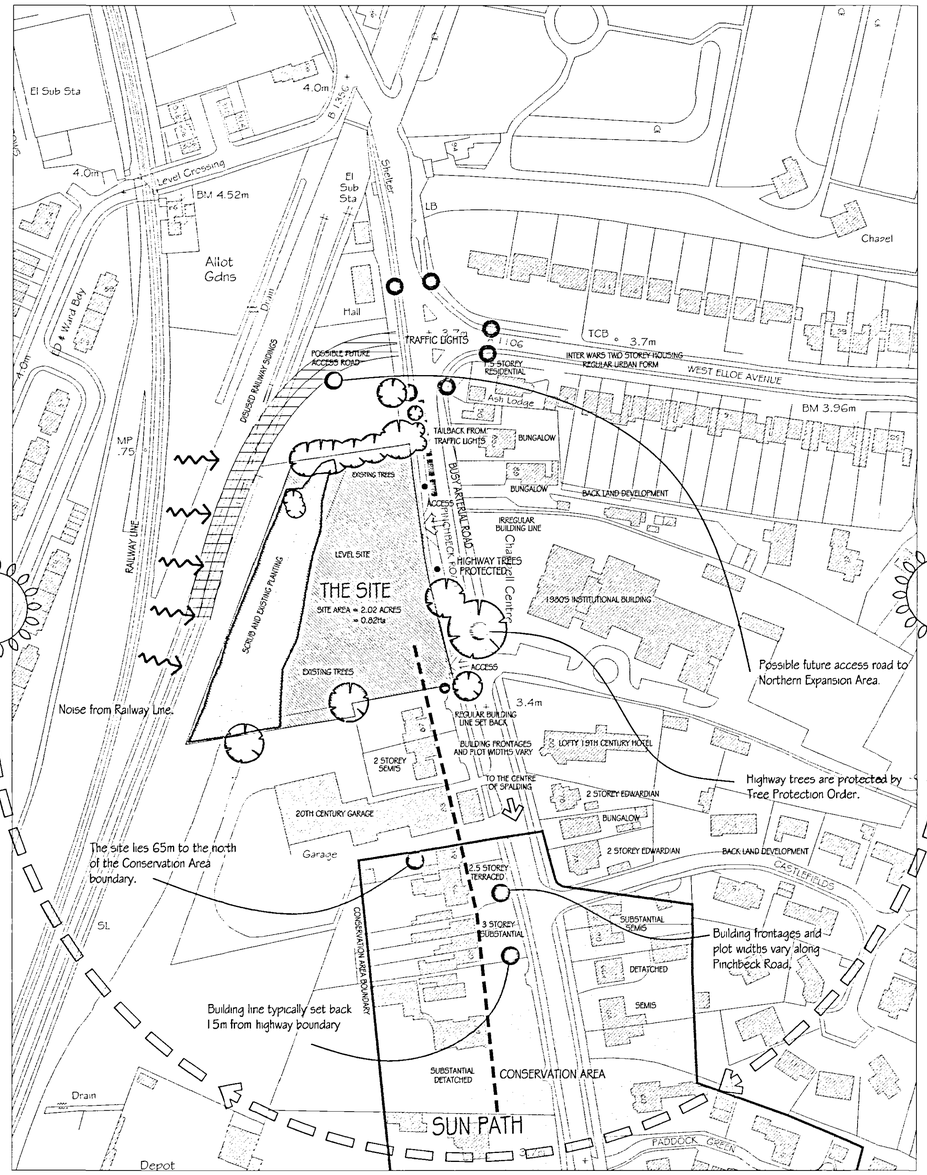


Semi detached residential, interlocking tile roof, buff brick with red brick detailing, chimneys, regular fenestration, hedging and vegetation.



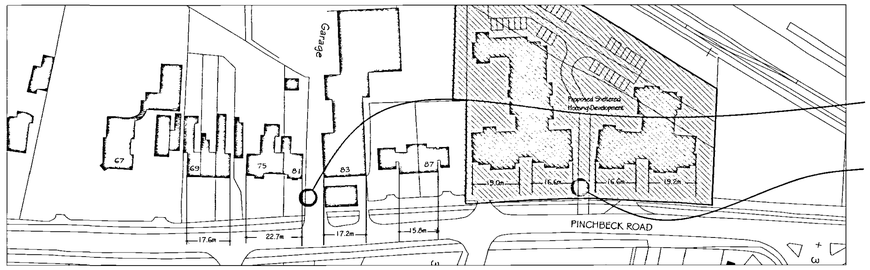
Detached properties, variety in age, red plain tiles with gable, red brick with buff brick detailing next to simple slate roof with chimneys red brick and stone detailing.

CONTEXTUAL ANALYSIS

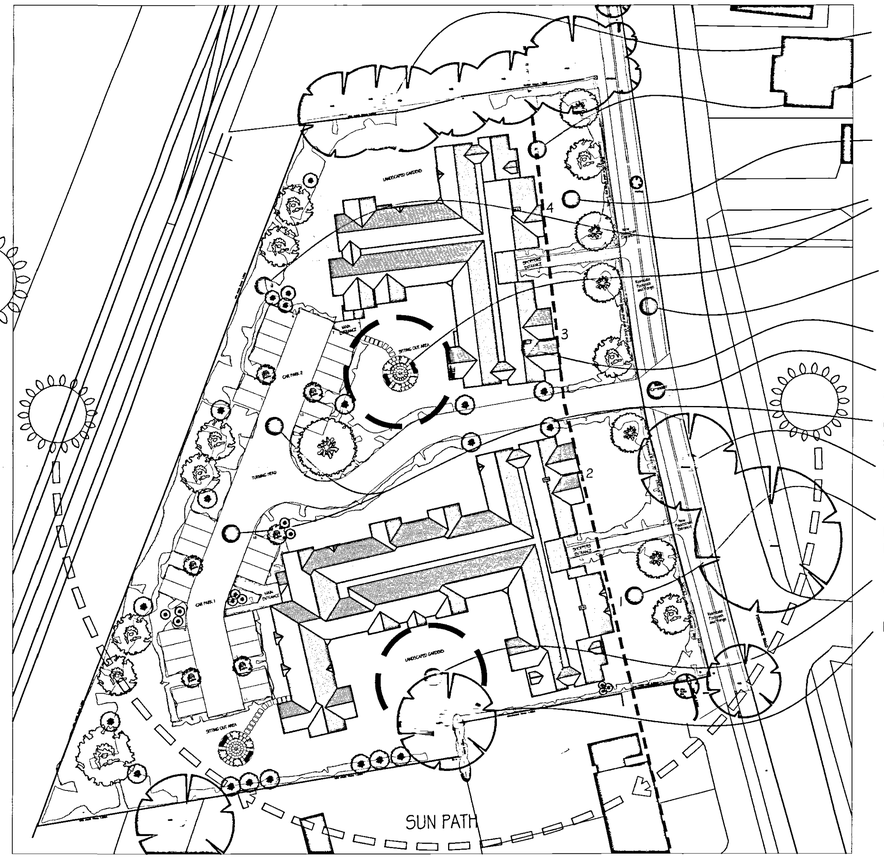


Scale 1/1250

DESIGN SOLUTION



BUILDING FRONTAGES Scale 1/1250



SITE PLAN Scale 1/500

BUILDING FRONTAGE - In terms of the primary scale of the street scene; the width of building on the building line forming an apparent single built form; collectively creating the primary rhythm of the urban grain.

Within the vicinity of the site, along Pinchbeck Road, building frontage widths vary between 15.8m and 22.7m.

The proposed building responds to this with two blocks, separated by the access road. Each block is articulated to create two 'pavillions' with recessed/subservient built form between them. In total the proposal creates four 'pavillions' which have apparent building frontages ranging from 16.6 to 19.2m.

Secondary articulation of the four 'pavillions' is in the form of gables, projections, recessions canopies and dormer windows.

Existing trees and shrubs to boundaries retained.

The proposed building conforms to the established building line of the adjacent properties to the south and is set back from the highway boundary.

This set back creates generous gardens to the frontage of the development in keeping with the character of Pinchbeck Road.

Generous landscaped gardens are also provided to the rear. The dense planting to the western boundary is partially retained to screen the railway.

The proposed development reduces the number of access points onto the site and alleviates conflict with queing vehicles at the traffic lights to the north.

Proposed built form and roof scape reflect prevalent scale and massing in the area.

Two blocks are created separated by the access road.

Off road parking for residents and visitors in safe, secure landscape setting to the rear of the site.

Major highway trees retained.

The visual creation of four 'pavillions' respond to the predominant building frontage widths of adjacent properties.

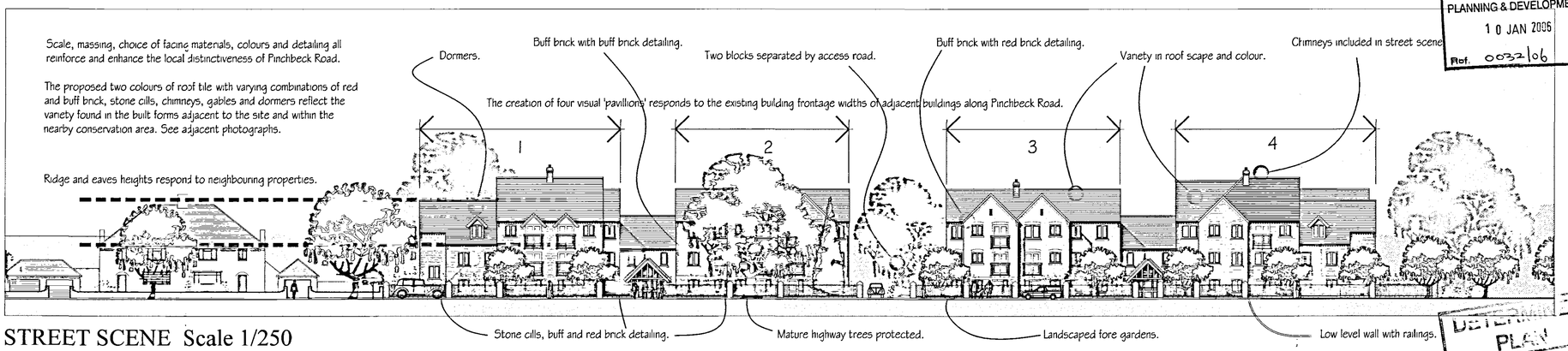
The southern block forms a south facing courtyard with landscaped gardens.

Exisitng trees retained.

Scale, massing, choice of facing materials, colours and detailing all reinforce and enhance the local distinctiveness of Pinchbeck Road.

The proposed two colours of roof tile with varying combinations of red and buff brick, stone cills, chimneys, gables and dormers reflect the variety found in the built forms adjacent to the site and within the nearby conservation area. See adjacent photographs.

Ridge and eaves heights respond to neighbouring properties.



STREET SCENE Scale 1/250

REVISIONS

ALL DIMENSIONS TO BE CHECKED ON SITE
WORK TO FIGURED DIMENSIONS ONLY
REPORT DISCREPANCIES TO THE ARCHITECT
AT ONCE BEFORE PROCEEDING
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THE PLANNING BUREAU LIMITED
Architects and Town Planners
Robert M. Cartwright, BSc(Hons)., Dip Arch., RIBA., MoPS
Director
Ross House
Binley Business Park, Harry Weston Road
Coventry CV3 2TR
Tel: (02476) 454898 Fax: (02476) 454898

SHDC
PLANNING & DEVELOPMENT
10 JAN 2006
Ref. 0032/06

Client
McCARTHY & STONE
THE NATURAL CHOICE FOR A HAPPY RETIREMENT

Project Title
Proposed Sheltered Housing Development
Pinchbeck Road
SPALDING

Drawing Title
CONTEXTUAL ANALYSIS AND DESIGN SOLUTION

Scale	1:various	Date	NOV 2005
Drawn	CJS/JMG	Checked	
Drawing No.			Rev.

1268/2/08

CAD plot date:

DETERMINED PLAN

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