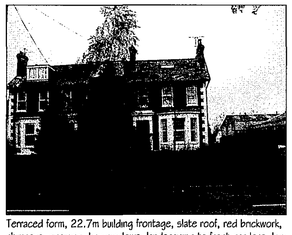
CONTEXTUAL ANALYSIS

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.



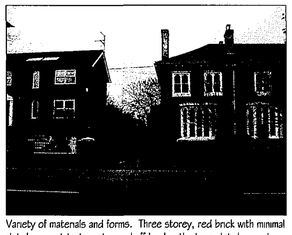
Terraced form, 22.7m building frontage, slate roof, red brickwork, chimneys, quoining, bay windows, landscaping to front gardens, low level walls.



Terraced form, 17.6m building frontage, slate roof, buff brickwork, chimneys, stone detailing, bay windows, balcomes, 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.



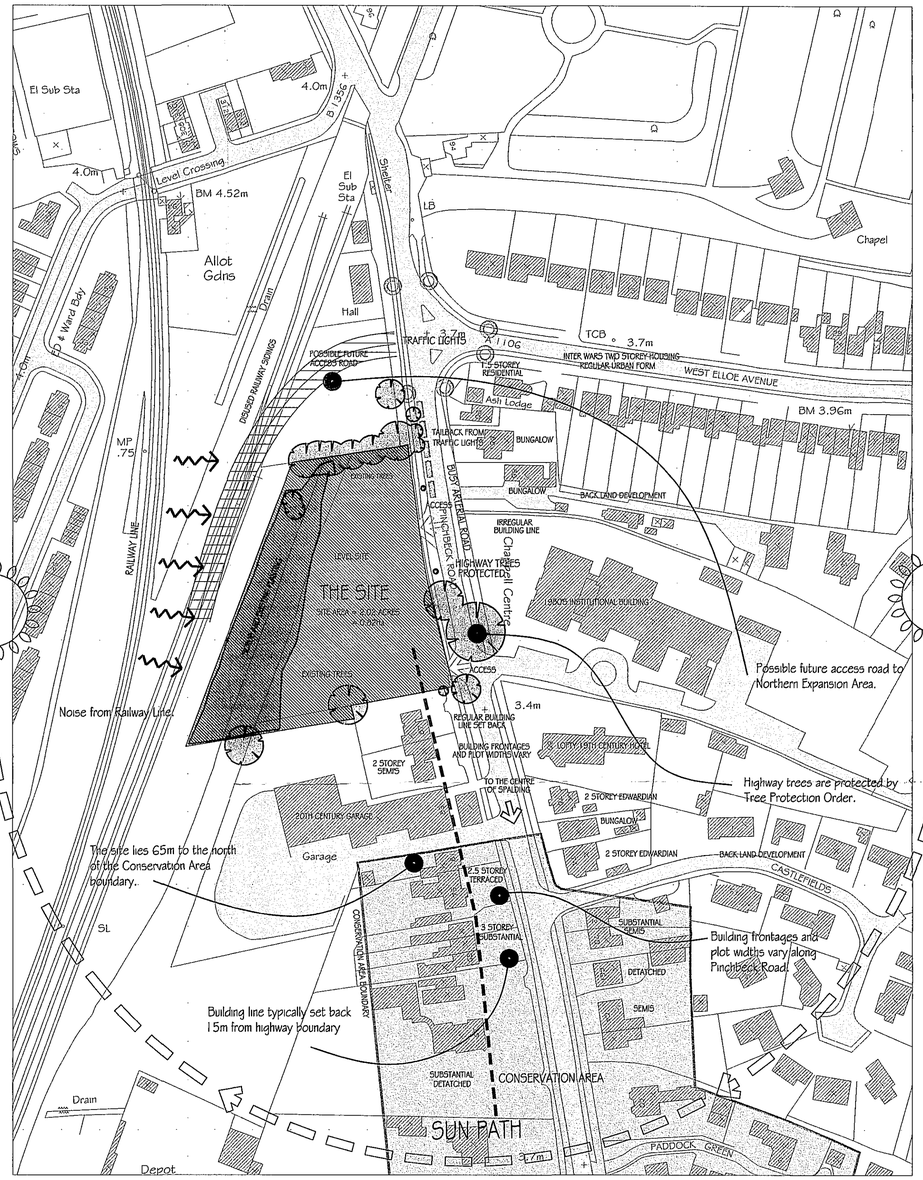
Variety of materials and forms. Three storey, red brick with minimal detailing, next to two storey, buff brick with stone detailing and chimneys. Low level walls with railings / hedging.



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

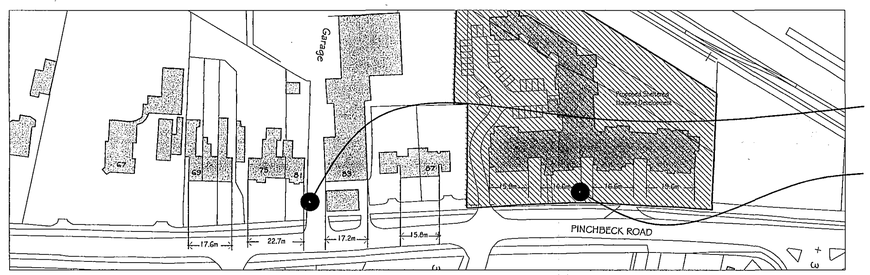


Detached properties, variety in age, red plan tiles with gable, red brick with buff brick detailing next to simple slate roof with chimneys red brick and stone detailing.

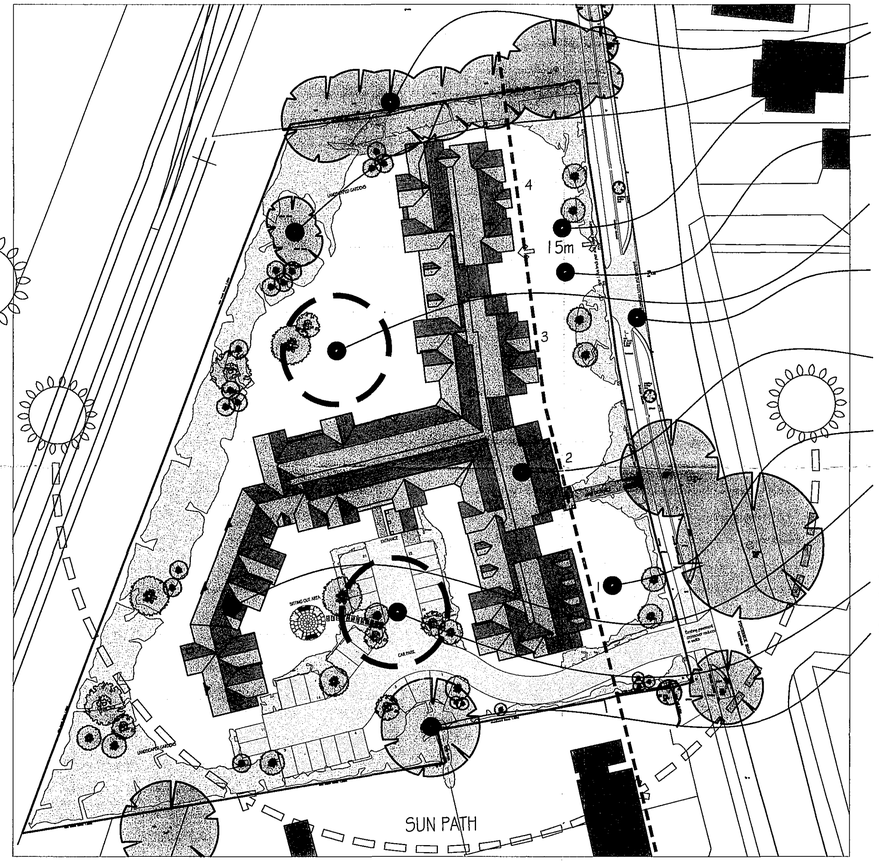


Scale 1/1250

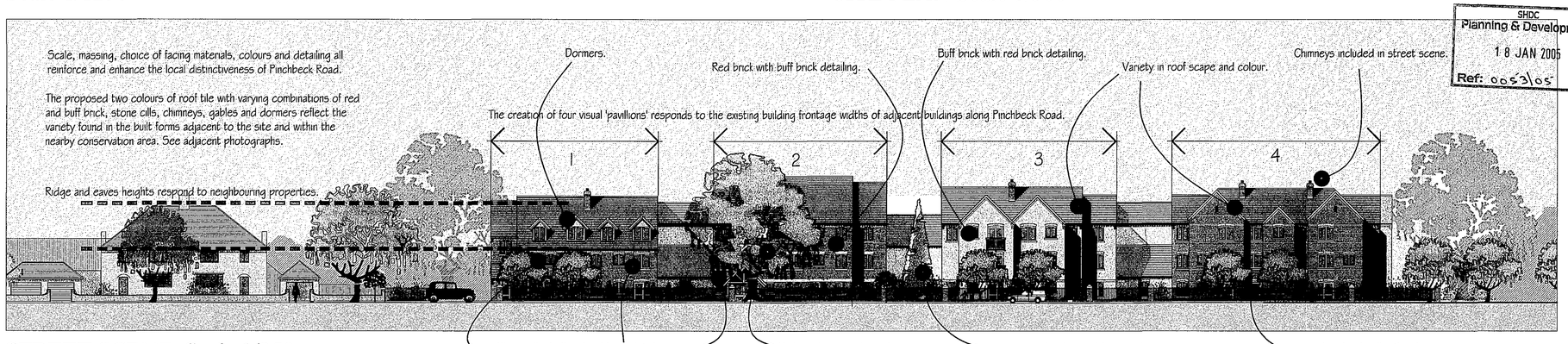
DESIGN SOLUTION



BUILDING FRONTAGES Scale 1/1250



SITE PLAN Scale 1/500



STREET SCENE Scale 1/250

REVISIONS

Rev. Date By

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 four 'pavillions' which have apparent building frontages ranging from 15.9m to 19.6m. The built forms between these elements are recessed and subservient.

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

Existing trees and worthy shrubs retained.

The proposed building conforms to the established building line of the adjacent properties to the south and is set back 15m from the highway boundary.

The 15m set back creates generous gardens to the frontage of the development in keeping with the character of Pinchbeck Road.

Generous landscape 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. Utilising the southern most access point 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.

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

The western wing of the proposed development forms a barrier from the railway line, protecting the most exposed part of the site visually and acoustically. The resulting south facing courtyard provides both landscaped gardens and parking court.

Off road parking for residents and visitors in safe, secure landscape setting.

Existing trees retained.

ALL DIMENSIONS TO BE CHECKED ON SITE
WORK TO FIGURED DIMENSIONS ONLY
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SHDC
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18 JAN 2005
Ref: 0053/05

Client

McCARTHY & STONE
THE NATURAL CHOICE FOR A HAPPY RETIREMENT

Project Title
Proposed Sheltered Housing Development
Pinchbeck Road
SPALDING

DETERMINED
PLAN

Drawing Title
CONTEXTUAL ANALYSIS AND DESIGN SOLUTION

Scale 1:various Date DEC 2004
Drawn JMG Checked
Drawing No. Rev.
1268/1/07

CAD plot date: