Willow Walk, Spalding

Design and Access Statement

March 2017

Client: Mr S Naylor

Project: Proposed residential development off Willow Walk, Spalding

Project no: 358



STUDIO11
architecture

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1.0 Introduction

1.1

This Design & Access Statement accompanies a full planning application by Mr S Naylor for twenty two dwellings on land off Willow Walk, Spalding

1.2

The proposal seeks to develop the site to provide a private and affordable housing residential scheme comprising of up to twenty two 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 Spalding.

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

Spalding is the largest settlement in South Holland, located between the town of Boston to the north and the city of Peterborough to the south. The town has developed in radial pattern from the River Welland at the centre of the town.

The site itself, lies to the north-west of the town centre off Willow Walk. The proposed development will develop a former industrial area into quality new homes.

The character of the local area is predominantly residential with some small scale commercial uses. Willow Walk is generally residential in composition with single and two storey dwellings in traditional an forms.

The site lies towards the town centre and is within a short walking distance of the town centre. The town benefits from significant amenities including shops, primary and secondary schools, large recreation areas and public transport links including a railway station. The town centre is a varied mix of architectural composition, having the oldest buildings in the centre.

3.2 Physical Influence

At an early stage it was felt that the design of the scheme should be influenced by both the Spalding 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 housing scheme that seeks to create its own environment and sense of place.



View of site entrance from Willow Walk looking north



View into the site from Willow Walk

The site presents few constraints to development. The site is comparatively flat with a gentle slope from Willow Walk across the site.

3.3 Social Context

The development will deliver twenty two new homes allowing local people to purchase their first home or new homes for their growing families.

3.4 Economic Context

By providing a mechanism for local investment through local people owning their own property the economy within Spalding 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

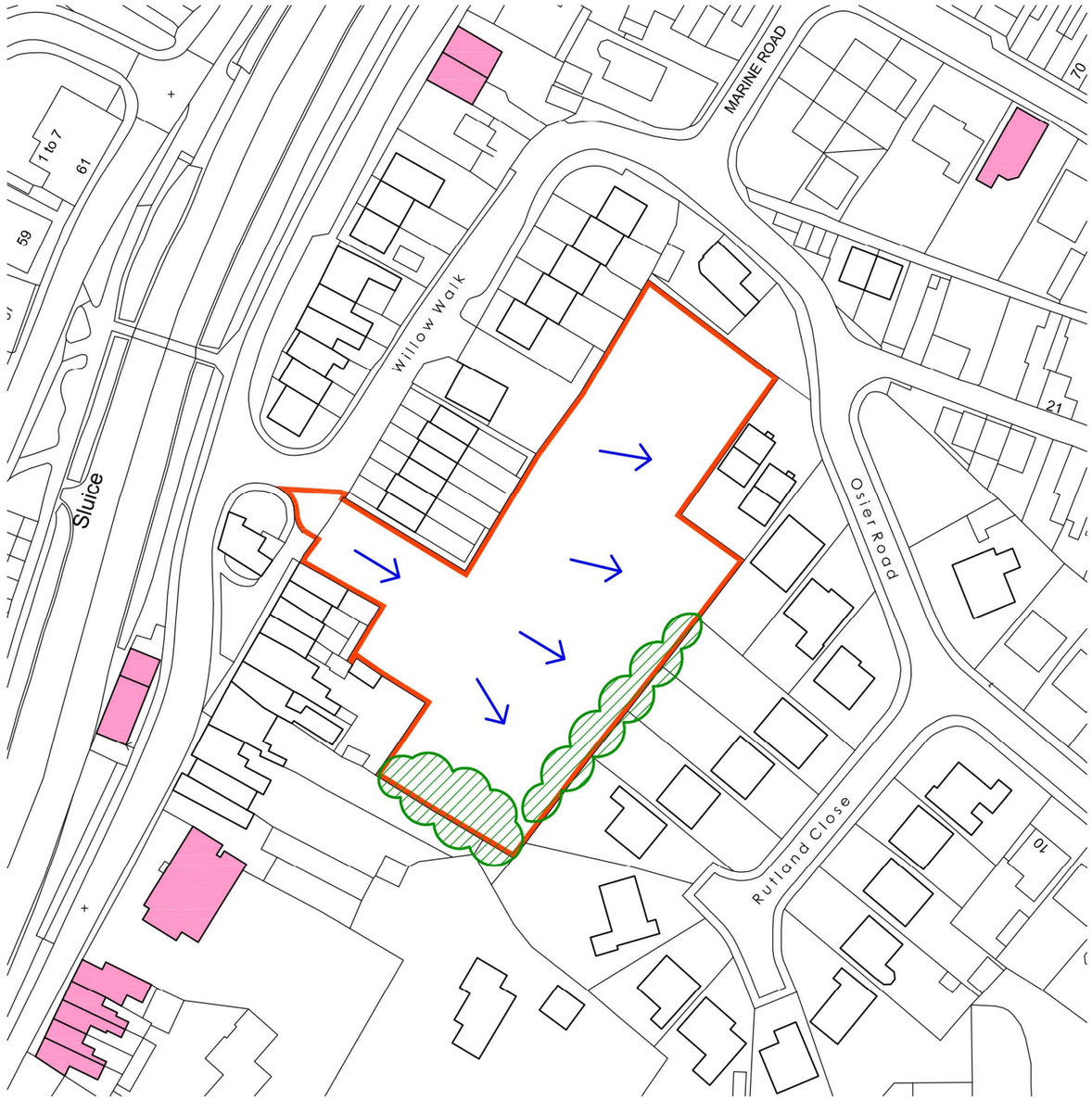
Discussions were undertaken with Planning Officers at an early stage. It is felt that as the development follows previous applications that consultation as part of the planning application will be sufficient.

3.6 Constraints & Opportunities

The site is within a couple of minutes walking distance of the town 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 Spalding 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.



3.7 Streets & Parking

Spalding has a mix of both wide streets with footways on both sides and narrow streets without footways. Most roads are tarmac finished with a strong kerbline which dominate the streetscene.

Drives are a mix of gravel, block paving and tarmac.

Parking is a mix of on-street parking and on-plot parking. All plots are provided with a minimum 1.5 parking spaces commensurate with the sites position within the town centre.









3.8 Boundary Treatments

At the centre of the town most dwellings either open on to the road footway or have very modest front gardens. Some properties are bounded by low brick walls or railings.

Where post war properties have been constructed these have started to introduce more modern close board, timber panel and post & rail fences.







3.9 Elevations & Materials

Spalding has a diverse range of historical housing, with distinct differences between the historical older buildings at the centre of the town and more developer lead mass housing towards the outskirts of the village.

The traditional core palette of materials is a mix of facing brickwork and timber boarding. Some older houses have been rendered over time with coloured render which compliment the street scene. Windows are a mix of traditional timber painted sliding sash and painted timber casement windows.

Roof materials are generally a mix of traditional slate and terracotta single pantiles with more modern developments being concrete interlocking tiles. Most properties have chimneys.

Some properties along Pinchbeck Road have raised ground floor levels with basements below. Access is gained by steps to the front doors.









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 twenty two homes on the site giving a density of 47 dwellings/hectare, appropriate for this type of site within the town centre.

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 properties adjoining the site.

4.4 Scale

The development consists of two and 2 and a half 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.



Proposed Site Layout

Within the site attention will be given to both hard and soft landscaping to ensure that 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 homes.

It is acknowledged that due to Floor Risk measures that incorporated within the design that measures to ensure the amenity of new and existing residents are required. Where required privacy screens are incorporated together with oriel windows.

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 town, 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 town



Internal View of Oriel Window



Internal View of Privacy Screen

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 built form is flat fronted properties in semi-detached or terrace 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 Willow Walk.

Pedestrian and Cycle access is available from Willow Walk Access to the principle entrance of each home will be provided by steps.

4.9 Maintenance

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

Roads within the development will be offered to Lincolnshire County Council Highways for adoption.

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 twenty two homes addresses housing need within the District and provides needed 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 Spalding in years to come.

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