Roman Bank, Spalding

Design and Access Statement

May 2022

Client: Scenic Homes Ltd

Project: Proposed residential development at Roman Bank, Spalding

Project no: 562



STUDIO11
architecture

Contents

		Page
1.0	**Introduction**	3
2.0	**Planning Policy & Guidance**	4
3.0	**The Development in Context**	5
3.1	Character Assessment	
3.2	Physical Influence	
3.3	Social Context	
3.4	Economic Context	
3.5	Involvement	
3.6	Constraints and Opportunities	
3.7	Streets, Lanes & Parking	
3.8	Boundary Treatments	
3.9	Elevations & Materials	
4.0	**Proposed Development**	10
4.1	Use	
4.2	Amount	
4.3	Layout	
4.4	Scale	
4.5	Landscaping	
4.6	Amenity Space	
4.7	Appearance	
4.8	Access	
4.9	Maintenance	
4.10	Waste	
5.0	**Conclusions**	12

1.0 Introduction

1.1

This Design & Access Statement accompanies a full planning application by Scenic Homes Ltd for twelve dwellings on land off Roman Bank, Spalding.

1.2

The proposal seeks to develop the site to provide a private residential scheme comprising of twelve apartments together with associated parking and 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 application site lies to the north-eastern side of Spalding, some 20 minutes walking distance from the town centre. Spalding is the largest Market Town within the South Holland District and as such benefits from considerable facilities such as schools, medical/ dental facilities, convenience stores, restaurants, a post office and sources of employment. The prevalence of facilities are reflected in Spalding's position within the settlement hierarchy of the South Holland District Council Adopted Local Plan 2006 as the Main Town within the District.

2.2

The site is located between Roman Bank and the adjacent River Welland, well within the Defined Settlement Limit and is the subject of a current planning permission H16-1031-07. As such residential development within this location is in policy terms acceptable.

2.3

The development proposed by this planning application provides 12 new homes in the most sustainable settlement within the South Holland District. As matters stand, the Council will be unable to meet its housing target for Spalding if development is not undertaken on this site, On the other hand, development of this site would make a significant and timely contribution to the housing supply locally.



3.0 The Development in Context

3.1 Character Assessment

Spalding is the largest Market Town within the South Holland District 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 town centre and along the River Welland.

The site itself, lies off Roman Bank, a side road off one of the main routes into Spalding ,Holbeach Road. The proposed development will develop an unused area of scrub land into high quality homes.

The character of the local area is predominantly residential with some small scale commercial uses. Roman Bank is generally residential in composition, two/ three storey dwellings in traditional forms as well as courtyards surrounded by apartments.

The site lies towards the outskirts of the town centre and is within 20 minutes walk of the centre of the town. The town benefits from significant amenities such as primary and secondary education facilities, shops, banks, restaurants, medical facilities and good public transport links. The town centre is a varied mix of architectural composition with the oldest buildings being in the Market Place and along the river.

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 buildings directly surrounding the site. 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 from the river bank



View of site from Roman Bank

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 twelve new homes, allowing local people to step on to the property ladder.

3.4 Economic Context

By providing a mechanism for local investment by local people through 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

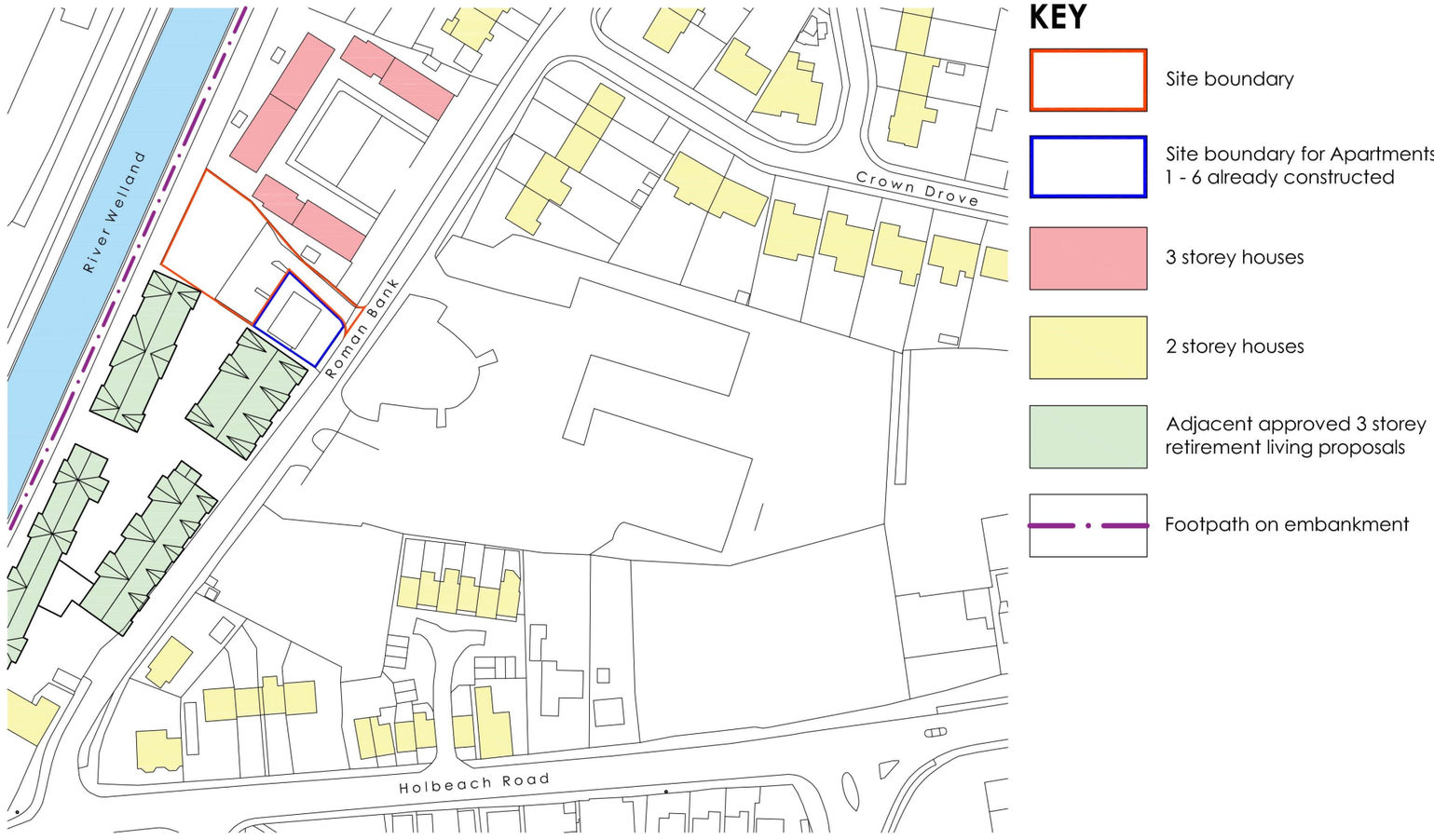
The site has previously been subject to planning permission and this application simply seeks to amend the design of the proposals.

3.6 Constraints & Opportunities

The site is within twenty 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 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.



Constraints & Opportunities Plan

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.

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.

4.4 Scale

The development consists of three storey apartments 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

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 amenity areas will be maintained by a management company to ensure the long term look of the development is maintained.

4.6 Amenity Space

Communal amenity space will be provided around the buildings commensurate with their use as apartments.

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 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 punctuated with gable walls to 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 a drive off Roman Bank.

Pedestrian and Cycle access is available from Roman Bank. 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 leasehold basis and communal areas will be maintained by a management company.

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 twelve 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.

Studio 11 Architecture

Kings Lynn Innovation Centre

Innovation Drive

Kings Lynn

PE30 5BY

www.studio11architecture.co.uk