Holbeach Road / Roman Bank, Spalding

Design and Access Statement

Residential Development

United Lincolnshire Hospitals NHS Trust

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LICHFIELDS

13277/NG/HBE
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1.0 Introduction

1.1 This Design and Access Statement has been prepared by Lichfields to accompany an outline planning application for the redevelopment of part of the former Welland Hospital site, Spalding. The proposals consist of the development of the sites for residential development in two separate plots. The proposed residential scheme will be 100% affordable units. The proposals are supported by illustrative plans showing the indicative layout of the development and the indicative access points.

1.2 An application has been submitted for a new food store on the site between the two residential sites.

1.3 The purpose of this statement is to consider the site and its surroundings together with the principles behind the outline development scheme for this site. It will demonstrate how the design and access principles will be used to develop future details of the scheme.

2.0 Site Analysis

2.1 The proposals are based on a thorough assessment of the site's immediate and wider context, undertaken through desk-based research and site visit observations. The sites are not allocated in the South Holland Local Plan (2006).



Site Context / Location

2.2 The sites are currently vacant plots of land that form part of the former Welland Hospital site. The sites are split by a central site comprising of the remaining former Welland Hospital and a former filling station / garage. It is proposed that this central site be developed as class A1 food store to be operated by Lidl. Holbeach Road runs south of the sites where a small convenience store and a takeaway are located. The West site fronts Roman Bank. Both sites are primarily surrounded by residential properties.

Site Description

2.3 The sites are both grassed plots with areas of hardstanding related to the former use. There are also a number of trees on both sites. In total six trees on the East site are protected by a Tree Preservation Order.

Topography

2.4 Both of the sites gently fall from north to south.

Planning Policy Context

2.5 The statutory development plan for the site comprises of 'saved' policies contained within the South Holland Local Plan (2006, saved 2009). Of particular note is Policy SG14 – Design and Layout of New Development. This policy states:

"New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration:

1) local distinctiveness;

2) the choice of materials;

3) the historic pattern of development in the locality;

4) the relationship of the development to the character, form and scale of existing buildings nearby;

5) the scale, form and height of the proposed development;

6) architectural detailing;

7) the effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light;

8) planting and measures to promote biodiversity;

9) the layout of vehicular access, parking and manoeuvring facilities and the provision of facilities for cyclists and pedestrians;

10) the needs of disabled persons;

11) the use of sustainable materials and methods of construction;

12) measures to reduce the potential for crime and disorder.

Development that would have an adverse effect on the character and appearance of the locality, or which would prejudice the comprehensive development or redevelopment of an area, will not be permitted."

Existing Site Photos



Former Welland Hospital entrance from Roman Bank where the West Residential site is located.



View from Holbeach Road looking north towards the convenience store and takeaway. The proposed indicative access to the East site is beyond the house, to the far right of the photo.

3.0 Design

Use

3.1 The proposed use for the site is residential. All of the units will be affordable housing. The site is currently vacant.

Amount

3.2 The application seeks outline permission up to 36 residential units. The indicative layout plans show 19 units in the east plot and 17 units in the west plot.

3.3 The indicative layout of the residential development reflects the plot shapes of the East and West sites. The West site is rectangular and most of the proposed units would front Roman Bank. This layout is consistent with residential properties along this road. The East site is an irregular shape and the proposed indicative layout shows an internal cul-de-sac with dwellings fronting the road.

3.4 The layout is purely indicative at this stage and the final layout will be secured by reserved matters applications.

Scale

3.5 The proposed residential units would be two storeys high, with an approximate maximum height of 9.3m above the internal finished floor levels of the dwellings.

Landscaping

3.6 Landscaping is a reserved matter and the plans submitted show the indicative landscaping. Key features include tree planting, new grassed amenity areas, and new hedges. Existing trees and hedges will be retained where possible. All TPO trees are to be retained and protected. The choice of materials and treatments will be detailed in reserved matters applications.

Appearance

3.7 The appearance of the proposed residential dwellings will be fully detailed in reserved matters applications. The material choice and design will reflect the local vernacular.

Sustainability

3.8 The proposals will be built in accordance with current building regulations. The proposal sites are previously development brownfield land in an accessible location in north Spalding.

4.0 Access

4.1 The philosophy and approach for the provision of access for the proposals is based upon inclusive design. The detailed design of the development proposals will include appropriate parking for the residential dwellings.

Vehicle access & parking

4.2 The West site is proposed to be accessed from Roman Bank. The East site would be accessed via Holbeach Road with a new internal cul-de-sac formed. The parking proposed would be in accordance with parking standards as set out in the South Holland Local Plan (2006).

Cycling

4.3 The East site's proposed indicative access is via Holbeach Road. This road is an identified cycleway. The proposals will not prejudice the existing cycle network. Sufficient space will be provided for the provision of cycle parking at the detailed stage.

Pedestrian Access

4.4 Access from residential parking to front door will be designed in accordance with inclusive design principles.

Public Transport

4.5 The site is easily accessible by public transport. The westbound bus stop is located on the south side of Holbeach Road immediately adjacent to the site. The eastbound bus stop is located within approximately 100m from both sites. There is a local school bus service in addition to a further three bus services demonstrating the relatively good level of site accessibility. Spalding rail station is accessed via a short bus ride using Interconnect 505 and Into Town 1 bus service.

5.0 Schedule of Drawings

Table 5.1

Drawing	Reference
Location Plan	J1334 SK05 rev A
Plot A Indicative Site Layout	J1334 SK03 rev B
Plot B Indicative Site Layout	J1334 SK04 rev A