Framework Architects

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR NEW BUILD RESIDENTIAL DEVELOPMENT

On

LAND OFF PARKSIDE CRESCENT, SPALDING

by Framework Architecture and Urban Design Ltd

PC/J1620

DESIGN AND ACCESS STATEMENT:
PLANNING APPLICATION FOR NEW BUILD RESIDENTIAL DEVELOPMENT ON LAND OF PARKSIDE CRESCENT, SPADLING FOR WELLAND HOMES LIMITED

Contents:

To be read in conjunction with the planning statement.

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Appendix B - Highways Authority Ownership Plan

1.0 Planning Policies and guidance referred to in this document

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 – Settlement Development
- SG6 – Community Infrastructure and Impact Assessment
- SG11 – Sustainable Urban Drainage Systems (SUDS)
- SG12 – Sewerage and Development
- SG13 – Pollution and Contamination
- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users, Pedestrians and Cyclists
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity
- SG18 – Landscaping of New Development
- HS4 – New Housing in Spalding (Non-Allocated Sites)
- HS11 – Open Space in New Residential Development

Planning history of subject site

Outline planning permission has been granted on the site (Ref: H16-0124-16) on 25th July 2016 for a residential development of 10No dwellings; see appendix A.

Subsequently to this outline permission, the proposed turning head and pavements were deemed to be non-compliant by Lincolnshire County Council. Supplementary site investigations also highlighted that the footprint of the proposed building would also encroach upon the easements imposed by an Internal Drainage Board, Western Power and National Rail.

Consequently a revised planning application that considered the existing site conditions regarding easements and provided a compliant turning head and pavement would be required.

The following have been consulted in forming this application:

National Rail: It has been agreed that gardens are allowed within the 10m easement from the existing timber fence line.

Internal Drainage Board: It has been agreed that gardens can be located within the 9m easement from the existing surface water drain on the condition that any fencing is demountable.

Planning: It has been suggested that the following documentation would be required to accompany the application:

- Ground Investigation Report (as previous Outline Planning Application)
  REF: JN0699; dated 31st July 2015
- Flood Risk Assessment (as previous Outline Planning Application)
  REF: 1172L v2.0; dated 22nd January 2016
- Drainage Strategy Report
  Ref: 11482 Rev B; dated November 2016
- Noise and Vibration Assessment
  Ref: 2457-ENIA; dated 7th October 2016

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2.0 Use and Location:

- The site, adjacent to Parkside Crescent, is located fairly centrally within the town of Spalding, Lincolnshire.

- The area of the site is approximately 0.28ha and is being developed by Welland Homes Ltd, a wholly owned subsidiary of South Holland District Council.

- The site currently accommodates the slabs of eight single garages previously demolished, a large area of tarmac, and perimeter shrubland.



Aerial view of subject site

- The surrounding context is predominantly residential and contains a mixture of single and two storey dwellings with frontages onto Parkside Crescent and the adjacent Park Road. A majority of the dwellings are brick with the surrounding context characterised by mostly semi-detached or terraced 2 storey houses and detached bungalows set within their own rectilinear plots.

- The scheme proposes 10 residential dwellings, which take the form of semi-detached and terraced houses.

3.0 Amount:

- The proposal provides an overall total of 10 dwellings. Each dwelling has a parking provision for two cars within the proposed parking court.

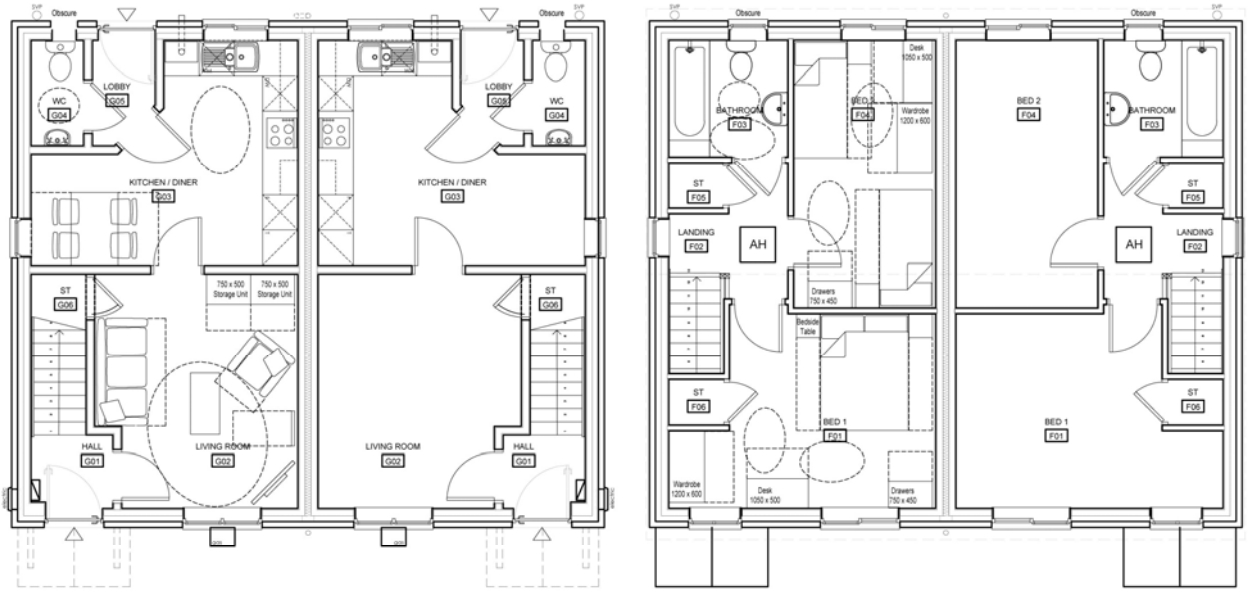


proposed site layout plan

- The unit breakdown for the development is as follows:
  1. 6 x 2 bed 4P semi-detached dwellings. (circa. 73 m2)
  2. 4 x 2 bed 4P terraced dwellings. (circa. 72 m2)

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The layout of the semi-detached plots below demonstrate how the layouts have accommodated general furniture requirements and activity zones.



GROUND FLOOR PLAN

TWO STOREY
2-BEDROOM/4-PERSON
72.83m²

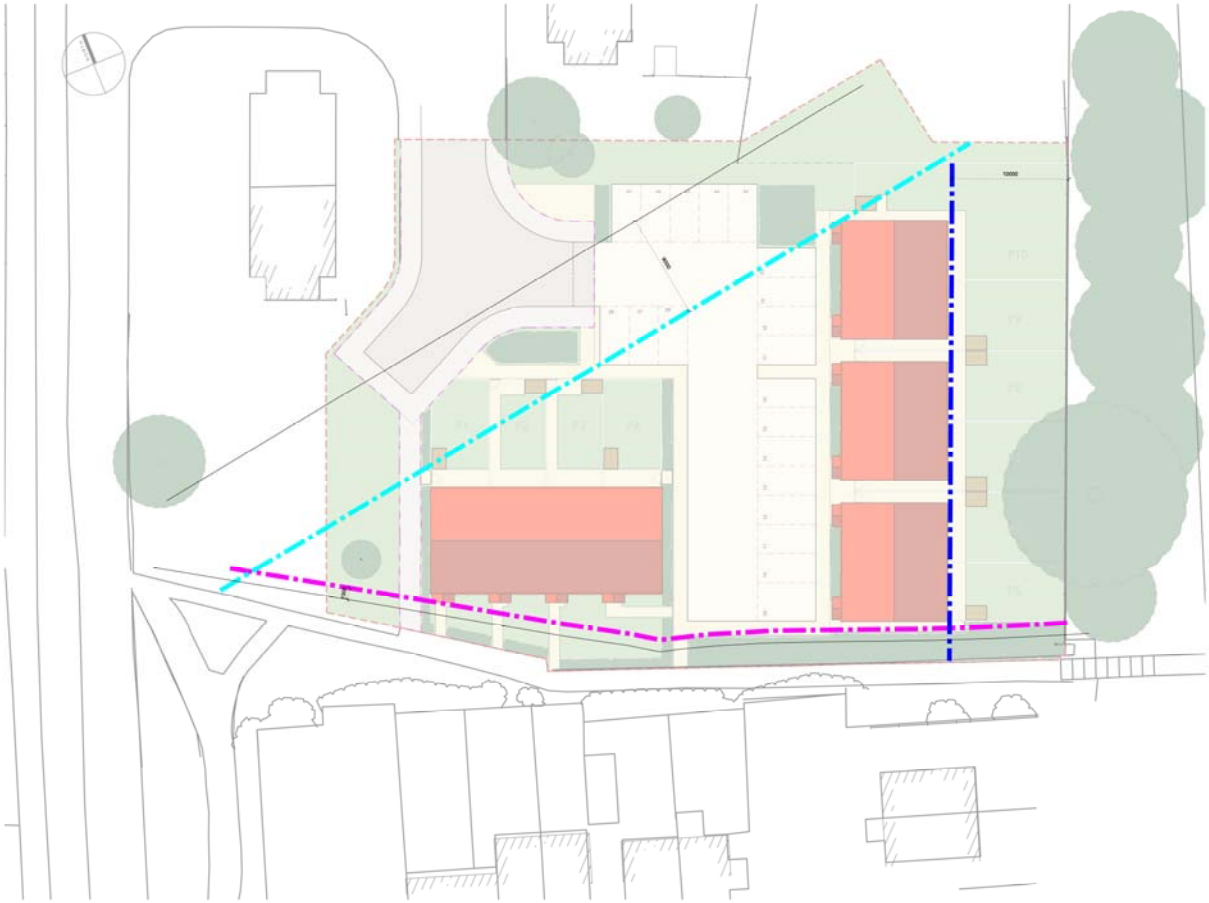
FIRST FLOOR PLAN

Proposed floor layout semi detached units

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4.0 Layout:

- The proposal utilises one of the existing access points off Parkside Crescent to gain access to the new access road, turning head and parking court.
- The site, as brownfield land is designed as a small scale residential scheme.
- The primary positioning of the proposed dwellings is dictated by the required easements of the: IDB's (Internal Drainage Board) surface water drain to the north, Western Power's high voltage cable to the south, and National Rail's boundary to the east. With these parameters in place, the proposed layout then utilises the remaining space to foster appropriate relationships with the surrounding landscape, existing houses and harmonise with the existing street scenes.



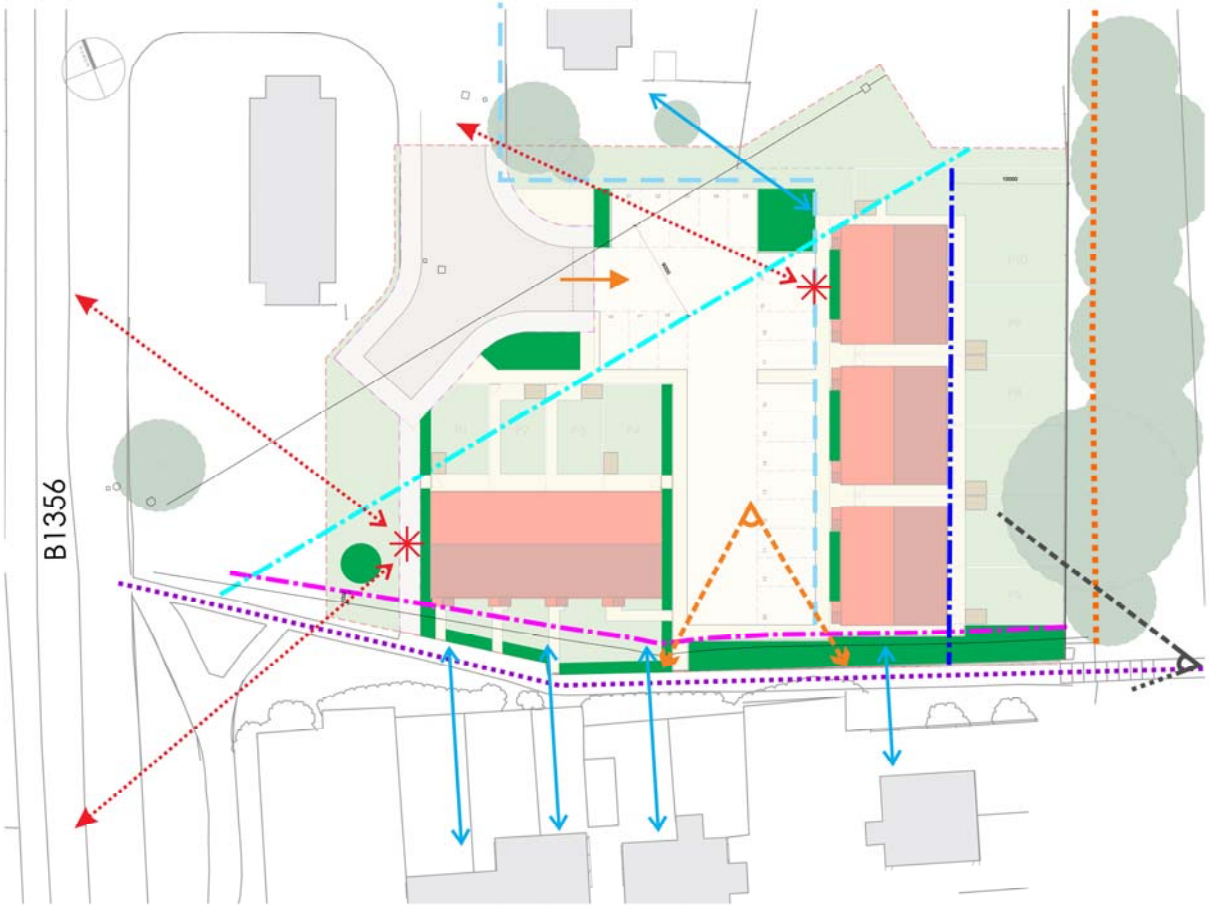
Proposed site layout plan with existing easements

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- The buildings combine to form a block of four terraced dwellings and three blocks of semi-detached. The semi-detached dwellings address the vehicular access to the site and parking court; reflecting the established character of Parkside Crescent and Park Road. The block of four terraced dwellings provides a frontage to a public footpath that connects the surrounding residential area to the town centre via a pedestrian footbridge.

- The building blocks are positioned within the site in way to maximise the private rear garden spaces and reduce overlooking.

- The drawing below illustrates the proposal set within the immediate local context for this area.



proposed site strategy layout



5.0 Scale:

- Dwellings of different finished floor levels are used across the site allowing buildings to specifically address relationships with site and boundary levels and meet the requirements of the Flood Risk Assessment.
- Care has been taken to rest on a solution which is sympathetic in scale to the immediate context.
- The proposal specifically addresses relationships with neighbouring buildings and topography.
- The fronts of plots 5 to 10 help provide 'focus' within the general street scene, relating to the vehicular approach to the site, while plots 1 to 4 establish a presence along an established and frequently used pedestrian route into the town centre.
- The new blocks hold parallel positions within the new development, creating an appropriate of scale and relationship to neighbours.
- In general the scheme is designed to provide natural surveillance over the communal street and landscaped garden areas.
- The houses are scaled appropriately to take account of the prevailing conditions.

6.0 Landscaping:

- Due to the restrictions imposed on the planting of trees within the illustrated easements, low level landscaping and planting is to be predominantly incorporated into the scheme in order to enhance the character of the project and reinforce the site boundaries. This is achieved through the use of structured hedge and shrub planting along the public footpath, throughout the parking court, and to the boundaries of each plot.
- Individual hard paved pedestrian accesses will be provided.
- The new parking court is designed to minimise the areas of hard surfacing and maximise the areas of soft landscaping. With large planters location along adjacent boundaries to help screen views in and out of the site.
- Low level planting is used to define front boundaries. This helps to maximise the visual impact of the green frontages and will help define the character of the street.
- To the rear of the dwellings timber screens 1800 high are utilised. The existing close board fence located along the boundary with National Rail will be retained and made good. A new 1100mm high wire mesh fence will be provided to the north of the site, to match and join with existing.

- Adjustments to the existing fence line of No. 1 Parkside Crescent required to provide new turning head towards entrance of the site. Client has been in discussions with occupants of the property and have agreed the future fence location. Approximate location on plan shown; details by others.

- On a general level the proposed hard and soft landscapes combine to create a strong sense of identity within the proposed scheme.

7.0 Appearance:

- The proposed buildings are designed to reflect the characteristics of buildings within the local area which are traditional in appearance.

- The material palette is predominantly brick with a grey roof finish.

- The design strategy aims to synchronise the proposal through careful material selection in order to characterise and harmonise the development.

- The vocabulary of the proposal acknowledges the contextual material palette and articulates the building in a traditional way acknowledging current best practice in this housing sector.

- Main roofs are tiled to harmonise with the neighbouring properties. Grey tiled roofs will help define the character of the proposal.

- The proposal is articulated to create a strong street frontage to the access roads which is intended to complement adjacent properties.

- Vertical emphasis and modelling is provided to the principal elevations through material selection. This coupled with projecting canopy details helps to articulate the elevations.

- The rear and gable elevations are regulated to minimise any potential overlooking issues. The side elevations to plot 1, and plots 5 to 10 offer small landing and kitchen windows minimising any overlooking towards neighbours. No principal windows are located on these elevations.

- The following photographs illustrate recently completed housing developments in North Lincolnshire designed by framework. These illustrate how each scheme has a distinct character which was developed as part of the design process, taking account of the sites prevailing characteristics.

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St Catherines



Flixborough



Maple Leaf

8.0 Access:

8.1 Vehicular and Transport Links

Pedestrian and cycle:

- The site is located in Spalding, to the north of the main town centre, and is accessed from Parkside Crescent just off the Park Road which connects Winsover Road to the B1356.

Private Car and vehicles:

- All ten plots have allocated parking positioned within the site at a minimal distance from the dwellings within parking courts.

Public Transport:

- The site is located within easy walking distance of public transport links, including bus stops with a regular service provided on Park Road, adjacent to Parkside Crescent.

8.2 Inclusive Access

Level approach to dwellings from boundary:

- Principle access to the dwellings will be either directly from the new parking court or via the adjacent public footpath that connects the development to the town centre. The floor level of the dwellings will be set to provide a level threshold, allowing a 'level approach' from the site boundary.
- The entrance door will provide a minimum clear opening width of 850mm.

Circulation within the dwellings:

Doors:

- Entrance doors to each dwelling will be 1000mm doorsets achieving a minimum opening width of 850mm.

Sanitary provision:

- Access is available to each entry level WC via a 900mm door set to give a clear opening width of 775mm accessed from a 1050mm wide corridor in accordance with Table 4 section 7 of part m of the building regulations.

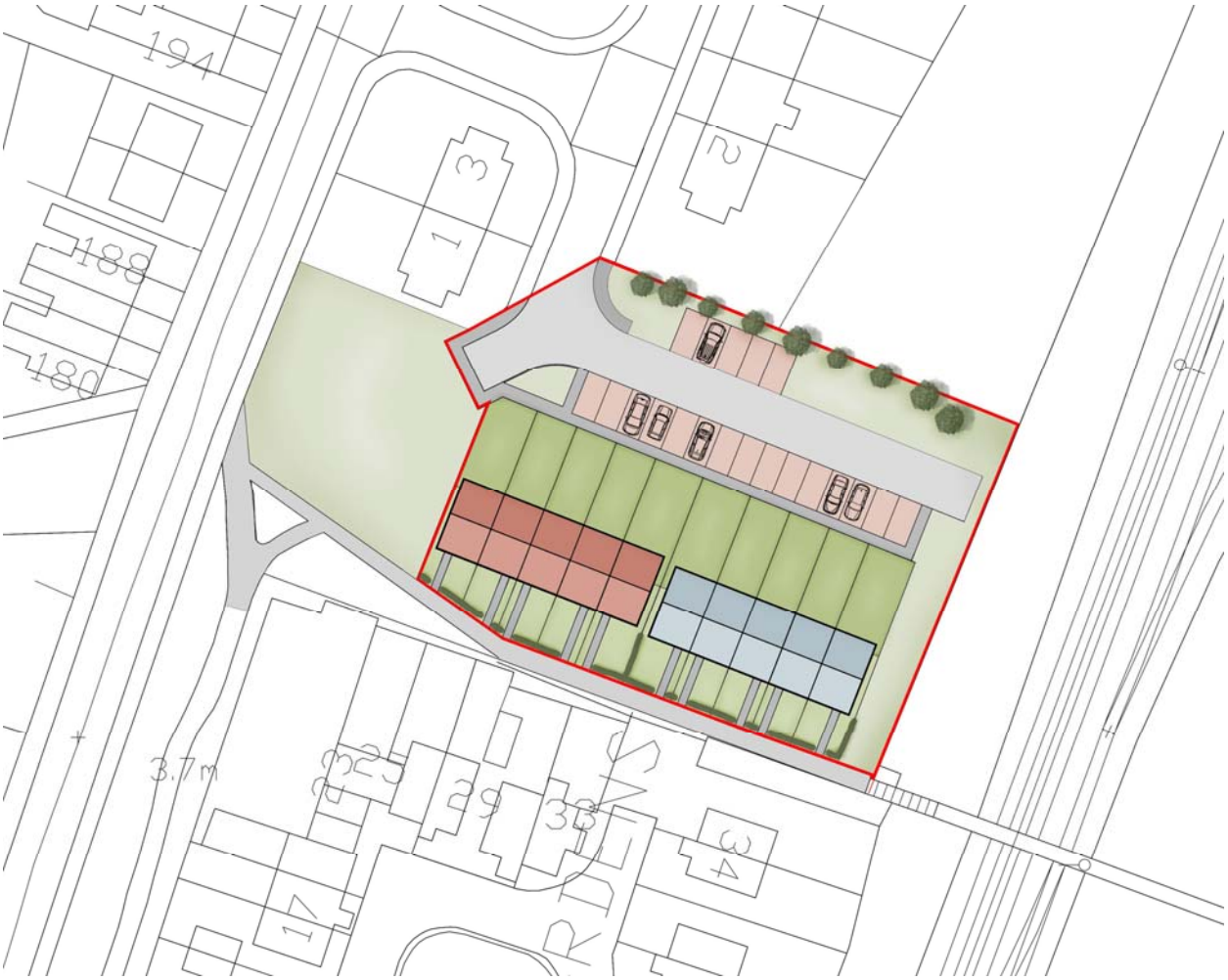
Switches and socket outlets:

- Will be located in accordance with Section 8 of Part m of the Building Regulations.

9.0 Secure by Design

- During the feasibility stage of the development Framework considered the secure by design principles in terms of its design.
- The proposed site layout and building designs aim to improve the natural surveillance for the parking court and site entrance, to enhance security and suggests lighting positions centrally within the plot adjacent to plot 4.
- The inclusion of locked gates to access paths and lights to the perimeter of dwellings will improve the safety of the scheme.
- The new windows and doors will befit the highest level of standard locking systems, to reduce possible attempts to access the building unlawfully

- **Appendix A:** Outline Planning Application – Proposed Site Layout – Granted Permission Ref: H16-0124-16



- **Appendix B:** Highways Authority Ownership Plan

