Dean Close, Weston

Design and Access Statement

February 2016

Client: Seagate Homes Ltd

Project: Proposed residential development at Small Drove/Dean Close Weston

Project no: 293



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architecture

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1.0 Introduction

1.1

This Design & Access Statement accompanies a full planning application by Seagate Homes Ltd for the development of a site off Small Drove/ Dean Close, Weston.

1.2

The proposal seeks to develop the site to provide a private and affordable residential scheme comprising of sixty 1, 2, 3 and 4 bedroom houses and bungalows, together with associated parking, private and communal amenity space. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the settlement of Weston.

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

Weston is a typical fenland village, located along High Road (A151) between the towns of Spalding and Holbeach. The village has developed in a linear pattern from and along High Road.

The site itself, lies on the north eastern boundary of the settlement, abutting the Defined Settlement Limits with its southern boundary. The proposed development will develop a current agricultural field into high quality homes affordable to local people.

The character of the local area is predominantly residential with some commercial uses. Both Dean Close and Small Drove are residential in nature with a mix of single and two storey homes. The site bounds open fields to the east.

The site lies in close proximity to the village centre and is within 5 minutes walking distance of the village centre. The village centre is a varied mix of architectural composition, having the oldest buildings along High Road, including the Church of St Mary.

3.2 Physical Influence

At an early stage it was felt that the design of the scheme should be influenced by both the Weston architectural vernacular and the sites position on the edge of 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.



Example of single and two storey dwellings along Small Drove



Church of St Mary, Weston

The site presents few constraints to development. The topography of the site is comparatively flat, with few perimeter landscape features. The existing features have been assessed and those of value will be retained within the new development. The size and shape of the site is its main constrain and will inform the layout taking advantage of as many existing features as possible.

The development will be served via the adopted road of Dean Close.

3.3 Social Context

The development will deliver sixty 1, 2, 3 and 4 bedroom houses and bungalows which will allow local people to purchase larger family homes for growing families, together with also providing the opportunity for first time buyers to purchase their first property and take a step on 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 Weston and the surrounding South Holland 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 and provide the impetus for the creation of new service and employment provision. The site occupies a location which has excellent accessibility to the village centre and the surrounding towns of Holbeach and Spalding.

3.5 Involvement

Informal consultations have been undertaken with Planning Officers which have informed the submission.

3.6 Constraints & Opportunities

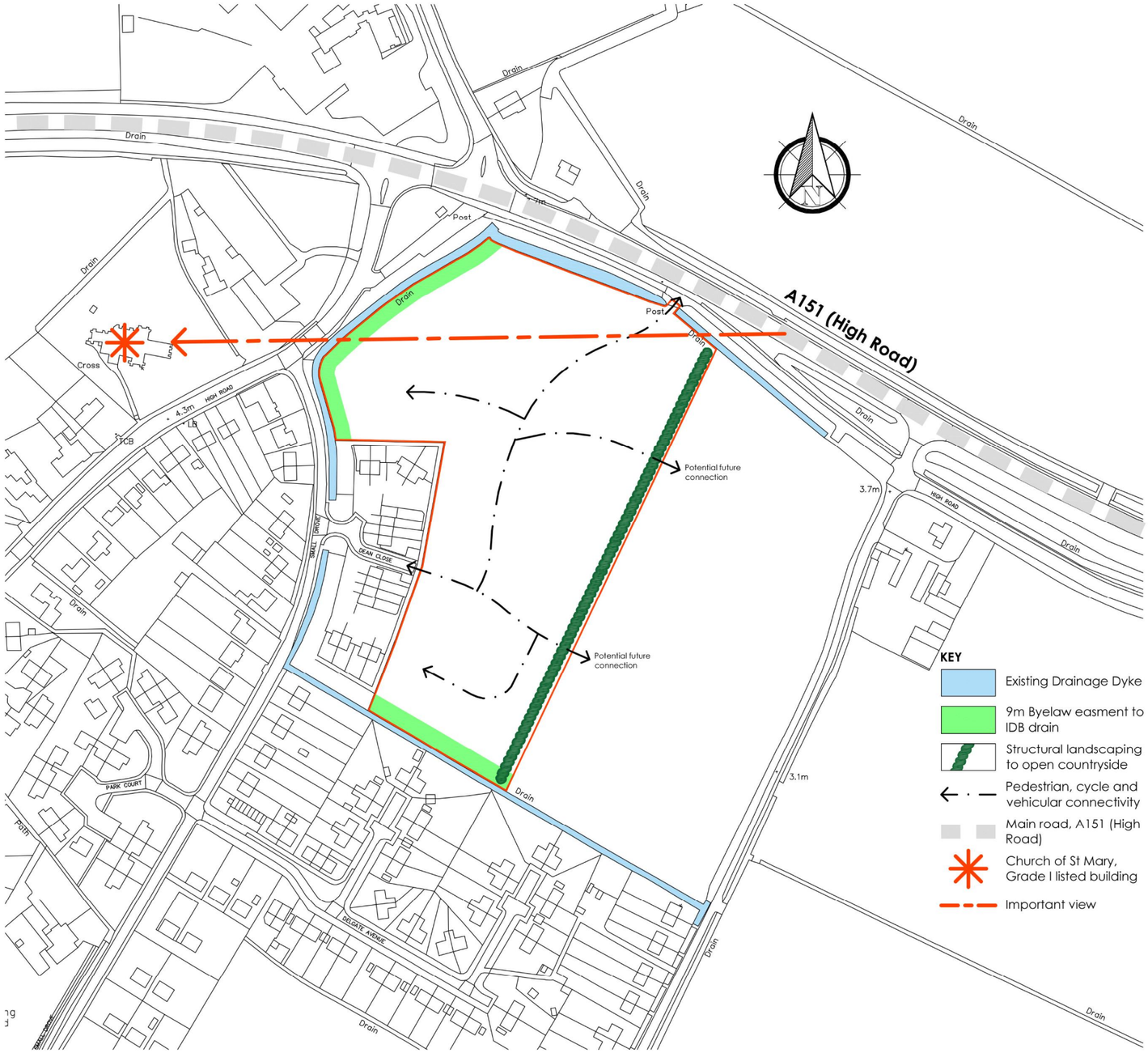
The site is within a few minutes walking distance of the village centre and is served well with footpath and public transport connections.

The proposals will make full and effective use of land providing a meaningful contribution towards housing needs within Weston 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 Archaeology

As part of the recent development Dean Close development trial trenching was undertaken. This revealed little archaeology of significance and therefor it is envisaged that the proposed site will be of a similar nature.



4.0 Proposed Development

4.1 Use

The development will be residential in composition, consistent with current South Holland District Council policies.

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 sixty 1, 2, 3 and 4 bedroom houses and bungalows on the site giving a density of 21 Dwellings/ hectare, in line with what would be expected for a site of its position in a settlement.

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 properties adjoining the development site together with the open countryside to the east.

4.4 Scale

The development consists of both bungalows and two storey houses in line with the existing surrounding properties.

4.5 Landscaping

The new landscaping scheme will clearly define public and private areas as well as provide a soft and robust screen to the open countryside.



Site Layout

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 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.

Strategic structured planting is proposed to the northern and eastern boundaries of the site softening the impact of the proposals on the open countryside.

All private garden areas will be maintained by their respective owners and Public Open Space areas will be maintained by a Management company in perpetuity 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 user as family homes. Weston has a public playing field within the village which is 500m along Small Drove form the site and it is felt should residents wish to take advantage of larger open spaces the playing field is ideally suited for recreational activities in this respect.

Within the application site Public Open Space will be provided which equates to approximately 22% of the overall site area.

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 village, 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 village 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 detached 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 fulfil a need within Weston. The individual building components are based on the principles of good proportion, varied form and roofscape, and appropriate detailing. Elevational treatment is simple, with particular attention to window and door styles.

Construction materials are limited to a simple palette of red multi/ buff facing brickwork, white/ cream render and terracotta pantiles/ black slate roof tiles. Windows and doors are modern in style and colour. Windows and doors are modern in style and colour.

The materials compliment the existing surrounding buildings and provide variety in the street scene.

4.8 Access

The principles access to the development is by way of an adopted road off Small Drove/ Dean Close.

Pedestrian and Cycle access is available from Small Drove and High Road. 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 freehold basis and will be responsible for maintaining their own properties. Main roads and footpaths within the development will be offered to Lincolnshire County Council for adoption. Residents benefiting from private drive accesses will be required to maintain those drives in perpetuity. Open space areas and communal drive areas will be maintained by a management company in perpetuity.

Restrictive covenants will be placed on each property to ensure that residents ensure the look of the development is maintained.

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.

4.11 Drainage

Full details of the drainage for the site are included within the Flood Risk Assessment and Drainage Strategy.

In principle though the surface water drainage system will be two separate systems. Roof and drive water will go to private soakaways and highway surface water will discharge into the SuD's pond to the north of the site. This in turn will discharge into the drain to the west of the site maintained by the Internal Drainage Board.

Foul drainage will connect into the existing system within Dean Close/ Small Drove and Seagate Homes will work with Anglian Water to ensure that appropriate provisions are made.

5.0 Sustainability

The development in context of sustainability has been reviewed separately within the Sustainability Statement.





6.0 Conclusion

This proposal for sixty homes addresses housing need and the difficulties facing first time buyers and young families 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 Weston in years to come.

Overall, Seagate Homes has aimed to create:

- A place that assimilates well with its surroundings;
- A place which makes effective use of land;
- A place with its own distinctive and recognisable character;
- A place with lasting qualities;
- A place where people will want to live.

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