

DESIGN & ACCESS STATEMENT

Client: Haycroft Homes Ltd
Project: Residential development, High Road, Whaplode, Lincolnshire
Ref: 031601
Document Ref: DAS01 (P1)
Date: 22.04.16

INTRODUCTION

The proposal is for 33 no. new dwellings to the western edge of Whaplode. The site is generally an agricultural field but also includes a portion of rear garden to no. 355 High Road. The application is for full planning permission. The site is located within a flood risk zone and reference should be made to the Flood Risk Assessment and the engineer's drainage strategy which form part of this application.



View of site from proposed access point along High Road

USE

The proposed use of the site and all 33 dwellings is for domestic residential purposes.

The applicant's affordable housing contribution will depend on the Viability Report which will be submitted at a later date.

AMOUNT

The site area is approximately 1.62 ha. The dwelling mix is varied and will be as follows:-

- 6 no. 1 bedroom bungalows (single storey).
- 11 no. 2 bedroom houses (2 storey).
- 6 no. 3 bedroom houses with integral garages (2 storey).
- 4 no. 3 bedroom bungalows with garages (single storey).
- 6 no. 4 bedroom houses with integral double garages (2 storey).

LAYOUT

There are a number of site constraints which have been incorporated into the general layout of the site.

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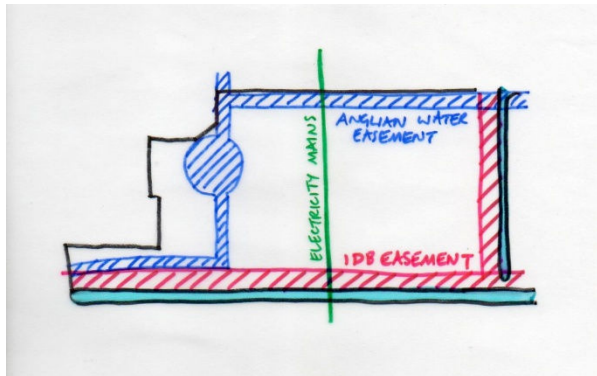
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IDB easement – There is a 9m easement zone to the two open drains running along the west and south edges of the field.

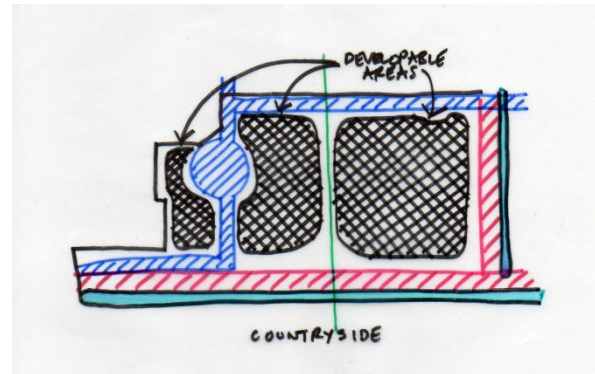
Anglian Water easement – There is a foul drain running along the eastern edge of the field which has a 3m easement each side of the pipe.

Mains electricity – There is an overhead electricity mains running across the field in an east-west axis.

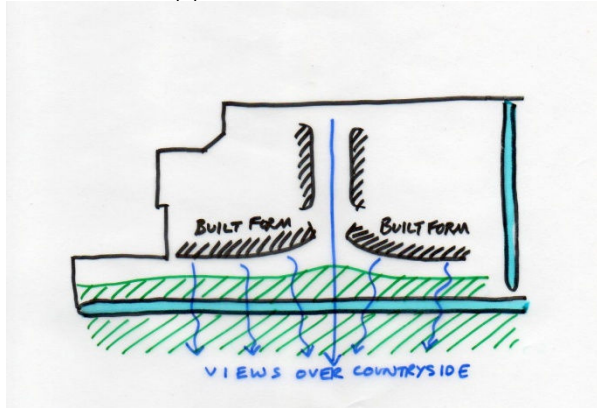
Concept design approach:-



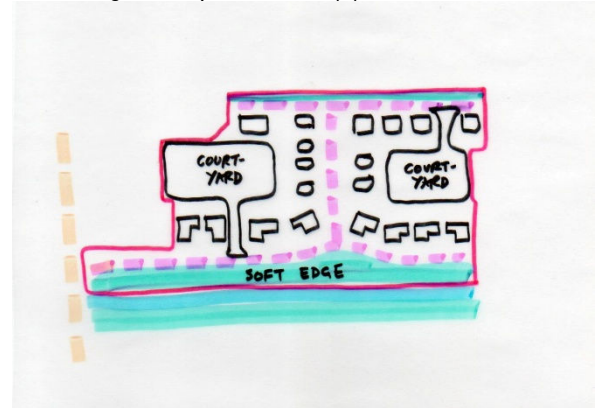
Site constraints (1)



Remaining developable areas (2)



Transition of built environment to open countryside (3)



Strategic site layout (4)

The opportunity has been taken to create a 'soft edge' to the site along the western side. A ribbon of green open space runs parallel to the main drain and provides a subtle transition between the built environment and the rural landscape. Traditional post and rail fences and native hedgerows enhance the landscaping. The design approach integrates the IDB easement zone as part of an attractive new edge to this part of Whaplode.

The new road sweeps into the site along the edge of the meandering green open space. This creates a further subtle transition between the built environment and the open countryside. The road layout has been designed to successfully integrate the services zones of the electricity mains (located underground) and the Anglian Water easement. This also enables the ability not to take the built environment hard up against the eastern boundary and provides an opportunity for a traditional timber post and rail fence to abut the existing field to the east. Dwellings are able to overlook the field rather than back onto it.

The road layout has also been designed to create interesting vistas that result in views of fields and the open countryside beyond. All of the roads have scenic views in one direction or another and work in harmony with the dwelling layout.

The dwellings to the western side look out over the new green open space. These dwellings have the lowest density of the development and this also helps define the soft-edge to the site when viewed from the west.

Off the main circulation road extend small cul de sacs that create courtyard style environments. An example of this is the cluster of one bedroom bungalows that have been designed in a layout to reflect a traditional farm

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yard. This layout has also enabled the incorporation of a new Anglian Water pumping station and its associated 15m radius easement

Car parking has been carefully designed in conjunction with the dwelling design so that wherever possible garages are located back from the front of dwellings. The majority of parking is, therefore, to the sides of the homes. This helps create a better streetscape when viewed from one end as the cars are much less prominent.

The overall layout is designed to minimise overlooking into neighbouring properties. The layout and position of windows facilitates casual surveillance of gardens, footpaths and driveway areas.

Bungalows are proposed behind the existing High Road properties to reduce visual impact and to avoid overlooking. Proposed floor levels here have been kept as low as possible, again, affording privacy to existing homes.

SCALE

The proposed scale is sympathetic to the immediate context and its setting.

The scale varies from single storey to two storeys and from 1 bedroom without garage to 4 bedroom with double garage.

The single storey buildings are generally to the north so as to reduce visual impact to existing High Road houses and also to avoid any overlooking. Lower scale dwellings are also proposed for courtyard clusters.

The larger houses (3 and 4 bedroom properties) are of a scale and form that allow the garages to be less prominent by reducing the height of this element to one and a half storeys and pushing the garage back from the main front face of the houses.

Mid range 2 bedroom houses are of a cottage scale and form.

The overall development has a scale and form which is varied and is reminiscent of traditional rural homes in the area.



Scale of 339, 343 & 347 High Road



Scale of 355 High Road

LANDSCAPING

The site is on the western edge of Whaplode and is highly visible when approaching from the Moulton direction. As such, great care has been taken to form a 'soft edge' to the development. This soft edge comprises a generous grassed swathe adjacent the existing dyke. Trees and native hedgerows provide further softening together with traditional timber post and rail fencing. These elements provide a layering of landscaping to the foreground of the built environment. The open space swells at the vista of the road to form a 'green'.

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View of site approaching from Moulton direction



View of site from High Road

The scheme aims to create a variety of spaces from the open rural feel of the western side of the site to more contained courtyard environments. The latter comprise harder landscaping to give character more akin to traditional farm yards.

All plots will have soft landscaping comprising lawned front gardens.

Hard landscaping to publicly accessible areas will comprise generally of tarmacadam. Private areas will generally be a mixture of paving flags for pathways and block paviors for drives and parking areas.

The landscaping combines with the architecture to form a mixture of different spaces but at the same time, the limited palette of materials results in a cohesive design.

APPEARANCE

The dwelling design takes much of its influence from the traditional rural houses and agricultural buildings of the South Holland area.

A palette of materials has been chosen that provides cohesion to the scheme but also provides plenty of variation and interest. Materials have been chosen that suit the typology of the building and form.

Brick is the predominant material and red brick is in character with the traditional buildings of the surrounding area. A number of brick types have been chosen that provide an aged appearance. In addition to brick, some buildings will feature black weatherboarding often seen on traditional agricultural buildings and barns.

The roof materials will be either a slate effect finish or red pantile, both of which are commonplace in this part of South Holland. Some houses combine both roofing materials which adds character.

Windows and doors will be white, cream or grey framed. Again, to offer variation and interest. Windows that occur in brickwork will have reconstituted stone cills. Window head treatment will vary and will include soldier courses or swept arched heads, both of which in a contrasting brick.

The larger houses vary in height so as to keep the massing in proportion. Garages are generally set back from the main part of the house. Some garages have attic rooms above with either dormer windows or a rooflight arrangement combined with windows. Some garages are clad in weatherboarding. The front porches vary in type and include timber framed projecting porches or recessed porches.

The smaller houses are designed as cottages and the position, size and proportion of openings is typical of traditional cottages in the locality. These properties are simpler in form and appearance. Some have traditional lean-to elements on the gable ends and this device is used where houses are on a corner or junction of the road.

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The courtyards are modelled on farm yard and comprise single storey buildings which portray a flavour of agricultural type buildings. Some of these are clad in weatherboarding and all have projecting timber framed porches. Others are of simple brick but the combined arrangement is reminiscent of a traditional farm yard typology.

ACCESS

The site is only about 5-10 minutes walk from the centre of Whaplode. It has good transport links to Spalding, Boston, Kings Lynn and Peterborough. The site fronts onto a stretch of High Road having a 30mph speed restriction.



View eastwards from site entrance along High Road



View westwards of site entrance along High Road

Every effort has been made to work with the topography in a way which affords accessibility wherever possible and within the constraints of the site.

The new properties will comply with the Building Regulations Part M and will include gently sloping ramped approach to principal entrance doors, level threshold and ground floor accessible toilet. Car parking is designed to be close to the dwelling to which it serves. External lighting will be provided to the bulkheads of porches (or next to front doors) with PIR activation and dusk to dawn sensors.

Jon Sharpe of LCC Highways was consulted at an early stage when feasibility studies were being investigated and he was supportive in the decision to position the site entrance in the position proposed.

PLANNING & PRE-APP CONSULTATION

The majority of the site is included on the South East Lincolnshire Local Plan – Draft (Jan 2016), under reference 'Wha029' of inset map 29.



Extract of inset map 29 showing 'Wha029'

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The South East Lincolnshire Strategic Housing Land Availability Assessment (Jan 2016) states for land reference 'Wha029' that the site is 'suitable' and that the site has a classification of 'developable'. It goes on to explain the following in support of the site for housing development:-

- The site is in scale with the 150 dwellings which the emerging Local Plan seeks to be developed in Whaplode.
- Environmental impacts – it will not have adverse impacts on natural, built or historic assets.
- Infrastructure – It will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
- Location – It is near Whaplode's existing services and facilities and adjacent Whaplode's existing built-up area (defined settlement limit).
- Site characteristics – The site is behind frontage development on High Road. Access would come from High Road and it could also be developed in combination with Wha009 and Wha010, which could provide alternative accesses.
- Transport – Services and facilities are accessible by foot, bicycle and public transport.

From the outset extensive consultation with the planning department has been undertaken during the design development stage. This has included a number of meetings with senior planning officers.

In addition to pre-app consultation with SHDC, consultation has been undertaken with LCC Highways, again from the outset of the project. The highways design approach and drainage strategy, including swales, has been developed in conjunction with LCC consultation.

Consultation has also been carried out with Anglian Water and South Holland Internal Drainage Board which has enabled the drainage strategy to form a cohesive element of the submitted scheme proposals.

CONCLUSION

The applicant is extremely enthusiastic to provide a development that stands out in terms of its integration into the landscape and the quality of design and accommodation it offers.

The scheme submitted is sympathetic to its immediate context. It presents an integrated face to the edge of Whaplode by means of thoughtful landscaping and arrangement of the built form.

The architecture provides modern living for the occupants whilst simultaneously integrating a language of architecture informed by the local traditional buildings and farmsteads of this part of South Holland.

SHDC are supportive of the scheme and the draft South East Local Plan includes the majority of the site as suitable for housing land. It has no adverse environmental impact, has no adverse affect on infrastructure and is located close to existing services.