

# **DESIGN JUSTIFICATION STATEMENT**

## **PROPOSED RESIDENTIAL DEVELOPMENT**

To the rear of  
35 Horncastle Road, Boston,  
Lincolnshire, PE21 9JA

DATE: SEPTEMBER 2014  
PROJECT NO. 12-321

# Contents

## **1.0    *Existing***

- 1.1    Neighbourhood Context
- 1.2    Site Context

## **2.0    *Proposed***

- 2.1    Use
- 2.2    Amount
- 2.3    Layout
- 2.4    Scale
- 2.5    Landscaping
- 2.6    Appearance
- 2.7    Access

## **3.0    *Appendices***

- 3.1    Planning Policy
- 3.2    Ordnance Survey Extract

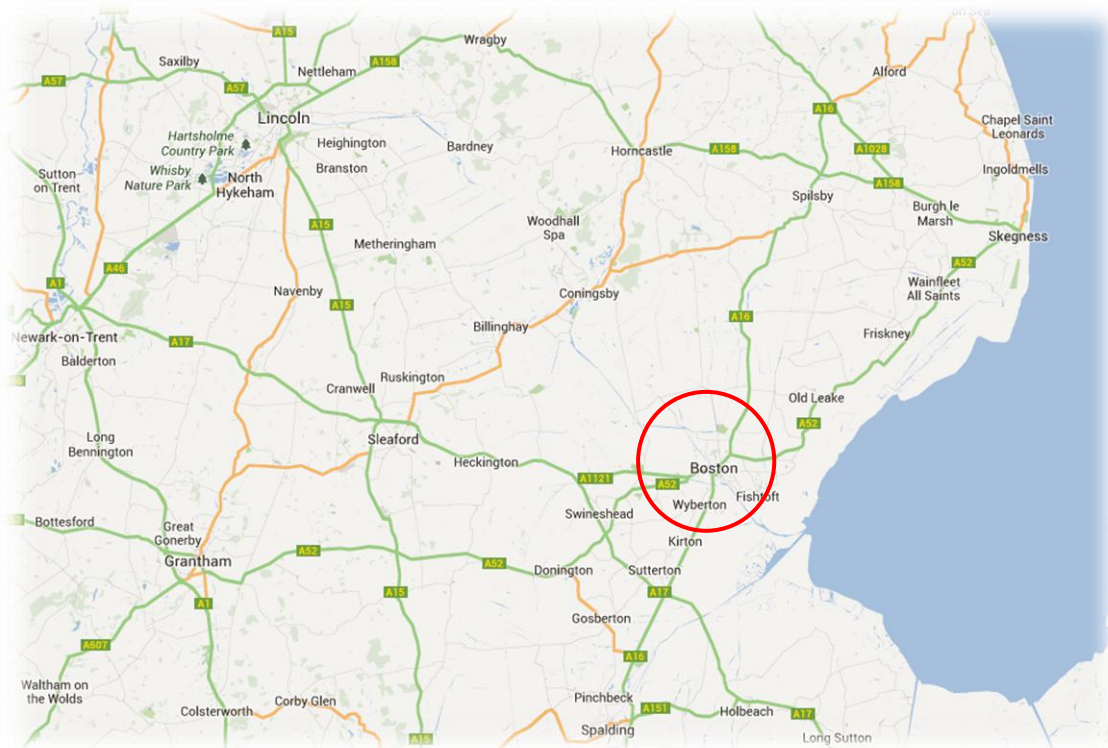
## 1.0 Introduction

This document has been written to support an application to Boston Borough Council for full planning permission to provide a pair of semi-detached dwellings within the area of land located to the west of Kings Fish & Chips, 35 Horncastle Road, Boston, Lincolnshire, PE21 9JA.

Comprehensive pre-application advice has been gathered and the scheme has developed as a result of the information received.

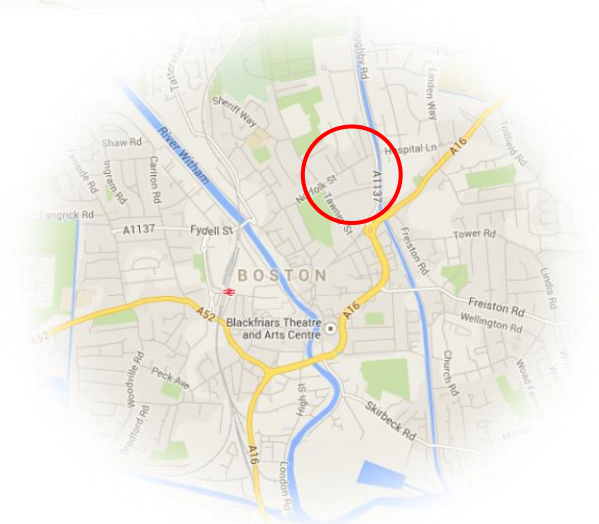
## 2.0 Site Location

The site is located in the town of Boston, 15 miles north of Spalding and 22 miles south of Skegness set within the heart of the Lincolnshire fens. Boston is classed as a main town within the borough with a population of around 35,000 people provides key facilities to the surrounding villages. The town has seen steady growth in population and the large agricultural industry continues to drive the town forward.



Indication of town within the district  
Source:- Google.com

The site is located on the northern side of Boston in the heart of the town surrounded by predominantly residential buildings.



### 3.0 Site Description

The site is a relatively large area of land extending to approximately 273m<sup>2</sup> on the northern side of Boston town. The site is fronted by two roadways Horncastle Road and Norfolk Street within the heart of the residential settlement and within easy walking distance of the town centre. The site falls just outside of the conservation area boundary located to the south.

The area is surrounded by a mixture of residential properties and light commercial premises which have been developed over hundreds of years. The main part of the site located to the west is accessed off Norfolk Street by means of an existing vehicular and pedestrian gateway.

The existing area of land to which this application relates currently serves Kings Fish & Chip shop and is used for general storage purposes. There are two key buildings within the boundary of the site:-

1. The main building is the fish & chip shop with associated kitchen and store, with managers' accommodation attached and being served by the existing access off Norfolk Street and pedestrian access off Horncastle Road. The building and attached storage areas extend to approximately 100m<sup>2</sup>.



View of existing property and associated store from the rear

2. The second key building within the site is the large detached storage building located on the western boundary of the site. The flat roof building is not currently used by the shop and is not of any architectural interest. The foot print extends to some 27m<sup>2</sup> and is on one level.



Views of detached out-building on the western boundary of the site

The remainder of the site is hard paved open space extending to approximately 128m<sup>2</sup> and provides little in terms of asset to the existing shop. The site is bound on two sides by the buildings stated above; to the north by a 2000mm high block wall and south by 1850mm high timber fences.



The site is surrounded on 3 sides by residential buildings plus the fish & chip shop to the east. The highway Norfolk Street is located directly to the south and beyond further terraced residential dwellings.



Surrounding buildings to the east and south

The existing properties located around this part of the town follow a distinctive terraced form, some of which are dated to the Victorian period although many have been modified and extended. The majority of the properties stand some 2-3m back from the road edge and are of two storey construction. Many alterations have been made to each of the properties from replacement Upvc windows to new roof coverings and front porches, resulting in terraced housing of varying appearance.

As one travels along Norfolk Street, the density of residential dwellings reduces as the street scene gives way to light commercial properties before again returning to dense terraced housing fronting the highway on both sides.

Horncastle Road once again boasts a high density of residential terraced housing, albeit on the west side only due to the position of the Maud Foster drain to the east. The more one travels to the north away from the town the less dense the properties become.

The central location of this site within the town allows easy pedestrian access to the shopping areas, supermarkets, social facilities and many public transport links. Having studied the surround residential areas in some detail, it appears many of the occupants rely on travelling by foot and public transport and hence few existing properties have dedicated parking areas. In addition, there are a limited number of parking areas for vehicles provided to the east along Horncastle Road and to the west along Grand Sluice Lane.



## **4.0 Proposal**

### **Document to be read in conjunction with drawings 12-321-01, 12-321-02D, 12-321-03D, 12-321-04A and Site Location Plan**

The design philosophy outlined in this document has been influenced by national planning guidance contained in PPS1 and PPS3 and the regional and local planning strategy documents. The proposal has been influenced by salient saved policies in the adopted Local Plan and Boston Borough Council Interim Plan 2006.

The proposal is to seek full planning permission to construct a pair of 3 bedroom semi-detached dwellings within the existing yard area to the west of the site.

Boston town benefits from having mains drainage and we propose to utilise these facilities for the disposal of foul water and surface water in support of local plan policy G3 (Foul & Surface Water Drainage).

We propose to construct a pair of traditional 2 storey semi-detached dwellings on the site, positioned to complement the adjacent dwellings whilst maintaining private amenity spaces. We feel that it is important to rely on the Victorian styles evident within this part of Boston to integrate the dwellings into the towns' surroundings and utilise the research we have undertaken in order to create a sympathetic development. In addition, it is our intention to demolish the unsympathetic detached storage building and hence improve the street scene.

The building would be designed not only in keeping with the surrounding properties but also acknowledging the location of the site within the town. The aim of the development would be to create two modest sized Victorian style cottages incorporating local characteristics, be of traditional appearance and respect the privacy of the surrounding properties.

This design justification statement considers in detail how the design of the site relates to its context, delivers quality and meets design and layout standards set out in the Local Plan, Interim Plan and National Planning Policy Framework (NPPF).

### **Planning Policy Statement 5:- (Impact on a the Grade II listed Hospital Footbridge)**

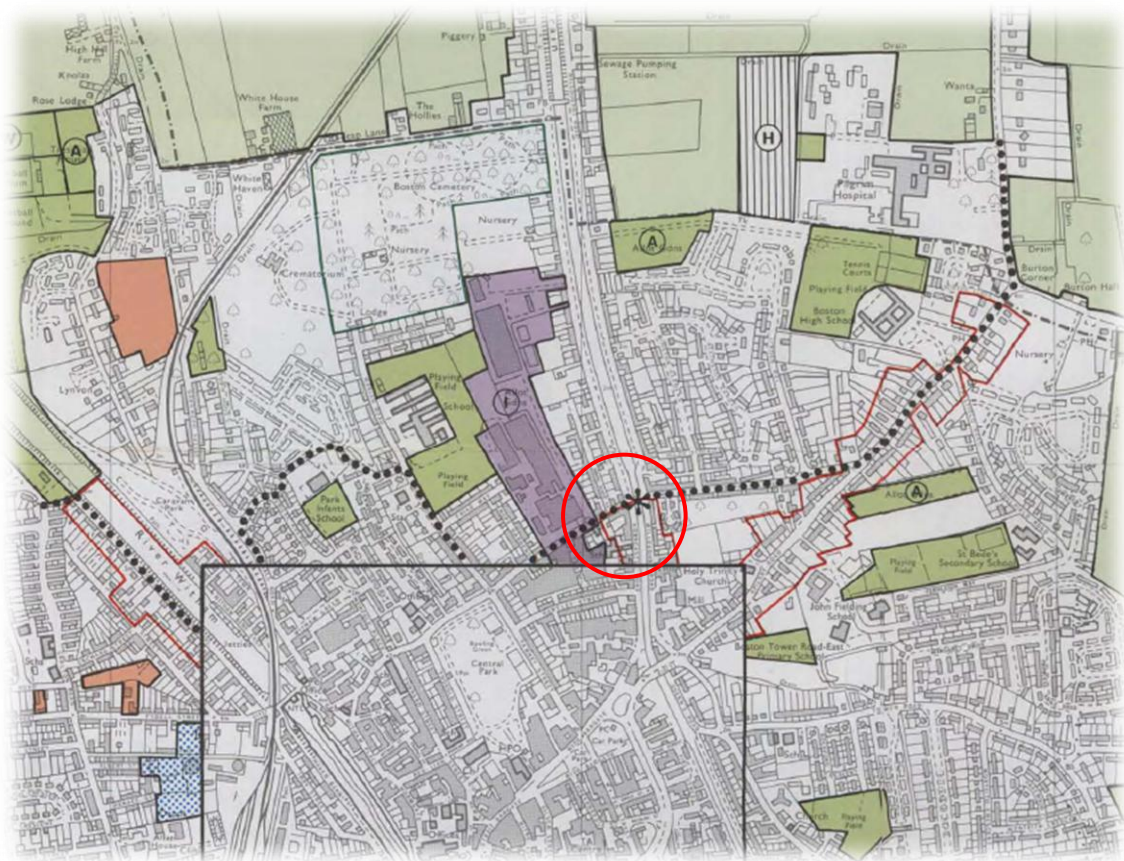
PPS5 states that authorities should only validate applications where the extent of the impact of the proposal on the significance of any heritage asset has been considered.

The application site is situated near to the Grade II listed structure (Hospital Footbridge) which crosses the Maud Foster drain located to the east of the site. The bridge is heavily screened from view by the existing structure of No35 Horncastle Road and is located some 30 metres from the point of the new building. The proposals on this site are concentrated to the rear of the existing property and would subsequently be out of sight from the bridge.

The location of the proposed new building in relation to the listed bridge added to the distance and screening created by the existing building, leads us to conclude that the impact of the development on the listed structure will be minimal.

#### 4.1 Use

Policy H2 & H6 (Windfall Housing Sites) of the local plan clearly defines this area of Boston town as a sustainable location for residential development by means of settlement proposal map 28 (Boston), and has been allocated as a suitable windfall housing site, which accords with the aims and objectives of Policies H2, H6 and PPS3 (Planning Policy Statement 3: Housing). The site is surrounded by residential buildings which have been constructed over hundreds of years. With this in mind, the proposed use of the site will not have a detrimental effect upon the surrounding environment or existing land uses within the town.



Indication of site in relation to Boston  
Borough Council Local Plan  
Source:- Boston Borough Council

PPS25 encourages the land outside of flood risk areas to be utilised for housing and although the location of this site within the heart of Boston falls within a zone 3 area, the proximity of the site to the town centre provides a highly sustainable location. We feel the Flood Risk Assessment produced for the Proposal and the mitigation measures within, accord with the requirements of PPS25.



The current site boundary of No.35 will be re-defined (as per drawing no. 12-321-02C), to create an additional pocket of land to accommodate the proposed residential development, whilst the existing storage building is demolished.

The existing property and yard area has an historical residential use. No35 has since been converted on the ground floor for use as a fish & chip shop however still maintains the residential use on the first floor. The proposal to create 2 additional dwellings reinstates the historical residential use of the site, whilst still maintaining a yard area to the rear of the shop.

The proposal to construct two additional dwellings will not conflict with any of the criteria identified with policy H3 & H8 (Quality of Housing Developments) and will be in character with adjacent residential properties within the area. The site is capable of providing an attractive development that will contribute to and enhance the character of the area.

## **4.2 Amount**

The overall site extends to approximately 273m<sup>2</sup> (0.027 Hectares). We propose to redefine the boundaries to create 2 key areas:-

1. 136m<sup>2</sup> allocated to the existing fish and chip shop and associated accommodation. The area directly behind the existing shop would be reduced to create a courtyard extending to approximately 35m<sup>2</sup>. This would provide enough relief from the rear of the shop to the side of the new dwelling so the existing extraction system would not cause a nuisance to the residential dwellings. The area would also provide storage for the existing commercial wheelie bin.
2. 137m<sup>2</sup> allocated to the new development. This space would be divided to give 73.5m<sup>2</sup> of building footprint and 63.5m<sup>2</sup> of amenity space. The new dwellings would be similar in their layout, albeit with the second marginally smaller due to stepping the front elevation to follow the boundary line.

Internally the accommodation would extend to 81m<sup>2</sup> (plot 1) & 75m<sup>2</sup> (plot 2) of living space spread over 3 floors giving each property 3 bedrooms of modest proportions.

We propose to create a pair of dwellings of modest size & proportions, which would have a frontage in keeping with the existing street scene, each with an independent private pedestrian access leading off from Norfolk Street.

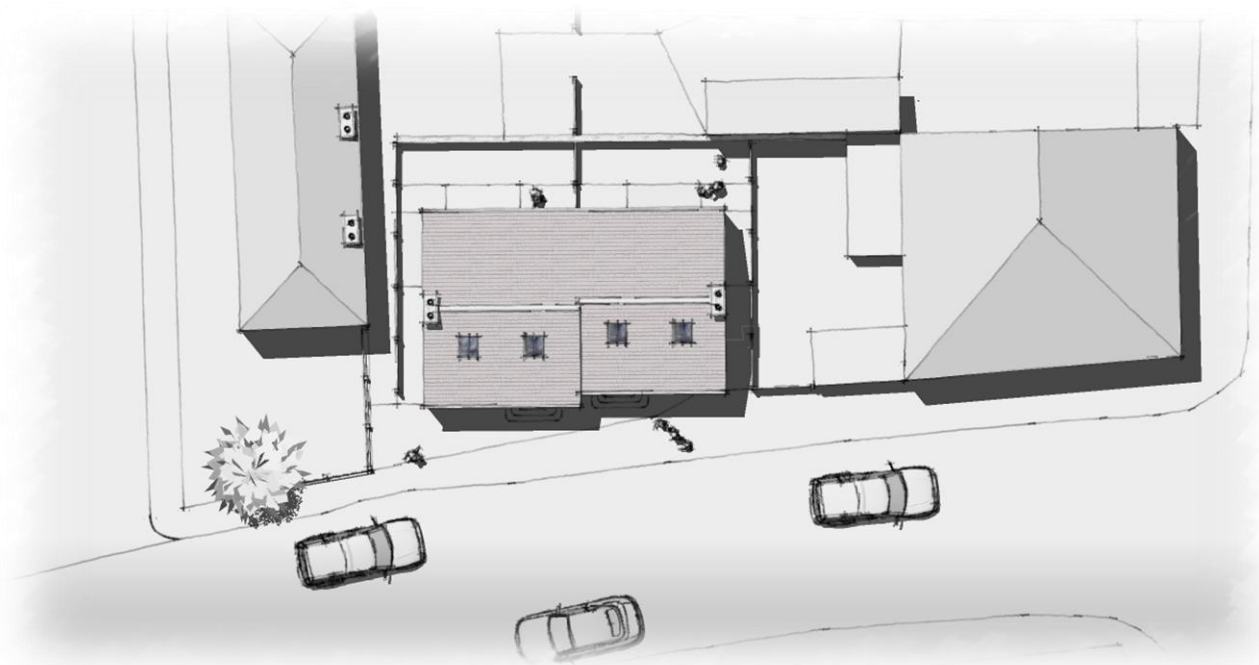
We feel that the proposed amount of development on the site is not only comparable with neighbouring sites and adjacent plots in the immediate vicinity; but also with recently approved developments within the town.

### 4.3 Layout

The layout of the proposal will respond to the need to preserve the residential amenity of neighbouring occupants. For this reason the new dwellings will be sited with a respectable degree of separation from their boundaries. In particular the internal layout of the dwellings will respect the private garden areas belonging to the properties to the north.

We feel that it is important when positioning the dwellings to study the existing building lines along Norfolk Street. Currently there is a definitive pattern of the properties fronting the road, particularly on the southern side where terraced housing forms a substantial amount of the street scene which we feel is appropriate to consider this with our proposal.

The result is a layout created by setting the footprint of the new dwellings close to the footpath, whilst maintaining providing enough space to position a bin for collection without impeding the pedestrian flow along the path. The existing southern boundary steps back towards the east, we have therefore stepped the front elevation of the proposal to follow this line without impacting on the rear amenity space. An independent footpath leads to the side of each dwelling giving access to the rear garden spaces and a ramped access to the rear entrance door.



Sketch indicating position of new dwellings within existing site.

The layout of the dwellings concentrates on ensuring windows at first floor looking towards neighbouring amenity spaces are high level to protect the privacy of adjacent dwellings. It is anticipated that each of the properties would provide a 3 bedroom starter home with associated reception areas.

The boundaries are an important part of this scheme to protect the neighbouring properties. The existing 2m high wall to the north side will remain to ensure the privacy between all of the properties is maintained. New 6ft timber fences will be installed to each side of the development finishing level with the front elevation of the new properties. The remaining boundary to the front will be left open in keeping with other properties along Norfolk Street.

The rear garden areas will comprise of lawned areas and flowerbeds, which will provide the occupants with a comfortably sized private garden area to enjoy to the rear. The areas to the front will be of an open nature with steps leading up to the front doors.

#### **4.4 Scale**

The scale of the development will be proportionate to the redefined site boundaries. The site of No35 is excessive in relation to adjoining properties where windfall development is clearly evident through use of garden plots.

It is important that the building mass is not too overpowering in relation to adjoining properties. The majority of the dwellings along Norfolk Street are 2 storey semi-detached and terraced properties. We feel the development should maintain a modest ridge height whilst allowing room in the roof for an additional bedroom.

Due to the proposal falling within a flood zone 3 area, the finished floor levels have been increased to provide a degree of safety to the building and it's occupants in the event of a flood. To ensure the scale of the proposal is not compromised in terms of the surrounding street scene, the floor levels have only been increased to 450mm rather than the standard 1000mm which would create an 'alien' appearance due to the number of steps required to reach the front doors whilst also becoming over-bearing in terms of it's scale when compared to surrounding properties.

The form of the dwelling would be based on many of the properties found in this part of the town and comparable in scale to neighbouring dwellings along Norfolk Street.

The dwellings will be designed in accordance with current Building Regulations. Therefore the scale of windows and doors will take full consideration of ambulant and disabled users at the same time as attaining the desired appearance.

## 4.5 Landscaping

The existing site currently has no landscaping and is covered in concrete throughout. Once the old storage building and fences have been removed the site will offer little in the way of potential assets to be retained.

With the new boundary treatments installed and the dwellings constructed, the proposed landscaping is restricted to simply laying the rear gardens to lawn. The footpaths leading down each side would be laid in concrete and the existing tarmac footpath to the front would be extended to cover the additional area leading to the front wall of the properties.

## 4.6 Appearance

The site is located within an area of Boston, which provides a break in the street scene. Some of the properties along Norfolk Street are of typical mid to late 19th Century suburban and Victorian style terraced and semi-detached properties with varying architectural features, which are found throughout the town. Most of these dwellings have no particular architectural relevance to Boston however given that the site falls adjacent to the conservation area; consideration must be given to the appearance of any new development.

When considering the proposed appearance of the development, we believe that there should be some reference to the character of the dwellings found in the immediate vicinity. Generally, there is a strong Victorian and Georgian style of architecture to the properties within this part of the town and in particular surrounding the site. Bearing this in mind, the certain elements and features of the adjoining local buildings and dwellings we feel are important to the design.

Following our research of the adjacent properties, we propose to construct the dwellings to complement the properties located within the conservation area and those in the close vicinity which share these characteristics. The new dwellings would be constructed in a traditional red brick type to match the local surroundings with a slate covered roof, timber vertical emphasis windows, corbelled chimney stacks, traditional brick detailing incorporated into the eaves and stone sills and lintels around the openings to add interest.



Sketch of proposal viewed  
from Norfolk Street

The form of these dwellings in their 'rectangular' shape layout would give diverse internal layout options for family living. The internal layout of the dwellings would concentrate on windows serving the principle rooms facing the front and rear. Not only would this give the occupant's easy interaction with the garden area; but would also benefit from solar gain in the living room and principle bedrooms. To the front, the window/opening void ratio would follow a traditional Victorian form evident within the neighbouring dwellings and a main door located on the front elevation. The dwellings would offer a symmetrical window layout based around a side to side gable and incorporate high level windows at the rear to prevent over-looking. We feel this approach not only sympathises with the neighbouring dwellings but also compliments the proximity of the adjacent conservation area.

#### **4.7 Access**

We propose to utilise the existing access point off Norfolk Street to continue to serve the existing fish & chip shop. The new dwellings would have direct access to the front doors off Norfolk Street by means of a stepped access. To each side of the dwellings, a designated path would lead to a ramp providing a level access to the rear entrance door and the rear garden.

The dwellings will be designed in accordance with current Building Regulations and as a result take full consideration of ambulant and other disabled users in terms of approach, entry into the building and movement and use within it. Due to the increased floor levels incorporated in order to meet the required flood mitigation measures, we propose to provide ramps to the rear and ambulant friendly stepped approach to the front doors.

Due to the central location of the site within the town, we propose to utilise easy pedestrian access to all the town's facilities whilst also taking advantage of the substantial bus and train services which link the town to adjacent towns and cities. With limited roadside parking being available on Grand Sluice Lane and Horncastle Road and in keeping with similar properties located in the direct vicinity, we don't propose to provide any specific on-site parking.



## 5.0 Appendices

### 5.1 Appendix A *Planning Policy*

We feel that this proposal supports the following policies of the Boston Borough Council Adopted Plan 1999:-

- **G1** Amenity
- **G3** Foul & Surface Water Drainage
- **G6** Vehicular & Pedestrian Access
- **H2** Windfall Housing Sites
- **H3** New Housing Developments Boston (Inset Map 28)

Boston Borough Council Interim Plan 2006:-

- **G1** General Considerations
- **G4** Accessible Buildings and Environment
- **F1** Flood Risk (General Approach)
- **H6** Windfall Housing Sites in Settlement Boundaries
- **H7** Density of Residential Development
- **H8** Quality of Housing Developments

National Policy

- National Planning Policy Framework (NPPF) 2012
- Technical Guidance to the National Planning Policy framework

Planning Policy Statements:-

- **PPS1** (Planning Policy Statement 1: Delivering Sustainable Development)
- **PPS3** (Planning Policy Statement 3: Housing)
- **PPS 25** (Development and Flood Risk)