

Design and Access Statement

To accompany the Planning Application for the redevelopment of the former

Birds Eye Factory Site

Ladysmith Road
Grimsby

by

Michael Hyde and Associates Limited

Chartered Architects



Alliance House
9 Leopold Street
Sheffield
S1 2GY

t. 0114 275 9666
f. 0114 275 7751
e: sheffield@mhaarchitects.com
w: www.mhaarchitects.com

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INTRODUCTION

This document provides statements on the following issues in support of the Full Planning Application made for the redevelopment of the former Birds Eye Factory Site into a residential development.

The Statements

- 1.0 Use
- 2.0 Amount
- 3.0 Layout
- 4.0 Scale
- 5.0 Landscaping
- 6.0 Appearance
- 7.0 Accessibility
- 8.0 Sustainability

1.0 Use

This residential proposal replaces the, now redundant, former fish processing factory. The site lies within a predominately residential area off one of the main roads within Grimsby.

With the area being predominately flat and close to the town centre it is ideal for pedestrians and cyclists. Ladysmith Road is also a bus route providing convenient and quick access into Grimsby.

2.0 Amount

Government Guidelines suggest that densities for greenfield site be in the region of 30 – 50 dwellings per hectare thus ensuring that the sites development potential is achieved.

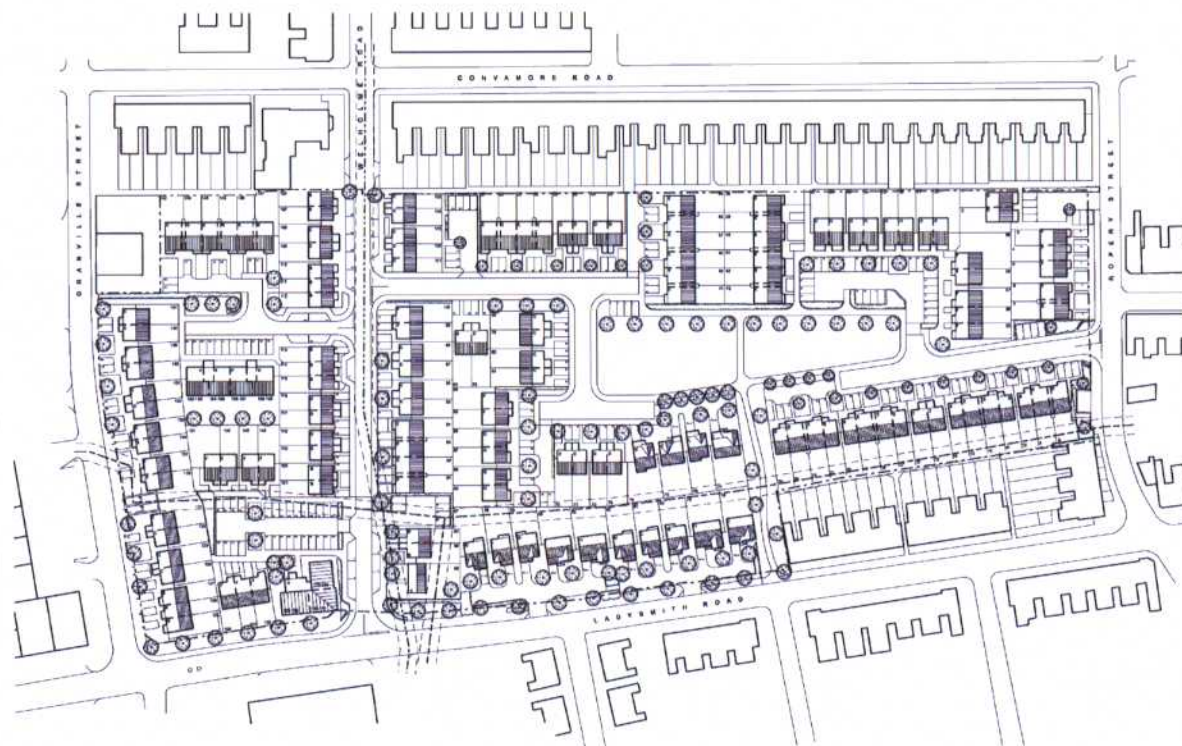
This development achieves a density of 44.25 dpha.

However site density must be balanced with the need to provide an environment with the right balance between buildings and open space (gardens, public open space). This is required to provide family housing with a long term sustainable future.

3.0 Layout

Early discussions with planning offices were held prior to "pen being put to paper" to ensure that there were no preconceptions about the site that would immediately be at odds with planning issues covering the wider context of the site.

One of the main issues to come out of discussions was that the site should be permeable, allowing links to be provided through the site.



This was achieved in two ways. Firstly Welholme Road to the west of the site was allowed to extend through the site, in an east/west direction, to meet Ladysmith Road. This provides a pedestrian and vehicular link. Secondly a route running in a north/south direction through the site allows a quiet route for pedestrians. Along its length is a spur running east which again links up with Ladysmith Road. The footpath runs alongside the public open space provision within the site which forms a parkland setting. This environment has been enhanced by the decision not to allow vehicles to cut through the site in this north/south direction, thus detracting from the peaceful setting of the open space.

These clearly defined routes will make the site easy to read for both residents, in and around the site, and visitors.

Information provided by Anglian Water shows the routes of two major sewers which cut through the site. To avoid these sewers we have indicated a 6m zone centered on each, within which dwellings have been excluded. This wall allows Anglian Water access should it be required in the future.

