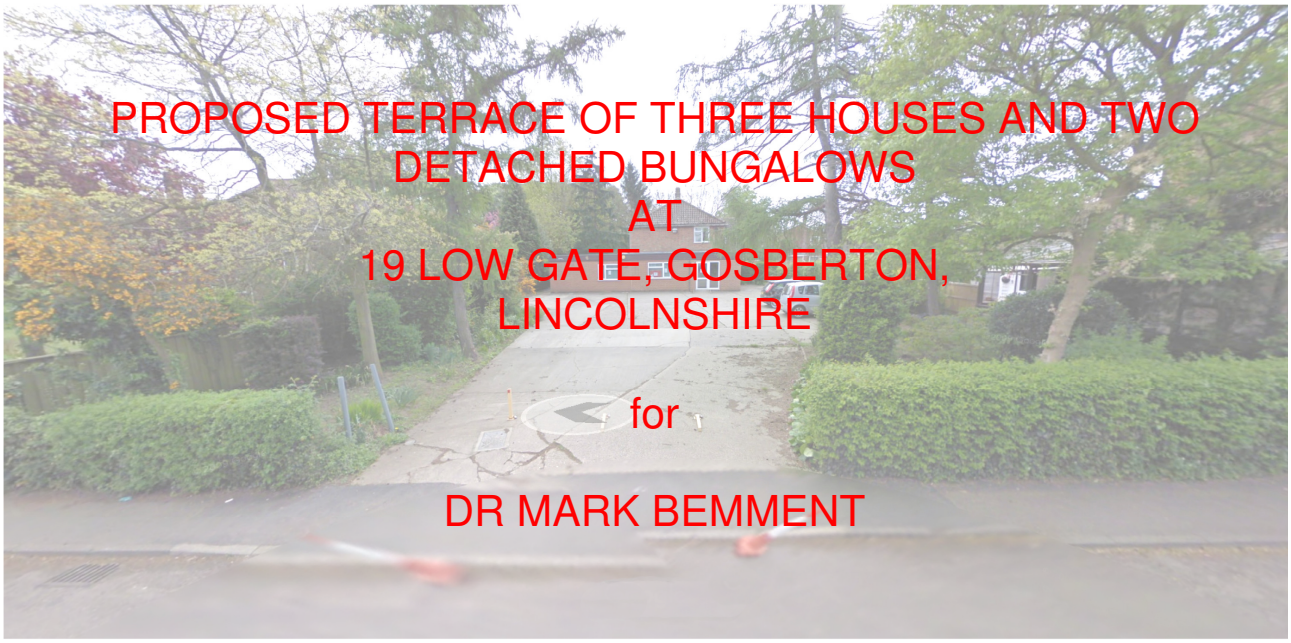
RIBA

TAC ARCHITECTS



PROPOSED TERRACE OF THREE HOUSES AND TWO DETACHED BUNGALOWS
AT
19 LOW GATE, GOSBERTON, LINCOLNSHIRE

for

DR MARK BEMMENT

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located on the southern side of Low Gate and currently has the unused Gosberton Medical Centre on it. The Medical Centre has been left vacant for some years since the building of the New Medical Centre further along Low Gate

2. SITE ASSESSMENT

2.1. The site sits within an established row of single storey dwellings along the southern end of Low Gate. There seems to be no fixed building line with the terrace to the west of the site being on the road side and the house to the east being well set back.

2.2. The Northern side of Low Gate is predominately single storey dwellings.

2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

2.4. Building periods and "styles" are largely of the late 20th century

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2.5. Building types are all of traditional construction, with a broad mix of brick and roof covering types and colours. Detailing equally is of many different forms including corbelled eaves, boxed eaves, concrete tiled roofs, pvc windows, timber painted windows, timber cills, stone cills etc.

2.6. Boundary treatments vary significantly, including a number of timber fencing styles, and brick walls

2.7. Landscaping is largely informal and unplanned in an overall sense. No trees of note appear to affect development

2.8. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment will be submitted to accompany this application. However, the South Holland Strategic Flood Risk Assessment Residual risk shows there to be no risk of flooding and this has been agreed in discussions with Rachael Storey of the Environment Agency.

3. EVALUATION

3.1. Opportunities

3.1.1. There is an opportunity to make better use of available land, and to provide two new single storey dwellings and 3 low occupancy dwelling in a position close to all local amenities, the village centre and the local transport systems.

3.1.2. The site at present is untidy and under-used. It sits within a prime village in the District and the proposals will do much to extend and improve available accommodation in a sought after village.

3.2. Constraints

3.2.1. The building's designs and siting are important to a successful outcome, and any issues of potential overlooking and any possible overbearing effect or loss of amenity on neighbouring properties will need to be addressed.

3.2.2. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1. The design of the proposed dwellings, which are the subject of this application are intended to reflect and reinforce the buildings seen in the area and produce a dwelling that sits well within the site and adds to the rhythm of the street scene.

4.2. The terrace is to be brick built, with an orange/red facing brick and a concrete slate roof. With black plastic rainwater goods. The bungalows are to be brick built with a red multi brick and interlocking concrete tile roof. The design is to reflect traditional construction seen with the vicinity of the site and allow the property to fit with the street scene.

4.3. Great effort has been made to ensure no other dwelling will be overlooked, with only one side facing window on the ground floor and no side facing windows on the first floor to mitigate any potential for overlooking.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed dwellings are within a sustainable village, with a shop, post office church and public house within less than a few minutes' walk. The village also has thriving community facilities.
5.2. Access to the site is possible by foot or by vehicle. Disabled visitors can drive, or be driven up to the principal entrance.
5.3. A bus service operates along High Street, with bus stops very close to the junction with Low Gate, providing easy access to, Boston, Peterborough, Spalding, Holbeach and beyond. Spalding has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

6.1. It is considered that the proposed development is suitable for its site and the area generally. Point agreed in Pre-application advice PE-00537-15.
6.2. More efficient use will be made of the available land.
6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also to this corner of Gosberton.