



DESIGN & ACCESS STATEMENT

**PROPOSED SEMI
DETACHED HOUSES**

AT

**21 & 23
SALEM STREET
GOSBERTON
SPALDING
PE11 4NQ**

FOR

IMN PROPERTIES LTD.

Job No. SE-966

March 2021

1.0 INTRODUCTION

This Design and Access supports the Full Planning Application for proposed pair of semidetached houses at 21 & 23 Salem Street, Gosberton, Spalding.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Limited has addressed important guidelines from South Holland District Council and Government design criteria.

The impacts of the proposed development on the surrounding area and the contributions it will make to the village of Gosberton, have also been considered.

The village of Gosberton already has a well-established community with a range of facilities and services within close proximity to the proposed development.

This site is located to the West of Gosberton Methodist Church and the building is currently used as flats, the proposal seeks to offer alternative accommodation to the existing flats for families.

2.0 PLANNING POLICY & CONTEXT

2.1 PLANNING POLICY

South Holland Local Plan – Core Strategic and General Policies

Policy SG1 – General Sustainable Development

Policy SG2 - Distribution

Policy SG3 – Settlement Hierarchy (Group Centres)

Policy SG20 – Extensions and Alterations to Existing Buildings

2.2 SITE CONTEXT

Location

The site is located within the well-developed village of Gosberton as seen below.

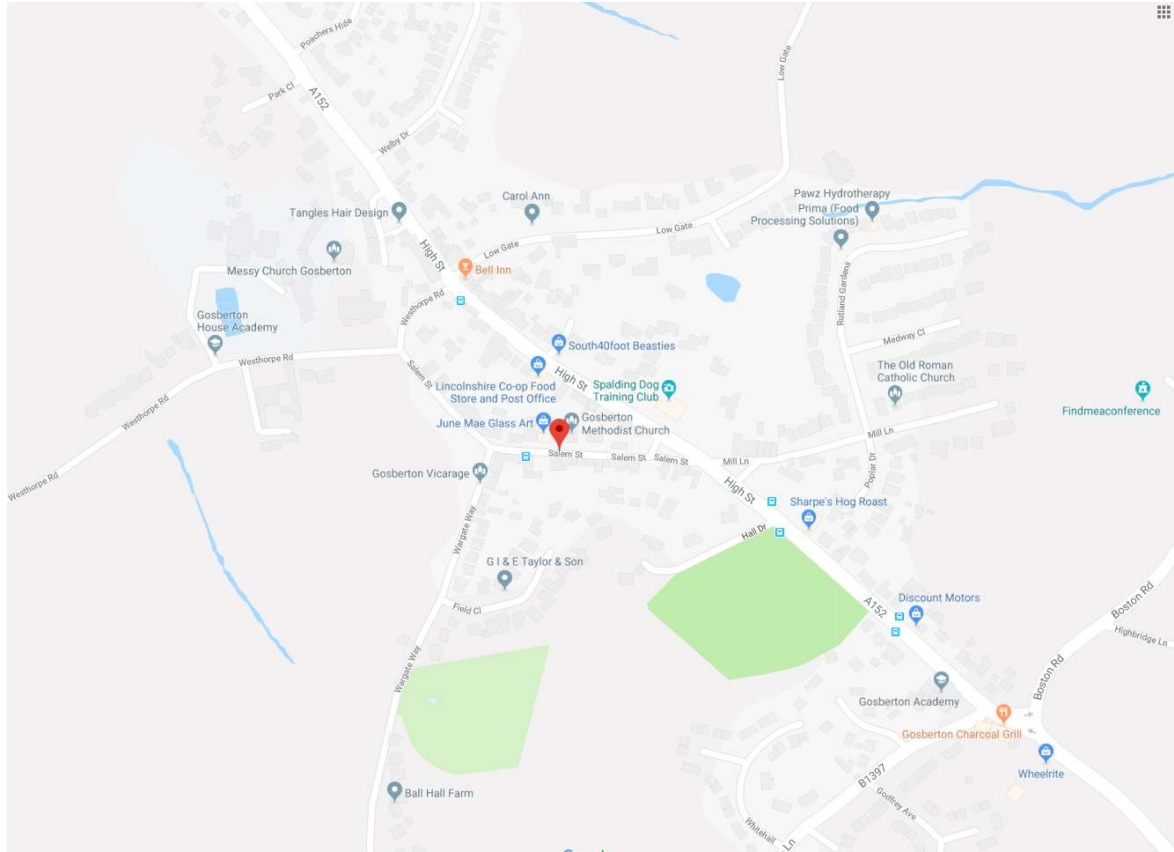


Figure 1: Digital Location Map

Site Context

This site is located to the West of Gosberton Methodist Church and the building is currently used as flats which provide valuable accommodation to the area.

The site boundaries are formed from a low brick wall to the South, brick wall to the North and West and hedgerow to the East.

The existing flats are all rented out and the owner and applicant is constantly receiving enquiries to rent the flats, which has led to the application for additional units.

2.3 HISTORIC CONTEXT

Conservation Area & Listed Buildings

The site is positioned within the Gosberton Conservation Area (outlined with black dashed line in figure 2), there are no listed buildings in the immediate area.



Figure 2: South Holland District Council Local Plan

3.0 DESIGN

3.1 USE & AMOUNT

The existing building provides ten units including a mixture of 1 and 2 bedroom flats, the proposal seeks to create a further 2 units to this existing arrangement by erecting a pair of semi detached houses.

The addition of further accommodation in this location will enhance the sense of community in the area by introducing additional families who would have the opportunity to actively be part of the community.

The application Site has an area of 613m².

The size, layout and accommodation are driven by the desire to provide good quality, modern accommodation for the occupants and users of the building.

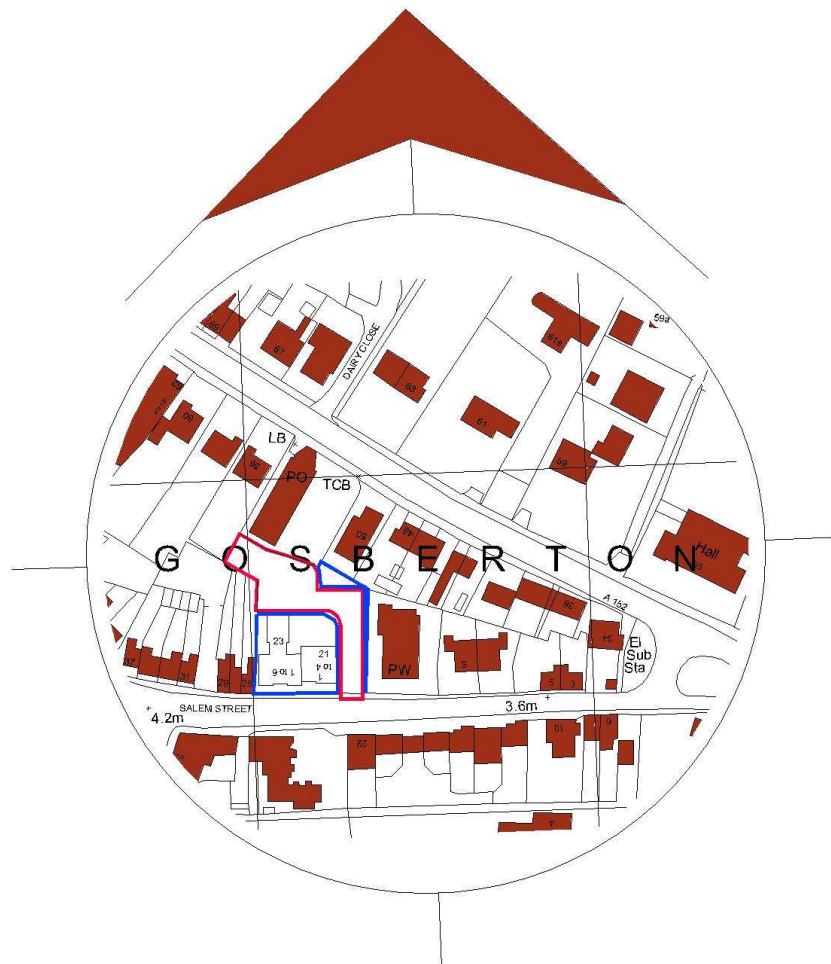


Figure 3: Location Plan

3.2 LAYOUT

The proposal will have no immediate affect on the existng site layout, instead it will utilise the existng vehicular access and parking to accommodate the additional units proposed.



Figure 4: Site Plan

3.3 SCALE

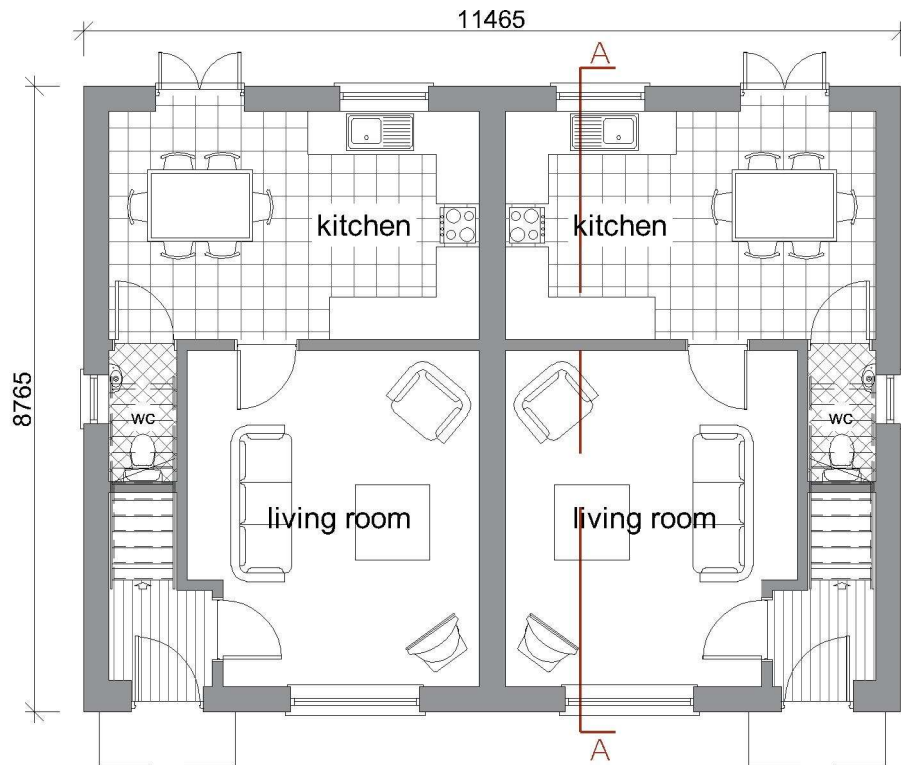


Figure 5: Ground Floor Plan

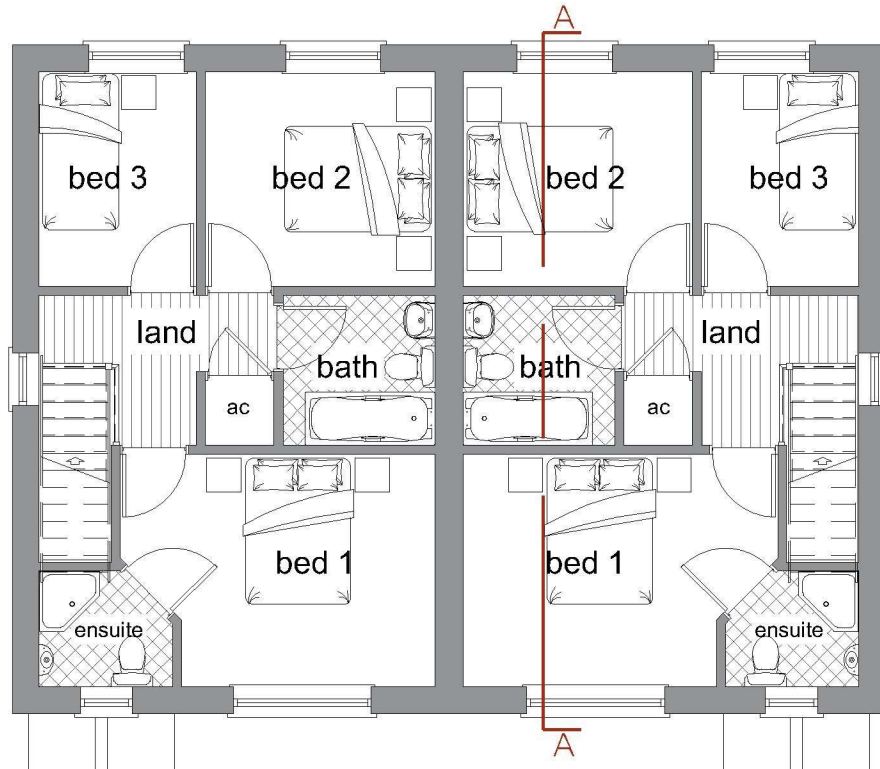


Figure 6: First Floor Plan

3.4 LANDSCAPE

Landscaping arrangements will not be affected as part of this application and will remain as per the existing.



Figure 7: Looking West on Salem Street



Figure 8: Looking East on Salem Street



Figure 9: View from rear of site



Figure 10: View looking through site

3.5 APPEARANCE

The village of Gosberton has a variety of architectural styles, forms, and orientations with no real overriding character to the dwelling types and mix. Typically, this area of Gosberton consists of terraced and semi-detached dwellings.

Materials used on surrounding dwellings consists of brick rendered walls and a mixed degree of roof pitches largely using concrete interlocking tiles and slates. White upvc windows and black downpipes are also a common trend in the area. This is already the case with the existing building and the theme will be carried through onto the proposal.



Figure 11: Elevations



Figure 12: Salem Street Elevation

3.6 FLOOD RISK

The site is located within Flood Zone 1 which further enhances the suitability of the site for further development.

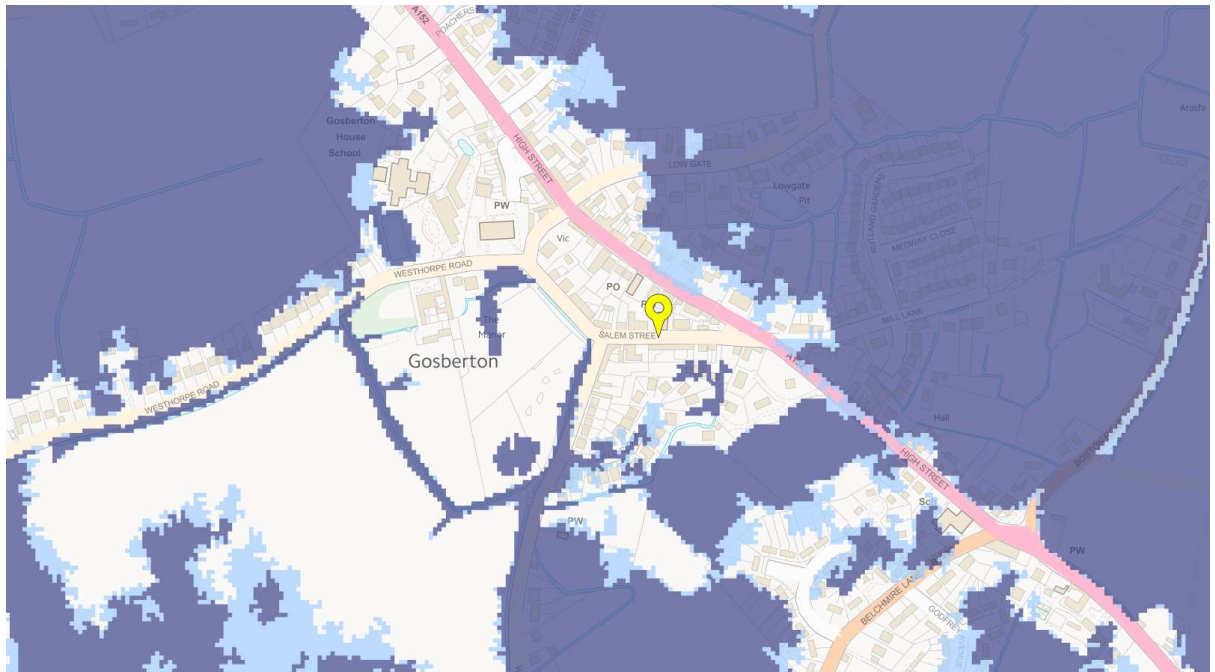


Figure 14: Extract from Flood Map for Planning

3.7 SECURITY

Existing security arrangements will be retained and extended to suit the means of the proposal.

3.8 ENVIRONMENTAL CONSIDERATION

Existing environmental considerations will be utilised to suit the means of the proposal.

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site benefits being in close proximity to a local bus service.

By road, the town of Spalding and the city of Peterborough are short distances away offering shops and services associated with larger market towns and cities.

4.2 SITE ACCESS

Vehicle access to the site is from Salem Street. This proposal seeks to utilise the existing site access point.

4.3 INCLUSIVE ACCESS

The topography of the site is generally level and does comply with Part 'M' of the Building Regulations.

There are large front doors with a level access threshold will allow access to the dwellings. Disabled people will not be segregated from any activity which may occur.