

Alan Hornsby

Architectural Services

Little Acre, 35 Peak Hill, Cowbit,
Spalding, Lines. PE12 6AW
Tel: Holbeach (01406) 380591
Fax: 01406 380591

20th May 2015

DESIGN AND ACCESS STATEMENT FOR PROPOSED NEW DEVELOPMENT WITH ACCESS ADJACENT TO 33 LOW GATE, GOSBERTON, SPALDING.

DESIGN STATEMENT:

THE PROPOSAL:

The proposal is to create 3/4 new building plots served off a new access road located between number 33 and a newly built chalet bungalow on Low Gate, Gosberton in what is at present a large area of garden at the rear of number 33-41 Low Gate. The site is situated within the development boundary of Gosberton. A new road access will be formed to the new dwellings off Low Gate. A new vehicle access to no.33 will be formed off this new road.

The site access is approx. 12.000 wide in total. The area of the proposal site is approx. 3261 square metres in total.

The new plot sizes being formed (4no plots shown) will be similar to the general plot sizes along Low Gate as can be seen on the site layout plan.

LANDSCAPING:

The existing site is at present a well kept lawn attached to number 33 and has some tree planting adjacent to the dike on the southern side of the site which could be retained.

The boundary between the access road and no.33 will consists of a new 1.800 high close boarded timber fence which will reduce to 1.000 high between the front of the existing dwelling and Low Gate. Otherwise the existing boundary treatments will remain very much as existing (subject to reserved matters application).

The new access road, parking and turning areas will be paved with brick paviors or similar permeable material (to be confirmed). The new roadway could remain an un-adopted road.

Any additional tree and shrub planting and all other landscaping will be subject to a separate scheme submitted at reserved matters stage including final details of any new boundary fences/walls and roadway construction/design.

APPEARANCE & DESIGN:

The design and general appearance of the proposed dwellings and site layout will be dealt with at reserved matters stage. This will include the location of any garages (separate or incorporated within the design of the dwellings).

As the site is located at the rear of a row of bungalows on Low Gate and backs onto an existing development of houses on Rutland Gardens, the type of dwellings to be built on this site could be

anything from bungalows to houses or possibly chalet bungalows. This will be finally decided at reserved matters stage, as was the case with the chalet bungalow now being built adjacent to the access roadway, which was clearly stated in the outline consent that it should be a single storey dwelling i.e. bungalow as the other properties in Low Gate.

The proposed dwellings should be designed to maintain the privacy of the adjoining owners to the north and east of the site.

FLOOD RISK:

Although the site is shown within a possible flood risk area on the Environment Agency flood maps, the site is shown as not within a flood risk area at any time on the South Holland Strategic Flood Risk Assessment maps (Jan. 2010 update).

ACCESS STATEMENT:

ACCESS TO SITE:

Car parking – Ample parking will be made available within the site for the proposed dwellings to provide for both occupants and any visitors.

A vehicle turning space is to be made available within the site.

Vehicle access – A new vehicle and pedestrian access roadway of approx. 4.500 width is shown giving access from Low Gate to the site. Visibility for vehicles leaving the site onto Low Gate is very good in both directions with visibility splays provided of 2.400x43.000 as advised by highways. The vehicle access to number 33 is to be re-sited as shown on the site layout.

Public transport – The site is located within walking distance of a public transport route/bus stop. The site is also within easy walking distance of the village centre.

Disabled access – The site and the dwellings will have disabled access as required by the Building Regulations including hard paved access from the footpath on Low Gate.

Access throughout the proposed new dwellings (including disabled access) together with fire escape provisions will all comply with the latest building regulations.