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# Design & Access Statement

Former Gosberton Medical Centre,
Low Gate, Gosberton, PE11 4NL



Proposed residential development of
Four detached bungalows

Applicant : PAG Developments

July 2018

Ref:D&A.128-01

# Design

## The Process

### Background & Assessment

JB Architectural Design Services have been commissioned by PAG Developments to redesign & re-submit a suitable development scheme following the refusal of planning application H08-0895-17

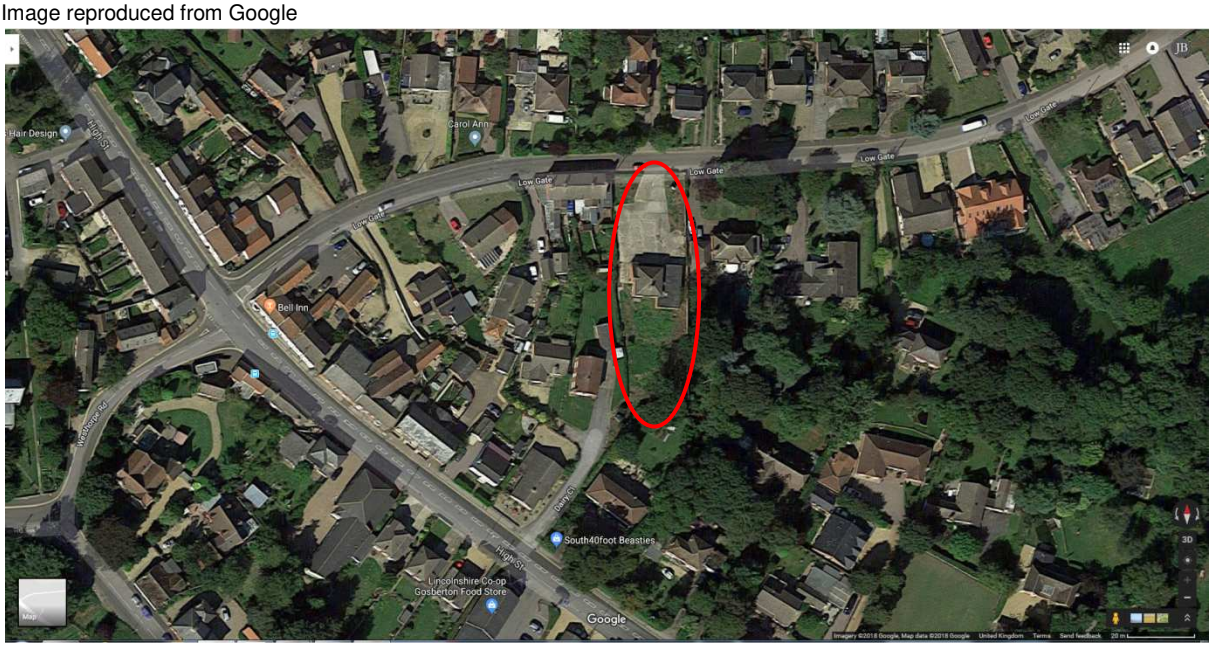
The principle of residential development on this site has already been established under a previous planning approval H08-0036-16

**Physical Context;**

Gosberton is a well serviced & popular fenland village, located 9 miles (14.5 km) south-west of Boston, 6 miles (10 km) north of Spalding and 8.5 miles (14 km) north-west of Holbeach.

The site itself lies at the southern end of Low Gate within the Defined Settlement Boundary of Inset Map No 18 of the soon to be adopted South East Lincolnshire Local Plan. The proposed development will develop a brownfield site that was previously occupied by the former Medical Centre, which has since been demolished. SHLP 2006 Policy SG1 supports the *effective use of unused, underused or derelict land and buildings within defined settlement limits* and sustainable development where *the quality of life for residents is unimpaired or enhanced*

Image reproduced from Google




The development site is positioned at 19 Low Gate, Gosberton, PE11 4NL
The National Grid Reference of the central point of the site is TF239318
The development area is 0.14 Ha.
Please refer to drawing number 128-01-LBP01 for the exact position & extent of the site.

The character of the immediate local area is predominantly residential with a collection of small businesses in the village. The site is in a well established residential area with a mix of single and two storey homes of varying 20th century styles with no established building line to the east or west

View of eastern boundary



View of western boundary



The site has well defined boundaries. It is separated from the existing residential properties to the east & west by boundary timber fencing & established garden hedging.
The northern boundary of the site is defined by the public footpath adjacent to Low Gate
The rear ( southern ) boundary backs onto Gosberton Conservation Area

The site is currently unused with the remnants of the now demolished former Doctors surgery building along with areas of hardstanding and rough/unkempt mud & grass.

There is good vehicle access to the site directly off Low Gate with pedestrian access via the existing public footpath adjacent to the site

View from Low Gate looking south across the site



The derelict site looks relatively flat matching the surrounding area. Landscaping of the surrounding areas is largely informal & varied

Views east & west along Low Gate





There is good access to the site directly off Low Gate with excellent visibility in both directions.
The existing site entrance for the former surgery has an extensive length of dropped kerb along with existing manhole & drainage connection to the main sewer which could be utilised.
There is a public footpath that runs along the majority of Low Gate within the settlement boundary.

**Social, Economic & Policy Context;**

As previously mentioned the principle of residential development on the site has already been established under a previous planning approval H08-0036-16 for five dwellings

Policies that effect and shape the development of the site:

The National Planning Policy Framework 2012
Paragraph 7 - The three dimensions to sustainable development.
Paragraph 14 - The Presumption in Favour of Sustainable Development
Paragraph 17 - Core Principles
Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design

The South Holland Local Plan July 2006
Policy SG1 - General Sustainable Development
Policy SG2 - Distribution of Development
Policy SG3 - Settlement Hierarchy
Policy SG14 - Design and Layout of New Development
Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists
Policy SG16 - Parking Standards in New Development
Policy SG17 - Protection of Residential Amenity
Policy SG18 - Landscaping of New Development

## Involvement

On review of the previous planning approval for 5 dwellings (H08-0036-16) and the concerns raised by residents over the recently refused application (H08-0895-17), we felt it was not necessary to re consult the local community as a new scheme could be confidently designed addressing all of the relevant objections/issues

Once initial concept designs/draft proposals had been agreed upon, the planning officer that dealt with the previous two applications was consulted informally.
The response was positive and submission of the draft scheme was suggested

## Evaluation

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the feasibility/concept ideas could now be explored.

As described in the physical assessment the site already has good access from its previous use along with existing drainage connections to the mains sewer. It was therefore felt the layout should utilise the existing site entrance & section of dropped kerb to avoid any highways issues due to the potential traffic use being much less than when the site was in use as a Doctors Surgery

The sites positioning provides an opportunity for much needed homes in an established residential area and within the Defined Settlement Boundary of a sought after village location in the District, extending and improving its accommodation on a currently derelict, underused & unattractive piece of land. The proposed scheme would amount to infill development on an area of brownfield land.

As described in the physical assessment the site already has good direct access to Low Gate. A layout should be designed providing suitable housing & parking facilities in line with local plan requirements. This would include sufficient off street private parking with turning areas to allow occupiers to enter and leave the development in a forward gear.

## Design

Surrounding properties are a mixture of building types and styles with no dominant architectural detailing or themes of note. However proposals should take account of the general character and appearance of the established surrounding residential area.

The proposals should demonstrate that the existing properties surrounding the site will not have their residential amenity unacceptably affected by issues such as overlooking or overshadowing. This could possibly be achieved by proposing building designs single storey in form and massing with sufficient separation distances and levels of amenity space.

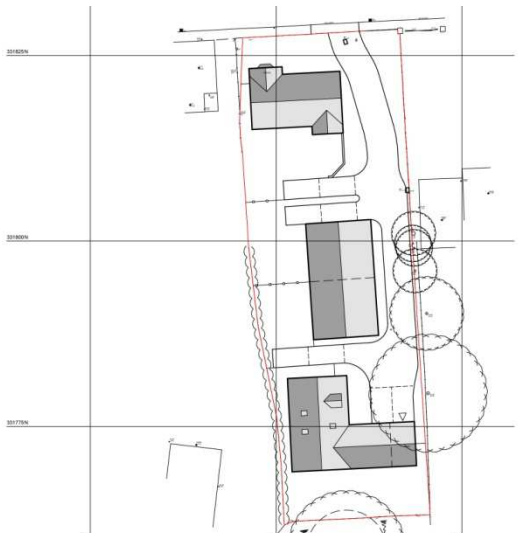
A landscaping scheme as part of the layout design could also provide some additional screening to the site boundaries along with the existing neighbouring trees, hedging & timber fencing.

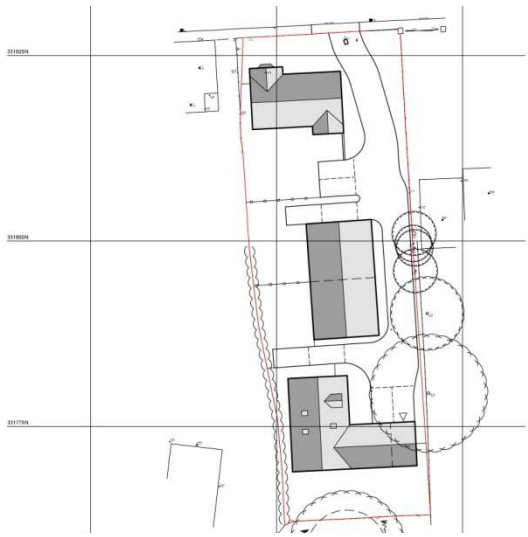
Housing numbers and sizing were looked at initially to ascertain what the site could comfortably deliver to meet the desired criteria. A two storey dwelling scheme was explored initially in order to keep the footprint massing to a minimum to overcome the lack of amenity space of the refused scheme. This was discounted early on in the process however as although the dwellings within the site would have sufficient amenity space, it was felt it would have a negative impact on neighbouring properties with regard to overlooking.

The next logical idea was to look at a scheme similar to the already approved application using terrace units to the front & bungalows to the rear. The developer felt the currently approved scheme is logistically difficult to deliver and less desirable due to the fly over arrangement and amount of hard surfaced driveway to the rear.
Although it is appreciated the frontage units are sympathetic to the existing terrace housing to the east of the site, it was decided more desirable to produce a design both utilising the existing dropped kerb & providing a less restricted access to the properties to the rear to open the site up.
This would avoid any potential overlooking/overshadowing issues from two storey frontage properties.

A private drive access to the west of the site would also create a suitable separation distance from the larger neighbouring property while avoiding any issues with the existing mature trees on this property.

As the original application was refused for largely lack of amenity space & overlooking issues, bearing in mind the contributing factors already mentioned, it was agreed an exclusive bungalow scheme would be considered the most desirable & appropriate built form for the site. However for this application there would be fewer plots and the bespoke dwelling designs & massing would make best use of the available land providing more amenity space, including private gardens & parking/turning areas while impacting less on neighbouring properties.





Initial concept layout sketches tabled included semi detached bungalows & various parking arrangements to try and best utilise the space available while addressing the previous amenity/overlooking issues

These initial concept ideas helped inform the design settled upon for the final scheme presented in the planning application.

## Use & Amount

The site is currently of a redundant & derelict use with a residential use being proposed.
The size of the site can easily accommodate four detached bungalows with acceptable separation distances from existing dwellings along with associated parking & turning facilities

## Layout




This final layout, where the buildings were sited evenly across the site with a private drive to the west, was settled upon for various reasons;
**Site access** – the adequate & safe existing entrance can be used & fully utilised, with a private drive positioned to enable sufficient separation from the neighbouring properties on both sides as well as an attractively landscaped, spacious site frontage & entrance in keeping with the Low Gate street scene.
**Build** – to develop the site is much less complicated with fewer construction issues
**Aesthetics** the outlook from & into the site is more attractive
**Security –** all front & side parking areas are both conveniently situated & well surveyed
**Use -** the site layout provides an attractive, desirable, private & exclusive bungalow development in a popular sought after location
**Context** – the buildings, amenity spaces & parking areas fit in better with their surroundings
**Amenity –** All plot footprints have been designed exclusively for the site, with positioning, orientation, massing & roofscapes all meticulously considered to provide sufficient private garden space & protect the residential amenity of the existing dwellings opposite - SHLP 2006 Policy SG17

The ridge lines and roofscapes of each plot have been designed & orientated to purposely avoid overshadowing of neighbouring properties. Plots 2 & 3 are sized, shaped & positioned centrally within the site to provide sufficient amenity space while giving balance to the site layout footprint massing as a whole.

A minimum of two private parking spaces has been provided for each dwelling within the site, avoiding the adjacent on road parking concerns.

The bungalow to the rear of the site has been positioned well away from the existing ash tree, however a root protection area is shown as per British Standard 5837 for avoidance of doubt.
A spacious & attractive frontage to the site has been created, designed to be in keeping & integrate with the street scene of the surrounding properties along Low gate.

All units are bungalows to mitigate concerns regarding overlooking.
The plot to the rear will be of a 'room in the roof' design in part, but will have only obscure glazed rooflights 1.7m from floor level to the western boundary.
Whilst still a single storey bungalow in form, this section of the bungalow has been designed to have no discernible effect on the neighbouring property's amenity spaces.

Private rear gardens are much larger in size compared to the site layout of the previously approved scheme under approval H08-0036-16 with larger separation distances from boundaries.

In general the scale, positioning and parking arrangements of the layout of the dwellings are so that adequate residential amenity space and privacy has been provided for existing & future residents.

SHLP 2006 Policies SG14-18 were taken into consideration when designing the layout for the site.

## Scale

Modestly sized 2, 3 & 4 bedroom bungalows are proposed, ranging from approximately 900 - 1800sqft
The main ridge heights are similar to those of the other bungalows along Low Gate at around 5.5m (max. 6.7m for the room in roof bungalow to the rear) & less than those of the immediately adjacent two storey dwellings which would typically be at around 8m high.




As shown above the massing of the proposed dwelling footprints are in keeping with neighbouring properties, demonstrating that the site can comfortably accommodate this number & size of buildings. The building form is a continuation of buildings to the north and west & as such has a density appropriate for the location. Their site positioning is such that the new dwellings would not be considered overbearing or out of context.

## Landscaping

As previously mentioned the existing ash tree to the rear of the site has been considered with regard to a root protection area (as per British Standard 5837) setting the bungalow well away from this.
The neighbouring mature trees have been utilised within the scheme through house footprint shapes & positioning, making best use of & protecting these existing landscape features. Existing hedging will also be retained & any additional fencing to plots will be 1.8m close boarded timber to match existing boundaries.
A spacious & attractive frontage to the site has been created with the use of structural native tree & shrub planting to the outer edges to help frame the dwellings within the site and provide attractive views of the development from Low Gate.
With additional strategically placed indigenous species tree planting to the western & rear boundaries, subtle screening has been provided while complementing the surrounding existing landscaping.
Front and rear gardens will be laid to lawn with low level native shrub planting for ease of maintenance and to be in keeping with the surrounding landscaping along Low Gate

The previously approved scheme consisted of a large area of hard-surfaced driveway which has been greatly reduced for this layout, improving rainwater surface run off. The private driveway will consist mainly of gravel with tumbled block paving to parking & turning areas helping with SUDS.
All level pedestrian access paths, bin store & the patio areas will be slabbed giving easy access to all.

SHLP 2006 Policy SG18 was taken into consideration when designing landscaping for the site.

## Appearance

Although the surrounding vernacular is fairly mixed with no real architectural themes or features of any note, the proposed bungalows are designed to be architecturally simple but sharp & modern. Subtly combining both traditional and modern materials, including contemporary glazing, the new homes will enhance the area instead of being at odds with it. The designs are intended to make a distinct move away from the usual building of mass developer style housing.



External materials for the bungalows will consist of red multi traditional soft mud stock bricks, 'Slate-like' concrete interlocking roof tiles, sharp looking stained timber cladding, contemporary dark grey fascias, doors & glazing with modern dark grey steel guttering & downpipes.
This palette of materials is designed to enhance the area and tie the homes in with their surroundings, using the same materials throughout the development with subtle architectural detailing.

Described in more detail under the previous headings the external hard & soft landscaping works, carefully thought out site layout proportions, elevational treatments & building scales are all carefully designed to suit their surroundings. The site should blend in seamlessly with the neighbouring properties.
The sites overall appearance is designed to be modern yet unimposing, while complementing and enhancing the area & not be attritional with it or try to stand out by creating a new landmark.

The proposed new homes are thought to be of a suitable scale to both meet the needs of current & future residents, designed to sit well within the street scene being respectful to & enhancing the local architectural vernacular and, along with the landscaping, contribute to the visible quality of the surroundings, therefore enhancing and preserving the local character & appearance of Gosberton.

# Access

There is good access to the site directly off Low Gate with excellent visibility in both directions.
The existing site entrance for the former surgery has an extensive length of dropped kerb along with existing manhole & drainage connection to the main sewer which could be utilised.
There is a public footpath that runs along the majority of Low Gate within the settlement boundary
There is a main bus route operating along High Street, with bus stops very close to the junction with Low Gate, providing easy access to, Boston, Peterborough, Spalding, Holbeach and beyond.
SHLP 2006 Policies SG14 & SG15 have been taken account of as regards movement within the site itself.
A private drive will provide pedestrian & vehicular access to all plots along with parking and turning areas for vehicles to enter & leave in a forward gear.
All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 2 – 2015

A minimum of two private parking spaces has been provided for each dwelling within the site, along with turning facilities avoiding the adjacent on road parking concerns

# Other Information

## Flood Risk

Included in this planning application is the site specific flood risk assessment that was produced for the previously approved planning application for the site (Ref: H08-0036-16).