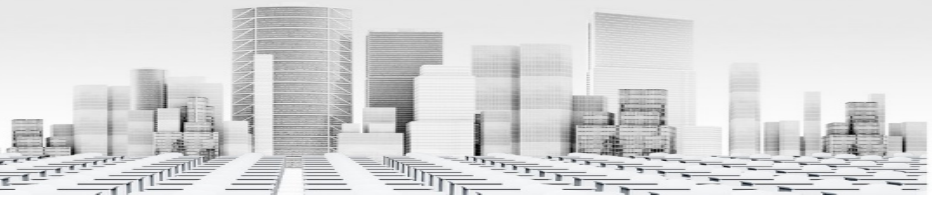




PAUL
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Architectural



DESIGN & ACCESS STATEMENT

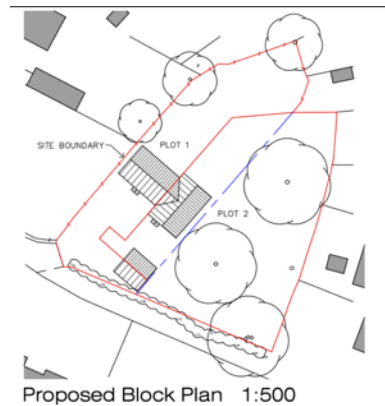
TWO PROPOSED DWELLINGS Land off BAKERS YARD, GOSBERTON



September 2026

1.0 EXISTING SITE

- 1.1 The site is located on vacant land to the north side of Bakers Yard, Gosberton. Bakers Yard is a private road accessed off Belchmire Lane and serves five existing detached houses on its south side.



- 1.2 The site is currently vacant and was last used as domestic gardens to the houses on Godfrey Avenue and domestic garages. The Existing garages remain on the site but are in a dilapidated state and overgrown with vegetation.



The Site in 1999

Over recent years the site has been the victim of fly tipping of garden waste from the surrounding houses.

- 1.3 The site is surrounded with a mixture of domestic building styles from semi-detached bungalows to the north and east of the site to large, detached houses to the south and west.

- 1.5 **Planning History** – There is no relevant recent planning history for this site.

2.0 USE

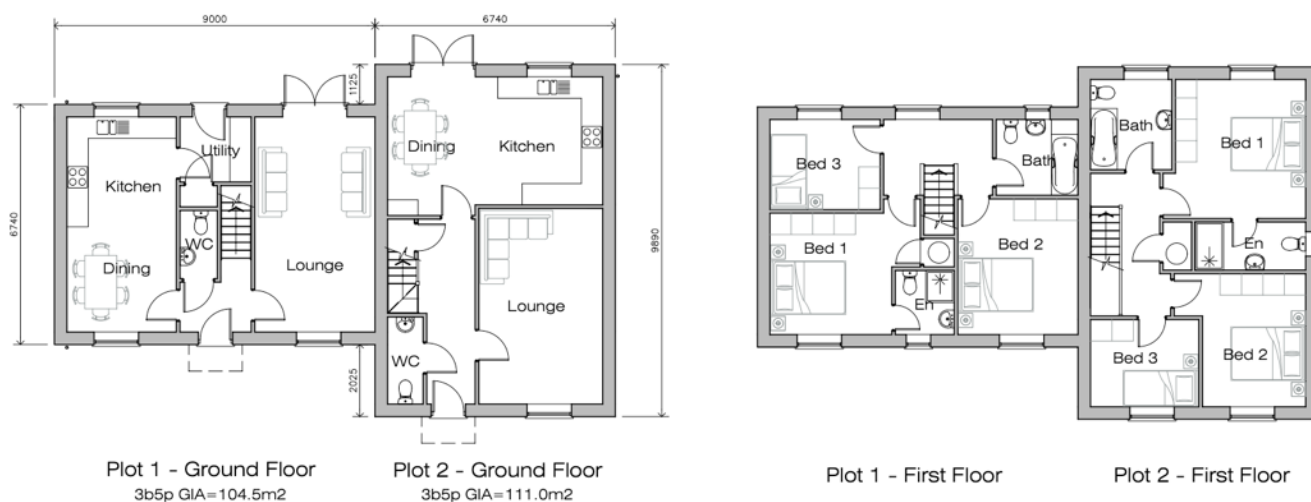
- 2.1 Two semi-detached dwelling houses with pedestrian and vehicular access from Bakers Yard private road.

- 2.2 The surrounding area is primarily residential.

3.0 SCALE & AMOUNT

- 3.1 **Plot 1** – 2 storey, three-bedroom five person dwelling with gross floor area of 104.5m² and plan dimensions as shown below.

Plot 2 - 2 storey, three-bedroom five person dwelling with gross floor area of 111.0m² and plan dimensions as shown below.



3.2 The proposed ridge height of 8.56m and eaves height of 5.18m is in keeping with the surrounding buildings.



3.3 The proposed dwellings will be of similar height and form as the properties to the south of the site and has been designed to be in keeping with the surrounding buildings.

3.4 The dwelling has been positioned within the site 12.3m back from the existing south boundary to provide adequate space at the front of the properties for parking and turning and to reduce the visual impact from Bakers Yard.

4.0 APPEARANCE

4.1 The proposed dwelling has been designed to blend in with the surrounding buildings and enhance the character and appearance of the area.

- 4.2** It is proposed to use high quality traditional materials throughout the construction, including red facing brickwork, red concrete interlocking tiles and uPVC casement windows.

5.0 ACCESS

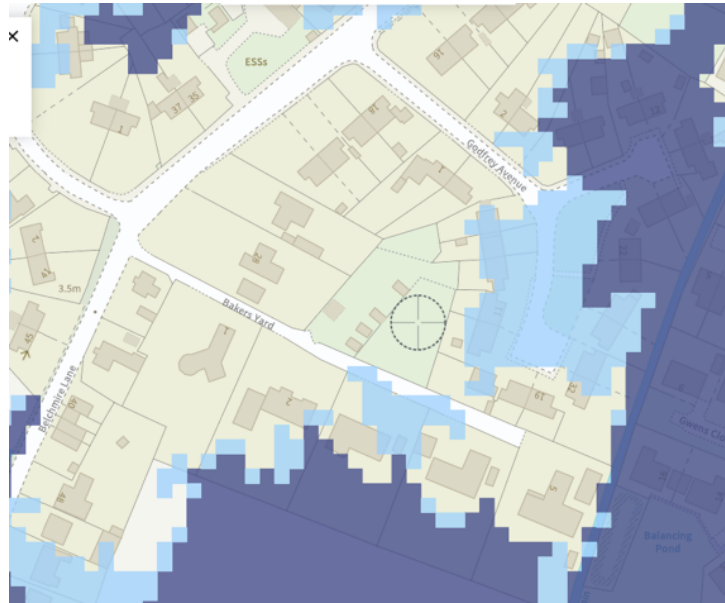
- 5.1** The proposed site has both existing vehicular and pedestrian access from Bakers Yard.
- 5.2** A permeable hard surface will be provided for parking and access to a level threshold into each dwelling. A gravel turning area will be provided to enable cars can exit the site in a forward gear.
- 5.3** The proposed dwellings will comply with current Building Regulations Part B (Fire Safety) and Part M (Access to and use of buildings).
- 5.5** There will be sanitary accommodation on the principal entrance level and access to the property will be level with flush thresholds to external doors. This will allow for flexible use by people with impaired mobility.

6.0 LANDSCAPING & SUSTAINABILITY

- 6.1** The front garden areas will be laid to lawn with paving leading to the parking spaces which will be finished in gravel, laid in gravel grids to provide suitable area for car parking, and to meet part 'M' accessibility guidance. The remaining vehicle turning area will be loose laid gravel The rear gardens will be partly laid to lawn with small, paved area to the rear of each property. All planting will be completed by the developer before the dwelling is first occupied.
- 6.2** Plot 2 has a large garden area to the east due to restrictive covenants on the land and the existing trees will be retained within this area.
- 6.3** The new dwelling will be constructed in masonry cavity construction, suspended precast concrete ground floor and timber-raftered roof, all insulated to a high standard to improve energy conservation and meet the required U-values set out in the current Building Regulations. Heating demands will be low due to the high level of insulation and will be provided by an air source heat pump system designed to meet the requirements of the building regulations.
- 6.4** Energy efficient internal lights and fittings will be provided to meet the new Building Regulations requirements. Rainwater will be collected for use in the garden and low water usage sanitaryware will be installed.
- 6.5** Low energy external lighting will be provided adjacent to the main entrances with manual controls and dawn till dusk sensors to provide a minimum level of safety and security whilst avoiding excessive light pollution.
- 6.6** Off street parking and turning has been provided for two cars per plot and will be served by an electric vehicle charging point. Cycle storage will be provided by a secure store for two cycles per plot.
- 6.7** Council wheelie bins will be used for the separate storage of general waste and recyclable waste, and a bin collection point will be provided on the boundary with Bakers Yard, in the same manner as the existing properties to the south.

7.0 FLOOD RISK

- 7.1** Reference to Environment Agency flood mapping has confirmed that the site is at a very low risk of flooding from rivers and the sea and from surface water and there is not thought to be any significant flood risk against which precautions are required.



Flood Risk Map

- 7.2** Rainwater will be collected in water butts, with overflows into soakaways located in the rear gardens. Foul drainage will connect into the Anglian Water sewer to the rear of the properties.

8.0 Conclusion

- 8.1** The proposal provides two appropriately scaled semi-detached dwellings on a currently vacant and previously developed residential site.
- 8.2** The development has been designed to respond to the scale, form and character of the surrounding residential properties whilst providing appropriate levels of private amenity space, parking, cycle storage and access.
- 8.3** The proposed landscaping and sustainable measures will provide an attractive residential environment and contribute to the overall appearance of the site.
- 8.4** The proposal therefore represents an appropriate form of residential development which responds to the characteristics of the site and its surrounding

9.0 Photos



Entrance off Belchmire Lane into Bakers Yard



Entrance from Bakers Yard into the Site



View into the Site along the west boundary



View along the east boundary



View along Bakers Yard on the south boundary



Existing derelict garages