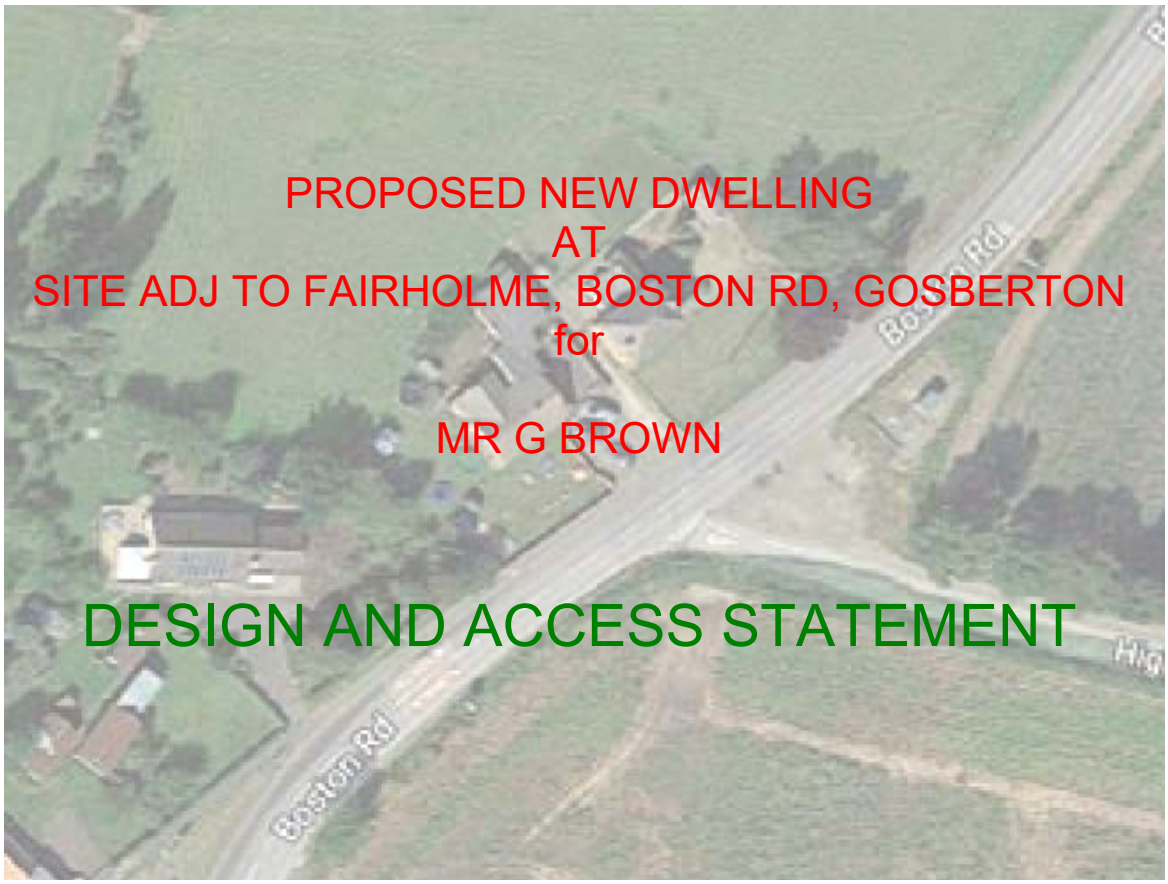
RIBA

TAC ARCHITECTS



PROPOSED NEW DWELLING
AT
SITE ADJ TO FAIRHOLME, BOSTON RD, GOSBERTON
for
MR G BROWN

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located to the north east of the junction between Boston Road and High St opposite the entry to Highbridge Lane.
1.2. Outline approval, H08-0272-17, for a dwelling has been granted. The broad principles of development are therefore already established.

2. SITE ASSESSMENT

2.1. The site overall is some 0.056 hectares in area.
2.2. The site sits within a sparsely populated established row of mixed single storey and two storey dwellings along Boston Road.
2.3. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

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3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the Outline Approval

3.2. Constraints

3.2.1. The building design 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.
3.2.3. As the site is within a potential Flood Zone the dwelling is to be built in accordance with the measures set out in the Flood Risk Assessment (prepared by S M Hemmings dated 31 October 2016) and forms part of the Approved Outline Planning Permission H08-0272-17.

4. DESIGN

4.1. The design of the proposed dwelling which is the subject of this application is intended to reflect and reinforce the rather older 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 site allows for parking, and manoeuvring as shown in this current application planning drawing.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed dwelling is a short walk from a sizable village centre, with a shop, post office church and public house. 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 Boston Road and High St, with bus stops very close to the junction between the two, a two-minute walk from the proposed dwelling, 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.
6.2. In summary, it is contended that the proposal is of benefit not only to the site and the local housing stock, but also to Gosberton.