RIBA

TAC ARCHITECTS



PROPOSED DWELLING

AT

PLOT ADJ SILVER ACORNS
37 BROADGATE WESTON SPALDING

for

MR MARK GREY

DESIGN AND ACCESS STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located towards on the North end of Broad Gate very close to the junction with High Road.

1.2. Outline Planning Approval for a residential development was granted on 13th May 2021 (App. No. H22-0383-21). The principles of development are therefore already established.

2. SITE ASSESSMENT

2.1. The site at the end of an established row of mixed one and two storey dwellings without any overriding design language.

2.2. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas, with only a slight drop towards the rear of the site.

2.3. A Flood Risk Assessment was submit with the outline application and should be read in conjunction with any approval of the Reserved Matters Application.

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3. EVALUATION

3.1. Opportunities

3.1.1. The opportunity for development on the site has been established as a part of the previous approval.

3.2. Constraints

3.2.1. The building's designs 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.

4. DESIGN

4.1. The design of the proposed dwellings, which are the subject of this application, are intended to reflect and reinforce the traditional buildings seen in the area and produce dwellings that sit well within the site and adds to the rhythm of the street scene and enhance the housing stock of the District.

4.2. The site allows for parking and manoeuvring as shown in this current application planning drawing.

4.3. The proposed dwellings have a traditional appearance to reflect the look of neighbouring dwellings whist maintaining a high standard of materials and workmanship.

4.4. The rear gardens will be laid to grass with small paved footpaths partially around each building perimeter leading to a small patio area to the rear.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is within a sizable village, with a general store, schools, place of worship and public houses within a few minutes' walk.

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. Weston is defined as a Minor Service Centres where it is acknowledged that a moderate level of growth will be considered to be acceptable within the settlement boundaries to help sustain local services and facilities and to create more sustainable and balanced communities.

5.4. A bus service operates along High Road, with bus stops very close to the site, approximately 100m, providing easy access to Spalding, Peterbrough and beyond. Spalding has a substantial 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, but also Weston.