RIBA

TAC ARCHITECTS



PROPOSED REINSTATMENT OF DWELLING
at
BROADGATE, WESTON, SPALDING
for

MR M GIBSON

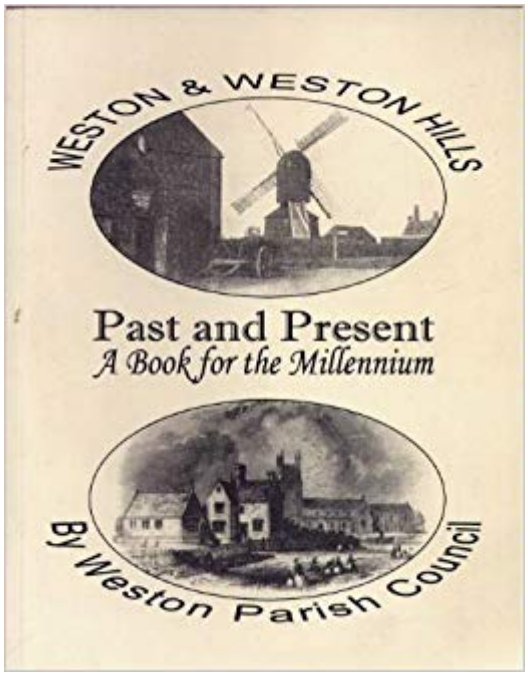
DESIGN AND ACCESS STATEMENT

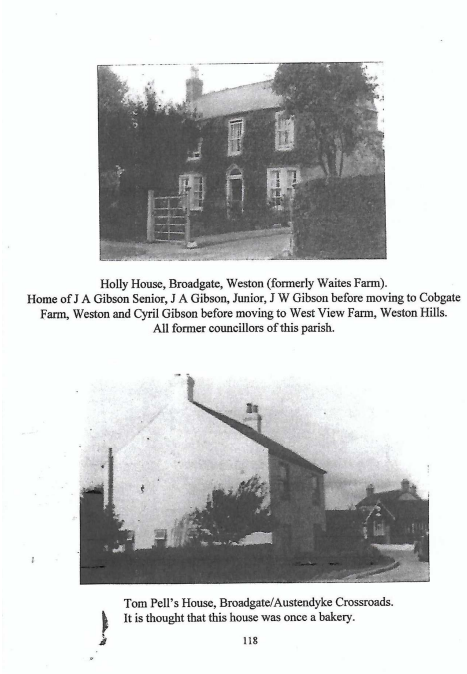
1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located to the south west of the village of Weston, less than 200m from the development boundary.

1.2. The site once was home to Holly House was formally named Waites Farm and believed to have been built in the later part of 1700' (information from Gentleman's Society) Home of James Atkin Gibson and passed down the family. Severely damaged by a storm and demolition order given. The house is of historical value to the area of Weston Hills so much so that it was included in the book 'Weston & Weston hills Past and Present, A Book for the Millennium'. Where a picture of the house can be seen on page 118. (Please see below).

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Holly House, Broadgate, Weston (formerly Waites Farm).
Home of J A Gibson Senior, J A Gibson, Junior, J W Gibson before moving to Cobgate Farm, Weston and Cyril Gibson before moving to West View Farm, Weston Hills.
All former councillors of this parish.

Tom Pell's House, Broadgate/Austendyke Crossroads.
It is thought that this house was once a bakery.

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1.3. The site is currently vacant other than the original wooden store. It has been used regularly as an area for fly tipping and a meeting place for people in cars. With the police having to called out on several occasion. This has been a safety concern for the local residence and the general consensus is that a reinstatement of Holly House would stop the antisocial behave.

2. SITE ASSESSMENT

2.1. Site levels are flat and horizontal to all intents and purposes and match the surrounding areas.
2.2. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment will be submitted to accompany this application.

3. EVALUATION

3.1. Opportunities

3.1.1. There is a unique opportunity to reinstate a previously long established and well-remembered property.

3.2. Constraints

3.2.1. The site falls just outside of the development boundary. However, the site has had a house on the site for up to 300 years since recent times.
3.2.2. 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.
3.2.3. Any residential development proposal should take account of the general character and grain of the established area.

4. DESIGN

4.1.1. As the site sits outside the development boundary the building will come under the guidance of Paragraph 79 of the NPPF. "*Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area"*

4.1.2. It could be contended that the proposed home is not isolated and has many near neighbours and easy access to local amenities by a short walk up to Baytree Garden Centre or a short bus ride to either Weston or Spalding.

4.1.3. Great effort has been made to recreate the original appearance of Holly House, using period architectural styles with modern high-performance materials. Its is intended to make the carbon footprint of the house as small as possible and make use of an air source heat pump for heating and by over specifying the insulation used over and above the recommended level to meet current SAPs needs and Building Regulations.

4.1.4. Reinstating Holly House will significantly enhance its immediate setting. It would put a stop to the fly tipping and antisocial behaviour seen at the site. Once a landscaping scheme has been produced and approve it will soften an otherwise bare and stark piece of land as you transition from Weston Hills to Weston.

5. ACCESS AND SUSTAINABILITY

5.1. The proposed house is less than 200m for Weston village itself, which is a Minor Service Centre and therefore we contend that there will be no sustainability issues.

5.2. Access to the site is possible by foot or by vehicle. Disabled visitors will be able to drive, or be driven up to a principal entrance.

5.3. Public transport is readily available within the village

6. CONCLUSION

6.1. It can be asserted that this proposal offers a unique opportunity to reinstate a historically relevant house.

6.2. It is considered that the proposed development is suitable for its site and the area generally.

6.3. In summary, it is contended that the proposal is of benefit not only to the site, but also Weston.