



BY DESIGN

Coastal Building Land

Gibraltar Road, Seacroft, Lincolnshire, PE24 4SR

Coastal building land for six homes

Coastal building land of approximately five acres, with planning permission granted for six outstanding architecturally designed homes that demonstrate and celebrate innovation, seamlessly connecting to the landscape with expansive views over rolling countryside, golf course, nearby Nature Reserve, dunes, and the sea. East Lindsey District Council Planning Ref: S/039/00525/19.







Accommodation

These outstanding homes have been designed with a great deal of thought, allowing an abundance of light, and ensuring seamless connectivity to their picturesque and tranquil surroundings. The homes have been designed with no habitable rooms at ground floor level, ensuring flood resilience. Instead, they are located at the first and second-floor levels to maximize and enjoy the far-reaching views.

The bedroom accommodation features views of open countryside and the grasslands and dunes. On the second floor, the living accommodation creates an interior that is visually connected to the sea. The swimming pools and gymnasium are located such that they will take advantage of passive solar gain from the south.

Bedrooms located on the first floor, have a private external terrace and both room and terrace have views out either to the grasslands and dunes or open countryside. Bedrooms are located off generous halls which feature large sliding panels to enable these spaces to become external, yet still within the main building, seamlessly connecting the outside in.

Living, kitchen and dining spaces on the second floor are open plan with sliding doors internally, allowing natural cross ventilation in the warmer months. The double aspect main living spaces are designed to maximise views of the sea, the dunes and grasslands and open countryside.

Externally, a spacious terrace provides a large space for entertaining and al fresco dining, whilst also offering the same expansive views over the surrounding landscape as the interiors.







Design Detail

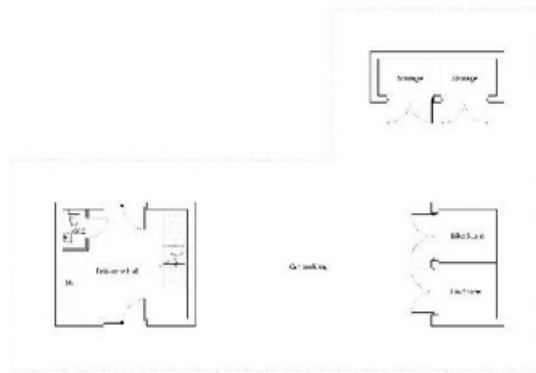
The tones and colours of the Gibraltar Nature Reserve, grasslands, and dunes are pallid, exhibiting subtle tonal and textural differences among the various materials. Due to the flatness and openness of the local landscape, expansive views of the sky are possible throughout, making this an important factor in material choices.

Smooth ashlar blocks of stone will be the predominant material. This durable and sustainable material instil the buildings with a character of solidity and permanence. Natural variations in colour and tone between each block, together with natural 'veining,' will provide subtle differences across each elevation and among each individual dwelling. It should be noted that there is an opportunity to use alternative materials, pending approval by the local council.

The terraces at first floor level are 'carved' into the main body of the building and will be lined in hardwood timber. Like the stone, this is a durable and sustainable material with subtle variations. It provides a subtle contrast to the stone whilst also appearing as part of the same tonal palette. Whilst the ground and first floors have a similar tone to that of the dunes and grasslands of the wider landscape, the second floor relates more to the sky and sea in colour.

The glazing will utilise grey back-painted glass for fixed/solid elements, with clear glazed sliding doors and windows elsewhere. Since this glazed volume is not obstructed in anyway it will reflect the colour of the sky. On cloudy days, the grey back-painted glass will appear to blend into the sky.

An in-depth topographical survey was conducted to determine the levels of the dunes, grasslands, and sea in relation to the site, enabling the capture of their views. This has resulted in a design that is meticulously tailored to the site while leveraging its unique landscape setting.



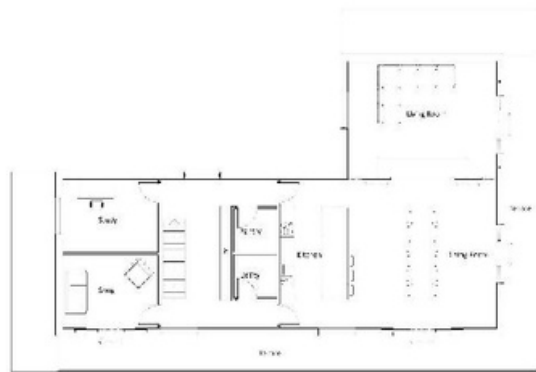
Ground floor plan



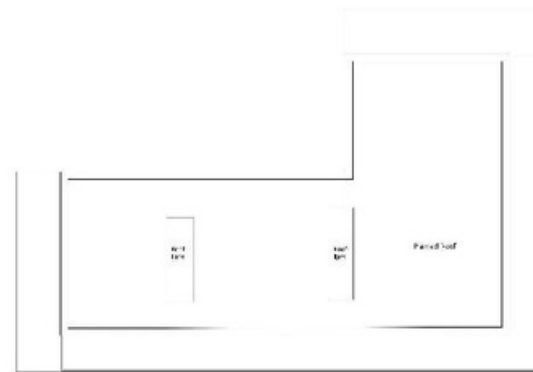
1st floor plan



East Elevation



Second floor plan



Roof Plan



West Elevation



South Elevation



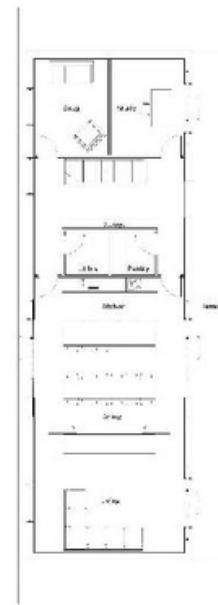
North Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan



West Elevation



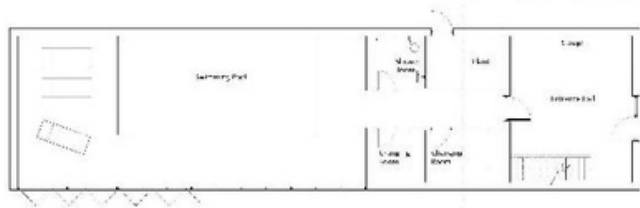
North Elevation



East Elevation



South Elevation



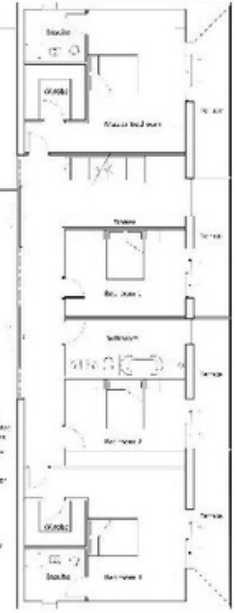
South Elevation



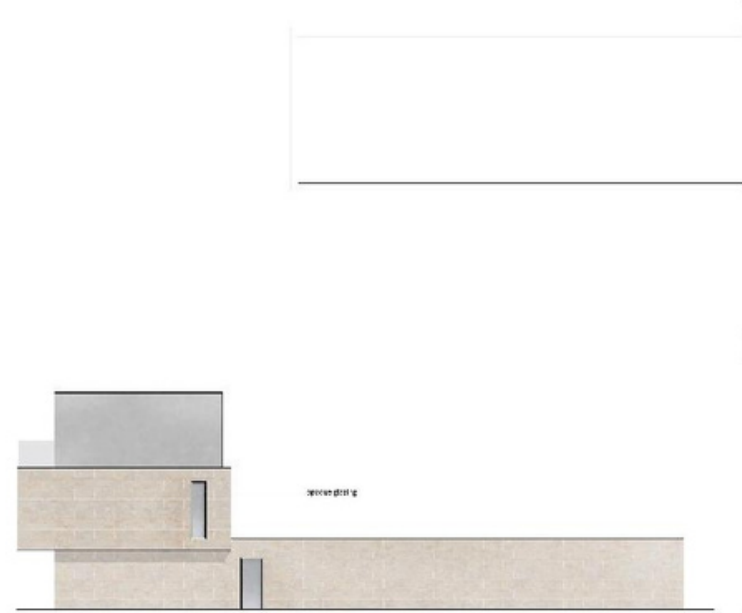
Ground Floor Plan



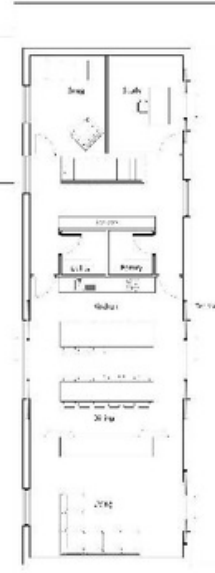
East Elevation



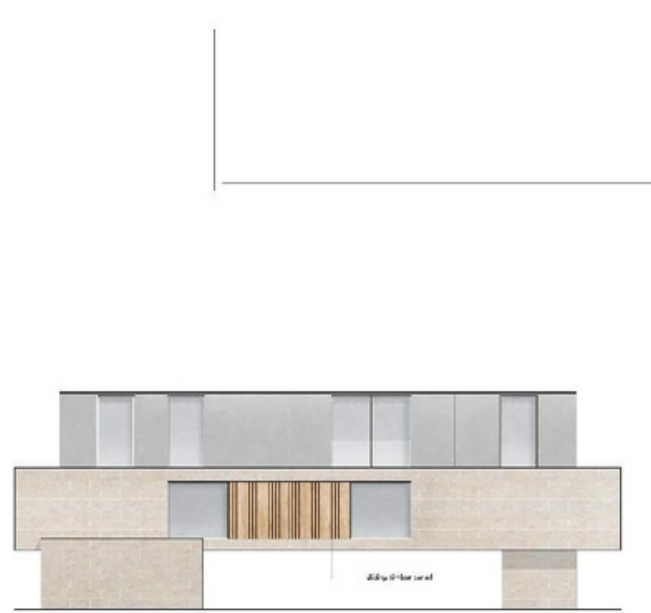
First Floor Plan



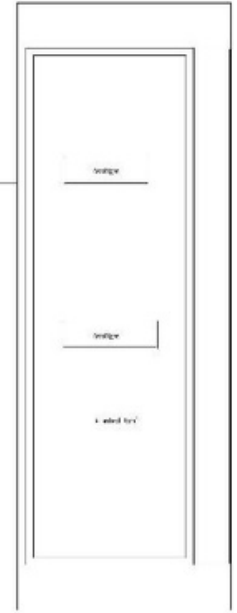
West Elevation



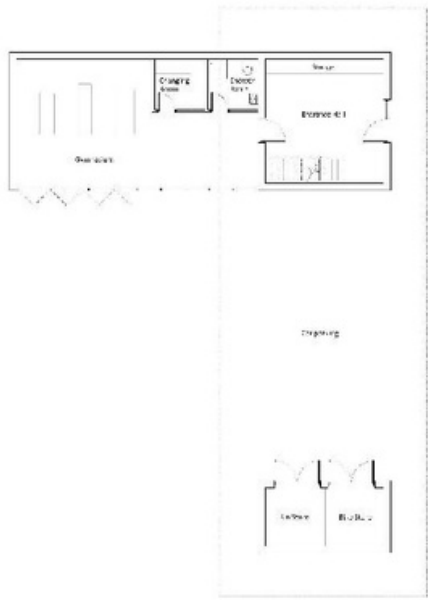
Second Floor Plan



West Elevation



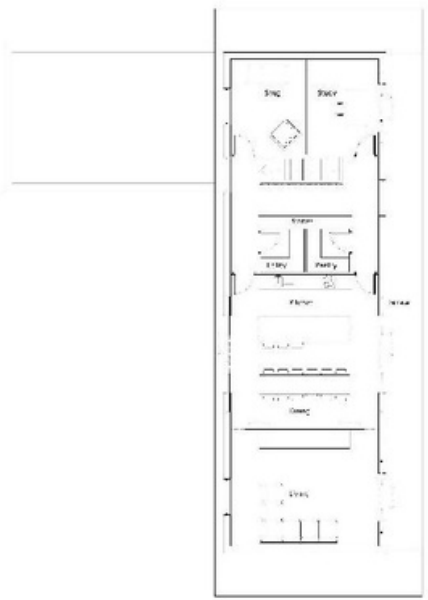
Roof Floor



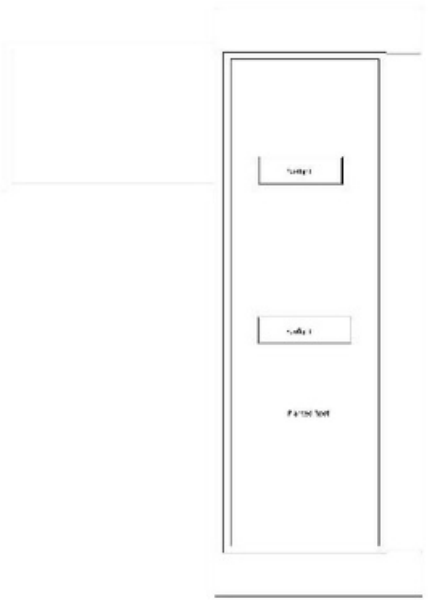
Ground Floor Plan



1st Floor Plan



Second Floor Plan

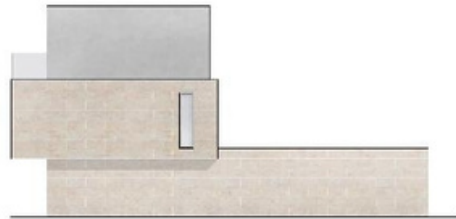


Roof Plan



West Elevation

1/4" = 1'-0" (approx. 1:30)

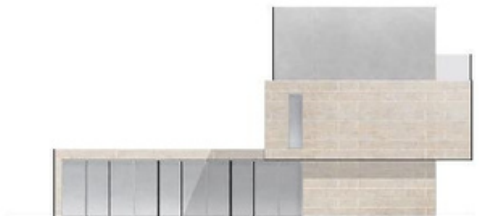


North Elevation



East Elevation

6" x 6" (150mm) x 20" (500mm) columns
 1/2" (12mm) concrete
 1/2" (12mm) concrete
 1/2" (12mm) concrete
 1/2" (12mm) concrete



South Elevation

Location

The outstanding building land is located in proximity to Gibraltar Point National Nature Reserve. Gibraltar Point enjoys an unspoilt coastline and landscape with impressive views and an abundance of diverse wildlife. To appreciate it fully you need to see it in different seasons. In spring, the first of the migrants stop off to refuel or establish territories. In summer, little terns may be seen fishing in the shallows and skylarks are in full song above the purple haze of the saltmarshes. In autumn, huge whirling flocks of waders can be seen on the high tides. And in winter, brent geese, shorelark and snow bunting can be seen as well as flocks of redwing and fieldfare.

Seacroft Golf Club is known as a hidden gem among the top courses of Great Britain and Ireland. It is a traditional links course tucked away on the Lincolnshire coast. Because of its situation on the coast and its fast-draining soil the full course with normal tees and greens is virtually certain to be open. A great deal of the course is a National England Site of Special Scientific Interest (SSSI) where golf and the environment join in harmony.

Located just over an hour away, the city of Lincoln radiates historical charm and vibrancy, characterised by its magnificent cathedral and castle towering high on the hill. The area is dotted with quaint shops, galleries, and museums, including the renowned Bailgate shopping district. Lincoln proudly hosts two universities and provides all the amenities one would anticipate in a major city. For those seeking access to destinations beyond and convenient commuting to London, frequent fast trains run from Lincoln to London King's Cross, taking approximately 2 hours.

Local Authority: East Lindsey District Council | Planning Reference: S/039/00525/19 | Tenure: Freehold | SAT NAV: PE24 4SR









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National audience

local knowledge