



Ref: **10042.**

Project: **Construction of New Bungalow at Raceside,
Kirksanton, Millom, Cumbria.**

Client: **M & G Developments Ltd.**

DESIGN & ACCESS STATEMENT

Introduction

Outline planning permission exists for the erection of single dwelling on this site: ref 4/19/2314/001. This reserved matters application involves the construction of a four bedroom bungalow with detached garage on the site.

Works involve the creation of a new driveway from the existing access, construction of a new single storey dwelling and detached garage.

Assessment

The design proposals have been developed following detailed consideration and assessment in respect of the following primary criteria:

- Clients brief and site conditions.
- Comments received from Whicham Parish Council ,concerning scale, during the processing of the outline application.
- The context of the site and its surroundings. Particularly in respect of site levels and aspect.
- Preserving the amenity of neighbouring properties.

- Materials utilised in buildings in the local context.
- Access and highways.

Evaluation

Description:

The site is located in the south west corner of the small village of Kirksanton.

Kirksanton is located to the north west of Millom on the A5093.

The site comprises a small level vacant paddock within a collection of largely residential properties of a mixture of styles and ages. A large cottage known as Elm Close is located immediately adjacent to the northwest.

2.

To the south east are large barn style dwellings of The Gables and Cornerstones.

To the south of the site is a collection of stable block style buildings.

The northern boundary with the public road is formed by a grass verge, low indigenous hedge and timber rail fence.

The eastern and southern boundaries and access to The Gables and Cornerstones are formed by a part timber rail fence and post and wire fence.

The western boundary with Elm Close is formed by a traditional stone field wall.

The site is rectangular in shape approximately 23 metres wide and 62 metres long, north east to south west.

The site slopes and falls approximately 2 metres along its length.

The new dwelling is located at the north eastern end of the site facing onto the public highway.

An existing overhead power line will be diverted underground.

Opportunities:

- To provide much needed family housing in the District.
- To reinforce development within the village and help to sustain the local community and its facilities.
- To bring an important vacant site into beneficial occupation.
- To improve and enhance the nature and character of the local built environment.

- To provide a new sustainable, energy efficient family dwelling.

Constraints:

- Context of the site.
- Protecting amenity of neighbours.

DESIGN

Use

The site is located within the village boundary and is surrounded by housing. It was formerly used for grazing purposes and is now vacant and derelict.

The proposal is to create a new dwelling under use class C3.

3.

The dwelling will have four bedrooms with good garden amenity space suitable for a young family.

The design incorporates a detached garage and generous off road driveway parking.

Amount

The site area is approx. 1,646sq.m or 0.16ha.

The footprint of the proposed house is approx. 185sq.m.

The total internal floor area of the new house is approx. 162sq.m.

Layout

The new dwelling is designed to operate on a single ground floor level. This level includes general living spaces of kitchen, dining, lounge and snug with four bedrooms and bathroom accommodation.

Scale

The site of the dwelling will be levelled. The new building will be set down into the site in that location. The main ridge height will be below that of the adjacent property Elm Close.

Eaves heights are at traditional levels.

The roof pitch is kept low in line with the standards applicable to the materials used.

It is envisaged that the building will sit comfortably within its surroundings.

Appearance

The aim is to create a dwelling with contemporary character which sits well on the site and in its environment, utilising traditional low maintenance materials and energy efficient sustainable construction.

This is achieved by careful setting of the floor level, contemporary styling and detailing of traditional materials which are sympathetic to the local context.

Materials, which can be seen on other housing in the hamlet include a mixture of smooth natural slate, natural stone, feature board cladding and wet dash render.

Rainwater goods, bargeboards and fascia's are from upvc for low maintenance.

Windows and glazing are from upvc for energy efficiency and low maintenance.

Glazing, render, board cladding and stone are used in simple forms and juxtaposition to create simple but interesting elevations and to enhance the individual qualities of the materials.

4.

A simple roof line and form help the building sit within the topography of the site.

The garage is a simple form with a double pitched roof and from materials sympathetic to the dwelling.

Landscaping

Trees & Soft Landscaping.

Existing indigenous hedging is present along the northern boundary of the site. It is proposed to retain and supplement this hedging, where possible although a small section of hedging will need to be removed at the north east corner to gain access to the existing access road along the south east of the site.

Supplementary and additional hedge planting is proposed, as indicated on drawing n0 10042.4

Shrub and tree planting throughout the garden will be carried out by residents.

Hard Landscaping.

A new driveway will be taken from the existing private access to the parking area at the front of the new garage in at the south east corner of the dwelling.

A paved terrace will be created adjacent to the living areas at the rear of the property.

The existing stone wall along the north west boundary will be retained.

The remaining areas of the site will be given over to lawns and soft landscaped gardens.

A new post and wire stock proof fence will be installed at the rear of the garden area.

ACCESS

Site Access

Access to the site for both foot and vehicular traffic will be provided by a private driveway taken from the private accessway on the eastern boundary of the site.

The driveway will provide sufficient space for parking of residents and visitors cars clear of the highway and to allow cars to turn around and leave site in a forward gear.

Parking

A double garage will be constructed detached from the new dwelling.

Parking for at least an additional four cars will be provided on the driveway parking area adjacent to the garage.

Drainage

There is no public sewer in Kirksanton Condition numbers 4 and 5 of the outline planning permission requires details of drainage arrangements to be submitted and agreed with the Council. Details of the proposed arrangements, which involve the use of a package treatment plant and a large soakaway, are set out on drawing number 10042.4 which accompanies this application.

5.

Access for Disabled Persons

Level threshold access will be provided from the parking area adjacent to the main house entrance.

Access within the property is to be provided in accordance with Part M of the Building Regulations.

GKB/JPB/10042/DAS./19-04-21