

DESIGN AND ACCESS STATEMENT

Proposed entrance and rear terrace extensions, new solar panels replacement windows and doors.

Cherry Tree House, The Green,
Millom, LA18 5HQ

For Mr & Mrs Cook

November 2021

Job no. 17030



John Coward Architects Limited
No. 3 Unsworth's Yard
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1. Introduction

Cherry Trees is a post war “bungalow” with an under-croft annexe, making use of the sloping topography of the site. The house is situated in The Green, Millom just off the main road on the A5093.

Accommodation consists of a small lean-to entrance hall leading into a rather tight galley style kitchen – with a stair that leads down to the lower floor annex. There are 2 no bedrooms (one of which is ensuite), a family bathroom and master bedroom also with ensuite. There is a large living room, central to the house.

The under-croft annex is a well-proportioned unit consisting of a bedroom, bathroom, an open plan kitchen living area and a number of under croft storage areas.

There is a utility room in the basement below the south end of the property.

There is also a generous loft space in the roof.

The house is constructed with masonry walls and a timber structured, slate finished roof. The windows and doors have white Upvc frames

The house sits in the middle of a generous site with a wonderful aspect and a substantial garden dropping away the east.

The applicants do not like the layout of the house at present, it is a bit of a rabbit warren with an awkward unappealing entrance into the kitchen from a narrow porch. The kitchen itself is very narrow with a large island unit. The staircase down to the annexe takes up considerable space. The master bedroom is located on the north east corner and enjoys all of the property’s views. The living room is sited between the kitchen and a converted garage now a bedroom, at the south of the house. An enclosed original veranda runs along the south side of the property, severely restricting views from the living room. The living room is also quite dark as a result.

2 Design Statement

2.1 Amount & Layout

The applicants would like to remodel the house to enable it to make the most of its position and the views. Removing the small flat roofed entrance on the front of the house, will enable a new single storey extension to be created which will act as an intuitive entrance hall and reception for visitors. The new extension will include dog/ cloak room and a WC.

Internally the house has been reconfigured to maximise the relationship of the primary living spaces to the views and to improve the quality and efficiency of the layout.

The kitchen has been moved and opened up and will include a dining area with itself can open out onto the new, extended terrace. The master bedroom has been swapped round with the living room and the roof terrace has been extended.

The existing bedroom on the south elevation will have a new ensuite which will have a new window punched into the existing external wall.

2.2 Design Form & Materials

Form of the existing house will be retained; however, the new front entrance will be single storey and will feature a new pitched roof running perpendicular to the primary ridge of the existing roof. The new roof will create a new sense of entrance which will be intuitive to visitors. It will have a high-level vaulted ceiling featuring rooflights to really make an impact – upon arrival.

The extension will be finished externally in a rough cast render to match the existing house and a corner panel of composite weatherboards, with a light grey finish. It is intended that the whole house is to be refurbished and part of that scope will be to re paint the outside of the house with a white masonry paint. All doors and windows will be replaced, with a new high performance, aluminium framed, high-performance, double-glazed system. The new frames will be powder coated with a dark grey finish.

The existing terrace at the rear of the house (east elevation) will be extended. The existing masonry balustrade, which restricts the views from the house, will be removed. The new terrace, supported on a steel frame, will feature a structural glass balustrade and composite decking boards.

The existing roof to the house is to receive solar panels on the east facing pitch.

3. Access Statement

3.1 Access to the site

The existing access driveway is to be retained. The drive will allow 2 cars to park off road, in front of the house. Emergency vehicles access to the property will not be affected. Access from the A5093 will be maintained.

3.2 Access into the house

The existing front door access is currently stepped. The new front entrance will feature a new front door, complete with a level access, wheelchair compatible threshold. All steps in the house will be designed to be compliant with current Building Regulations.

Distribution:
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