

Design + Access Statement

1920-005 Coulderton

(Revision A)

May 2021



Land Adjacent to East Cottage,
Coulterton,
Cumbria,
CA22 2UR.

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1.0 INTRODUCTION

2.0 SITE LOCATION & DESCRIPTION

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1.0 INTRODUCTION

1.1 Preface

The following Heritage Statement has been prepared by Michael Crewdson (BA (Hons) Dip Arch, ARB, RIBA) of MC Architecture & Design Ltd on behalf of Mr & Mrs Thomsen.

The document supports the Outline Application with All Matters Reserved on 'Land Adjacent to East Cottage, Coulderton, Cumbria, CA22 2UR.

The dwelling will be a custom self build and would be available for disposal immediately should outline planning permission be granted.

The construction of the dwelling would release the applicants current home (Coneyside Farm, Coulderton) for agricultural use.

1.2 Brief

The project seeks permission to build 1no. Residential dwelling.



View Towards East Cottage / Croft Head.

2.0 Site Location & Description

2.0 SITE LOCATION & DESCRIPTION

2.1 Location

The application site is located in the village of Couderton at the following address;

Land Adjacent to East Cottage,
Couderton,
Cumbria,
CA22 2UR.

2.2 Description

Development within the village is clustered along the main road. The proposed development site consists of an open, greenfield site adjacent to East Cottage.

The applicant owns a large area of land surrounding the site this maintaining the openness of the countryside.

The proposal includes improvements to the existing highway to provide passing places for local residents.

The site is currently under consideration for the Copeland Strategic Housing Land Availability Assessment (SHLAA) (2020).



Site Location Plan

3.0 DESIGN INTENT

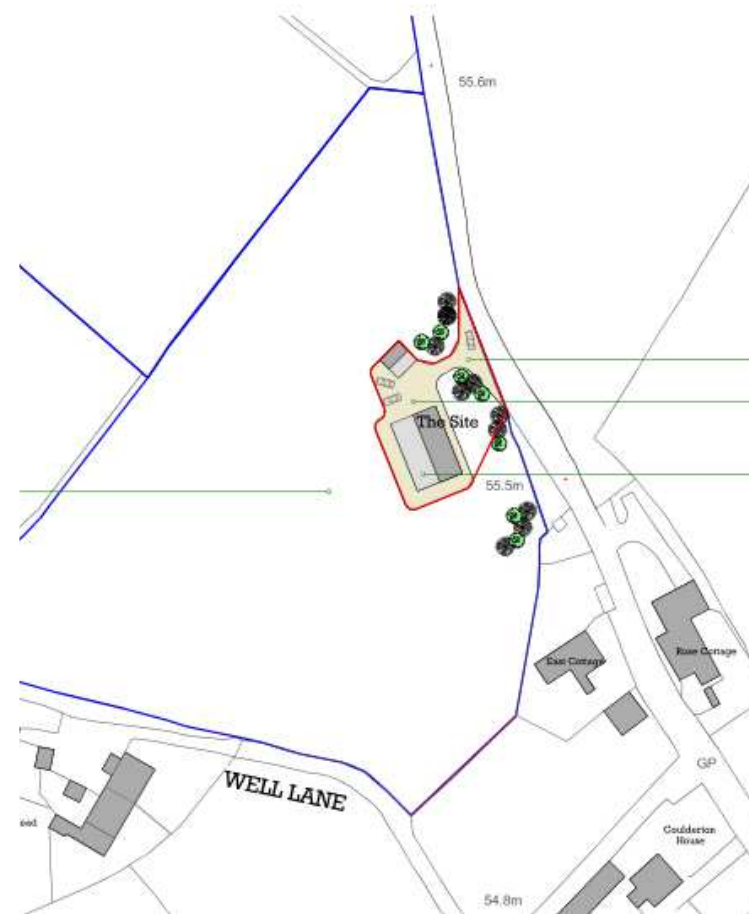
3.1 Design Intent

In principle, the custom self-build property will be two storeys with detached outbuilding.

The design will maintain the openness of the countryside with limited landscaping to maintain views North & West.

The detailed design will respond to the context of the site by adopting sustainable, local materials and building technologies to maintain the highest standard of building fabric performance and harnessing the natural resources.

This would be measured using the Passivhaus standard.



Indicative Building Footprint/ Site Layout.

4.0 DESIGN & ACCESS

4.1 Designations & Assessments

a) Conservation Area

The site does not lie within any designated conversation area.

b) Listing

There are no listed buildings on/ or adjacent to the site.

c) Archaeology

The site does not lie within/ or adjacent to any Scheduled Ancient Monuments or World Heritage Sites.

The site does not affect any sites identified within the Cumbria County Council Historic Environment Record.

d) Biodiversity & Geology

The site does not lie within/ or adjacent to a Site of Special Scientific Interest.

A habitat survey & assessment is not considered relevant to the application at this stage.

e) Flood Risk Assessment

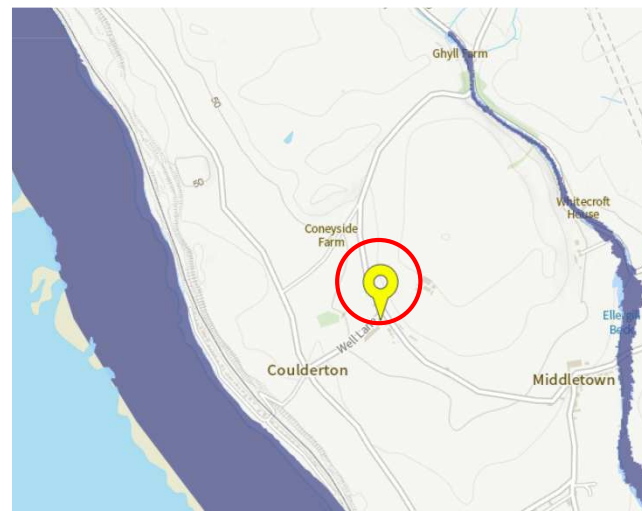
The site is located in the Environment Agency Flood Risk Zone 1. This indicates a low probability of flooding. A flood risk assessment is not required for the application.

f) Coal Mining Risk Assessment

The site does not lie within the Coal Mining Referral Area. Further ground investigation is not considered relevant to the application at this stage.

g) Land Contamination

Not applicable.



Flood Risk Assessment– Zone 1.

4.0 DESIGN & ACCESS

h) Noise Impact Assessment
Not applicable.

i) Landscape & Visual Assessment
The development does not have any impact on designated landscapes of the Lake District/ World Heritage Sites/ Solway Coast Area/ Outstanding Natural Beauty or Conservation areas.

j) Foul Sewage Assessment
All foul waste water to be treated by packaged water treatment plant within the curtilage of the applicants ownership.

k) Surface Water Drainage Assessment
All surface water to be managed via soakaways within the curtilage of the applicants ownership.

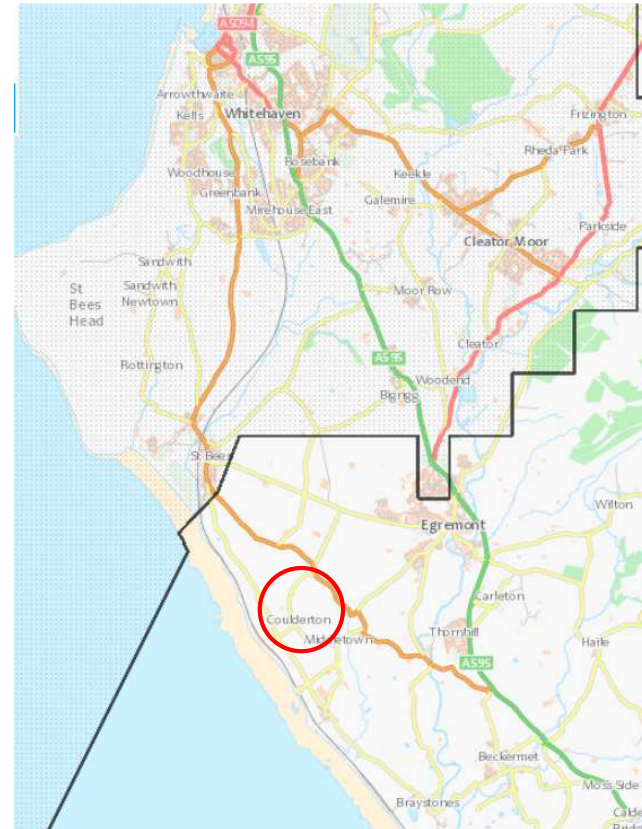
Surface water drainage assessment to be provided as part of the development during detailed design. The applicant accepts this will be a condition of approval.

l) Utilities
Coulderton village is served by main utilities of Water & Electricity. As stated above, the principle of the custom self build will be to adopt Passivhaus standards thus reducing the energy requirements with a fabric first approach.

m) Highways
The proposed site is located directly on the highway.

The site levels will accommodate easy access from the existing road. A large passing bay/ splayed entrance to the site would be proposed as part of the development. The proposed access bay/ passing place will increase visibility for motorists entering and leaving the village.

There are no public rights of way through the site.



Coal Mining Referral Map – Not Applicable.

4.0 DESIGN & ACCESS

n) Transport Assessment

Not applicable – the proposed development does not meet the threshold of 50 dwellings.

The site affords limited access to public transport.

- Train Station = 1400m (Nethertown Station)

A wide variety of local shops and amenities are located within the Local/ District Centres of :

- Egremont = 2.5 miles (6 mins car journey)
- St Bees = 2.4 miles (6 mins car journey)
- Whitehaven = 6.8 miles (16 mins car journey)

n) Waste

Existing waste collection arrangements of Couderton village to be adopted.

The development will make provision for the secure storage of waste prior to collection.

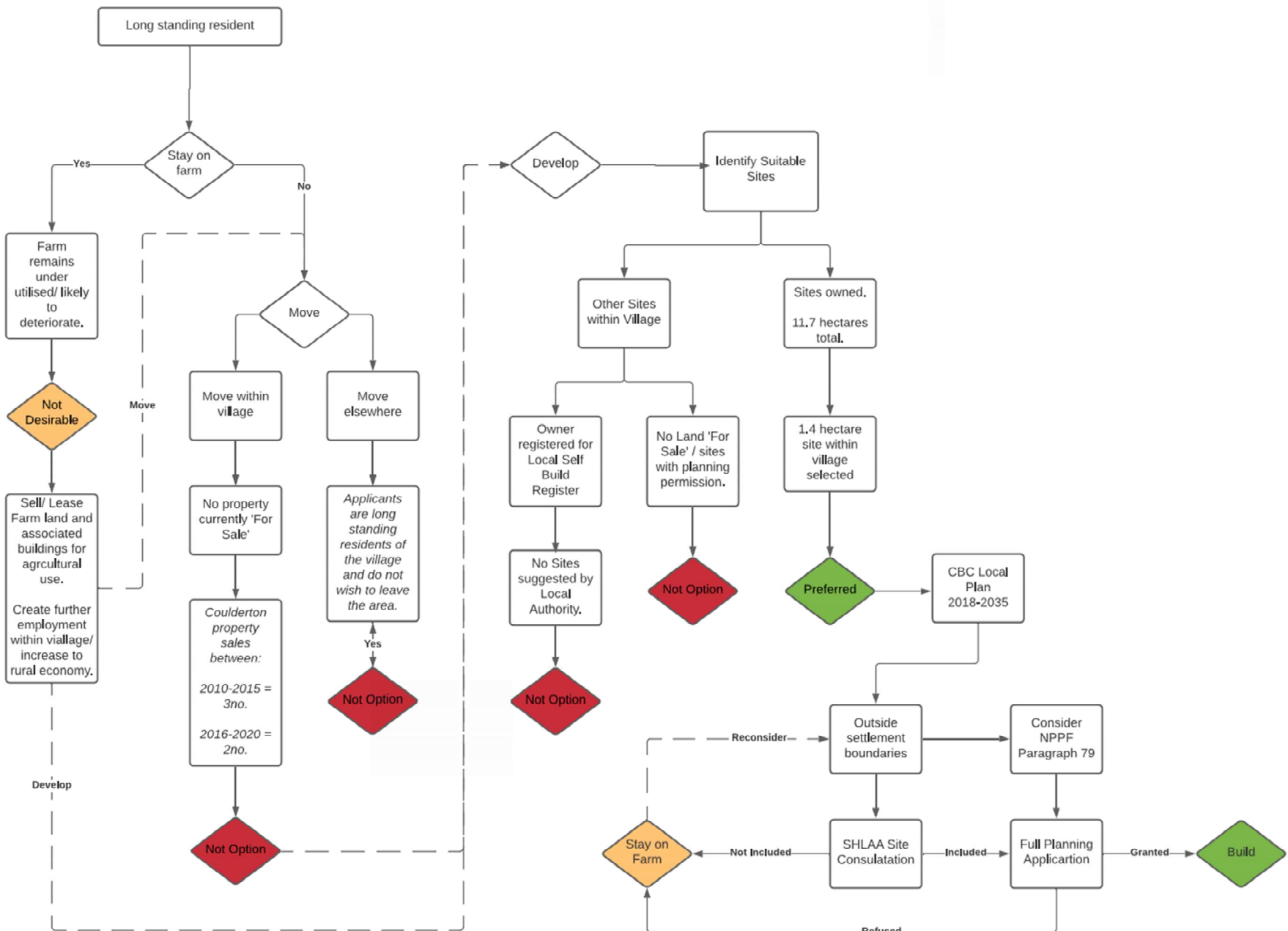
4.2 Use Class

The proposal will provide 1no. high specification custom self build dwelling (C3 use).

Broadly, the applicants are long standing residents of Couderton and currently reside on one of several farms within the village. The farm is underutilised economically as the applicants are of retirement age. The options analysis (overleaf) explains the decision process which is guided by the primary wish to remain within the village. Development of the proposed site allows the applicants to vacate the farm to allow this to be operated on a commercial basis via sale or lease. There is a lack of supply of market housing within the village.



View Towards St Bees.



4.0 DESIGN & ACCESS

4.3 Scale/ Layout

The proposed site plan demonstrates a single house can maintain the grain of the village. The large plot provides a natural stop to the village which is bounded on 3 sides by existing residential properties to the south & West. The development would improve access and visibility to/ and from the village with the provision of new passing place on the highway.

The positioning of the building with a large plot does not detract from the openness of the countryside. The proposed development will incorporate modern design and technology to provide an environmentally neutral dwelling to Passive Haus standards.

4.4 Custom Self Build

Despite being registered for the Local Authority Self Build scheme for 6 months, no sites have been suggested. This site is within the applicant's ownership, this is available for development immediately.

In the short term, this will help the council fulfil its objectives to close its shortfall of executive homes in the borough.



View Towards St Bees.

4.10 Conclusion

The documents above outline the appraisal of the decision to propose development within the village and illustrate the scale of development which is appropriate for the village.

Although outside the development boundaries identified by the Local Plan, the scale of development is appropriate and enhanced by the economic benefits to the rural economy by bringing the existing farm into full commercial use. We urge the LPA to look favourably upon the proposed Outline Application and enable the development to be realised immediately.

5.0 APPENDIX

5.1 Drawings & Documents

- 1920-005-01A Site Location Plan
- 1920-005-02A Proposed Site Plan
- 1920-005A Design & Access Statement
- Outline Application with All Matters Reserved

5.2 Policy References

The following policy documents have been referenced.

- National Planning Policy Framework
- Copeland Local Plan 2013-2028 (adopted 2013)