

# DESIGN ACCESS STATEMENT

FULL PLANNING APPLICATION

ERECTION OF No. 3 DWELLINGS

LAND TO SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST BEES



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## 1. Introduction

This planning statement has been prepared in support of a planning application for residential development on land to the east of Nethertown Road, St Bees.

The site is located on the southern edge of St Bees village and fronts onto Nethertown Road. Nethertown Road serves many direct frontages and small residential accesses. The site obtained an outline planning permission via application No. 4/20/2491/001.



**Image 01— please refer to key map below**

This document should be considered alongside the full suite of documents which form the reserved matters application. The document will demonstrate the applicant's commitment to deliver a high quality sustainable new development in accordance with current national and local planning policy and design best practice.

This statement should be read in conjunction with the plans and other supporting documents listed below:

- Planning Statement;
- Architectural drawings;
- Drainage Strategy;



**Key map—Not to scale**



**Image 02— please refer to key map above**

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## 2. The Site

The application site adjoins the house and curtilage known as Southrigg to the north, Nethertown Road to the west, the garden curtilage of Headland View to the east and agricultural land to the south. The site is currently in use as agricultural land. The topography of the land is generally flat near the road frontage but raises significantly towards the east of this site and it is contained by stone walls to the east and west, and post and wire fences to the north and south. The site is within close distance of the main village centre, which benefits from the services of a shop/post office, Primary School, Secondary School, Train Station, Priory Church, pubs, a playpark, beach front, swimming pool and golf course. The site is located within a long-established residential area that is within range of facilities that the Borough can offer and is therefore considered an appropriate location for new dwellings. The site has a minimal flooding probability as noted by the Environment Agency Flood Map for Planning. The site is free of any historical / archaeological interest.



— Boundary line



### 3.Vision

The development will provide a high-quality building development in an idyllic environment combining great scenery in a coastal setting.

The development will provide housing to meet the needs of a growing and economical thriving families who seek a higher quality of home in a location which is convenient for their employment. In fact all of the dwellings have been purchased by local people, highlighting the requirement for the development.

The development will provide housing to meet the identified needs for private clients. This will extend the community, which will enhance and support the vitality of St..Bees village.

The layout and design reflects and reinforces the existing characteristics of St.Bees and the rich local landscape. The distinctive characteristics include attractive views and a strong sense of visual connection with the surrounding landscape , coastal and the garden curtilage of Headland view.

The vision for this reserved matters proposal is strong and ambitious and the design principles set out in this document show the design evolution from context analysis to layout development, resulting in a proposed development of the highest quality.

## 4. Surrounding Uses and Context

Historically, Saint Bees proved to be popular in 1816 for the St. Bees Theological College and it was the first for clergy training of Church of England outside Oxford and Cambridge. The Priory was extended in the 1860s to accommodate additional lecture rooms. Over 2600 clergy have been trained before it closed in 1895.

During the 1840s St Bees School embarked on an era of rapid expansion starting with the construction of the quadrangle in 1846 using compensation from the rich mine-owning Lowther family. By 1916 numbers had reached 350, many new buildings had been erected, and the school had become known nationally.

The site has views to St Bees Head which is the only Heritage Coast between Wales and Scotland and a Site of Special Scientific Interest.

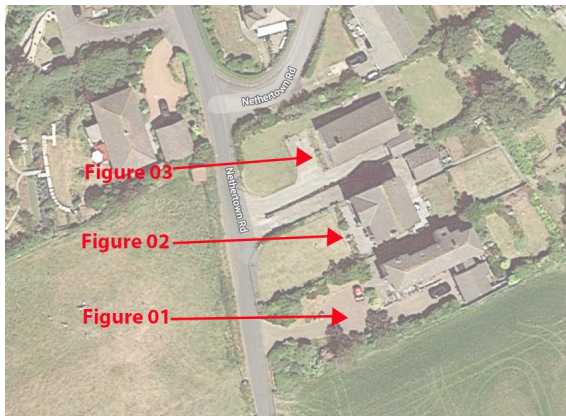


## 5. Surrounding Uses and Context continue..

The proposed properties reflect elements from the neighbouring houses facing Nethertown Road. The existing houses have long driveway area leading to the rear of the site to allow for free of obstruction coastal views.

All neighbouring houses have large front yards with a low wall and large front faced windows to allow for coastal views and sunlight. The proposed properties are stepped back from the Nethertown road to continue on the same line as the existing houses. The stepped back approach of the proposed properties was determined by the existing levels and steep topography of the site.

A nice element that was adopted to all three proposed properties is the balcony, as shown on Figure 2. This element is quite significant to the design of the proposed properties as offers coastal views and brings a contemporary design character to the houses. The proposed houses will be 2 storeys as neighbouring properties shown on Figure 02 and 03.



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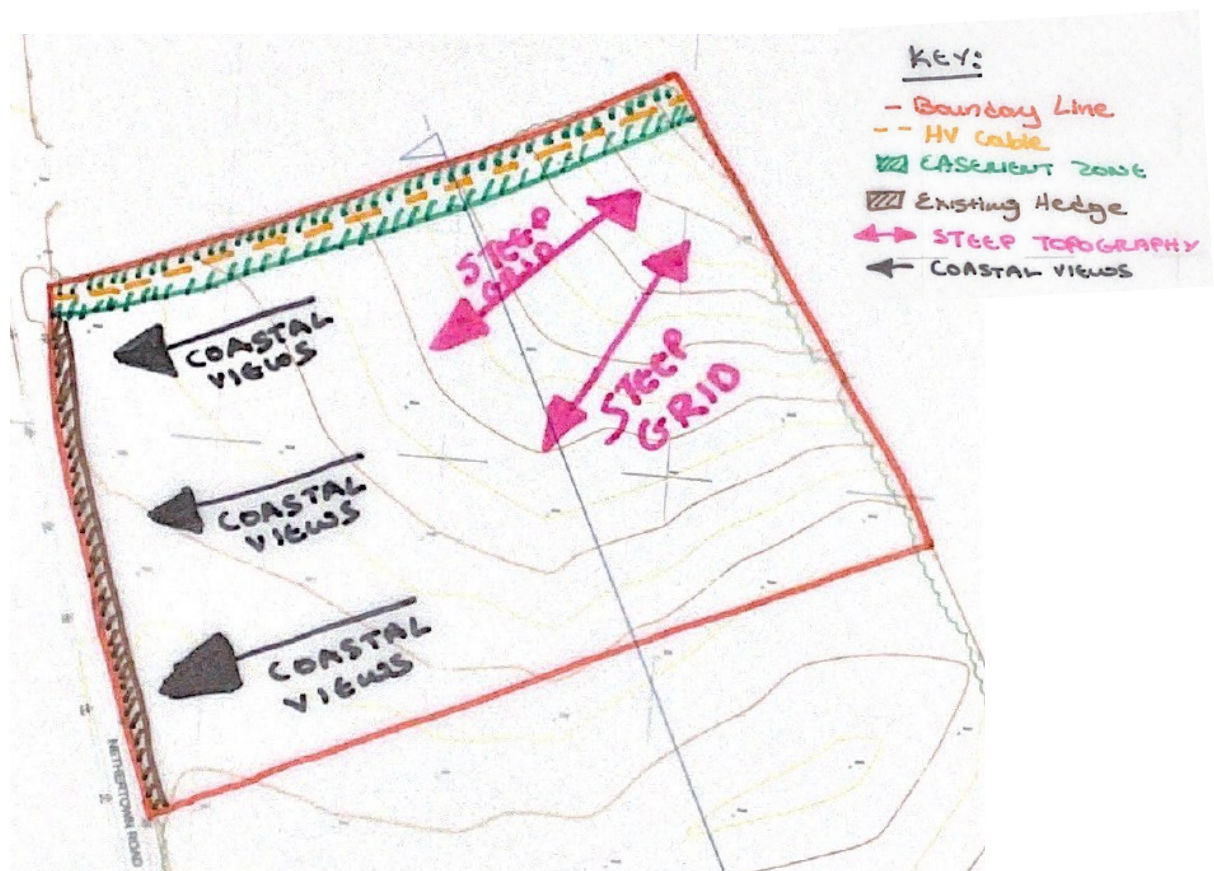
## 5. Design Principles & Development continue..

In summary the proposed development provides 3 new homes in accordance with the requirements set out within the Local Plan. The homes consists 4-5 bedrooms and variety of high standard designs.

This section will set out key design principles and guidance, identify the site constraints and opportunities and how the design responds to these elements and been further developed along side supporting information.

The site analysis and main constraints were analysed within the Constraints and Opportunities Layout illustrated below, the key elements that required the design consideration included:

- Steep topography
- HV Cable
- Easement Zone
- Maintaining the existing character of the hedgerow to the south-west side
- Landscaping
- Visual impact
- Long range views
- Open fields to the Southern and Eastern boundaries





## 5. Design Principles & Development continue..

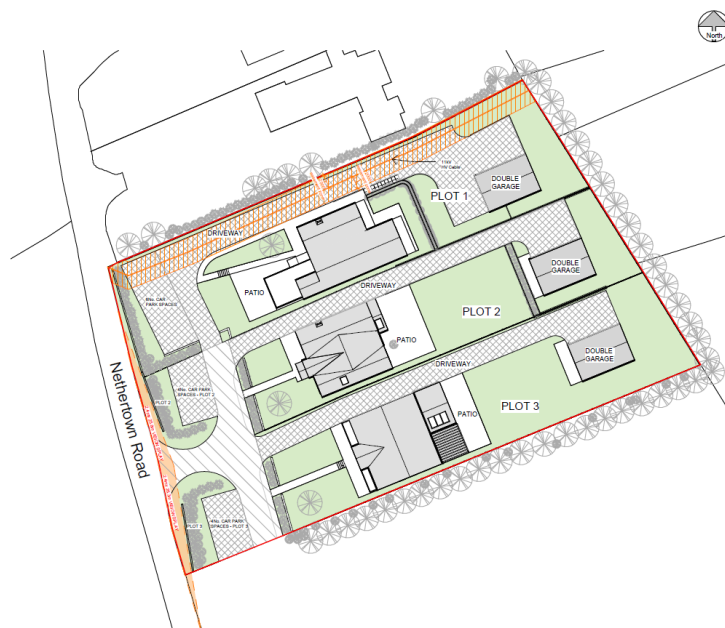
The steep topography of the site restricted and lead the position of the road layout and corresponding plot positions. The access road runs along the front of the houses with car park spaces between Nethertown Road and access road. The access road and landscape provide a constant gradual decline along the site to the road easing the existing levels.

Various designs were explored to find the most appropriate positioning of the road to ensure there was minimal engineered solutions such as retaining walls throughout the front of the site. This consideration also provided a consistent layout for the proposed plots avoiding irregular street scenes and space divisions.

The high volt underground cables running across the north west site will be maintained. This uncovering was critical to determine the orientation of Plot 1 property as has been allowed 2meters easement on each side of the cables. The layout has considered the very high voltage underground cables to the north west by ensuring no excavations will be needed within the easement zone, which has determined Plot 1 driveway zone.

The site access position was dictated by a suitable point onto Nethertown Road. A new hedge to the west of the site similar to the existing hedge is proposed to help the visual impact of the site as you approach along the Plots' access road. The proposed access to the site is via an existing break in the hedge with safe visibility distances for oncoming traffic and providing turning points for the refuse vehicles and deliveries.

The proposed layout includes provision of suitable car parking and turning within the plots.



## 5. Design Principles & Development continue..

### The Proposed House Types

This application presents three different houses which show the high quality and style of the homes to be developed. Existing homes found within Nethertown Road display common themes in terms of form, materials and layout, and it is from these features that the proposed development will take inspiration at the detailed planning stage.

### Materials

Numerous houses within St. Bees are render-faced which is characteristic of the area. The proposed development will be influenced by the white render and will feature this material along with the traditional Lakeland grey slate throughout the development. Overall the proposed dwellings will have dark slate roof, rustic Lakeland grey slate displayed to the front of the dwellings and render to sides and rear to emphasise the contemporary character of the dwelling. Door and window frames will be darker grey in colour to create a contrast and clean lines.

### Scale

Consideration towards the sale of the properties have been taken to ensure the appearance is sympathetic to the neighbouring properties. Proposed dwelling height has been thought carefully to match Nethertown Road properties, with variation in roof styles to provide an interesting street scene.

### Access and Connectivity

Access to the site is via a private road which allowance has been made to ensure a minimum of 2.4x26.3m and 2.4x25.8m visibility splays can be achieved in both directions and comply with Highways requirements.

There will be parking provision within the curtilage of the site for 4 vehicles on each side of the access road, which will be able to manoeuvre within the curtilage and leave in forward gear. Access into and within the dwelling will comply with Part M and Building Regulations.



## 5. Design Principles & Development continue..

### The Final Design

The final design for the development creates a carefully considered approach to creating an interesting and sensitive layout, responding heavily to the constraints, opportunities and site itself.

### Conclusions

This Design and Access Statement is submitted in support of an application for development land at land to south of Southrigg, Nethertown Road, St. Bees.

The site is greenfield in nature. The proposal includes the development of 3 dwellings and associated infrastructure including an access road. The residential development will be accommodated on the site without having any significant adverse impact upon the landscape character of the area.

The development will be truly topographically and landscape led, providing housing of the highest quality to meet an identified need. The proposed development will be served by an appropriate access taking into consideration Highway requirements.

