



PETER WINTER

Town Planning Services Limited



**PROPOSED DWELLING, LAND ADJACENT TO
POOLSIDE/WHITRIGGS CLOSE, HAVERIGG ROAD, HAVERIGG.**



DESIGN AND ACCESS STATEMENT.

**RESERVED MATTERS APPLICATION FOR DETAILED DESIGN
FOLLOWING OUTLINE PERMISSION 4/19/2208/001**

Applicants; Mr and Mrs Robinson

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APPLICATION DETAILS

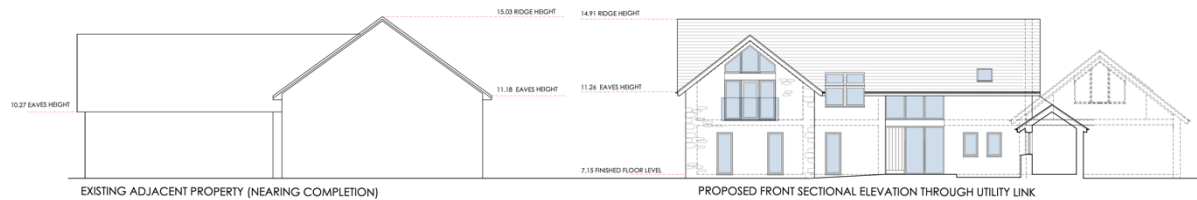


The application site sits within the village of Haverigg. The site in question and the one adjacent were part of an agricultural field and subject to outline applications. The adjacent site has since been built upon. The size and positioning of the adjacent house currently under construction is outlined on the OS extract above.

A track is being retained by the farmer for field access and the applicant will have access via this track. The access and visibility splays have already been approved at outline stage.

DESIGN

The design of the proposed detached house relates well to the adjacent property which is currently under construction both in scale and design.



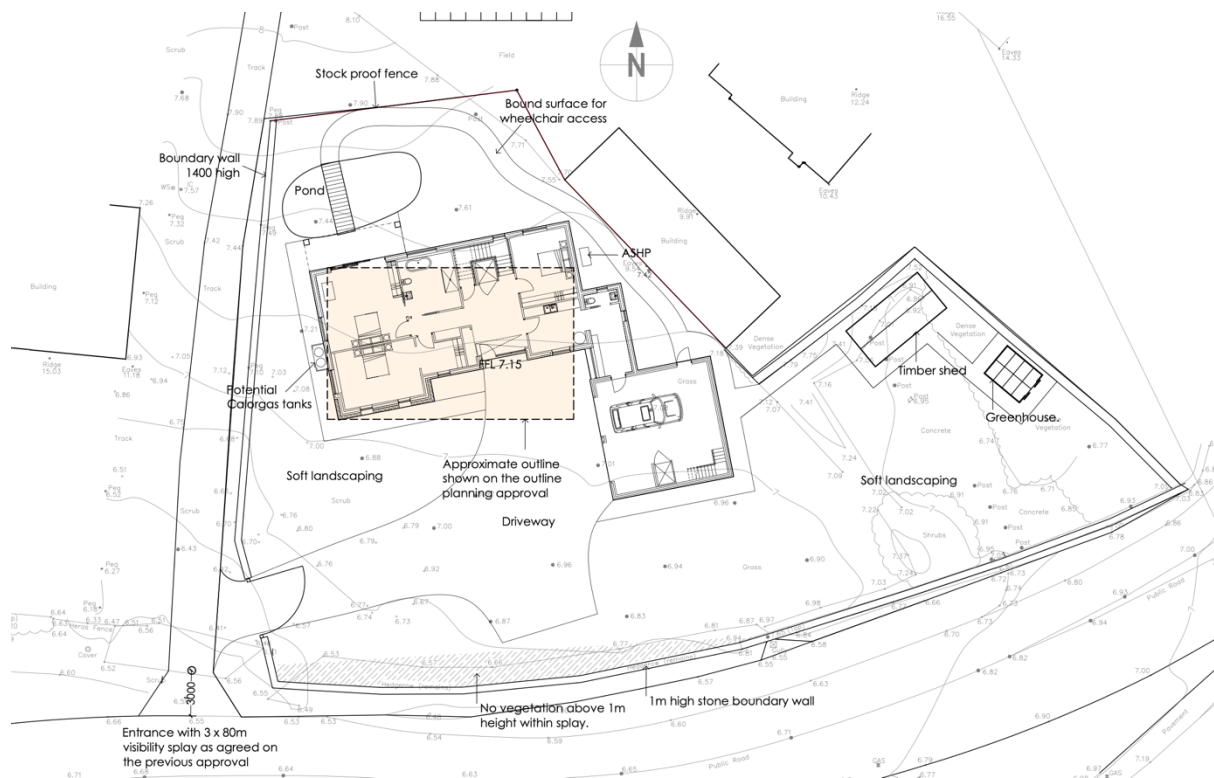
The adjacent property has a large gable facing the road with an overall eaves and ridge height not dissimilar to this proposal. The size of the footprint of the main building of the proposal is smaller in scale than the adjacent design although the plot size upon which it sits, is significantly larger than that of the adjacent property to the west.



Photo of adjacent property to the west.

Discussion has taken place with Christie Burns at Copeland Borough Council regarding the placement of the garage towards the front of the property. The applicants have taken on board the comments of Christie regarding the prominence

of the garage and have set the garage further to the easterly side of the main house so that its placement isn't so much in the centre of the site but rather against the backdrop of existing garages, the vegetation and trees that screen and separate the site from the adjacent houses to the north east.



Extract from site plan showing garage and utility nestled against the adjacent garages and vegetation while the overall orientation attempts to turn the corner between the properties either side.



Photograph of existing garages, shrubs and vegetation that will form a backdrop to the proposed garage.

MATERIALS

The materials are a mix that draws upon and reflects the adjacent property, the aspirations of the applicant, the locality and the natural environment.

Natural Stone facing is proposed to the gable while the roof will be natural slate. These materials draw on the natural environment and local historic vernacular.

These will be mixed with smooth render and powder coated aluminium windows which reflect the styling of the adjacent property under construction to the west side.

ACCESS

Access is a particularly important design aspect for this project. One of the applicants, Stewart Robinson, has significant accessibility issues having suffered a stroke in recent years, and that impairment has a substantial and long term adverse effect on his ability to carry out normal day to day activities. He spends much of his time in a wheelchair and it is therefore of paramount importance that the design of the house is accessible and adaptable in order to cater for his specific needs. Indeed, the driver for the project is to build a house that removes the difficulty he finds living in their existing house.

This essentially means that the spaces are generous to allow full motorised wheelchair access around the ground and first floor, while accommodation is also provided to allow a carer to stay overnight for respite as Stuart's need for higher levels of care and support increase. The need to provide appropriate housing for people with disabilities such as Stewart's is acknowledged in Paragraph 61 of the **Government's National Planning Policy Framework (NPPF) and in the "Housing for older and disabled people " section of the online Planning Practice Guidance.** These state that such housing is crucial in helping people like Stewart to live a safe and independent life, improve mental health and reduce costs to the social care and health systems, and they urge local authorities to take a positive approach to schemes that propose to address such needs. These requirements are acknowledged by the Borough Council in policies **SS3 "Housing Needs, mix and affordability" and DM22 "Accessible Development"** of the current Copeland Local Plan.

The ground and the first floor of the proposed dwelling are connected by a vertical platform lift, whilst the garage is juxtaposed in front of the main house with an internal link to it. This, and its size, is to allow for a car to be driven into the garage and for Stewart to be able to get out and straight into the house on a level while fully undercover and protected from the elements in this windy, exposed location. Furthermore, the placement of the garage encloses the area to the front providing a degree of shelter from the coastal winds and houses a gym above for exercise as part of Stewart's all important and extensive structured physio routine.

CONCLUSION

The proposals represent a contemporary but sympathetic build on this expansive site. It draws on local traditional materials such as slate and stone mixing them with render and powder coated aluminium windows to match old and new.

The plot is large in scale. The proposal is modest by comparison and is designed to meet the applicant's very specific needs, sitting well against the local landscape and features on and around the site. At the same time, the scale is respectful of the size of the adjacent build in terms of overall volume and height, while the additional garage area to the front responds to the requirements of the applicant's disability whilst also forming shelter and a sense of enclosure to the front of the site.

*CMW. WKDA
18th March 2021*