

Design And Access Statement

Land to rear of St Bees School



PROPOSAL

We are pleased to submit the following full planning application for 3no new dwellings

SITE

Below: Image identifying the site location



The site is located to the East of the B5345 and rear of St bees school, accessed from the B5345, the land is currently used for agricultural grazing.

The application site occupies an area of 2400m².

The site falls within a flood risk zone 1, a copy of the Environment Agency Flood map is referenced in the FRA provided with the application.

HISTORY

The site obtained planning approval in for permission in principal via Appeal Ref: App/Z0923/W/20/3263855 granted on 19th April 2021. The application description as follows:

The appeal is allowed and permission in principle is granted for three residential dwellings on land adjacent to School House and the B5345, St Bees, Egremont CA27 0DS in accordance with the terms of application reference 4/20/2357/PIP, dated 27 July 2020.

LAYOUT

Drawing 1937.010 Proposed Site Plan indicates the proposed layout of the site, including provision of suitable onsite parking and turning and access for private purposes only.

The layout has been lead by the stee topography including the positioning of site access and level of plots to provide appropriate minimal intervention with the proposed land form. This further aids the most appropriate method of discharging the FW and SW via gravity into the local system as shown within the Drainage design and Flood risk assessment submitted with the application.

SCALE / FORM

The scale of the properties has been directly influenced by the size of properties in the immediate locality, the size of the proposed properties range from 180-200m², which is considered moderate in scale for a 3-4 bedroom property.

The buildings form is traditional and inherits surrounding properties characteristics, no gables are proposed to the front of the dwellings. Simple eaves and flat faced elevations are proposed to the front with rear extrusions to maximise the views and usable direct sunlight into the properties on the rear.

APPEARANCE

The proposed design is evidently simple in form and interest is added with the use of materials and window form, a vertical emphasis is encouraged by aligning windows on the ground and first floor with addition of roof lights. The use of varied materials helps to break a singular mass of the elevations and provide and attractive varied street scene.

It should be understood that the site is predominantly hidden from the road, as demonstrated on the site sections drawing the properties sit up to 5m below the level of the road and up to 7m lower than the top of the hedge line. This helps to have a very minor visual impact as you approach the site and enter St Bees along the B5345. The proposed floor levels are relative to the existing ground levels as to not have the properties sunk into the ground or standing above the ground creating an impact on the appearance.

ACCESS

Access to the site will be via the new access onto the B5345. This provides in excess of 45m visibility splays and is proposed to receive a 4.2m wide bitumen finish into the site.

The existing highway is elevated from the proposed road, all water from the bitumen finish is to be collected within the site and discharged sustainably.