

DESIGN AND ACCESS STATEMENT

PLOT 5
THE LOUDON
GOSFORTH
SEASCALE
CA20 1HP

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Job no. 21029

Rev A – Appearance amended



John Coward Architects Limited
No. 3 Unsworth's Yard
Ford Road
Cartmel
Cumbria
LA11 6PG

Telephone: (015395) 36596
Email: info@johncowardarchitects.co.uk

1. Introduction

Outline planning permission was approved at appeal in 2017 for the erection of five new dwellings on the land adjacent the West Lakes Hotel, Gosforth, ref. 4/16/2163/001.

In October 2018 a reserved matters application was approved for the access, road layout, drainage and plot layout, ref. 4/18/2254/0R1 and a reserved matters application for the dwelling on Plot 1 was approved, ref. 4/18/2270/0R1.

In July 2019 a reserved matters application was approved for the dwelling on Plot 2, ref. 4/19/2204/0R1.

We are now subsequently seeking approval for a reserved matters application for Plot 5 for Mr and Mrs Jackson who have recently purchased the land. Mr & Mrs Jackson would like to build a new 3 bedroomed family home, with rooms in the roof which could serve as an additional 2 bedrooms.

The design is sympathetic to the style and aesthetic of plot 1 & plot 2 but is not a replica.

2. Design Statement

2.1 Amount

The proposal is for a 3 bedroomed house over three storeys. To keep the scale of the property down the second floor will consist of accommodation in the roof space, providing additional accommodation space including a study & gym or for family members as a further two bedrooms.

The proposal also includes a single storey double garage with storage over.

2.2 Layout

To the ground floor, the proposal shows an entrance hall which gives access to a living room, a snug and an open plan family / dining / kitchen space. Off the kitchen to the rear of the garage is a utility room & plant room. Also accessed off the entrance hall is a downstairs wc & cloak.

To the first floor, there is the main bedroom with dressing room & ensuite, the house bathroom and a further two double bedrooms with built in storage.

To the second floor, within the roof space, is a gym space, study & shower room.

Plans and elevations are outlined on JCA drawing number 21029/05B.

2.3 Scale

The accommodation is set over three levels. In order to keep the scale of the overall dwelling down, bay windows have been incorporated to provide space and interesting design features whilst not impacting the overall ridge height.

By incorporating the rooms in the roof allows the overall height of the building to remain equal to that of a two-storey dwelling, with rooflights to provide natural light and ventilation.

Overall, the building would not look out of scale or character to that of the approved dwellings on Plot 1 and Plot 2.

2.4 Landscaping

The driveway will be Marshalls tegular cobble sets and buff coloured stone flags to the rear garden patio. The boundary between plot 4 & 5 will be 1.8m vertical boarded hit and miss fencing. Fencing will be treated to weather to a silver-grey colour. The soft landscaping will consist of lawned grass and garden shrubs / planting.

Provision has been made for a double garage and parking within the site for at least 3 cars. The parking area will be ready for use prior to the occupation of the dwelling.

The new access on to the site, road layout and drainage have been previously approved in planning application ref. 4/18/22540R1.

2.5 Appearance

The development will be constructed using materials in accordance with the design code, submitted and approved with the Outline Planning Application ref. 4/16/2163/001.

The roof will be blue / grey Spanish slate with matching ridge tiles. External walls will be self-coloured render with a scraped texture in stirling white with buff coloured art stone to the bay windows and natural sandstone window cills. Windows and doors will be uPVC in anthracite grey. Rainwater gutters and downpipes are to be black uPVC with fascia's to match the windows.

3. Access Statement

3.1 Convenience of Access

The house is a new build property and thus has been designed to comply with Part M of the building regulations.

There is a room to the ground floor which could be converted into a bedroom as well as a WC which could be converted into a Part M compliant shower room should it be required in the future.

3.2 Access for Emergency Vehicles

There is good access for emergency vehicle services which will not be affected by the proposal.