

Design and Access Statement

Prospect House,
Holmrook,
CA19 1UG

Extensions and Alterations
For Mr Michael Wilson

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Job no. 25024



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1.0 Introduction

This application is for Householder planning permission for the erection of a new single storey porch, a replacement single storey family room extension, alterations to the east elevation and a new single storey garage in Holmrook, Cumbria.

Prospect House is an attractive detached 2 storey dwelling house that sits on a hill looking East over Holmrook. It is just outside of the Lake District National Park boundary, which runs along the A595 to the East.

The property has a sloping garden to the North, a concrete kit built garage to the West. The entrance driveway and a raised lawn is on the South side with a patio area to the East.

Prospect House is believed to have been constructed in the early 1800s and has been extended and adapted a number of times. To the South the house includes a single store extension with a kitchen and family room. The house has an attractive principal elevation to the North including the original entrance. The House is constructed with solid walls, generally finished externally with painted render, and some elements of exposed sandstone. Openings include painted stone surrounds, and the corners of the property have painted quoin detailing. The roof is pitched with a slate finish with close clipped eaves and verges. The house has white uPVC windows and doors. Rainwater gutters and downpipes are white uPVC.

Mr and Mrs Wilson, hereafter known as the applicant, would like to extend and make alterations to the property to improve the entranceway to the south by creating a new, small porch extension, replace the existing single block built family room to the south with a more thermally efficient extension, erect a new, better quality garage with pit and workshop. Other alterations to the existing house include new patio doors to the living space with a slate canopy to the East elevation, and new rooflights above the kitchen, and to block up an existing opening to the South elevation. The alterations will make the property work more effectively for them as a family.

2.0 The Site

The site is accessed off the B5344. The site contains a private driveway that leads up to the South of the property with parking spaces.

The property can be viewed from the main road to the West. The site sits adjacent to neighbouring properties to the North and South.

The property has a sloped garden to the north. The landscaping includes hedge planting, sandstone walling, grass lawn, gravel hardstanding, stone flags, and large beech trees growing out of the banking over the main road to the West.

3.0 Design Statement

3.1 Amount and Scale

To the South elevation, a small single storey porch is proposed with a slated pitched roof. At present, the entrance to the house does not have much presence, the proposed porch clearly identifies the front entrance and provides an internal lobby for removing coats and shoes.

To south of the property, the existing single storey family room is to be replaced with a new extension with slated pitched roof and a slight increase to the original footprint to give more family space internally. The existing family room is not insulated; the proposed replacement allows for modern and robust construction that will be highly insulated to reduce heat loss. The ridge of the new extension aligns with the existing ridge of the adjacent roof.

Two new rooflights are proposed to the West elevation of the kitchen roof.

To the East elevation, the roof of the small lean to is proposed to be extended to create a canopy over the proposed new patio doors. The small opening to the South side of the living room is to be blocked up.

To the South of the property, a new single storey garage is proposed. The proposed garage is double width, to accommodate an area to work on vehicles and a workshop area. A pit is proposed to allow the applicant to work on vehicles from below. The garage floor level is at drive level, with a pathway around the garage below the surrounding garden area which is around 1 metre higher. A new garage was considered in the same position as the existing garage, however, this was not taken forward due to the risk of impacting the trees to the north west.

3.2 Layout

Plans and elevations are outlined on JCA drawing number 25024/04B/05B submitted with the application.

3.4 Appearance

The proposals are designed to be in-keeping with the original house including the use of natural slates to the roof with close clipped eaves and verges, render finished walls with painted stone surrounds to the openings and painted quoin detailing to the corners.

The replacement family room extension is highly glazed to provide a light-filled room that has good visual connections to the garden. The glazing is proposed with glazing bars to tie in with the style of windows on the existing house.

3.5 Trees

The proposed works are to the east and south of the site, away from the trees on the west side. The root protection areas of the trees are shown on the site plan, drawing 25024 04.

As noted above, replacing the existing garage was considered, however, as this is quite close to the trees, an alternative location for the garage is proposed instead.

The footprint of the proposed new garage is partially within the root protection area of tree T1. The area of the root protection area that is encroached is approximately 2% of the trees root protection area.

Prospect House and its garden are in an elevated position with a bank along the western edge which rises up from the road below. The bases of the trees are lower than the driveway and garden.

There is also an existing driveway between the proposed new garage and tree T1.

For the reasons noted, it is unlikely that the construction of the garage will negatively impact tree T1.

3.6 Sustainability

The porch extension and replacement family room will be designed to insulation standards to meet or exceed the requirements of the Building Regulations. All new glazing will, as a minimum, be double glazing with a u/value of minimum 1.6.

Local contractors will be engaged to conduct the works and local, reclaimed materials (such as roofing slate and walling stone) are proposed wherever possible, again to support the local economy and to reduce the carbon footprint of the development.

3.8 Flood Risk

The property is in Flood Zone 1 and is not at risk of flooding.

4.0 Access Statement

4.1 Access to the Building

Primary access to the house from the south drive will be maintained.

4.2 Emergency Access

Access for emergency vehicles to the surrounding houses will be unaffected by the proposals.

5.0 Photographs



View from the existing driveway and parking to the South of the dwelling.



View of the existing garden to the South of the dwelling.



View of the West elevation of the existing dwelling.



View of the South elevation of the existing dwelling.



View of the East elevation of the existing dwelling.



View of the East elevation of the existing dwelling.



View of the North elevation of the existing dwelling.