

DESIGN & ACCESS STATEMENT

Replacement Dwelling
Elf Hall
Ladyhall
Nr Millom, Cumbria
LA18 5HR

For Mr & Mrs Pike

July 2025 Rev 00

Job no. 25034



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1.0 Introduction

Mr and Mrs Pike, hereafter the applicants, purchased Elf Hall earlier this year. It is a four bedroom property which has sat empty for several years, has been subject to storm damage, and has deteriorated over that time to its present state and is now in very poor condition. The property is located in Ladyhall near Millom and is close to but outside of the Lake District National Park boundary.

The applicants would like to build a replacement dwelling on the site for themselves, which complies with current standards, and provides the opportunity to design an adaptable and accessible dwelling should this be required in the future.

2.0 Existing building

The current property is believed to have been built mid-1900, there was a property on the site previous to this. The current bungalow is of lightweight construction or cement-based sheets with no insulation and contains asbestos containing materials. The bungalow is finished with white render and timber windows. The roof is tiled with what appear to be clay or fibre cement tiles laid in a single lap diamond format.

There is a small outbuilding to the south-west of the bungalow which has some stone built walls and others which appear to be timber frame, infilled with possibly the same cement-based sheets as the bungalow.

The bungalow is situated close to the road (Roanlands Brow) on a large garden plot. The garden has in the past been very beautiful but is presently overgrown. The applicants have begun the process of bringing the garden back to order.

3.0 Proposal

Due to the condition of the existing bungalow, the proposal is to demolish the existing bungalow and outbuilding.

Schemes which retained the small outbuilding were initially considered, however, the site constraints and poor condition of the outbuilding showed that demolition was reasonably required. The ground levels rise from the south east to the north west corners of the site and there are a number of mature trees. The proposed position of the new house and garage have been determined by working with the existing site levels to achieve a level entrance, and to avoid impact on the existing trees. To this end, the house is orientated along the same axis as the existing bungalow and has been set slightly further back from the road, to allow adequate parking, turning and a better set back for the drive to improve visibility when pulling out onto the highway. The proposed garage is on the right (north east) of the house which is slightly further to the south west than the existing bungalow, this helps to prioritise the house's relationship to the garden and views.

The new house is proposed as a storey and half, with front and rear facing dormers to provide upstairs bedrooms. The proposed layout, in brief, comprises, an entrance hall on the north east side of the building which leads to a bootroom and small study. A utility / plantroom can be accessed via the bootroom, along with a downstairs shower room.

The hallway continues, leading to the kitchen diner which is articulated as a gabled wing to the front (south east) elevation of the building, the staircase and living room at the south end of the house which benefits from the afternoon and evening light.

The kitchen diner is a double height space with feature oak trusses and glazed doors which connect the kitchen with the garden. Other windows are positioned to provide views out to the garden and to the front entrance.

The staircase leads to the upstairs landing; a large storage cupboard has been incorporated adjacent to the staircase which will accommodate a domestic lift in the future if required. The landing leads to a primary bedroom suite at the south end of the house, and two smaller bedrooms at the north end which share the family bathroom. Each bedroom benefits from a dormer window which provides ventilation and a means of escape. The landing looks over the kitchen diner below.

The new garage is proposed as a two-bay garage of oak frame construction with timber cladding, based on a proprietary kit by 'Trade Oak', refer to drawing 04.

The house is approximately 7m to the ridge, the roof drags down to create a covered porch and covered patio with the front eaves set at 2.2m in height. The eaves to the rear are 2.1m from first floor level to create headroom for the stairs, bathroom and lift. The ground floor level of the proposed house is slightly lower than the existing property to allow for level access.

The external footprint of the existing bungalow is approximately 120sqm. The footprint of the proposed house is around 25sqm larger at approximately 145sqm which we believe is a reasonable increase to ensure the new dwelling is accessible and appropriate for modern ways of living.

4.0 Appearance

The dwelling has been designed in a traditional style, featuring a relatively steeply pitched roof, overhanging eaves with exposed spar feet, rendered walls and a slate roof. This is very similar to other properties in the area which are predominantly rendered in a light colour.

The height of the house has been kept to a minimum at a storey and a half, arranging the layout to make best use of available headroom and utilising dormers. The dormers are pitched roofed to maintain a traditional appearance and break up the plane of the roof.

Timber cladding can be seen on other dwellings nearby, though is not of great quality. The timber cladding proposed here is used in key areas, such as the dormers and as spandrels to the feature windows to tie the design together and introduce a more contemporary element to add interest.

Oak frame details are proposed to the kitchen / diner wing and the covered entrance and patio to add character to the proposals and provide solar shading.

5.0 Bats

A preliminary roost assessment was carried out in May 2025 and advised a moderate habitat value to roosting bats, with a recommendation for two further emergence surveys to be carried out in the active bat season.

The first of these surveys has been carried out, with the mitigation measures identified incorporated into the designs, namely, bat boxes to the walls. A Protected Species Mitigation License will be applied for, should planning permission be granted.

The second emergence survey has been scheduled and the final report will be submitted to the local authority prior to a planning decision being made.

6.0 Biodiversity

The application is exempt from national Biodiversity Net Gain requirements as a self-build and custom build application.

Biodiversity on the site will be increased by the provision of the bat boxes noted above.

7.0 Trees

There are a number of trees on the site. The root protection areas (RPAs) are shown on the site plan, drawing ref *25034 02*, and demonstrate that the proposed house and garage are outside of the RPAs for all trees.

8.0 Drainage

The property currently has a cesspit and is located well over 30m from the nearest mains sewerage connection. The property is around 500m from the village of Ladyhall which does not have a mains sewerage connection. Therefore, the proposal is to replace the cesspit with a package sewage treatment plant, that meets the General Binding Rules for Small Sewage Discharges, which is higher on the hierarchy for non-mains drainage systems.

The increase in hard surface area for storm water run off is minimal. Storm water will be collected via gutters and discharged to soakaways, located a minimum of 5m from the house.

The application does not meet the requirement to submit a Sustainable Drainage Assessment and Strategy.

9.0 Accessibility

As a single dwelling development the property does not need to comply with the optional Approved Document Part M4(2) requirement, under Copeland's Local Plan policies. However, the dwelling has been designed so that it complies with Part M4(2), including level access from the parking area to the front entrance and throughout the ground floor including external patio. The downstairs showerroom is large enough to convert should a wheelchair accessible shower be required and a provision for a future lift has been made to provide access to the first floor as well.

10.0 Flood Risk

The property is located in Flood Zone 1.

11.0 Nutrient Neutrality

The property is outside of the catchment areas for the Derwent & Bassenthwaite Lake and the River Eden Special Area of Conservation.

12. Access

Access to the property from the highway will be minimally altered by relocating the entrance gate further along Roanlands Brow and increasing the width and splay of the driveway to ensure good visibility when pulling out. The new position of the driveway allows for 5m from the edge of the highway to the gate in order to fully pull off the road when entering the property, and allows for ample parking and turning space so vehicles can exit the drive in a forwards direction.

Access for emergency vehicles will otherwise be unaffected.

13.0 Photos



View of the existing bungalow in April 2025. The property continues to degrade as a result of the effects of weather.



View towards driveway and existing outbuilding.



View of rear outshut to the property.



View illustrating the overgrowth of the garden shrubbery.



View over the garden.

END.