

## DESIGN RATIONALE

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

The below information has been provided to provide more detailed explanation of the design of the house proposed by planning application 4/25/2262/0F1.

The applicants, Mr and Mrs Pike, have asked that we, the architect and agent, further explain the design of the house; we understand that the proposed dwelling is a little larger than the existing however there are reasons for this.

1. Siting: The proposed house is located immediately adjacent to the existing dwelling and is orientated to the same angle as the existing. The repositioning slightly further back into the garden allows for the driveway to be moved into a position which provides better visibility and also provides independent parking and turning within the site to allow vehicles to exit onto the road in a forward direction. The existing driveway does not allow for easy access of more than one car leaving in a forward direction. By handing the position of the garage to the other side of the house this then relates well to the new driveway and has least impact on the existing mature trees on the site.
2. Scale : When considering the design we have taken into account that the existing house has 4 bedrooms. The applicant would like a fully accessible 3-bedroom property with a study. The existing property has the following rooms: a porch, living room, dining room, kitchen , utility room, bathroom, a shower room and 4 bedrooms. The layout of the existing house is not at all ideal with one of the bedrooms accessed through another bedroom and the bathroom accessed off the kitchen. There are no corridors in the existing house. (I attach a sketch layout of the existing plan provided by the applicant. The proposed dwelling has fewer rooms (it does have a combined kitchen dining room rather than separate rooms, but does show an ensuite in bedroom 1 and a separate plant room off the utility room) and also provides corridor access so there are no walk-through rooms.

The property has also been designed to provide a lifetime home with sufficient circulation space to accommodate different levels of mobility and space for a future domestic lift. It also has a fully level ground floor with level access from the driveway.

The walls and roof of the proposed dwelling are considerably thicker than those of the existing dwelling, which increases it's space requirements, in order to meet current standards for energy efficiency through insulation.

The existing house has permitted development rights under class A to extend to the sides of the property by up to half the width of the original dwelling and on the rear of the dwelling by up to 8m with a neighbour notification. There is also the potential to develop, under class E, buildings within the garden of the dwelling behind the principal elevation of the dwelling house up to 50% of the total area of the curtilage. The proposal has looked at the overall potential for extension and alterations to a house which is poorly constructed and unattractive. Extending and altering the existing property to achieve a modern house which is accessible and adaptable for lifetime use would increase the size of the footprint of the house substantially and use large areas of the attractive garden. Therefore, a decision was made to apply for a replacement dwelling which has a similar footprint to the existing house and garage using similar eaves height to the front and a similar asymmetric design to the property. This provides a modern, efficient lifetime home with better parking and turning areas whilst maintaining as much of a garden area as possible. This is achieved by incorporating rooms within the roof rather than increasing the footprint. The existing dwelling has a separate garage which is not large enough to park a modern vehicle in. the

proposal removes the need for additional storage buildings within the garden by including a double sized garage for parking a vehicle and garden machinery storage which is necessary given the size of the garden.

With regards to impact on the landscape character , the property can only be viewed by the public from the public road (Roanlands Brow). The existing dwelling and garage are located close to the road whereas the proposed house is set further back from the road allowing for garden and planting in front of the property. In terms of the overall width of the existing and proposed buildings the built form is very similar. Whilst the ridge height is taller than the existing dwelling, the proposed house is set further back into the site and the eaves of the house are set lower than the existing eaves so the perceived scale of the house will be similar to the existing when viewed from the road. The public footpaths in the local vicinity are quite a distance away from the site. The proposed house in its form, materials and similar footprint set further back into the garden would not result in unacceptable impacts on the landscape character or visual harm. The double garage is larger than the existing detached garage, which we believe is reasonably necessary; the applicant has indicated that the roof pitch could certainly be lowered to reduce the height of the garage building if this would mean that the proposal is acceptable.

3. Materials: The proposed house uses material local to the settlement of Lady Hall which the dwelling is part of. The houses in Lady Hall are predominantly rendered or stone faced dwellings with natural slate roofs, some have timber dormer windows and there are other dwellings with the a-symmetric pitched roofs. The proposed dwelling recognises these materials and design details whilst incorporating modern design features to provide a modern fully adaptable house for future generations which incorporates modern technologies and onsite energy generation.

We hope that this additional information provides clear and demonstrable reasons why it would be possible for you to support this replacement dwelling to provide a quality home set within the existing large garden area.

END.