



**Mr J. Korwin-Granford  
Proposed Residential Development  
On Land Adjacent to 13 Green Close,  
Seascale, Cumbria**

**Document Ref: 5702-D-01**

**Architect's Design and Access Statement**

**Introduction:**

This document is submitted in support of the proposed residential development on land adjacent to 13 Green Close, Seascale, Cumbria CA20 1RA. The proposals comprise two detached bungalows, each with a garage below, together with the associated infrastructure, parking and landscaping works.

**The Site:**

The site is situated at the end of Green Close, which forms part of a relatively new housing development of one and two-storey red-brick dwellings. It has an area of 0.088 hectares and is currently vacant. Covered with grass, it has a few isolated shrubs around its periphery, and one small tree on the boundary to No 13 Green Close. The site is quite a challenging one for housing, as the ground rises by approximately four metres from the end of Green Close to the site's southern boundary, some twenty-seven metres away.

**Design**

**Amount:**

The proposed housing density is 22.7 dwellings per hectare. The total building footprint takes up 25% of the site area, and the proposed housing mix is as follows:

- 1 No 2 bed/4 person bungalow with garage below – GIFA 83.5m<sup>2</sup> excluding garage
- 1 No 3 bed/5 person bungalow with garage below – GIFA 114 m<sup>2</sup> excluding garage

**Layout:**

The proposals have been designed to make the best use of the site's natural characteristics, and to minimise the impact on its existing features. The proposed bungalows face onto Green Close, and are located above their respective garages, in a split-level arrangement. This allows each property to have a gently sloping driveway and a relatively level rear garden. The bungalows have also been placed on the site to avoid the existing tree.

**Scale:**

Locating the garages under the accommodation level means that the proposed bungalows will, in effect, mirror the scale of the neighbouring two-storey properties on Green Close. This will help to ensure that the development fits in well with the surrounding built environment.

**Appearance**

The new bungalows will be traditional in form, constructed using materials sympathetic to the local environment: local slate for the roofs and red brick walling. There will also be some contemporary elements, such as the projecting bay living room windows, and areas of dark-grey timber cladding around door and window openings.

**Access and Parking:**

The proposed access will take the form of a private shared driveway, as defined in the Cumbria Road Design Guide. Each bungalow will have a garage with an area of over 25m<sup>2</sup>, and also sufficient space to have two cars parked on the driveway. This provision exceeds the parking requirements for properties of this size in the Cumbria Design Guide. Visitors will be able to drive into the development, turn around and exit comfortably.

Regarding pedestrian access, the site is too steep to provide a level approach to the dwellings. It is therefore proposed to adopt the stepped approach identified in the Building Regulations. Both properties will have an accessible WC on the entrance storey.

**Landscaping:**

The proposed development will necessitate the loss of some of the existing shrubs, where the new driveway enters the site. The existing tree will be retained and protected during the development, and existing shrubs on the boundary preserved where possible. The loss of shrubs will be compensated by new native planting, as indicated on the site layout.

**Flood Risk:**

The site lies wholly within flood zone 1, so there is no risk of flooding, according to the current Environment Agency Flood Map for CA20 IRA, which is included in the application.

**Site Drainage:**

Foul and surface water drainage from the new bungalows will be kept separate. Surface water drainage will be attenuated, if necessary, before being discharged into the existing sewer. The attenuation will limit the discharge rate from the site to no more than its current rate, plus the required allowance for climate change.

**Conclusion:**

In conclusion, the proposals constitute a sensitive response to the challenges of the site and its surroundings, and will make a positive contribution to the locality.