



**Mr I. Wrigley
Proposed Residential Development at The Knoll,
High House Road, St. Bees**

Document Ref: 5568-D-01C

Architect's Design and Access Statement

Introduction:

This document is submitted in support of the proposed residential development at the Knoll, High House Road, St. Bees, CA27 0BZ. The proposals comprise three detached two-storey houses, together with the associated infrastructure and landscaping works. The houses would be constructed on a vacant plot, which was previously the site of a private dwelling.

Design

Amount:

The site area is 0.181 hectares, with a proposed housing density of 3 new dwellings, which equals 16.6 houses per hectare. The total building footprint takes up 17% of the site area. The proposed housing provision is as follows:

3 No 4 bed/2 storey house with garage – 136 m² excluding garage

Layout:

The proposals have been designed to make the best use of the natural characteristics of the site, and to minimise the impact on its existing features. The ground initially slopes gently from High House Road, but soon starts to fall steeply towards Pow Beck to the north-west. The site is bounded by stone walls to the south-east and south-west, post and wire fencing to the north-west, and a garden hedge to the north-east. The topography has, to a great extent, dictated the layout. The new houses are set out around a private shared driveway, springing from the proposed access that was previously included in planning approval reference: 4/13/2074/0F1. The houses all face the higher central part of the site, so that access gradients are not excessive, and existing planting on the boundary can be retained, where possible.

Scale:

The proposed two-storey development would be domestic in scale. Two of the houses are located on the steeply sloping part of the site, and to cope with this, these would each incorporate a patio terrace at the rear, with stepped access down

into the garden areas. The lower part of the site can be quite dark, so elevating the patios will help to provide sunlight and views for the residents.

Appearance

The development would be in the conservation area, so it is intended that the proposed dwellings would feature local materials, such as sandstone, render and slate, together with more contemporary elements, including bifold doors and glass balustrades.

Access and Parking:

The proposed access is in the same location as the previous approval, and would take the form of a private shared driveway, as defined in the Cumbria Road Design Guide. Cars would be able to drive into the development, turn around and exit comfortably. Each dwelling would have two in-curtilage parking spaces. All of the properties will have an accessible WC on the entrance storey, and where possible level access to the dwelling will be provided.

Landscaping:

The proposed development of the site would necessitate the loss of some garden shrub groups; however, existing trees would be retained and suitably protected during the development. New native tree planting and a comprehensive landscaping scheme would be undertaken as part of the proposals, as indicated on the site layout.

Flood Risk:

The site lies wholly within flood zone I, and there is therefore no risk of flooding, according to the current Environment Agency Flood Map for CA27 0BZ, which is included in the application.

Surface Water Drainage:

Surface water drainage from the new houses, driveways and hard landscaping would drain to the soakaways indicated on drawing 5568-02J Proposed Site Plan, if the ground is found to be suitable. If not, there is no available watercourse to connect into, so it is proposed to attenuate surface water run-off on site, before it is discharged or pumped into the existing combined sewer on High House Road. This is in line with the United Utilities hierarchy of drainage options.

Conclusion:

In conclusion, these outline proposals set out a sensitive response to the challenges of the site. The proposed development would enhance the locality and distinctive character of St Bees, and the natural feel of the existing site would be retained.

Rev A - Minor amendments to wording agreed with client - 03-06-21

Rev B - Amended in line with revised proposals agreed with client - 30-05-22

Rev C - Note on surface water drainage amended - 17-02-23