



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

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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 a detached split-level bungalow with a garage below the living accommodation, associated infrastructure, parking, and landscaping work.

The Site:

The site lies at the end of Green Close, which forms part of a comparatively recent 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's topography is challenging, as the ground rises approximately four metres from the end of Green Close to the site's southern boundary, some twenty-seven metres away.

Design

Amount:

The proposed 3 bed/5 person bungalow would have a gross internal floor area of 106.2 m² excluding the garage. The housing density would therefore be 11.35 dwellings per hectare. The total building footprint takes up 13.6% of the site area.

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 bungalow would face onto Green Close, and be located above its garage, in a split-level arrangement. This would allow the property to have a gently sloping driveway and a relatively level rear garden. The bungalow has also been placed on the site to avoid the existing tree.

Scale:

Adopting a split-level arrangement means the proposed bungalow would be similar in scale to the neighbouring two-storey properties on Green Close. This would help to ensure that the development fits in well with the surrounding built environment.

Appearance

The new bungalow would essentially be a simple box with a pitched roof, constructed using materials similar to those used in the surrounding dwellings: red brindle brickwork, buff-brick quoins, window sills and lintels, and red pantiles on the roof.

Access and Parking:

The proposed access would assume the form of a private driveway, as defined in the Cumbria Road Design Guide. The bungalow would have a garage with an area of over 25m², and 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 would 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 new dwelling. It is therefore proposed to adopt the stepped approach identified in the Building Regulations. The new bungalow would have an accessible WC on the entrance storey.

Landscaping:

The proposed development would necessitate the loss of some existing shrubs, where the new driveway enters the site. The existing tree would be retained and protected during the development, and existing vegetation 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 would be kept separate. Foul water would be discharged into an existing combined sewer, which crosses one corner of the site. The surface water drainage would be installed in accordance with the hierarchy of drainage options in The National Planning Practice Guidance. Should infiltration not be possible, surface water would be attenuated on-site, before being discharged into an existing culvert, which runs through the site. The attenuation would limit the discharge rate from the site to no more than its current rate, plus the required allowance for climate change.

Pre-Application Advice:

The proposals were submitted to the Planning Department for pre-application advice. As part of this, the Lead Local Flood Authority, Flood and Coastal Defence Engineer, United Utilities, and the Parish Council were all asked for their views on the proposals. These were generally favourable. As a result of the feedback provided, the proposals include constructing a new manhole to provide access to the culvert, which will be protected and repaired during the proposed work.

Conclusion:

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