

## **Design and Access Statement**

**Proposed Rear Extensions  
76 Victoria Road, Whitehaven**



**Prepared by Aditus Architectural Services Ltd**

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## **1. Introduction**

This Design and Access Statement has been prepared in support of a householder planning application for extensions to the rear of 76 Victoria Road, Whitehaven.

The application proposes modest extensions to the existing dwelling to improve the functionality of the property and provide additional family accommodation while maintaining the established character and appearance of the building and surrounding area.

The statement describes the site and its context, the design principles guiding the proposal, and how issues relating to access, amenity, and drainage have been considered as part of the design process.

## **2. Site Context**

76 Victoria Road is a semi-detached Victorian dwelling that forms part of the historic residential expansion of Whitehaven during the late nineteenth century. Properties along this part of Victoria Road are typically arranged as pairs of semi-detached houses with generous rear gardens.

The dwellings on the north-west facing side of the street historically benefited from open views towards the Irish Sea. While some of these views have been partially interrupted by mid-twentieth-century development on the northern side of the road, the area still retains much of its historic residential character.

The application property represents the final dwelling within the original terrace grouping. Beyond this point along Victoria Road are a series of garages and later residential development.

To the rear of the site the context becomes significantly more open, with the surrounding land consisting primarily of farmland and undeveloped landscape. This contributes to the sense of openness experienced from the rear of the property.

## **3. Description of the Existing Property**

The existing dwelling is a traditional Victorian semi-detached property with a rear projection forming part of an L-shaped plan. The building is constructed with rendered external walls, uPVC windows, and a slate roof typical of properties within the area.

The property retains much of its original form and proportions when viewed from Victoria Road, contributing positively to the character of the street. The internal layout reflects the

typical arrangement of houses of this period and therefore provides more limited kitchen and family living space compared with modern residential expectations.

#### **4. Proposed Development**

The proposal involves two complementary elements of development to the rear of the property:

##### **Two-Storey Rear Extension**

The existing rear projection will be extended in a south-easterly direction, continuing the established building line so that it aligns with the existing rear extension at the neighbouring property, No. 74 Victoria Road. This approach ensures a consistent built form between the two properties and avoids the creation of an incongruous projection.

At ground floor level, the extension will allow the enlargement of the kitchen area and the creation of an additional bedroom with en-suite facilities. This will provide flexible accommodation capable of supporting multi-generational living arrangements.

At first floor level, the extension will enlarge the principal bedroom. The extension follows the form of the existing rear projection and will provide improved internal space while maintaining a proportionate relationship with the existing dwelling.

##### **Single-Storey Infill Extension**

A small single-storey extension is proposed to infill part of the courtyard formed by the existing L-shaped footprint of the building. This element will primarily serve to rationalise the ground floor layout and expand the kitchen space.

Due to its location within the rear courtyard and behind the main building line, this element will be largely obscured from public view.

#### **5. Design Principles**

The design approach for the proposal has been guided by the following principles:

- Respect for the existing building form
- Retention of the established character of the street scene
- Alignment with neighbouring development
- Provision of improved modern living accommodation

The extensions have been designed to follow the established proportions and form of the existing building. In particular, the continuation of the rear projection mirrors the extension already present at the neighbouring property, maintaining visual coherence and ensuring the development appears as a natural evolution of the existing dwelling.

Importantly, the appearance of the property from Victoria Road will remain unchanged, ensuring that the established character of the streetscape is preserved.

## **6. Scale, Massing and Materials**

The scale and massing of the extensions have been carefully considered to remain subordinate to the existing dwelling.

The two-storey extension will replicate the proportions and roof form of the existing rear projection, ensuring that the addition integrates seamlessly with the building.

External materials will match those of the existing property wherever possible, including:

- Rendered external walls
- uPVC windows
- Natural slate roofing

This consistent palette will ensure the extension appears as a natural continuation of the existing structure.

The single-storey extension adopts a slightly more contemporary detailing approach through the use of a single-ply membrane roof with concealed guttering. However, this element will be largely hidden from public views and therefore will not affect the visual character of the property or surrounding area.

## **7. Impact on Character and Appearance**

The proposal has been carefully designed to ensure that the character and appearance of the existing property and the wider street scene are preserved.

The extensions are located entirely to the rear of the building and will not alter the principal elevation facing Victoria Road. As a result, the historic character of the street frontage will remain unchanged.

The design responds directly to the established pattern of development by aligning with the existing extension at the neighbouring property. This ensures that the proposal respects the rhythm and form of built development within the immediate context.

## **8. Impact on Residential Amenity**

The proposal has been developed with careful consideration of neighbouring residential amenity.

The only property with the potential to be affected is the adjoining dwelling at No. 74 Victoria Road. The proposed extension follows the line and depth of the existing extension at this property, ensuring that no additional overshadowing, loss of light, or overlooking will occur beyond the existing situation.

Given the substantial garden depths and open land to the rear, the development will not result in any harmful impacts on the amenity of surrounding properties.

## **9. Access**

There are no proposed changes to the existing vehicular or pedestrian access arrangements to the property from Victoria Road.

However, the proposed internal layout will improve accessibility within the dwelling. The inclusion of a ground floor bedroom with en-suite facilities will provide level-access accommodation suitable for occupants with reduced mobility or for future adaptability of the home.

The enlarged kitchen area will also improve circulation within the ground floor and enhance the overall usability of the property.

## **10. Drainage**

Drainage arrangements will remain largely as existing.

The limited increase in roof area associated with the extensions can be accommodated within the current drainage system with only minor adjustments.

Surface water and foul drainage will connect to the existing drainage infrastructure serving the property. The development will not affect any shared or third-party drainage systems.

## **11. Conclusion**

The proposed development represents a modest and carefully considered extension to an existing Victorian dwelling.

The design respects the character and appearance of the property and surrounding area while providing improved accommodation suitable for modern family living. The extensions



are located to the rear of the building, align with neighbouring development, and will not result in harm to the amenity of adjacent properties.

Overall, the proposal represents a sensitive and appropriate form of development that enhances the functionality of the dwelling while preserving the established character of Victoria Road.