

DESIGN AND ACCESS STATEMENT

DP/ KT/ 23 / DAS

Land at Barwise Row, Arlecdon

INTRODUCTION

The site is located and has a frontage to Barwise Row, Arlecdon as indicated on the OS extract submitted as part of the Planning Application.

The land is currently agricultural land and Pre Application Advice was sought under Ref: PAA/22/0148 for residential development as confirmed in letter of the 20th, December, 2022.

PROPOSED SCHEME

The proposal is to erect a single detached dwelling having a total floor area of 366sqm, with associated garden area around the dwelling and drive space.

The accommodation provides a Lounge, Kitchen, Dining Area, 3 Bedrooms, Study, Bathroom, Utility Room/WC and garage.

DESIGN

It is proposed to construct the new dwelling, in traditional masonry cavity construction under a dark grey tiled covered pitched roof, with a facing brick plinth and front gable and incorporating Artstone cills to windows and a K Rend polymer sand cement render finish to all elevations.

The property will have Pvcu windows, gutters and fascias and composite doors to front and rear. The garage door to be a powder coated roller shutter.

The design and massing of the new development is such as to blend with and compliment the existing adjoining dwellings.

ACCESS

The site will have a new vehicular and pedestrian highway access formed to current County Council Design Guide Standards.

The site frontage is directly on to Barwise Row, which is an adopted highway and benefits from having an adopted footpath, giving free pedestrian access and egress to the site and along the street.

The site is located close to local bus routes, approx 400m, gives access to bus services throughout the county and indeed nationally.

Arlecdon is also on the Cycle Route, which provides access throughout the West Cumbria area.

CONCLUSION

The proposed dwelling is to be constructed in a manner that reflects the character and appearance of the adjacent detached dwellings and the locality generally and will provide a high quality residential unit, which in turn will provide additional sustainability to the village infrastructure local shop, pub, village hall, church and school.

Ken Thompson
Coniston Consultants
31 / 5 / 2023