

Design and Access Statement

Rev. D

April 2021



**FULL PLANNING APPLICATION FOR RENOVATION
AND REFURBISHMENT OF EXISTING 11No of TERRACE HOUSES AT:**

St Bees
1-11 Lonsdale Terrace
Parish Council
Cumbria
Copeland District
CA27 0BW

Project Details

Proposed renovation and refurbishment of 4 levels of existing terrace houses at St Bees
1-11 Lonsdale Terrace, Cumbria, Copeland District CA27 0BW.

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Project Details

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1.0-Introduction

This Design and Access statement has been prepared by M.A.C Architects Ltd in support of the Full Planning Application for the proposed renovation and refurbishment of 11 existing terrace houses.

This statement should be read in conjunction with the existing and proposed drawings and all submitted application material.

2.0-Site Location and Analysis

2.1-Site Location

The site is located along the Lonsdale Terrace and Finkle Street corner, very close to The Albert Hotel and 0.3 miles from St Bees Train station. There is a Tennis Court located at the end of Lonsdale Terrace.



Above: plan of the existing site within the wider context



Above: Location of Proposed Site (image from google) indicating Lonsdale terrace being accessed from Finkle Street.

2.2-Site Particulars and Characteristics

The site comprises 11 unique terrace houses with graduate slate roof, hipped to north end with one rendered chimney. The existing houses 7-8 and 10-11 have dormer windows which have degraded over time. In the attic rooms of houses 1-6 and 9 there are various roof lights as shown per the drawings. All external facades have Traditional lime render with different colours for each house, giving each property a unique identity within their formal context. This contributes to maintaining historic character and local distinctiveness.

2.3-Surrounding Context

The surrounding areas include similar properties with rendered façades and properties with traditional local stone finishes as show on images below:



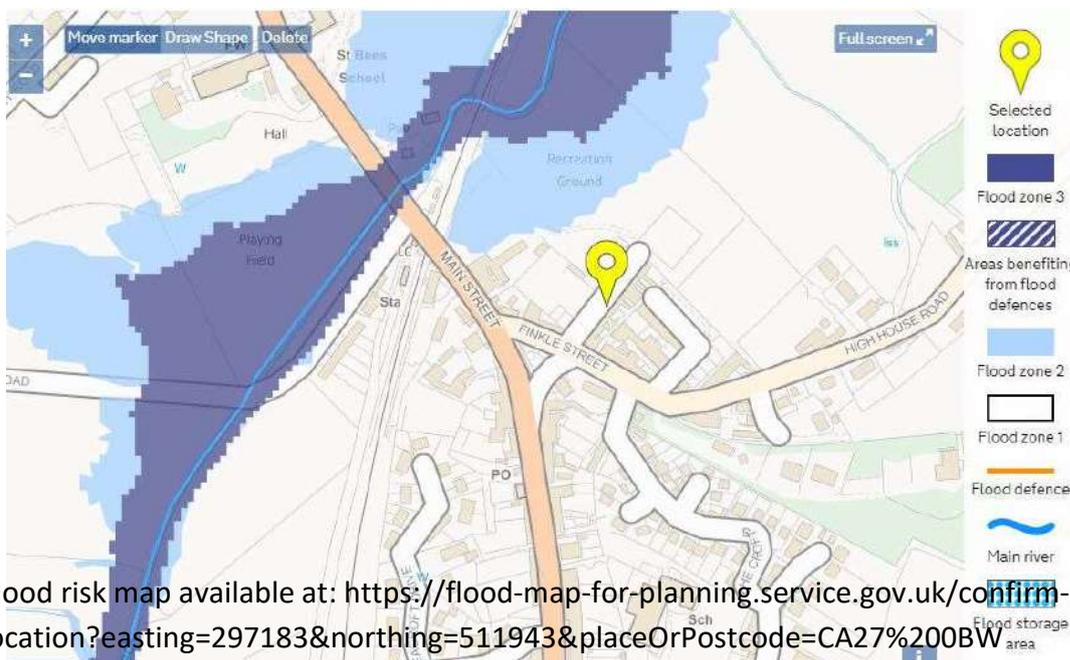
Illustration of nearby house with stone finishes



Illustration of nearby house with render finishes

2.4-Flood Risk

The site is located at flood zone 1, an area with a low probability of flooding.

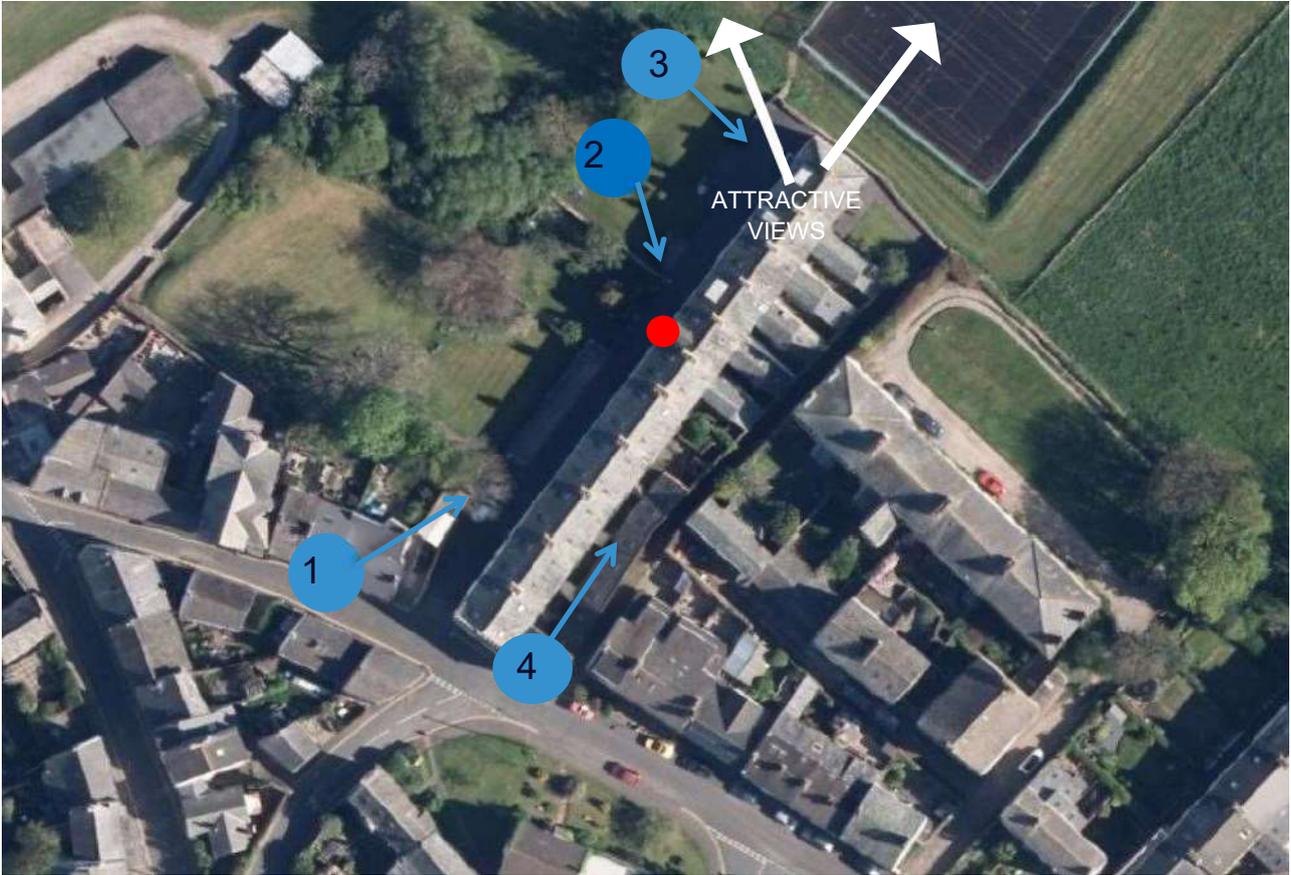


Flood risk map available at: <https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=297183&northing=511943&placeOrPostcode=CA27%200BW>

2.5-Contextual Photographs



● Proposed Site



Above: Site Photograph with associated views indicated.

1) View from street corner of Finkle St and Lonsdale Terrace



2) View from Lonsdale Terrace



3) View from Lonsdale Terrace (front Façade of house 11 and 10)

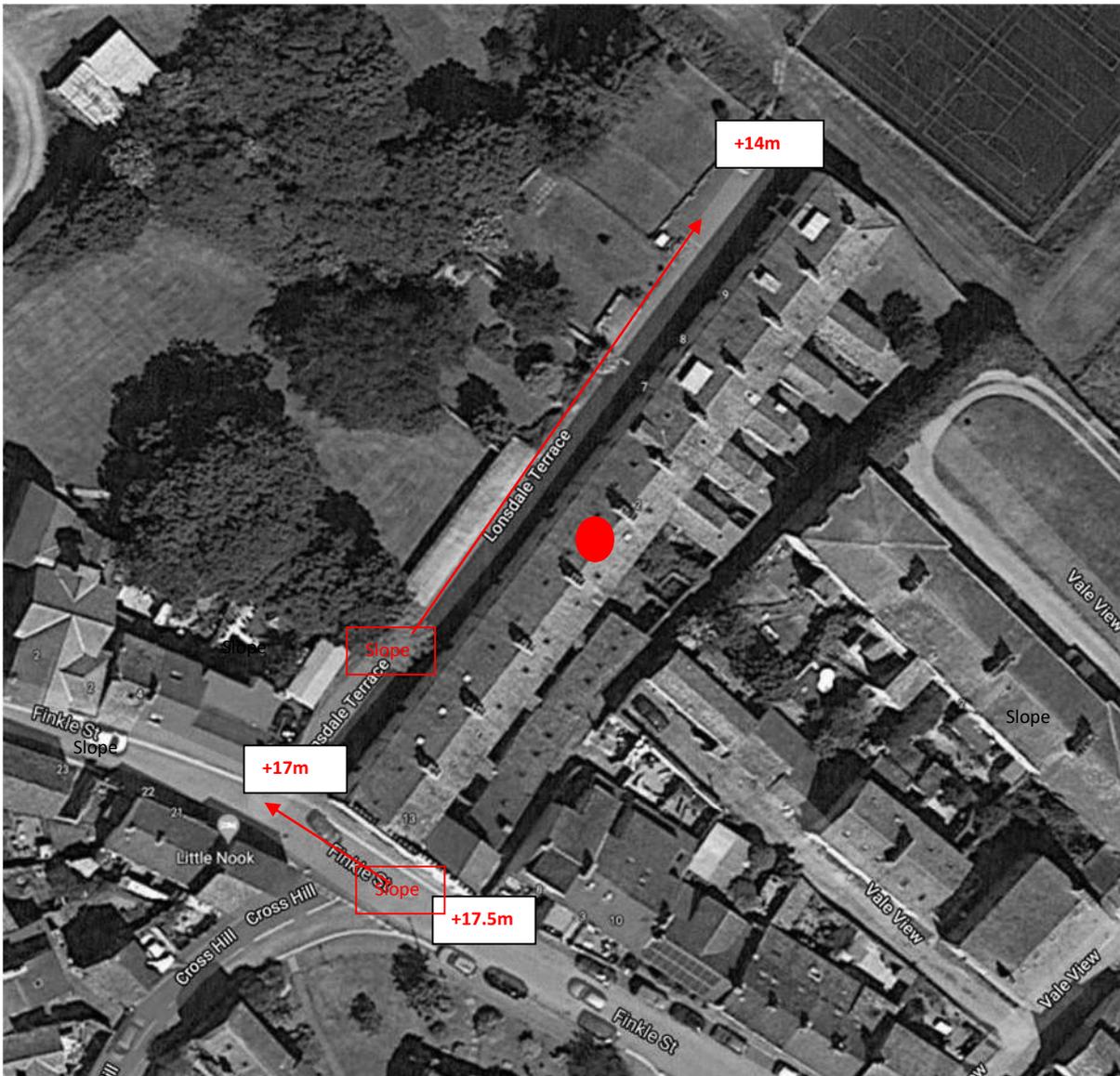


4) View from Finkle Street (rear site view of the houses)

3.0-Site Topography



There is a downwards slope from the top of Lonsdale Terrace and Finkle Street on the left hand side of the image.



4.0-Design

4.1-Proposal

The proposal is for the renovation and refurbishment of 11 terrace house units into new high specification residential houses.

4.2-Brief Schedule of proposed accommodation and GIA

All Levels					
House	Basement Area (m ²)	GF Area (m ²)	FF Area (m ²)	Loft Area (m ²)	Terrace space
1	N/A	61.00	61.00	46.00	N/A
2	N/A	115.00	59.00	44.00	N/A
3	17.00	120.00	63.00	47.00	N/A
4	20.00	125.00	66.00	50.00	N/A
5	36.00	65.55	65.00	46.00	63.00
6	28.00	80.00	67.00	37.00	28.00
7	47.00	77.00	63.00	36.00	23.00
8	47.00	76.00	63.00	47.00	26.00
9	48.00	79.00	62.00	44.00	29.00
10	44.00	83.00	68.00	45.00	30.00
11	71.00	77.00	76.00	64.00	111.00
ALL levels (existing area)					
House	Total Unit Area (m ²)	Total Beds	Total Area (m ²)		
1	168.00	4.00	168.00		
2	218.00	5.00	218.00		
3	247.00	5.00	247.00		
4	261.00	5.00	261.00		
5	212.55	5.00	212.55		
6	212.00	4.00	212.00		
7	223.00	4.00	223.00		
8	233.00	4.00	233.00		
9	233.00	4.00	233.00		
10	240.00	4.00	240.00		
11	288.00	4.00	288.00		
TOTAL HOUSE NUMBER					
4 BED	5 BED				Total
7 houses	4 houses				11 houses
FLOOR LEVEL			Existing GIA(m ²)	Proposed GIA (m ²)	
Basement			368.00	TBC	
Ground Floor			1110.00	TBC	
First Floor			770.00	TBC	
Loft level			636.00	TBC	
Total			2884.00	TBC	
Proposed Site Size			1511.00	1511	

4.3-Layout

The access to houses 1-11 will be from Lonsdale Terrace marked with blue arrow on the diagram below with a separate access on Finkle Street for the first floor flat to house 1.



4.3-Layout cont...
Existing Site Plan (not in scale)



● Existing modern style street lamp to be replaced with new period feature street lamp to be more in keeping with the Georgian Terrace street scene



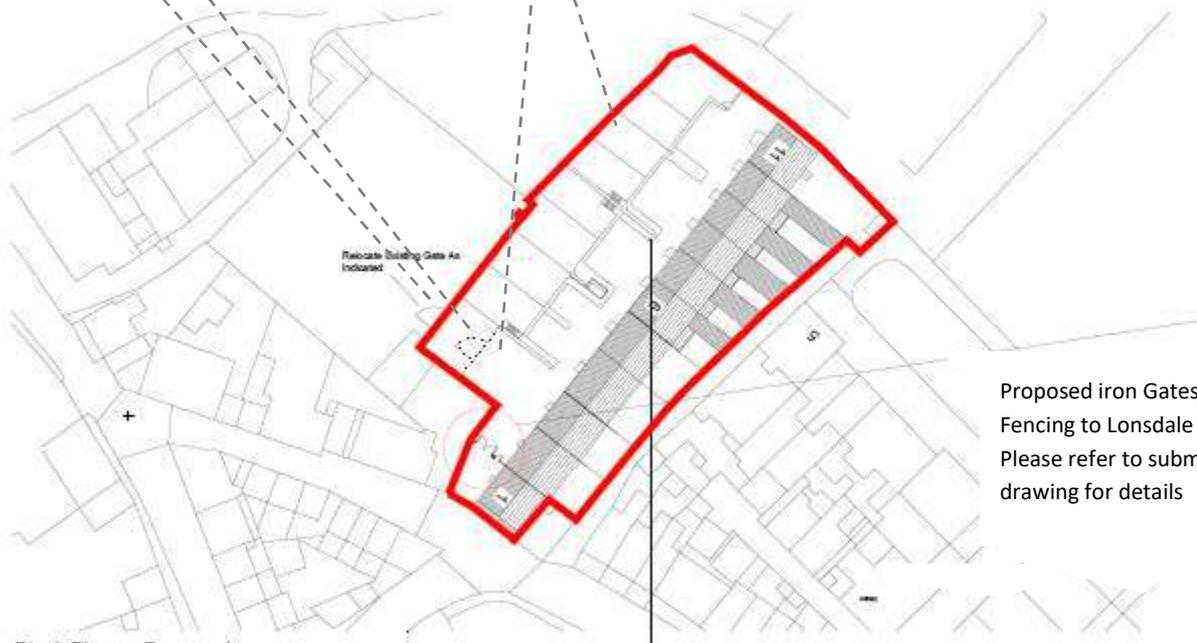
4.3-Layout cont...



Proposed Site Plan (not in scale)

Existing Gate and fencing to be relocated to site boundary.

Car parking



Proposed iron Gates and Fencing to Lonsdale Terrace. Please refer to submitted drawing for details

Block Plan as Proposed
Scale 1:500

Existing street lamp to be replaced with 19th century style street lamp. See image reference



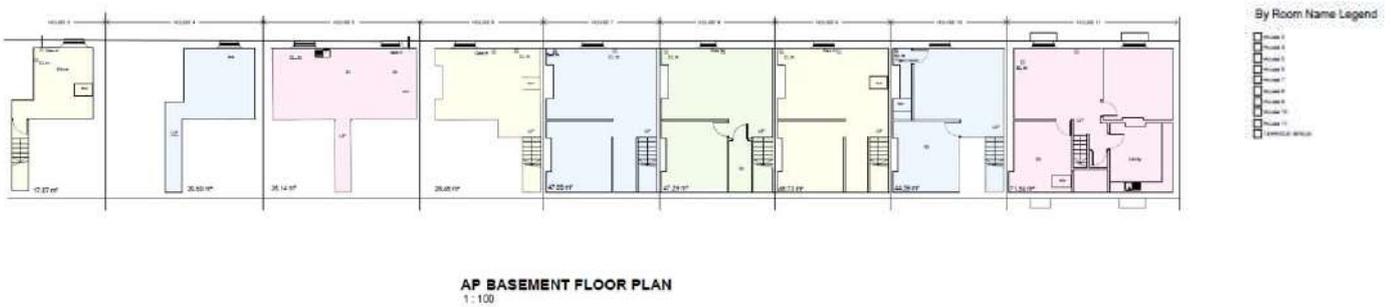
4.3-Layout cont...

Plans

*all plans are only to be used as a referenced to submitted drawings



Existing Basement Floor Plan

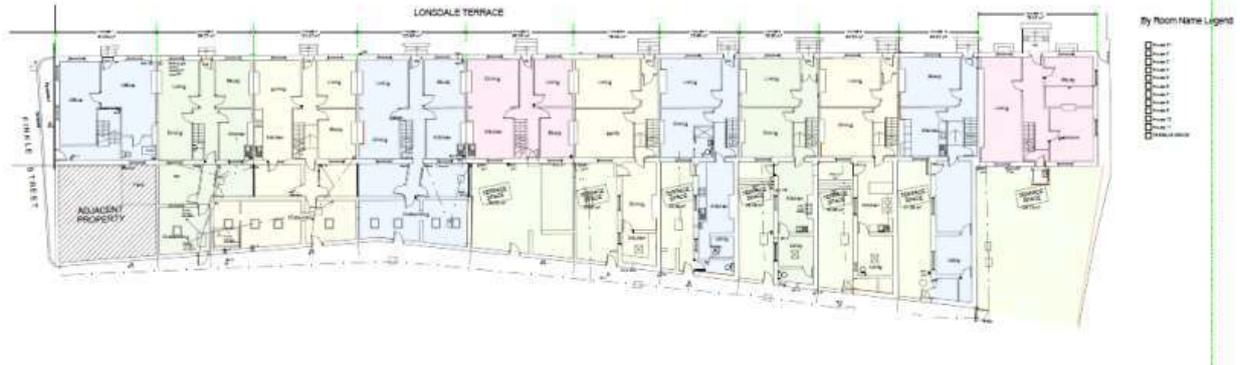


Proposed Basement Floor GA Plan

4.3-Layout cont...

Plans

*all plans are only to be used as a referenced to submitted drawings



GIA 1110.00 m²

Existing Ground Floor GA Plan



Proposed Ground Floor GA Plan

4.3-Layout cont...

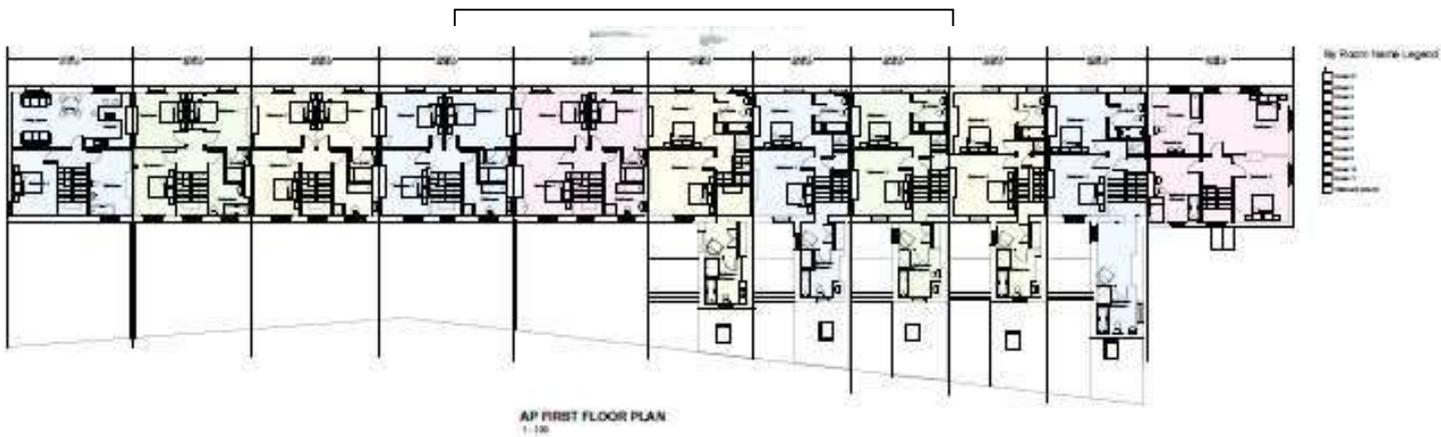
Plans

*all plans are only to be used as a referenced to submitted drawings



GIA 770.00 m²

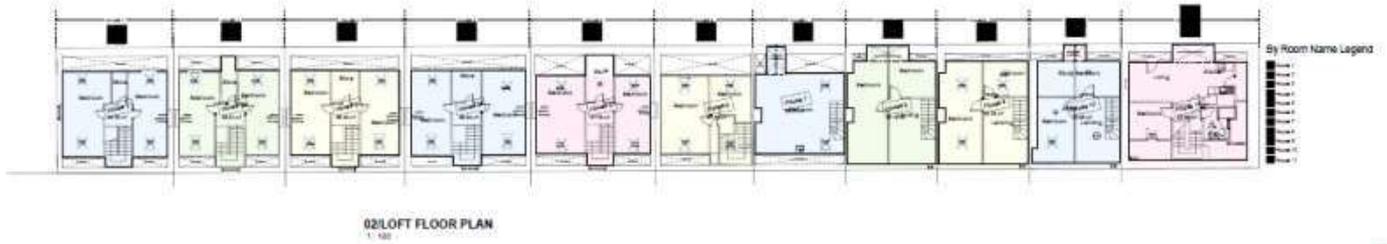
Existing First Floor GA Plan



4.3-Layout cont...

Plans

*all plans are only to be used as a referenced to submitted drawings



GIA 636.00m²

Existing Loft Level GA Plan

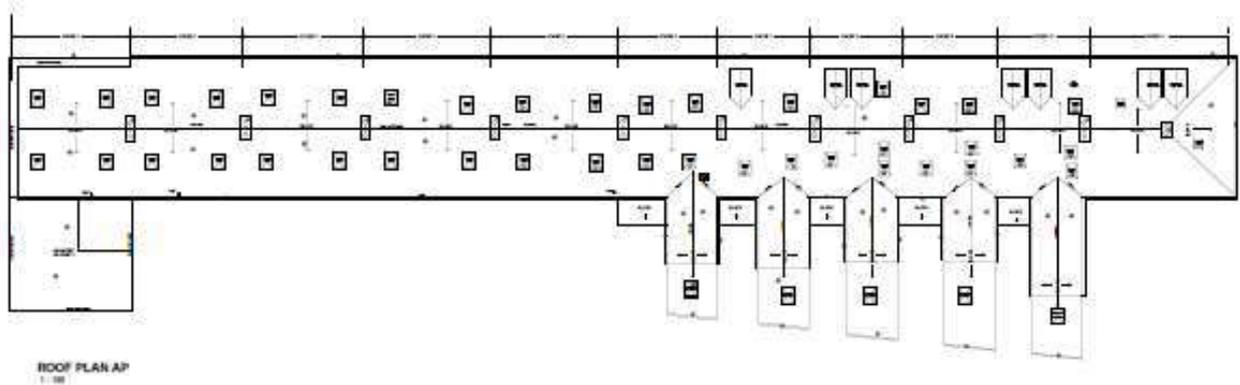
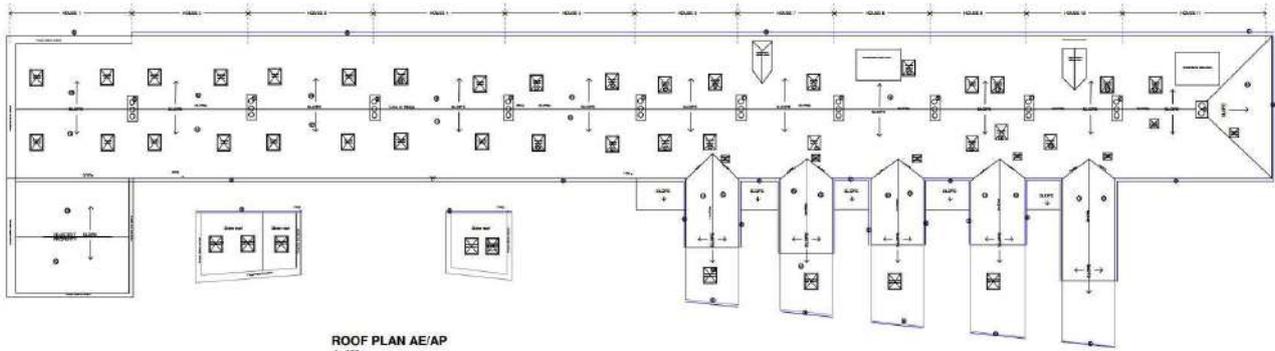


Proposed Loft Level GA Plan

4.3-Layout cont...

Plans

*all plans are only to be used as a referenced to submitted drawings



Proposed Roof Plan Work schedule

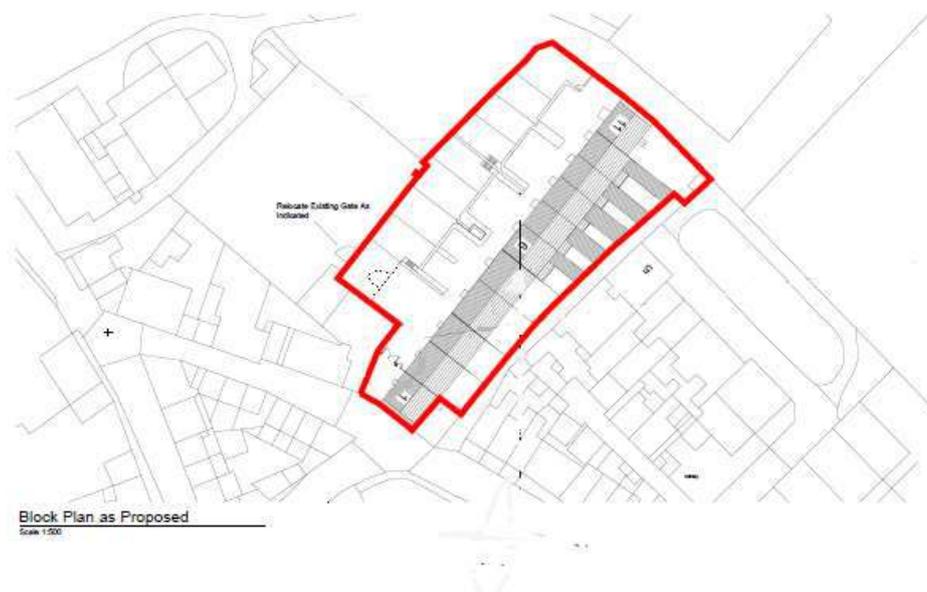
KEY	
①	EXISTING WINDOW TO BE REPLACED WITH NEW SLIMLINE DOUBLE GLAZED 'HERITAGE WINDOWS' WITH OPENING LIGHT TO PROVIDE PURGE VENTILATION, INCORPORATING TRICKLE VENT FOR BACKGROUND VENTILATION.
②	EXISTING ROOFLIGHT WINDOW TO BE REPLACED WITH NEW DOUBLE GLAZED OPENABLE CONSERVATION ROOFLIGHT WINDOW
③	EXISTING RENDERED CHIMNEY AND VENTS TO BE RETAINED AS EXISTING AND REPAIRED AS NECESSARY TO MATCH
④	PARAPET WALL TO BE RETAINED AND REPAIRED AS NECESSARY
⑤	STONE CILL TO BE RETAINED AND REPAIRED AS NECESSARY
⑥	CAST STONE HOOD MOULD TO BE RETAINED AND REPAIRED AS NECESSARY
⑦	EXISTING HOUSE ENTRANCE TO BE RETAINED AND REFURBISHED AND REPAIRED AS NECESSARY
⑧	RENDER REPAIR TO BE UNDERTAKEN TO MATCH EXISTING COLOUR
⑨	EXISTING GUTTERING AND RAINWATER GOODS TO BE RETAINED AS EXISTING AND REPAIRED AS NECESSARY WITH NEW IMPORTED AS REQUIRED TO MATCH EXISTING
⑩	EXISTING ROOF TILES TO BE RETAINED AS EXISTING AND REPAIRED AS NECESSARY WITH NEW IMPORTED AS REQUIRED TO MATCH EXISTING
⑪	CORNICE CARRIED ON CONSOLES TO BE RETAINED AS EXISTING AND REPAIRED AS REQUIRED TO MATCH EXISTING
⑫	Properties 6-10 to have living space at ground floor opened up to reflect the open living already undertaken to properties 1-5 and 11.

4.5-Scale

The existing houses consist of basement level, ground floor level, first floor level and attic space. The refurbishment and renovation work will mainly affect the interior of the houses and the rear elevation.

4.6-Amount

The total existing site area is approximately 1,900. m², footprint of the building is approximately 1,221.00 m². Basement GIA =368 m², Ground floor GIA=1,110.00 m², FF GIA =770.00 m² and Loft GIA =636.00 m²



The above location plan indicated with the site boundary.

4.7-Appearance

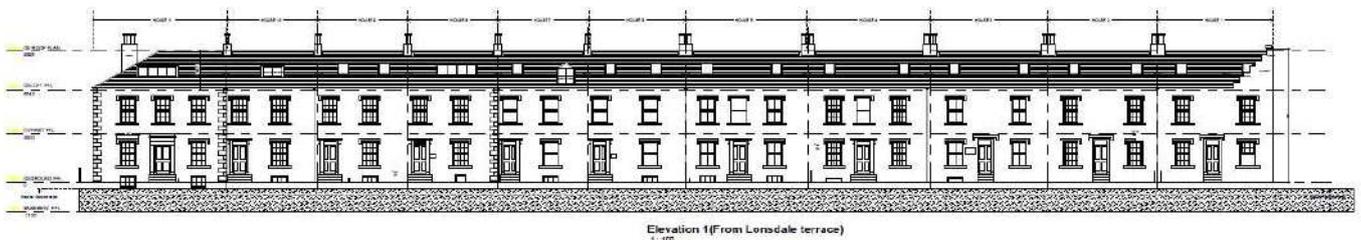
There will be no significant changes to the façade of the terrace, the proposed changes are to enhance and nourish the former history of the buildings while bringing the building fabric up to a modern standard.

The proposed includes undertaking repairs and re-structuring of the current dormer windows to create a vernacular throughout.

Repairs / replacements to all windows are to be agreed by a planning condition. We also seek permission to reinstate the original handrails leading to the entrance on each terrace. As well as this it is proposed to install new 19th century style lighting as shown in the drawings to the side of each entrance door to enhance the façade of the building and provide light on the stepped area.

Elevations Appearance

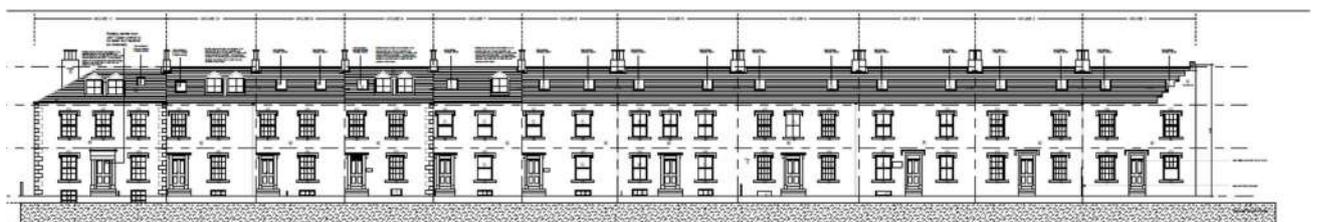
*all Elevations are only to be used as a referenced to submitted drawings



Elevation 1(From Lonsdale terrace)

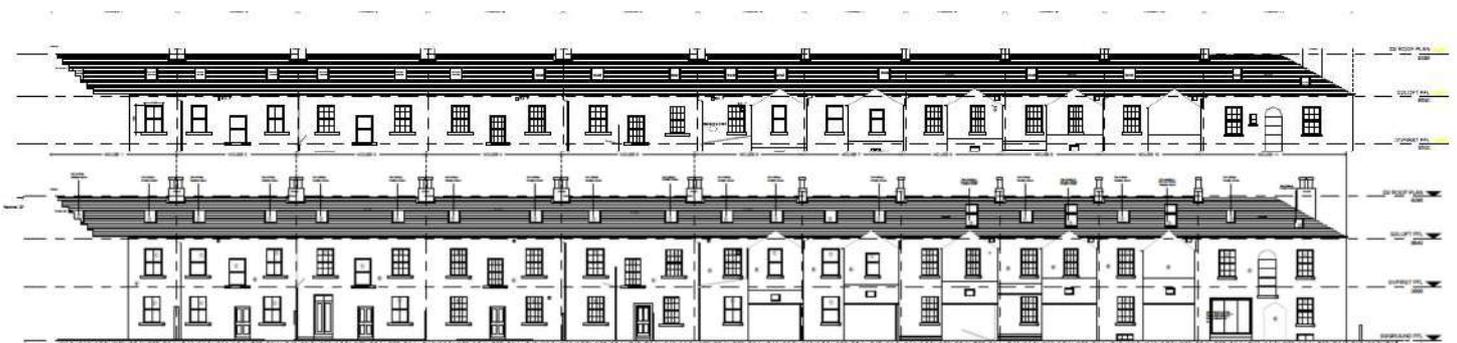
AE Elevation 1 from Lonsdale Terrace

4.7-Appearance cont..



AP Elevation 1(From Lonsdale terrace)

AP Elevation 1 from Lonsdale Terrace





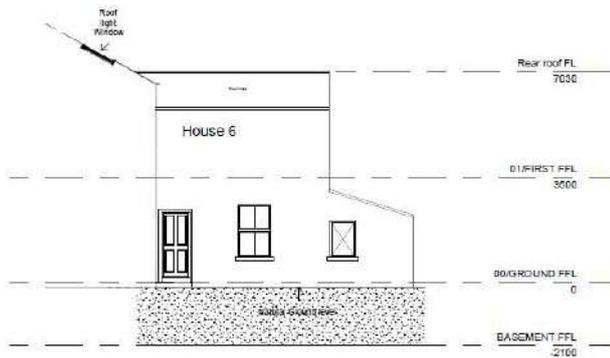
AE Elevation 3 (house 1 elevation from Finkle Street)



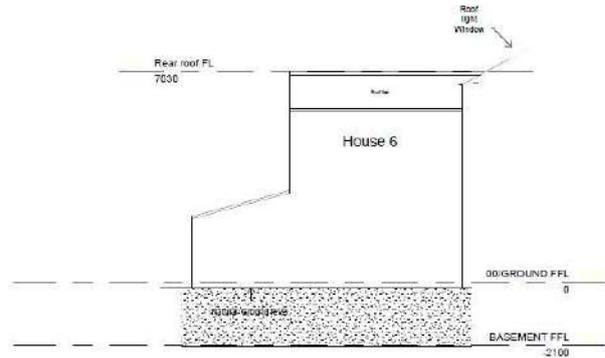
AP Elevation 3 (house 1 elevation from Finkle Street)

4.7-Appearance cont..

Elevations



Elevation 6 (house 6 side elevation)
1 : 100

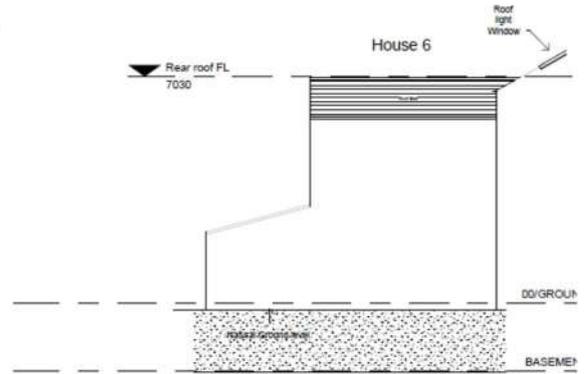


Elevation 6a (house 6 side elevation)
1 : 100

AE Elevation 6 and 6a (house 6 side elevations)



Elevation 6 (house 6 side elevation)
 1 : 100

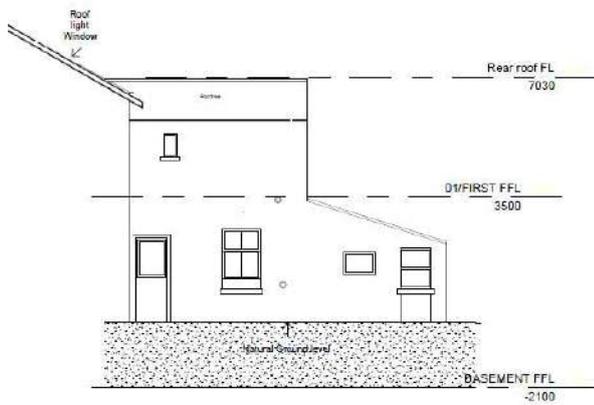


Elevation 6a (house 6 side elevation)
 1 : 100

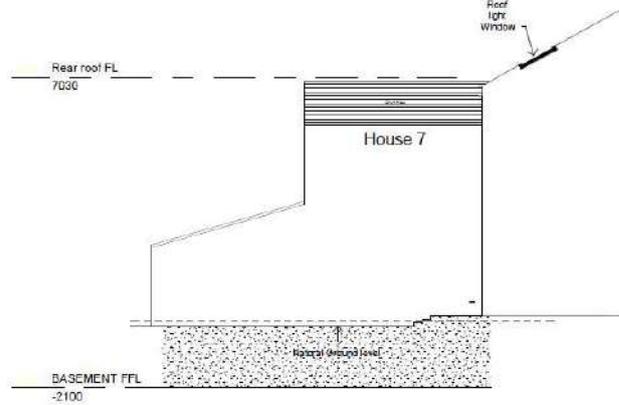
AP Elevation 6 and 6a (house 6 side elevations)

4.7-Appearance cont..

Elevations

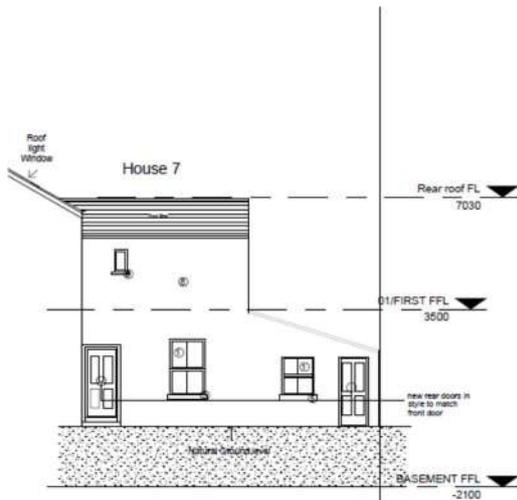


Elevation 7 (house 7 side elevation)
1 : 100

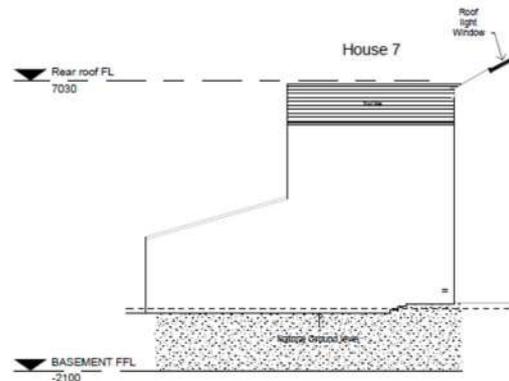


Elevation 7a (house 7 side elevation)
1 : 100

AE Elevation 7 (house 7 side elevations)



Elevation 7 (house 7 side elevation)
1 : 100



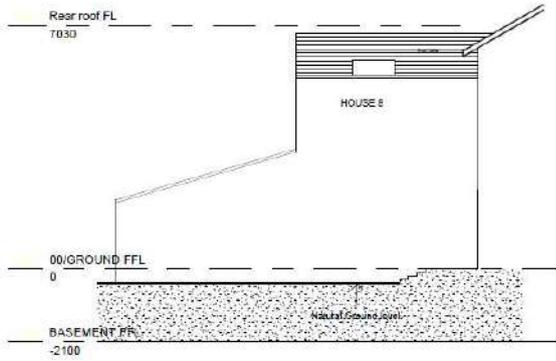
Elevation 7a (house 7 side elevation)
1 : 100

AP Elevation 7 (house 7 side elevations)

AP Elevation 7a (house 7 side elevations)

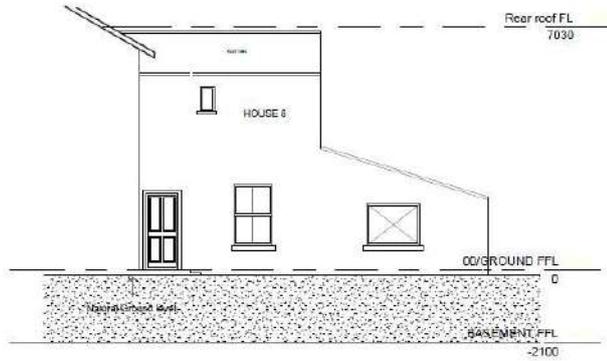
4.7-Appearance cont..

Elevations



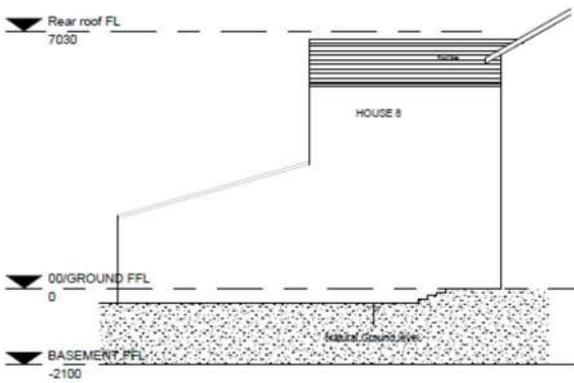
Elevation 8a (house 8 side elevation)
1 : 100

AE Elevation 8 (house 8 side elevations)



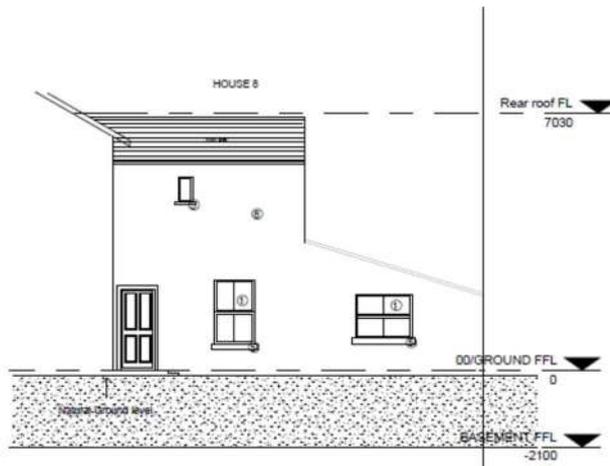
Elevation 8 (House 8 side elevation)
1 : 100

AE Elevation 8a (house 8 side elevations)



Elevation 8a (house 8 side elevation)
1 : 100

AP Elevation 8 (house 8 side elevations)

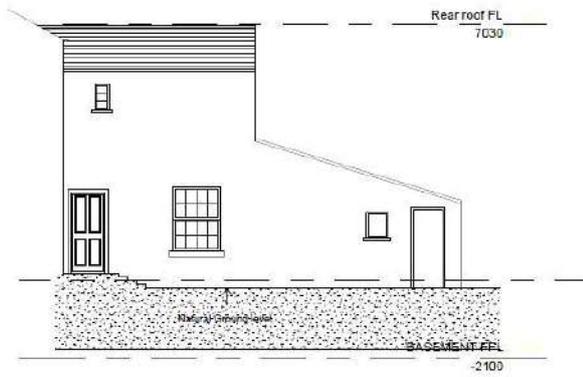


Elevation 8 (House 8 side elevation)
1 : 100

AP Elevation 8a (house 8 side elevations)

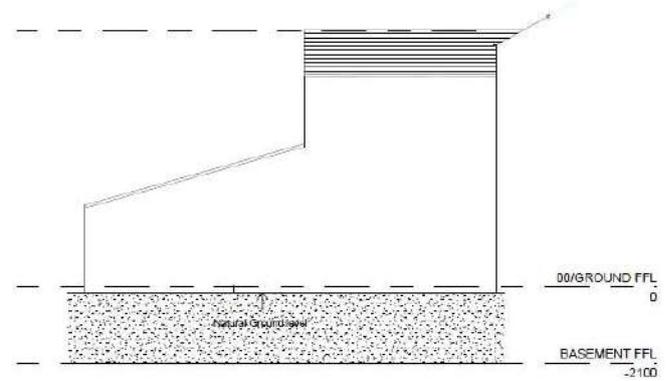
4.7-Appearance cont..

Elevations



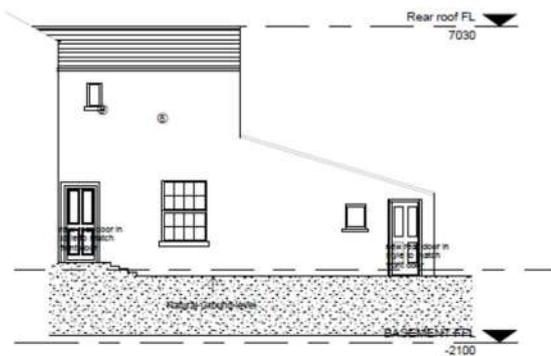
Elevation 9 (House 9 side elevation)
1 : 100

AE Elevation 9a (house 9 side elevations)



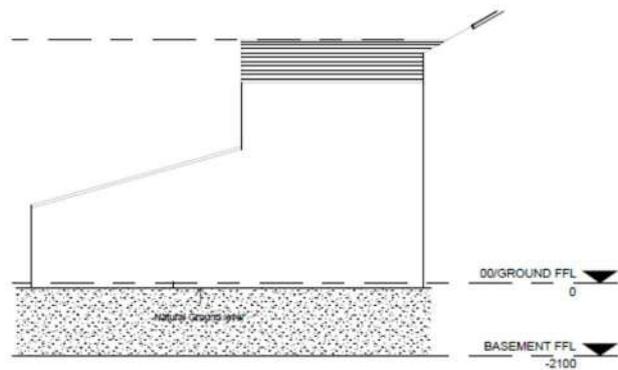
Elevation 9 (House 9 side elevation)
1 : 100

AE Elevation9 (house 9 side elevations)



Elevation 9 (House 9 side elevation)
1 : 100

AP Elevation 9a (house 9 side elevations)

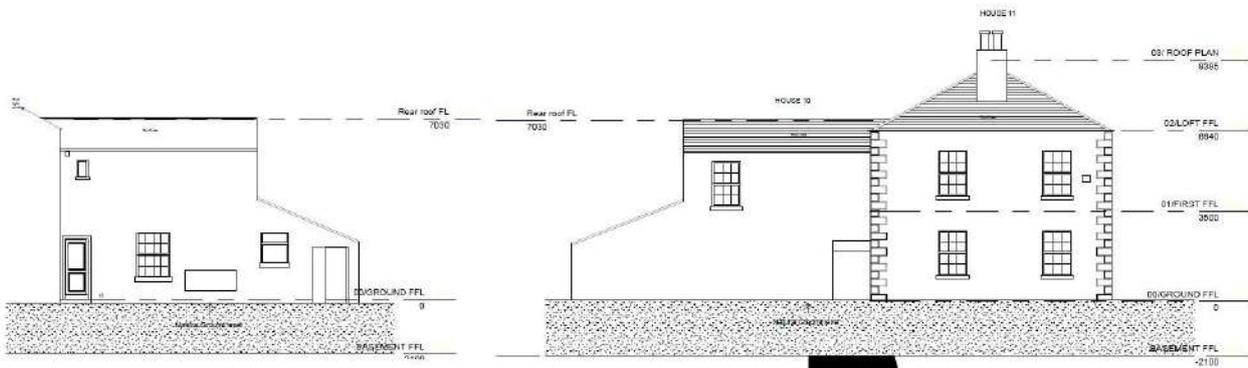


Elevation 9 (House 9 side elevation)
1 : 100

AP Elevation9 (house 9 side elevations)

4.7-Appearance cont..

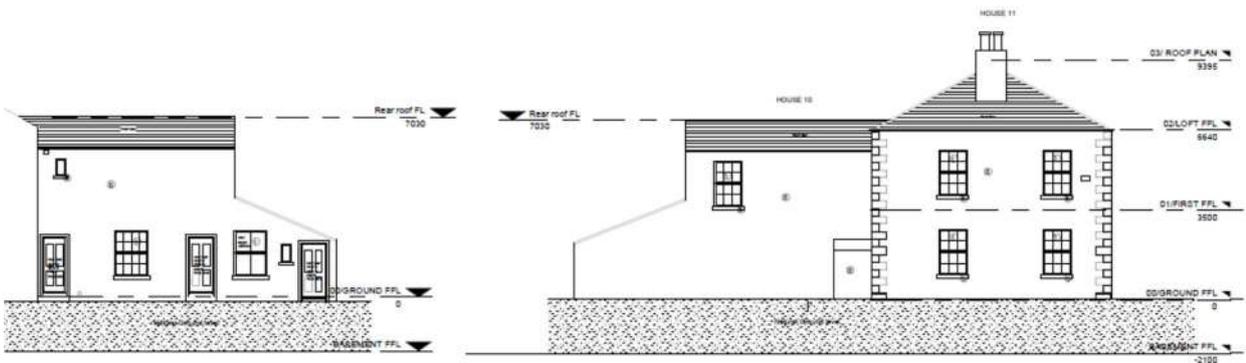
Elevations



Elevation 10 (House 10 side elevation)
1 : 100

Elevation 4 (House 11+10 side elevation)
1 : 100

AE Elevation 4 and 10 (house 10+11 side elevations)



Elevation 10 (House 10 side elevation)
1 : 100

Elevation 4 (House 11+10 side elevation)
1 : 100

AP Elevation 4 and 10 (house 10+11 side elevations)

The existing materials include Graduated slate roof, sash timber frame windows with white gloss paint finish. All entrance doors are timber and all external wall finishes are with smooth sand render with each house painted in different pastel colours. The colour is to be replicated to match existing properties.

The Existing Dormers have degraded to such an extent it is proposed to reconstruct them in a traditional style keeping a consistent design approach, but to meet current building regulations. We also seek permission to reinstate the original handrails leading to the entrance on each terrace. As well as this it is proposed to install new 19th century style lighting as shown in the drawings to the side of each entrance door to enhance the façade of the building and provide light on the stepped area.

All existing windows to be subject to condition with regards to the replacement / repairs to existing walls. No other material will be brought to site for external use, apart for any materials required for localised repairs such as sand, leadwork and roof tiles to fix any damaged fabric elements of the existing roofs and facades of the existing houses.

All Existing roof lights will be replaced with heritage style roof lights to reflect the historic architecture of the existing buildings.

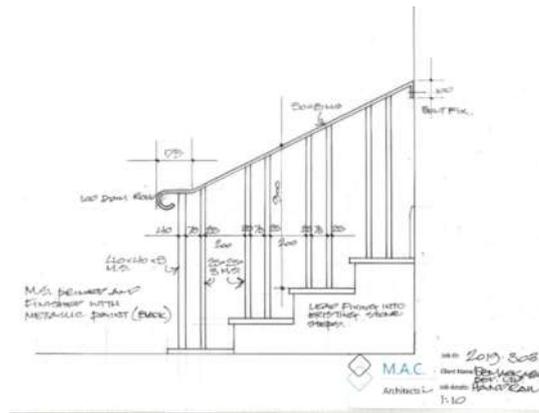
Internal doors

All existing ground and first floor doors have been over-boarded for fire protection from the buildings former use. It is proposed to repair or replace these with fire resistant Georgian style doors characterized by 4 panel fire resistant timber doors for the ground and first floors as shown on sketch C and for the second floor, it is proposed to replace some of the existing Windows (eg existing UPVC) or windows decayed beyond repair – subject to condition of the planning application.

Investigations will take place to review whether any existing internal doors can be reused further to the fire-resistant panels being removed, and then being treated with intumescent paint, intumescent seals and elf closing devices. Otherwise, they will require replacing in the same style, as fire rated doors.



Fig 1 House 9 external hand rails

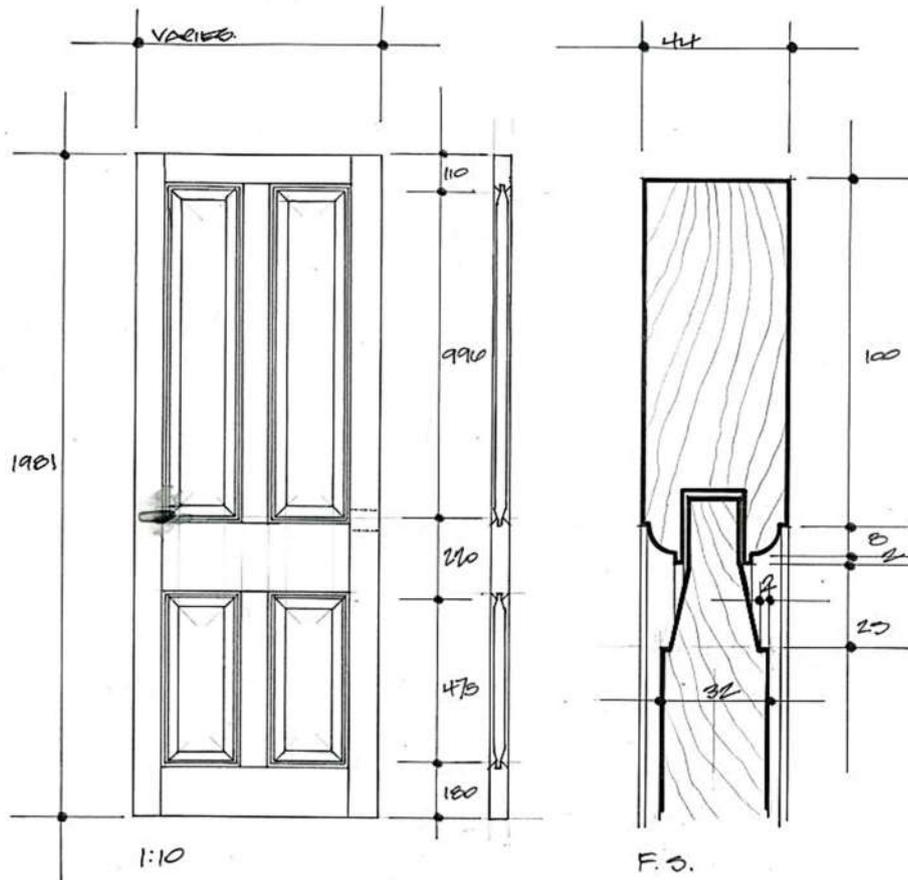


Sketch B:

Existing railings have degraded and some are no longer existent at the properties so it is proposed to reinstate all of them as per the design (sketch c) of the handrail outside house 9- see Fig1.

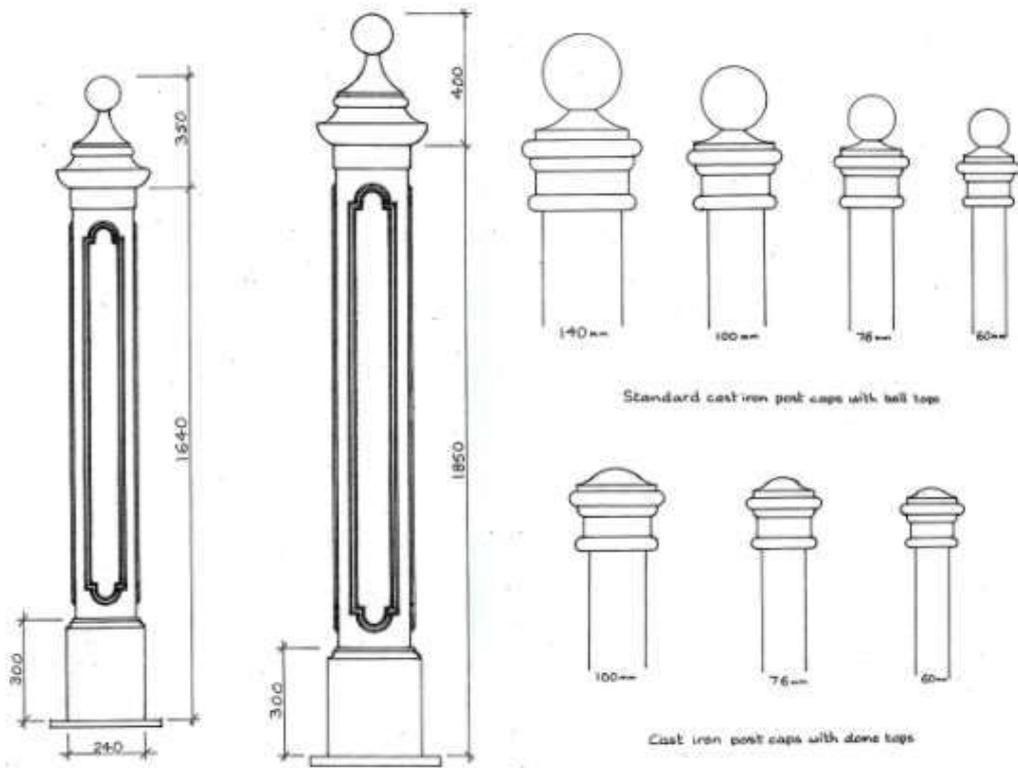
Internal doors

Sketch C: Illustrate the proposed internal doors to match the original throughout.

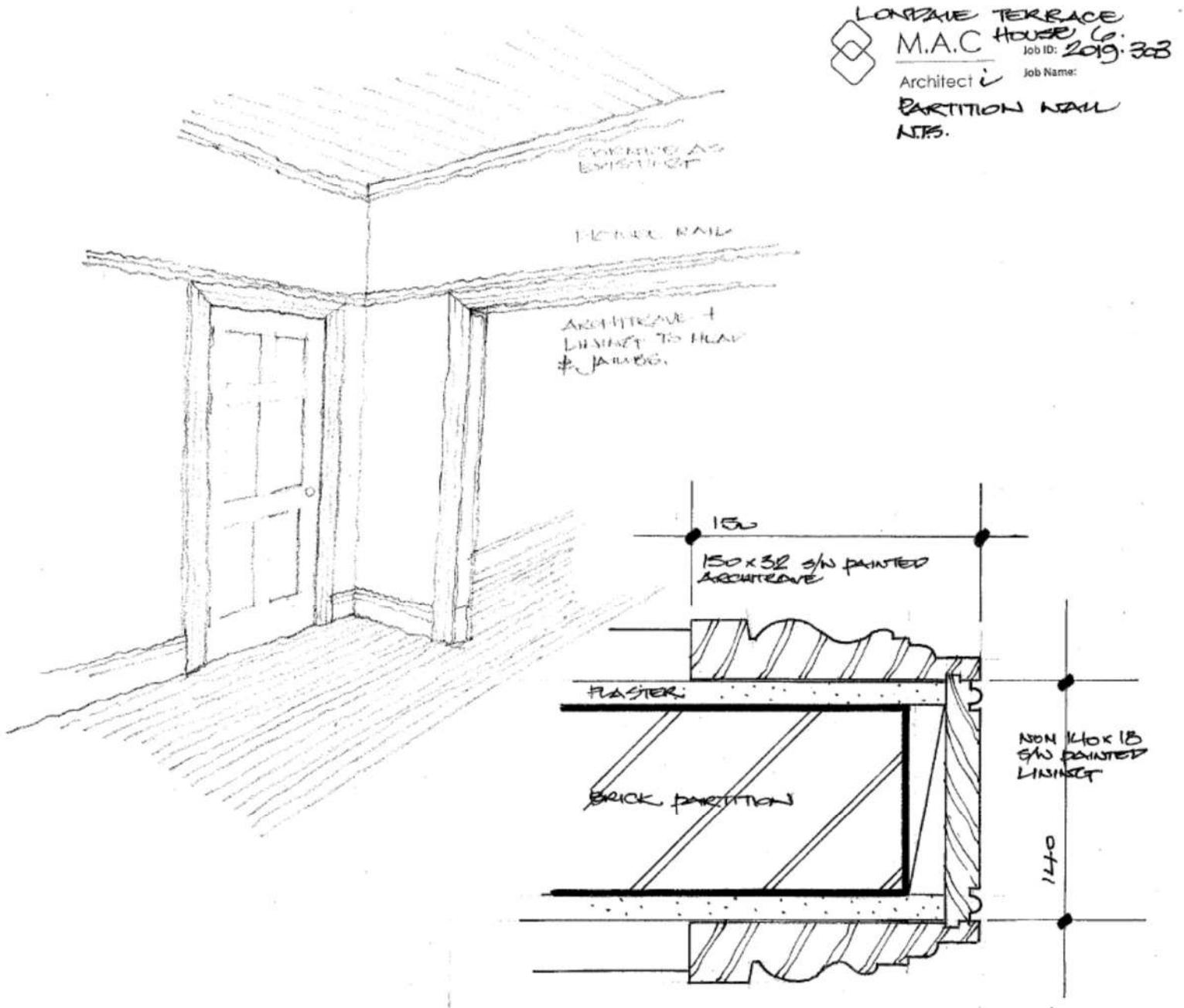




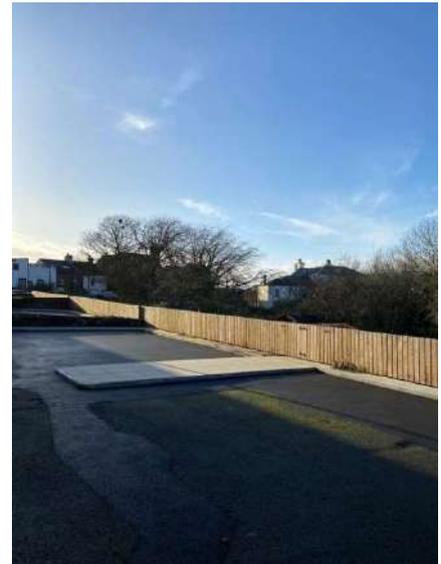
New Access Gates (Design Intent)



Internal elevation for new internal openings



4.11-Parking



The images below illustrate the proposed decorations and our vision for the properties:





4.12-Crime & Security

SBD design will be considered in later stage for each house.

4.13-Sustainability Strategy

The design, construction and selection of materials have been carefully considered and will aim to reduce the buildings impact on the environment where possible.

Replacement / Refurbishment of the existing windows will be subject to a planning condition.

The appropriate level of insulation has also been considered to be incorporated into the construction of the building and LED lighting will be used where possible to decrease energy consumption.

Reducing carbon emissions through encouraging residents to use certain forms of transport has also been a key aspect in this scheme. As previously mentioned, there is public transport link to the area.

5.0-Access

5.1-Pedestrian Access

The main pedestrian access to and from each House will be via the main gate on Lonsdale Terrace

.

5.2-Vehicular Access

The main vehicular access and exit from the site will be via the main gate at Lonsdale terrace.

5.3-Transport & Highway

The site benefits from a decent level of existing road links. There is a frequent train service which operates in very small distance from the proposed scheme.

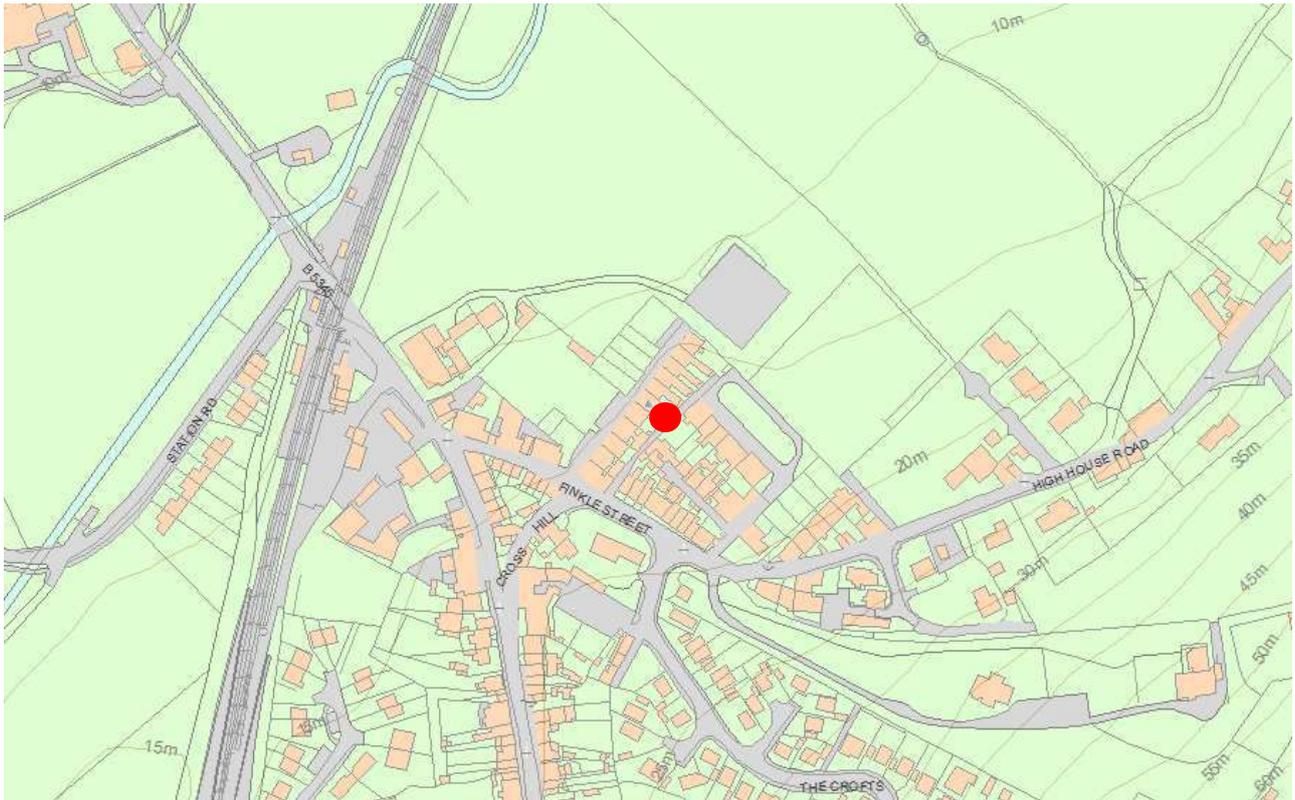
6.0-Operational and Maintenance strategy

O&M strategy will be confirmed and completed in later stage.

7.0-Heritage

The site is a Grade II listed building, List Entry Number: 1137383. Date first listed :09-Aug-1984, statutory Address: 1-11, LONSDALE TERRACE

Listing NGR: NX9718311943.



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The above map is for quick reference purposes only and may not be to scale

7.1-Location

Statutory Address:1-11, Lonsdale Terrace

The building or site itself may lie within the boundary of more than one authority.

County: Cumbria | District: Copeland (District Authority) | Parish: St. Bees | National Grid

Reference:

NX 97183 1194

7.2-Details

The 11 houses were constructed mid-19th century and have had numerous subsequent additions and alterations. Incised stucco, with rusticated quoins to the front facades. Graduated slate roof, hipped to north end, with rendered chimneys. Nos 1-5: Each symmetrical 3 bays: Central door has sash to either side on each floor; blind window over door. Nos 6-10: Each 2 bays; door has sash to right and 2 above. No 11, symmetrical 3 bays: Central door with Tuscan portico has sash to both sides and 3 above; cellar windows. Nos 1-7 have Hoodmoulds with labels to windows, no's 8-11 have cornices carried on consoles. All doors panelled in architraves up steps; no's 1-3 have Hoodmoulds with labels, no's 4-10 have cornices carried on consoles. All sashes with glazing bars except no's 5-7. Some dormer windows.

Listing NGR: NX9718311943.

Listing NGR: NX9718311943

7.3-Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

8.0-Consultation

8.1-Building regulations and associated legislation

Prior to the design process all necessary steps have been taken to ensure that the proposed houses conform to current planning and building regulations and comply with Housing Act 2004. Building control service, fire engineer, Structural engineer, etc., will be appointed to ensure that buildings are designed and constructed in accordance with building regulations and associated legislation and fully meet all regulations.

END