

OUTLINE APPLICATION FOR A SINGLE DWELLING, LAND OFF FRIZINGTON ROAD, FRIZINGTON FOR MR G MARTIN

DESIGN AND ACCESS STATEMENT

1. Introduction

This statement is provided under the provisions of Dept for Communities and Local Government circular 01/2006.

It accompanies an outline application with all matters reserved for the erection of a single dwelling on land off Frizington Road, Frizington.

2. Location

The application is in outline at this stage with all matters reserved for subsequent approval. The site comprises 594 sq. m of land situated on Frizington Road, Frizington. The site is adjacent to Unit 1 of Frizington Industrial Estate. The applicant owns the land subject to the application and Unit 1 together with the adjacent adopted Highway.

Unit 1 comprises the applicants joinery business and has been located here for many years. The land subject to the application lies between Unit 1 and the A5086 and is currently unused.

The immediate environs is a mixed use area with residential properties to the south and industrial buildings to the north and east.

The development is intended to accommodate the applicant and family being adjacent to his business.

3. Layout and appearance

The layout of the development is reserved for future approval. Suffice to say at this stage the development would take a similar building line as other residential property on Frizington Road to the south.

A notional block plan layout is provided with the application to show one way in which the development could take place. These issues are sought to be reserved.

Design would be traditional and likely to include brickwork render and dark grey roof tiles.

Issues associated with Design for Crime would be dealt with at detailed stage.

4. Access

Access is also reserved for future approval. However, it would be intended to take an access from the industrial estate road some 15 metres from the access onto

the A5086. The visibility splays are to be retained onto Frizington Road as existing (the A5086 is in a 30mph zone here) and development will not impinge upon these splays.

The notional footprint of the dwelling has been established to enable an adequate splay onto the estate road.

5. Drainage

Surface water will be disposed of via existing services on the industrial estate road.

Foul sewage will go to the mains also in the road serving the estate

MJN August 2021