

DESIGN AND ACCESS STATEMENT

WB/ KT/ 21/ DAS

Land at Arlecdon Road,, Arlecdon

INTRODUCTION

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

The land is in the ownership of the applicant and currently agricultural land.

PROPOSED SCHEME

The proposal is to obtain outline planning approval and to erect a single detached dwelling, details for which will be submitted as a Reserved Matters Application.

DESIGN

The design and massing of the new development will be such as to blend with and complement the existing adjoining properties.

ACCESS

The site currently will have a new vehicular and pedestrian highway access formed to current County Council Design Guide Standards with the site frontage directly on to Arlecdon Road, an adopted highway which 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, subject to a reserved matters application being submitted will 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
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