

PROPOSED DWELLING IN GARDEN OF SOUTHCROFT WOODEND NR EGREMONT

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT OF DEVELOPMENT

One single detached dwelling is proposed .

SCALE

A two storey detached dwelling is proposed which will match the dwellings located on each side of the proposed plot.

LAYOUT

The proposed plot is clearly an "infill" plot located between Clintside and Southcroft. A previous application (refused) proposed a dwelling further into the site and forward of both detached dwellings one each side. This submission seeks to correct that and locates the new dwelling between the two existing houses. This plan will ensure that the relationship of the new dwelling to the existing dwellings is properly addressed.

APPEARANCE

If approved the appearance would be defined and agreed at a Full Planning stage.

LANDSCAPING

A large garden is attached to the development plot which extends down the main highway between Egremont and Cleator. Care will be taken in the design and layout of the soft landscaped areas. Hard landscaped areas such as driveways and paths will be constructed in sustainable materials. All new landscaping will avoid conflict with the new dwelling.

Access Statement

ACCESS TO THE PROPOSED SITE

Access to the site will be via a joint driveway formed with the existing access to Southcroft. The adjoining highway has a 30mph restricted zone imposed upon it. Visibility in both directions can be achieved and the 2.4m (distance back from highway in to the site) x 43m (visibility splay length for 30mph zones), will ensure safe access and egress to and from the site.

EMERGENCY VEHICLES

Emergency vehicles can access the site directly from the adjoining highway.

INCLUSIVE ACCESS

The new dwelling will comply with Part M of the current Building Regulations (Disabled access).

This will ensure that all persons regardless of age, disability and social grouping will be able to move to and through the building easily.

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April 2025