FOX-AD

Design Access & Energy Statement

For

The construction of a 2-bedroom room in roof type dwelling

At

1 Richmond Gardens – Haverigg – Millom – LA18 4HU

This document is to be read in conjunction with FOX-AD LTD Planning Documents

1. Introduction

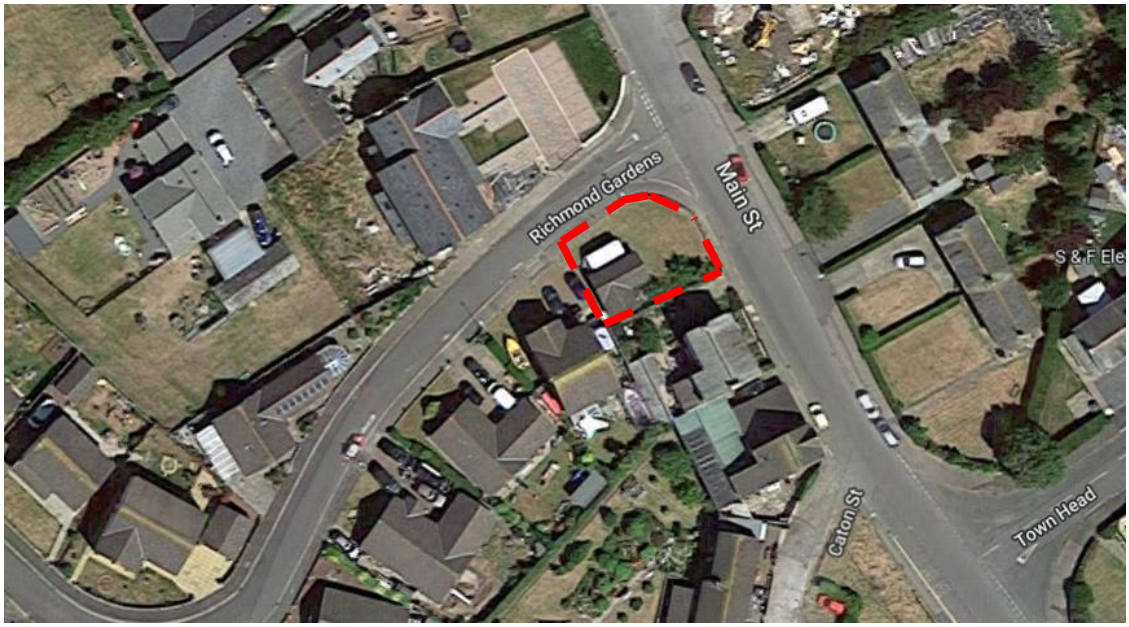
Fox Architectural Design Ltd has been appointed to this project to provide design documentation and submit a Full Planning Application to seek approval for the construction of a 2-bedroom room in roof type dwelling to a corner plot within the ownership boundary of 1 Richmond Gardens in Haverigg.

The purpose of this document is to provide the local authority with a design proposal that is fit for purpose in terms of the client's requirements, respects the neighbouring properties, and remains sympathetic to its local and immediate setting within close proximity to a built-up residential area.

In addition to this document is a set of drawings they are as follows:

- 22-33-P-L – Location - Block Plan
- 22-33-P-01A - Proposed Site Plan
- 22-33-P-02 – Plans as Existing
- 22-33-P-03 – Elevations as Existing
- 22-33-P-04A – Plans as Proposed
- 22-33-P-05A – Elevations as Proposed
- 22-33-P-06A – Proposed 3D Sketches

2. Location



(Fig.01 – Google Maps Aerial Image)

The site for this application is located to the West of Haverigg approx. 216m South-East from the Main Street & Tarnhead Lane junction as per Fig 02 below, and approx. 460m

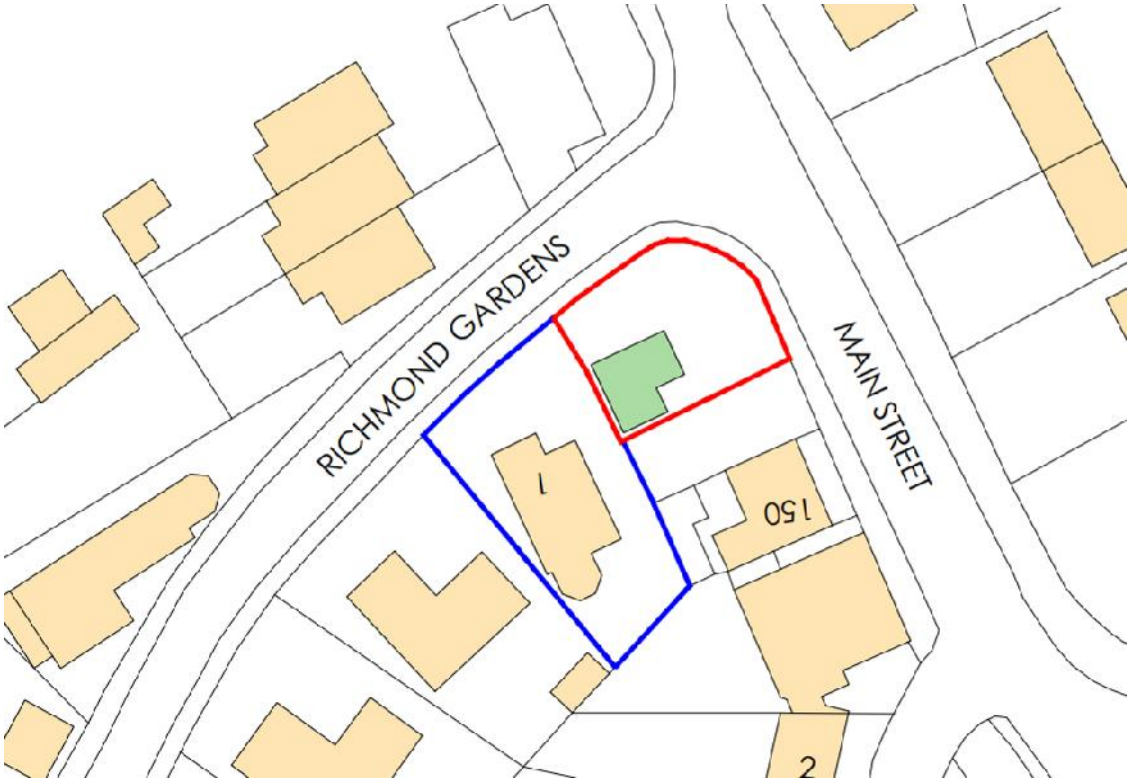
North-West along Main Street from the junction with The Front & Sea View to the East as per Fig 03 below.

(Fig.02 – Google Maps Aerial Image – Distance 01)

(Fig.03 – Google Maps Aerial Image – Distance 02)

3. Development Boundaries

The documents appended to this application clearly identify the site ownership (blue), and site application (red), boundaries with colour annotation as required by the Local Planning Authority. See Fig. 04 below.



(Fig.04 – Site Location Plan – see drawing 22-33-P-L)

4. Existing Site/Context

The site forming this application is a section of garden land to the North-East of our client's dwelling at 1 Richmond Gardens in Haverigg.

The section of land for this application is approximately 236.5sqm.

The site currently accommodates a 40sqm pitched roof single storey building used as a Garage/Workshop/Store, as per the images below.

A low-level stone wall forms the site boundary to the corner junction of Richmond Gardens and Main Street, with an existing dropped kerb to the Eastern side which also extends over the neighbouring property at 150 Main Street.

(Fig.05-07 – Existing building images)

(Fig.08 – Existing building when viewed with existing dwelling)

(Fig.09 – Existing building when viewed with existing dwelling)

(Fig.10 – View looking West from Main Street)

Figs 5-10 have been provided to show the current condition of the site, how it visually appears against the existing dwelling, the current distances to boundaries, and how the existing building has become surplus to requirements for the current owners of 1 Richmond Gardens.

5. Planning History/Development

This section of the document aims to provide examples of new/recent development within close proximity to the application site.

(Fig.11 – Newly constructed room in roof type dwelling immediately adjacent the application site approx. 25m away to the North-East)

(Fig.12 – Extensions and alterations to an existing dwelling approx. 300m South-East on Main Street)

(Fig.13 – Residential development immediately opposite No.1 Richmond gardens)

6. Approach to Design

Limitations:

Below are some design limitations which have to be taken into account during the design process:

- Designing within an Area existing residential properties,
- Infill development,
- Designing with a privacy approach,
- Consideration of existing views from neighbouring properties,
- Built form vs site area,
- Distances to boundaries and neighbouring properties,
- Working within a defined site boundary,
- Overlooking – consideration of public view,
- Parking,

Opportunities:

During the design process there are several site opportunities which will be taken into consideration:

- Meeting the expectations and needs of the client,
- Creating a modern precedent for similar developments/infill projects in the local area,
- Providing the area with a high-quality new build room in roof type dwelling,
- Producing a simple but modernistic design,
- Maximising natural light entering the new design proposal,
- Generating visually interesting Architecture,
- Respecting the neighbouring properties and retaining privacy through good design,
- Providing off road and secure parking to the new dwelling,

7. Proposal

The client approached FOX-AD LTD in order to submit a Full Planning Application to obtain approval for the construction of a 2-bedroom room in roof type dwelling to replace the current garage/Store building on site.

Access:

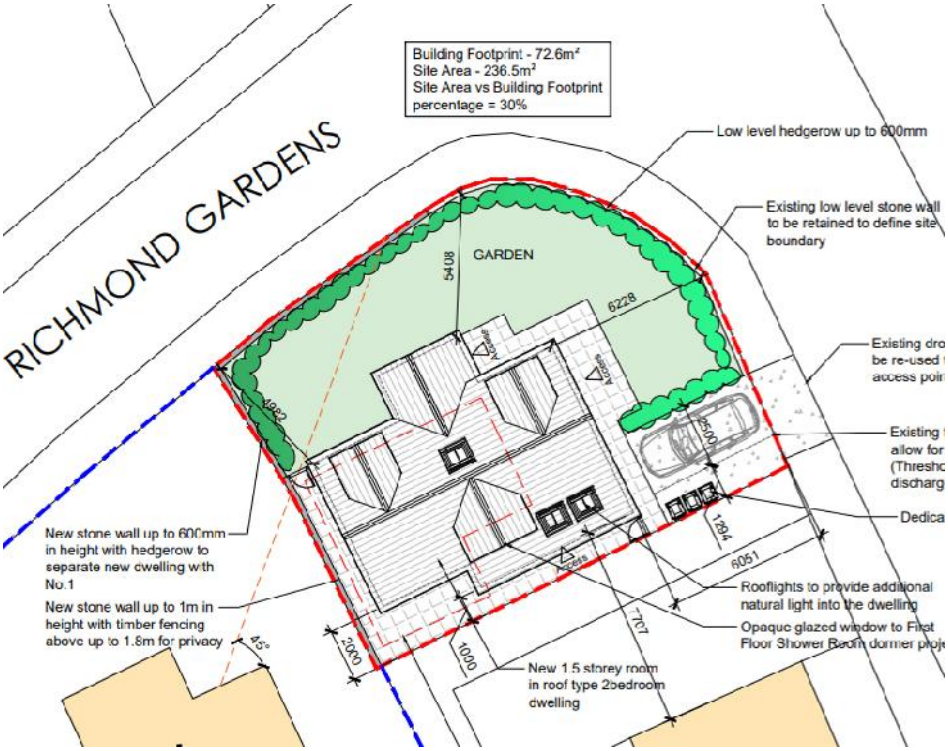
It is the client's intention to re-use of the existing dropped kerb to the East of the site which also serves the neighbouring property at 150 Main Street. (See Fig 14 below).

A single car parking space with provision for electronic vehicle charging, plus a pedestrian footpath is shown on the below site plan which will allow ease of movement into and around the new dwelling.

The main dwelling access is via the front elevation to the North which is under cover due to the continuation of the gable roof profile forming a canopy.

Secondary access points are to the East via double sliding doors out to a patio area, and a single access door to the Southern elevation.

2 gated access points allow ease of movement around the dwelling to the East & West aspects, respectively.



(Fig.14 – Extract of drawing 22-33-P-01A showing the proposed site layout)

Appearance:

Please refer to the proposed elevations & 3D sketches for the visual appearance of the new dwelling.

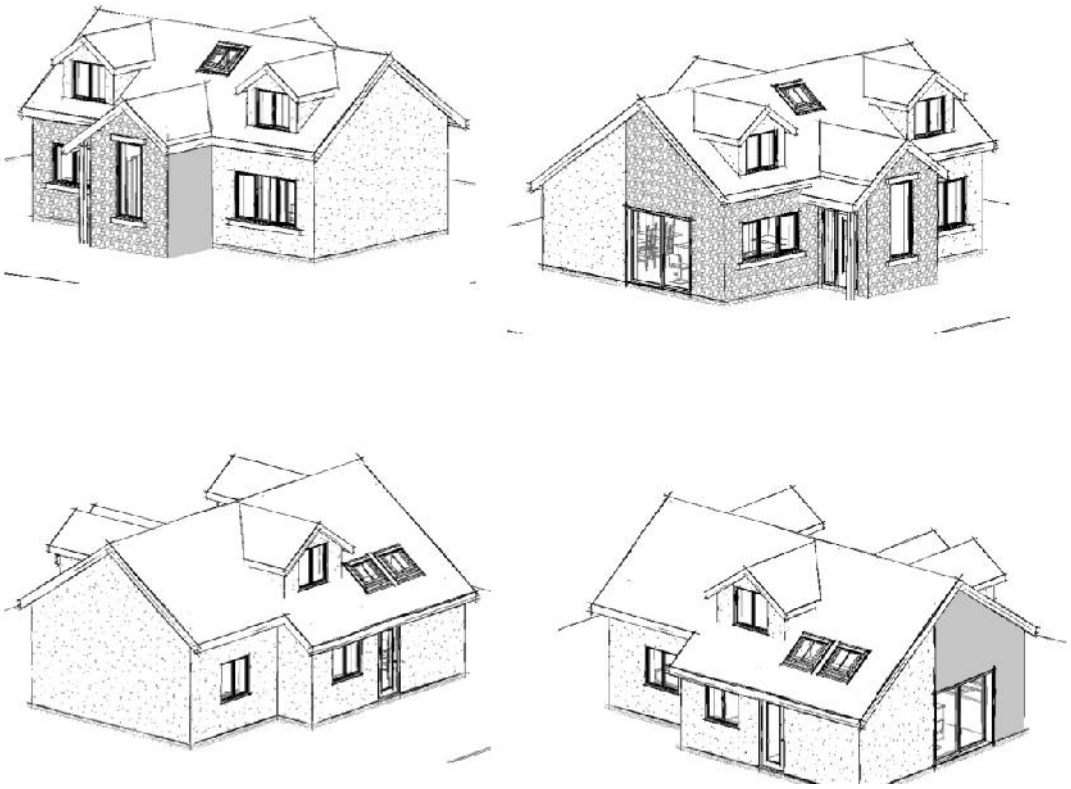
The built form comprises of a side-to-side gable structure with a front gable projection that has a reduced ridge, and 3 dormer projections to the first floor (room in roof) accommodation.

The external materials will be a combination of white painted dash render and stone cladding to create a visually attractive contrast.

The covered entrance porch will be of oak construction and a large window will be provided to the front gable projection which allows natural light into the hallway.

Two dormers facing North provide additional headroom and means of escape windows to the bedroom areas, with a rear dormer projection providing headroom to the Shower Room. The shower room window will be obscurely glazed to allow for privacy and also to prevent any overlooking into the rear garden of No. 150 Main Street.

Additional Rooflights are also provided to the dining and entrance hall areas for additional natural light.



(Fig.15 – Extract of drawing 22-33-P-06A – Proposed 3D Sketches)

Landscaping:

Hard and soft landscaping is proposed in accordance with the proposed site plan. The new driveway will be laid in concrete/tarmac with a threshold drain at the entrance to ensure surface water does not spill onto the public highway.

Permeable block paving will be provided for the new pedestrian access and for access points around the dwelling.

Turf and hedging will be provided to the garden areas with a 600mm high hedgerow to the Northern and Eastern aspects of the site currently fronted by an existing low level stone wall.

The new boundary between No.1 Richmond Gardens and the new dwelling will be stone wall up to 1m, and timber fence panels up to 1.8m to allow for privacy between properties.

Further North where the boundaries start to intersect with visibility splays to No.1, a 600mm high stone wall to match the new wall adjacent will be constructed as per the proposed site plan.

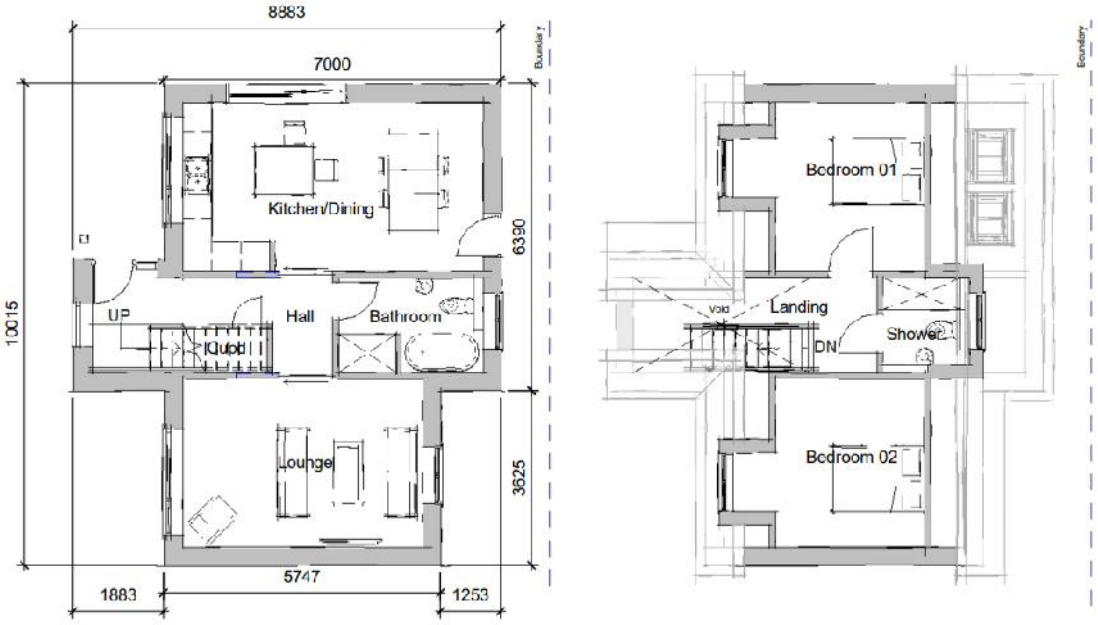
Layout:

Please refer to the image below (Fig. 16) which clarifies the internal layout.

In summary the new dwelling comprises:

Ground Floor:
Entrance hall with cupd under stairs
Bathroom
Lounge
Kitchen/Dining Area

First Floor:
Bedroom 01
Bedroom 02
Shower Room
Gallery Landing



(Fig.16 – Extract of drawing 22-33-P-04 – Plans as Proposed showing the internal layout)

Scale:

The scale of the proposed development will replicate a chalet type room in roof bungalow with approx. 2.9m to eaves at the front elevation and approx. 2.2m to the rear where the roof continues to provide additional space to the dining area.

The front gable projection will have a ridge of approx. 4.2m which allows for a staircase and small gallery landing feature internally.

The main ridge will be approx. 5.4m from FFL with a 35degree roof angle.

Of the 236.5sqm site area the proposed development will occupy 72.6sqm Gross External Area. This equates to 30% of built form.

During the design process it was preferred to provide the site with a room in roof type dwelling as a single storey dwelling would require additional area which would not be practical for the site.

Rights to natural daylight and visual outlook from the neighbouring properties have also been carefully considered during the design stage.

The scale of the new proposal relates to the new build dwelling adjacent as referred to in section 05 Fig 11 – image below.

(Fig.17 – New build room in roof type dwelling)

The image above has been provided for a second time due to its similarities with the application site.

Refuse:

Drawing no. 22-33-P-01A clearly shows an area to the South Eastern boundary which will provide the new dwelling with sufficient space for refuse and garden bins, plus space for a stacked enclosure for the Copeland Council recycling boxes and Large Bag for cardboard waste.

Cycle Storage:

Cycle storage can be accommodated where the building steps away from the boundary approx. 2m to the Southwest. As the current owners of No.1 will reside in the new property, no cycle storage would be required, however future users could store cycles in this area.

Sustainability:

Following receipt of the planning approval it is the client's intention to construct the development to a high standard by meeting the thermal U-values set out by Approved Document L1 of the building regulations.

This new dwelling will be constructed to a high standard with quality contrasting external materials, together with off road parking and hidden cycle & refuse storage will provide the end user with a high-quality living arrangement.

8. Renewable & Low Carbon Energy Statement

'Local Plan Policy 20 requires all new housing developments and all new developments for other uses of 100m² or more to generate a minimum of 30% of their operational energy requirements through decentralised, district heating and, renewable and low-carbon energy sources'.
(Reference: https://www.lakedistrict.gov.uk/planning/planning_how_to_apply/guidance-notes-planning-pdfs/renewable-and-low-carbon-energy-policy-20-validation-guidance

The proposal for a new build 2 bedroom room in roof type dwelling to the Land adjacent No.1 Richmond Gardens comprises of 100m² new build GIA area over both floors, and as such the below statement has been added to demonstrate that 30% of operational energy required could be generated through renewable technologies/sources.

- A structure of this size could benefit from being constructed through SIP panels instead of traditional masonry. The use of SIPS would improve the overall thermal efficiency of the new building dwelling whilst preventing the need for excess concrete/concrete blocks which generate excessive CO^2 gasses during the manufacturing process.
- In terms of thermal efficiency, the new design proposal will aim to exceed the regulations required in Approved Document L1 of the Building Regulations.
- A SAP assessment/calculation will be commissioned at detailed design stage to confirm the overall CO2 emission figure. This calculation will take into account the other renewable technologies listed below and provide an accurate target figure.
- An energy efficient wood burning stove can be installed to burn solid fuels which have a very low sulphur content and only emit small amounts of smoke would provide the new dwelling with a heating source.
- Other heating sources or renewable technologies to consider are:
    - Ground Source Heat Pumps,
    - Air source heat pumps,
    - Biomass Boilers,
    - Solar PV Panels,
    - Combined Heat & Power Systems,
- An air test will be carried out to meet building regulation compliance for new build dwellings. This will ensure that any gaps during construction are correctly identified and sealed thus preventing heat generated from escaping to outside air.
- Other optional renewable technologies to service the property will be considered such as:
    - Sustainable Drainage System linking to a Soakaway/Rainwater Harvesting System,
    - The installation of a Mechanical Ventilation with Heat Recovery system,
    - Sewage Treatment Plant for foul drainage,
    - High energy efficient rated Sedbuk Boilers,

In terms of the overall energy performance of the new dwelling, every effort will be made to ensure materials and speciality equipment/technology is locally sourced. It is proposed that the new dwelling exceeds the thermal performance guides set out in Part L1 of the building regulations.
It is proposed to explore the renewable technologies listed above and implement those which meet all current legislation for the reduction in energy. All will be confirmed at detailed design stage with results of the SAP calculation being issued to the Local Authority if required.

9. Conclusion

This Design & Access Statement details how the proposal for the construction of a new room in roof type 2-bedroom dwelling will provide the area with a visually interesting piece of architecture and act as a benchmark for other infill sites locally.

The new dwelling will also provide the occupants of No.1 Richmond Gardens with a dwelling that is proportionate to their current needs, requires less maintenance as they look to downsize when they retire from work.

Key aspects of the proposal are as follows:

- Careful consideration and attention to detail has been applied to the design and siting of the proposal within the curtilage of the client's ownership boundary.
- Consideration of the new access points around the dwelling have been demonstrated, making the best use of existing infrastructure.
- Privacy has been retained by good design.
- Security has been provided by good design.
- Overlooking to all neighbouring properties has been considered.
- Careful consideration to the internal layout has been demonstrated.
- Materials which will complement the character of the area have been specified.
- A high-quality living arrangement has been provided.
- The new design has minimal impact on the residential properties surrounding the site.

Architecturally, the proposal is aesthetically pleasing and consists of a room in roof type structure which sits well within its surroundings. Contrasting materials have been used to ensure onlookers are generally satisfied with the architectural contribution to the area.

Every effort has been made to not overbear or bulk up the design to achieve additional internal space as only a couple will reside in the property. Future couples/young professionals would be the target audience for this dwelling size as they look to get onto the housing ladder.

Attention to detail has been demonstrated by careful design creating a physically attractive building form that can set a precedent for future new build development projects locally, therefore this design proposal should be considered acceptable and recommended for approval.