

FOX-AD

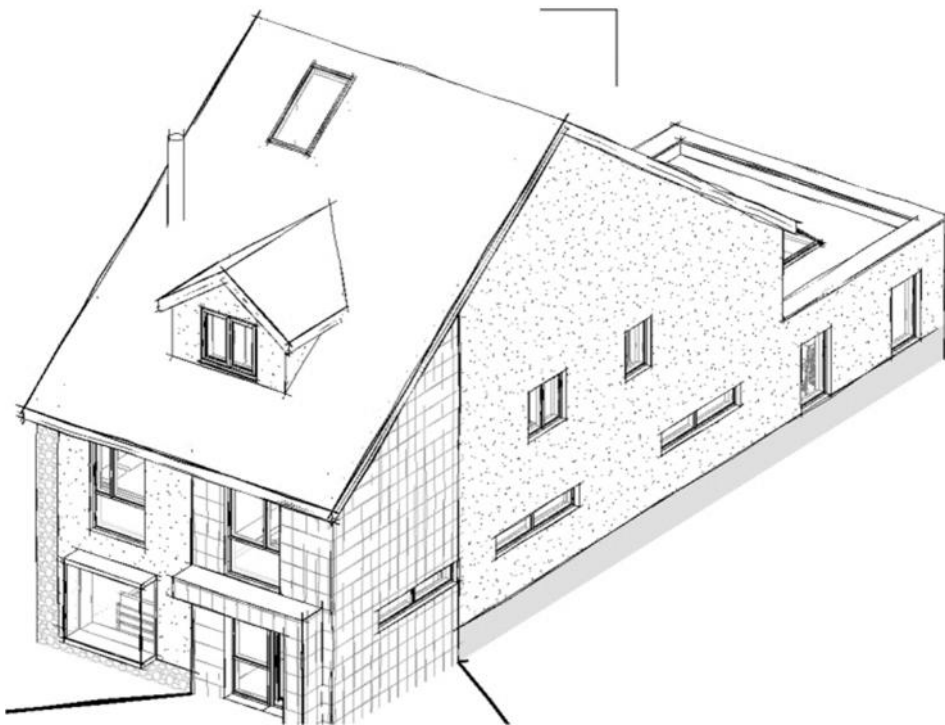
## Design, Access & Energy Statement

For

The construction of a detached 4-bedroom (room in roof type) dwelling

At

Land to the North on King Street – Millom – LA18 4BA



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

## 1. Introduction

Fox Architectural Design Ltd has been appointed by Miss. Kelly Tyson to design & apply for planning permission to construct a new 4-bedroom family dwelling with Home Office to a section of land North on King Street in Millom.

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.

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

- 23-08-P-L - Location - Block Plan
- 23-08-P-01 - Proposed Site Plan
- 23-08-P-02 - Plans as Proposed 01
- 23-08-P-03 – Plans as Proposed 02
- 23-08-P-04 - Elevations as Proposed 01
- 23-08-P-05 - Elevations as Proposed 02
- 23-08-P-06 - Proposed 3D Sketches

## 2. Location

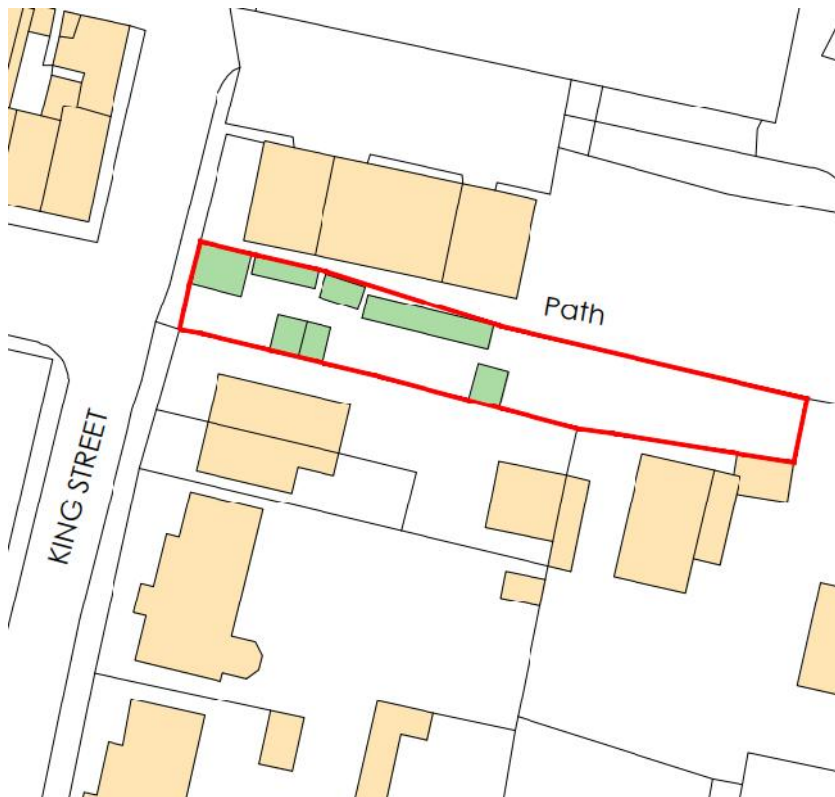


(Fig.01 – Google Maps Aerial Image)

The site for this application is located to the North-East of Millom approx. 60m South of Millom Road, directly opposite the furthest point East on Lonsdale Road, and approx. 270m North on King Street when approaching from Newton Street to the South.

### **3. Development Boundaries**

The documents appended to this application clearly identify the site ownership, and application boundary with a red line as required by the Local Planning Authority. See Fig. 02 below.



**(Fig.02 – Site Location Plan – see drawing 23-08-P-L)**

#### **4. Existing Site**

*(Please refer to the 'Existing Site Images' document appended to this application).*

The site forming this application is a parcel of land currently used as an allotment.

Several dated outbuildings/storage units are on site which have been manually put together using metal sheets, timber, and masonry which visually look derelict.

A larger storage unit fronts the application site at the boundary with metal sheets currently being used as a temporary gate to allow access.

The rear aspect is all overgrown weeds and bushes which back onto the grounds of No. 93 Market Street.

A commercial property is located immediately north of the application site, and a semi-detached property is located to the south along King Street.

Existing boundary treatments consist of masonry walls, with concrete post and timber panel fencing.



**(Figs.03-07 – Existing Images of within the Application Site)**



**(Figs.08-10 – Existing Images of the Application Site along King Street)**

The existing pavement and dropped kerbs to the North and South of the site stop as they reach the application site. Currently loose stone and weeds cover this area.

## **5. Local Architecture**

This section of the document focuses on the local architectural precedents, looking at old and new building forms within close proximity to the site.



**(Fig. 11 – Semi-Detached dwellings fronting King Street)**



**(Fig. 12 – Detached dwellings fronting King Street)**



**(Fig. 13 – Terraced Houses to the North-West of the Application Site fronting Lonsdale Road & King Street)**



**(Fig. 14 – Detached dwelling further West along Lonsdale Road – Opposite The Primary School)**



**Fig. 15 – Single Storey detached dwellings along Millom Road)**



**Fig. 16 – View looking South-West – Terrace houses along Market Street and built form South on King Street)**



**Fig. 17 – View looking West – 2.5 storey terrace houses along Market Street and built form South on King Street)**

## **6. Pre-Application Feedback**

No pre-applications have been submitted for this project.

## **7. Approach to Design**

### Limitations:

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

- Infill Development,
- Designing within an Area of existing residential properties,
- 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,
- Scale & Appearance of the new dwelling proposal,

### 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 development/infill projects in the local area,
- 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,
- Proving the local area with a detached family dwelling,



## **8. Planning History**

This section of the document has been added to list the previously approved planning applications/proposals which are similar to the proposal for this section of Land along King Street in Millom.

Application No: 4/08/2118/0

Address: King Street – Millom – Cumbria

Description: Pair Semi-Detached Dwellings (1-3 Bedroom, 1-2 Bedroom)

Decision: Approved

Date: May 2008

Application No: 4/00/0005/0 – Plot 01

Application No: 4/00/0004/0 – Plot 02

Address: Former Abattoir Site - King Street – Millom – Cumbria

Description: Erection of Dwelling (Reserved Matters)

Decision: Approved

Date: March 2000

Application No: 4/22/2239/0F1

Address: Land Adjacent to 93 Market Street – Millom – Cumbria

Description: Construction of a 4 Bedroom detached dwelling with associated landscaping

Decision: Approved

Date: December 2022

## **9. Proposal**

FOX-AD LTD has worked closely with the client to establish a design proposal which meets their expectations and 'wishlist' for the new dwelling proposal which has been designed to provide a spacious family dwelling with off road parking to a section of land North on King Street.

The proposed drawings appended to this document as listed in Section 01 clearly shows the extent of the proposal, its position/orientation on the site, and distances to neighbouring properties.

### **Access:**

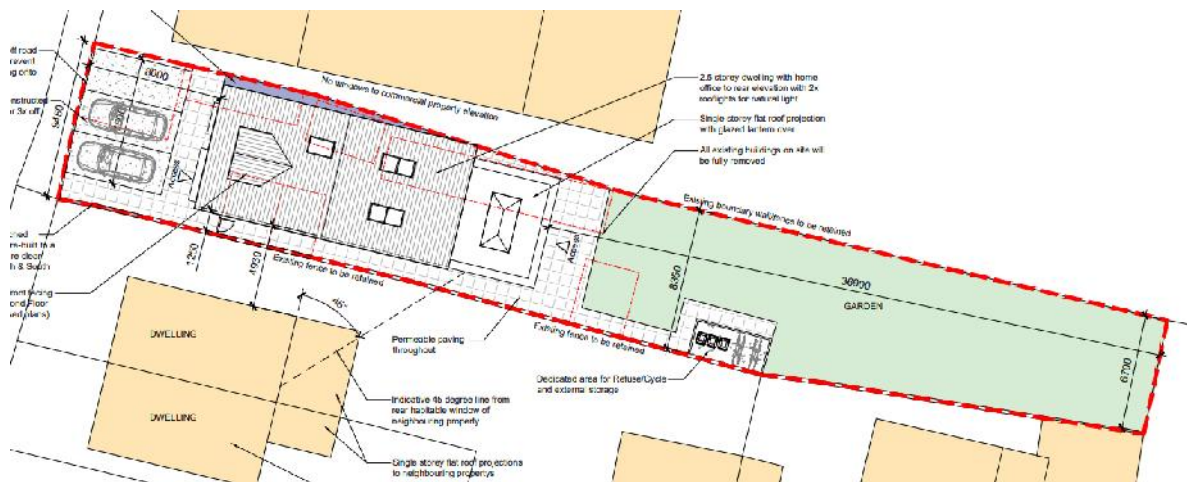
Access to the site will remain off of King Street. The new dwelling position is stepped back to allow for a generous off-road parking arrangement.

Improvements to the existing infrastructure will be required including new dropped kerbs and vehicular crossover, linking the new pavements to the existing North & South of the application site. All new works will be constructed to highways standards.

Off road parking sufficient for 3 vehicles is clearly shown which is a similar arrangement to the more recently constructed dwellings in the area.

Access into the dwelling will be by way of a modern covered access surround clad in slate in style with the main façade of the building. A 1.25m separation access allows access to the rear amenity.

A large set of sliding doors provides access to the rear single storey section of the dwelling.



**Fig. 18 – Proposed Site Plan showing access points into and around the dwelling)**

**Appearance:**

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

The built form comprises of 2 main structures. The first forms the main bulk of the dwelling proposal and has been designed to mimic in scale the semi detached dwellings immediately South of the application site.

Due to the larger site and extended garden to the east a more spacious family dwelling is proposed for this infill development.

A new built form of a front to back gable profile with second floor dormer projection for the top floor bedroom, and single storey flat roof projection replicates the acceptable architectural form of the area.

Modern materials are proposed which include slate cladding, stone, and render, the latter two materials similar to others in the immediate vicinity, with only the slate cladding being a more modern type of external finish.



**Fig. 19 & 20 – Proposed Front & Rear Elevations)**

### **Landscaping:**

New permeable block paving will be laid around the new dwelling for access and circulation, with a new asphalt driveway to the parking area.

New turf will be laid to the rear garden, with low level/low maintenance bushes and shrubs planted to improve the overall visual appearance.

### **Layout:**

Please refer to the proposed drawings for the internal layout.

A request from the client was to have the Ground Floor as a modern open plan space. Visually as you enter the space a view to the rear kitchen sliding doors and the garden is visible.

A separate request from the client was to accommodate a Utility Space at First Floor level.

### **Scale:**

The scale of the proposal has been carefully considered to respect the neighbouring properties and every effort has been made to keep the overall height and massing to a minimum (in keeping with the neighbouring property) whilst still providing the client with a 4-bedroom room in roof type design which includes a work from Home Office.

Due to the length of the property the roof has been designed with a lower roof pitch to the dwellings South of the Application site to ensure the heights to eaves and ridge levels as viewed from King Street are similar.

### **Refuse:**

A covered and secure refuse store has been shown on the Proposed Site Plan to the rear amenity space.

### **Cycle Storage:**

Cycle storage can be accommodated within the covered and secure refuse enclosure.

### **Sustainability:**

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

## **10. Renewable & Low Carbon Energy Statement**

‘Local Plan Policy 20 requires all new housing developments and all new developments for other uses of 100m<sup>2</sup> 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](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 2.5 storey ‘room in roof type’ dwelling to the plot of land north of King Street in Millom comprises of 122m<sup>2</sup> new build GIA footprint, and 260m<sup>2</sup> in total floor area over all 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 dwelling whilst preventing the need for excess concrete/concrete blocks which generate excessive CO<sup>2</sup> 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.
- A SAP assessment/calculation will be commissioned at detailed design stage to confirm the overall CO<sub>2</sub> 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.

## **10. Conclusion**

This Design & Access Statement details how the proposal for the construction of a new 4 - bedroom 2.5 storey room in roof type dwelling will sit well on the application site, and provide the area with a visually interesting piece of architecture and act as a benchmark for other infill residential development sites locally.

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 have been demonstrated.
- The scale and appearance of the new dwelling proposal has been considered.
- 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 generous and high-quality living arrangement has been provided.

Architecturally, the proposal is aesthetically pleasing and consists of a room in roof type 2.5 storey 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 for a family to occupy the new dwelling.

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