FOX-AD

Design Access & Energy Statement

For

The construction of a replacement single storey dwelling

At

Penhaven – North Lane – Haverigg – LA18 4LX

REVISION A – Document amended to suit revised design

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

1. Introduction

Fox Architectural Design Ltd has been appointed by Christine Cairns to provide design documentation and submit a Full Planning Application to seek approval for the construction of a new replacement dwelling to the site known as 'Penhaven' off of North Lane 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.

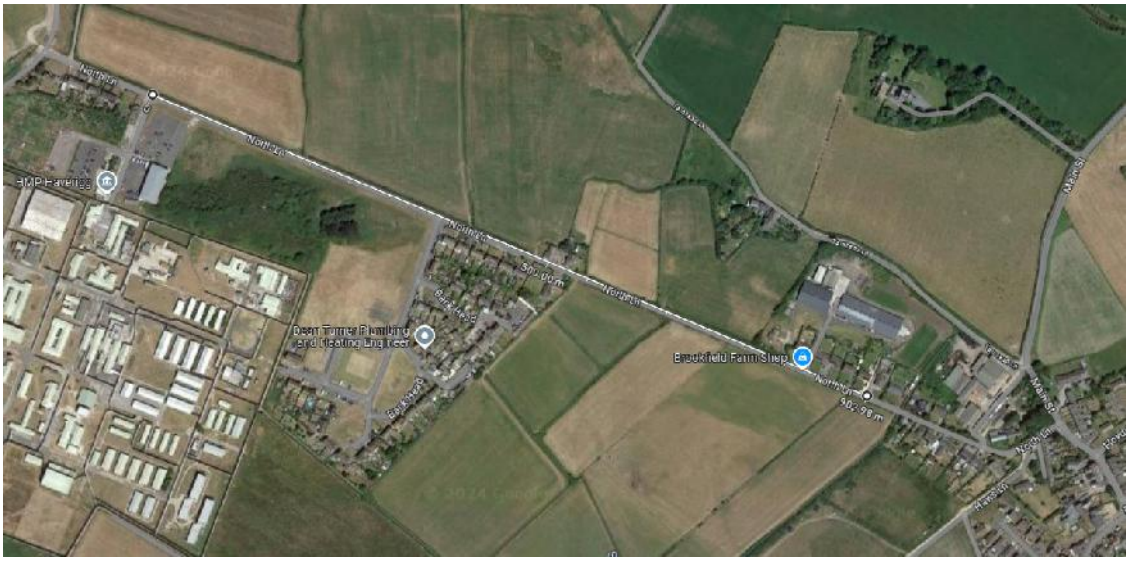
In addition to this document is a set of drawings they are as follows:

- 24-36-P-L – Location - Block Plan
- 24-36-P-01B - Proposed Site Plan
- 24-36-P-02 - Plans as Existing
- 24-36-P-03 - Elevations as Existing
- 24-36-P-04 - Existing 3D Sketches 01
- 24-36-P-05 - Existing 3D Sketches 02
- 24-36-P-06F - Plans as Proposed
- 24-36-P-07E - Elevations as Proposed
- 24-36-P-08E - Proposed 3D Sketches 01
- 24-36-P-09E - Proposed 3D Sketches 02
- 24-36-P-10E - Proposed 3D Sketches 03

2. Location

(Fig.01 – Google Maps Aerial Image)

The site for this application is located to the Northwest of Haverigg, situated approx. 900m East of Haverigg Prison along North Lane (Fig. 02), and approx. 240m West of Haverigg Main Street along North Lane (Fig. 03).



(Fig.02 – Google Maps Aerial Image – Distance from Haverigg Prison)

(Fig.03 – Google Maps Aerial Image – Distance from Haverigg Main Street)

3. Development Boundaries

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

(Fig.04 – Site Location Plan – see drawing 24-36-P-L)

4. Existing Site/Context

The site forming this application is a 3-bedroom bungalow, with two separate outbuildings/garages located along North Lane in Haverigg.

The existing bungalow and associated outbuildings have a combined internal floor area of approx. 160m².

Visually, the existing building has a front facing gable profile, with side pitched and flat roof extensions which have been added over different time periods. External materials consist of painted dashing, buff brick, and concrete roof tiles. (See images below).

Access to the rear amenity and two separate garage/workshop/storage buildings can be achieved either side of the existing dwelling.

A splayed brickwall defines the site entrance with random stone/brick sized landscaping leading up to the existing entrance.

A surface water system is already in place at the site with a road gulley to North Lane, plus cattle grid at the entrance.

Boundary treatments consist of a low-level brick wall with hedging and timber fences.

The front aspect off of North Lane adjacent the vehicular access is turfed, with a separate patch of turf to the rear inbetween both outbuildings. The remainder of the rear aspect is a mixture of concrete and paving slabs.

Images have been provided below which show the current condition of the land and proximity to other residential dwellings in the area.



(Fig.05-13 – Existing section of garden forming the site application)

5. Planning History

The previous Planning History for the property ‘Penhaven’ is unknown, however Planning Permission was granted reference 4/23/2082/0F1 for the construction of 8 new ‘room in roof’ style dormer bungalows to a section of land immediately South of the application site.

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 of existing residential properties,
- Infill development – replacement dwelling,
- 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/replacement dwelling projects in the local area,
- Providing the area with a high-quality new build bungalow to suit family living,
- 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

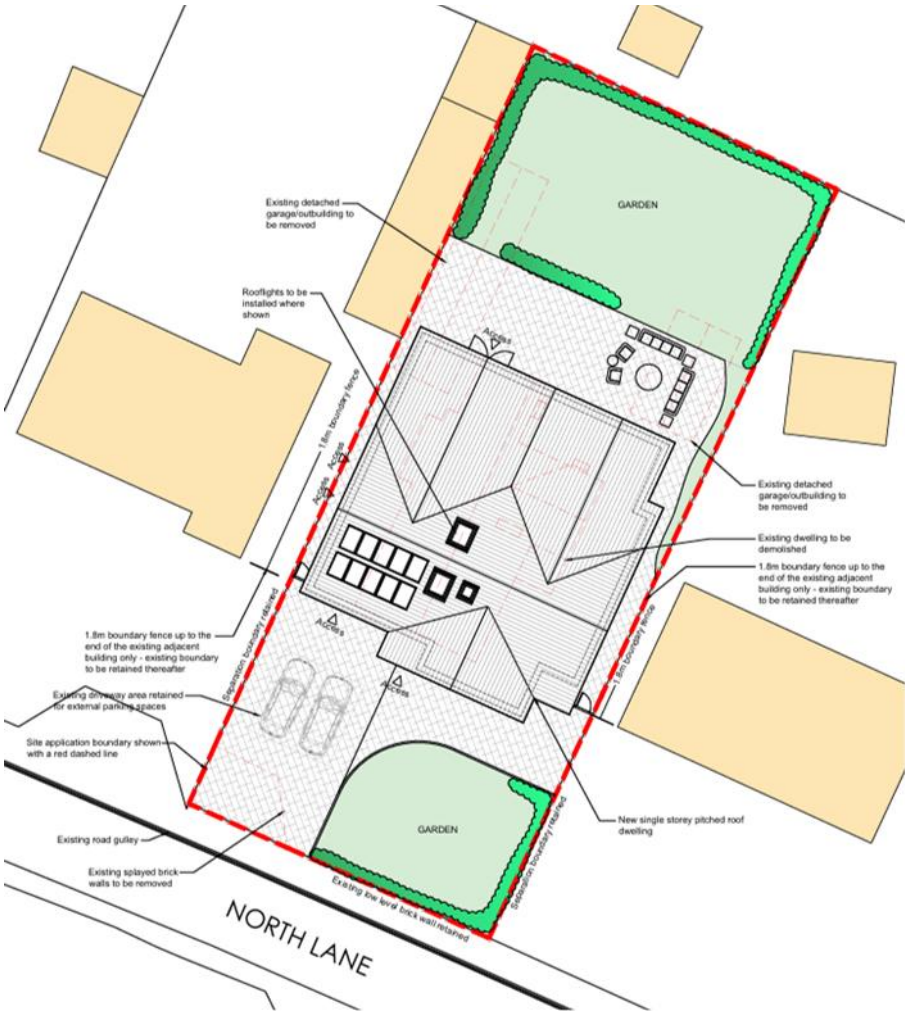
The client approached FOX-AD LTD in order to submit a Full Planning Application to obtain approval for the construction of a replacement dwelling to the land/site known as 'Penhaven' off of North Lane in Haverigg.

Access:

As the proposal is to construct a new 'replacement' dwelling the existing access both vehicular and pedestrian will be retained off of North Lane.

A new defined main entrance will be to the front of the new dwelling which is consistent with other properties in this area.

Secondary access points are shown within the proposed design documents to allow access to the Integral Garage, Utility, & Kitchen/Dining/Snug areas.



(Fig.14 – Extract of drawing 24-36-P-01B showing the proposed site layout)

Appearance:

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

The built form comprises of a West to East gable structure with front and rear gable profiles that have reduced ridges.

The proposed design aims to create a modern dwelling which sits well within the surroundings and would not seem out of place when viewed from North Lane.

Upon reflection of the local Architectural design, we consider that Penhaven and the two-storey dwelling to the West seem out of place in terms of built form, appearance and orientation.

The majority of single storey dwellings and also the new dwellings proposed to the south are considered to be more in keeping with the scale, character and appearance of the existing dwellings in the immediate area.

The external materials will be a combination of white painted pebbledash render and facing stone, with concrete roofing tiles.

The covered entrance porch will be of oak construction and the Living Room will be provided with a large window to create a stunning view to the southern countryside.

Large openings are provided to the main roof to provide natural light to the internal hallway. A smaller rooflight is provided to provide light into the bathroom below.

Rooflights are also provided to the kitchen dining, and snug areas for additional natural light.

(Fig.15 – Extract of drawings 24-36-P-08E & 09E – Proposed 3D Sketches)

Landscaping:

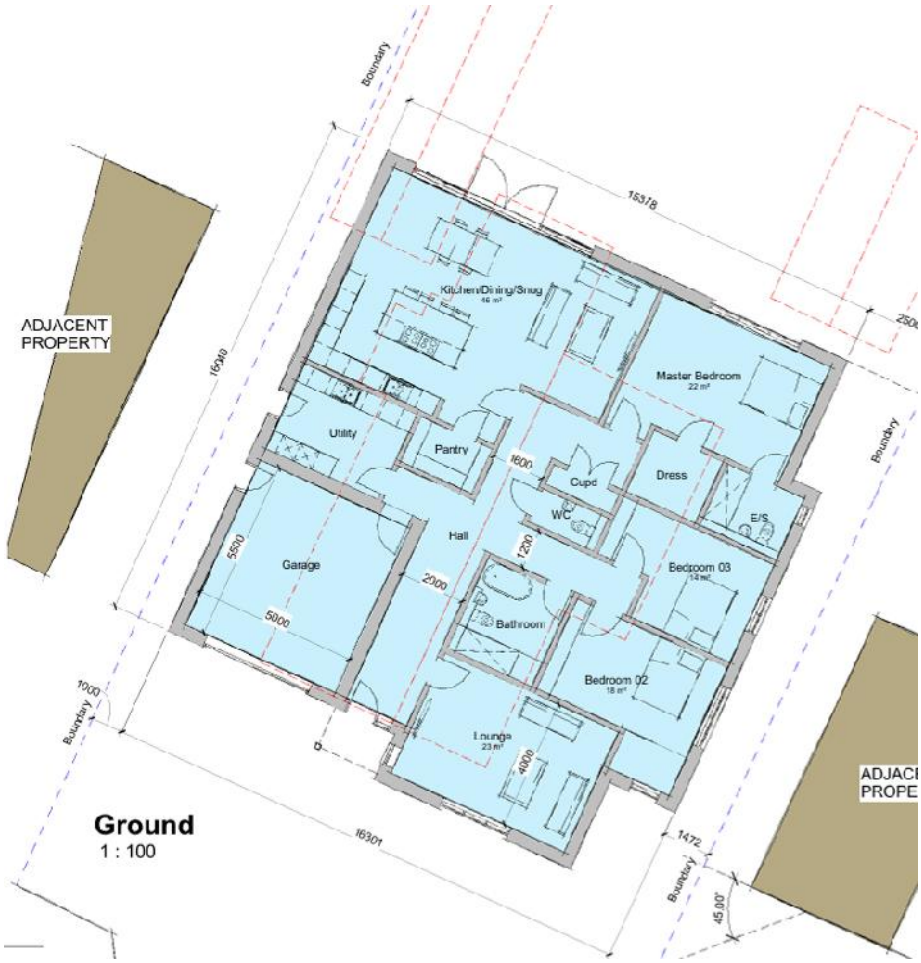
Hard and soft landscaping is proposed in accordance with the proposed site plan. The existing driveway surface finish will be retained with new hardstanding areas to match as shown.

Turf and hedging will be provided to the garden areas with a 1.8m high fence to the East and Western Boundary. The 1.8m boundary position will be installed as per the proposed site plan and terminate in line with the existing and new dwellings for privacy.

The low-level boundary treatments fronting the site will be retained to ensure the existing visibility splays are retained and unaffected.

Layout:

Please refer to the image below which clarifies the internal layout.



(Fig.16 – Extract of drawing 24-36-P-06 – Plans as Proposed showing the internal layout)

Scale:

The scale of the proposed development will be single storey in appearance with a 30-degree roof pitch to the main and subservient gable projections throughout.

Of the 887sqm site area the proposed development will occupy 239sqm of GIA.

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

Refuse & Cycle Storage:

Refuse bins and space for cycle storage is easily achieved within the double garage.

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.

8. Renewable & Low Carbon Energy Statement

The proposal for a new replacement dwelling to the property know as 'Penhaven' comprises of 245m² new build GIA footprint, and as such the below statement has been added to demonstrate that at least 30% of operational energy required could be generated through renewable technologies/sources.

- A single storey 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.
- 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 replacement dwelling will provide the area with a visually interesting piece of architecture and act as a benchmark for other similar projects 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.
- 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.
- The new design has minimal impact on existing residents.
- Retaining existing infrastructure is proposed.

Architecturally, the proposal is aesthetically pleasing and consists of a single 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/replacement dwelling projects locally, therefore this design proposal should be considered acceptable and recommended for approval.