

FOX-AD

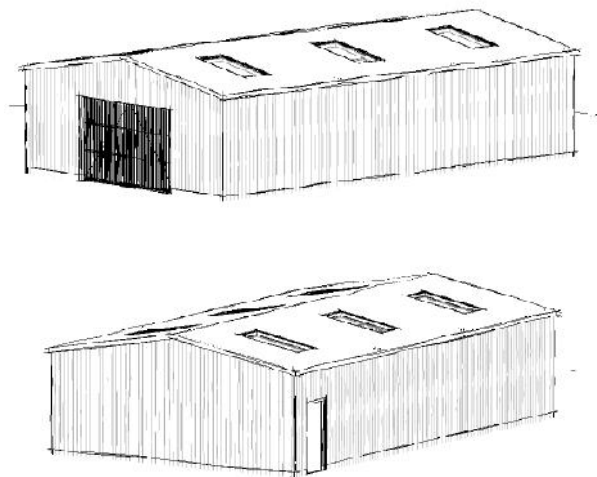
Design & Access Statement

For

The change of use land to domestic garden, demolition of existing outbuildings and the construction of a General Purpose/Storage Building & Workshop

At

Land to the North-West of Poolside – Haverigg – LA18 4HW



REVISION A – Client Statement Updated

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

1. Introduction

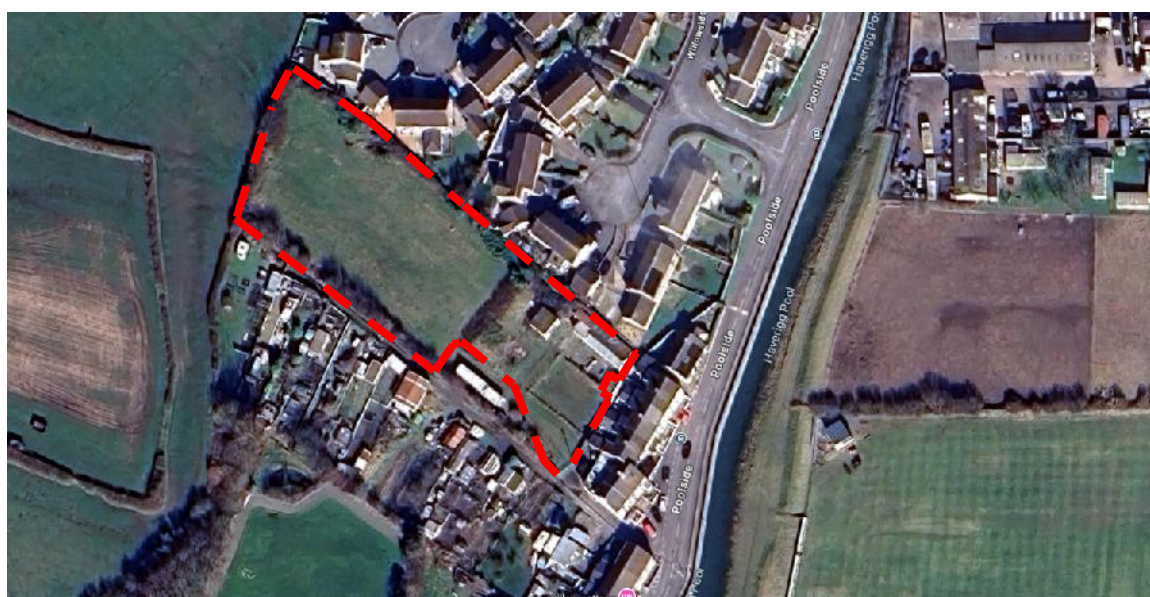
Fox Architectural Design Ltd has been appointed by Ethan King to provide design documentation and submit a Full Planning Application seeking approval for the change of use of the land to form a residential garden, demolition of existing outbuildings, and the construction of a general purpose/storage & workshop building to the land North-West of Poolside 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:

- 25-43-P-L - Location - Block Plan
- 25-43-P-01 - Proposed Site Plan
- 25-43-P-03 – Plans as Proposed
- 25-43-P-04 – Elevations & 3D's as Proposed

2. Location



(Fig.01 – Google Maps Aerial Image)

The site for this application is located within the settlement boundary of Haverigg.

The site is a 0.46 hectare section of land located to the rear of a set of terrace houses with access inbetween (see Section 04).

Located approx 469m South when approaching from the North along Haverigg Road then Poolside (from the turn off to the Old Tannery - Fig 02 below), and approx 185m North when approaching from the South along Main Street then Poolside (Fig 03 below).



(Fig.02 – Google Maps Aerial Image – Distance to site access road when approaching from the North)



(Fig.03 – Google Maps Aerial Image – Distance to site access road when approaching from the South)

The site entrance is located approx. 35m North-West of Poolside (Fig 04) via a small access road – see existing site images in Section 04.



(Fig.04 – Google Maps Aerial Image – Distance to site entrance when approaching from Poolside)

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. 05 below.



(Fig.05 – Site Location Plan – see drawing 25-43-P-L)

4. Existing Site/Context

The site forming this application is a 0.46-hectare section of land located to the North-West of Poolside in Haverigg.

The site is predominantly grassland with small tree clusters and hedgerows to the perimeter, plus low-level bushes and shrubs. It is believed the site was formerly used as part garden and part campsite.

3 outbuildings are located on the site, 2 to the North-East and 1 to the South-West which is outside of the site application boundary. Due to the poor condition, the two outbuildings within the application boundary will be carefully demolished.

The site boundary is defined by masonry/stone walls, concrete post and fence panels, plus trees and hedging.

As mentioned previously the site access is via a narrow road located inbetween the two terrace houses (see figs 12 & 13 below).



(Fig.06-11 – Existing Site Images)



(Fig.12 & 13 – Existing Site Access Images)

5. Planning History

The only planning history for the site forming this application is an approval for a new workshop dating back to 1991 – reference 4/91/0193/4.

6. Pre-Application Advice

Pre-Application advice has been received for this site with regards to the change of use and construction of a new General Purpose/Storage Building – reference PAA/25/0012.

The advice received relating to the proposal was positive in general subject to the receipt of design drawings for the new building, and ensuring the proposed use is residential.

7. Approach to Design

Limitations:

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

- Consideration of existing views from neighbouring properties,
- Proposed building location,
- Distances to boundaries and neighbouring properties,
- Working within a defined site boundary,
- Overlooking – consideration of public view,
- Consideration of existing trees & habitat,

Opportunities:

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

- Meeting the expectations and needs of the client,
- Providing the client with a general-purpose building needed to store machinery, car/vehicle related tools & equipment/general storage,
- The new building will provide under cover general storage and workshop space required for repairing and maintaining machinery equipment,
- Visually improving the current condition of the site as viewed from the access road,
- Producing a simple building design that sits well within the environment and is functional in terms of the client's needs,
- Respecting the neighbouring properties and retaining privacy through good design,

The current outbuildings are dated and of poor quality to retain and restore, therefore the client would like to construct a new general-purpose building to cover the intended use of both buildings.

8. Proposal

The client approached FOX-AD LTD in order to seek approval for the construction of a new General Purpose Storage building and Workshop (for home use) to replace the current poor-quality outbuildings on site.

Due to the existing buildings being surplus to requirements and of poor general quality for re-use, the client would like to remove and construct one building to suit their requirements.

Access:

As previously mentioned, the main access is via a side road off of Poolside, and the land is accessed via a metal gate approx 35m West of the main road.

Access into the new building will be via a gravel driveway leading up to a large metal roller shutter vehicular access door, and a pedestrian sized door to the rear of the building.

Appearance:

Please refer to the proposed building elevations for the visual appearance of the new building.

The new built form comprises a traditional front to back gable profile structure with cast concrete panels or blockwork up to DPC and Juniper Green boxed profile metal cladding throughout.

The pitched roof will be 10° and finished in fibre cement roofing panels with clear corrugated plastic sheets (2 per bay – 6 total) for natural light which is traditional and typical of other similar buildings around the local area.

Landscaping:

The proposed landscaping specific to the application site will be gravel/loose stone to create the required access track for vehicles.

A dedicated grassland zone is shown to provide **xx** small trees as a result of the Biodiversity Net Gain Assessment.

Layout:

The layout of the proposed building is all open. The client will mark out dedicated areas for storage, vehicles, other machinery, and workshop space at their discretion once the building has been constructed.

Scale:

As demonstrated by the proposed design documentation, the new building will achieve an eaves height of 3.0m and a ridge height of 3.8m.

The new building footprint will comprise of 114sqm GEA.

Ecology:

In accordance with the Biodiversity Net Gain Assessment appended to this application, the planting of 13 small trees & a 22m hedgerow will equate to an uplift of 10.62% gain in habitat units & 12.81% gain in hedgerow units.

The proposal to plant 13 small trees and a 22m hedgerow is due to the grassland lost with the new building and associated hardstanding proposed.

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 new building to a high standard with Rainwater Butts installed to recycle the surface water, and Solar Panels installed to the South facing roof slope providing renewable energy.

9. Client Statement

The proposal for the replacement building is due to the existing ones on site being in such poor condition and do not suit the space we require.

The costs associated with making the existing buildings suitable for what we require severely outweigh the cost of constructing a new building.

A new building will be big enough for general storage, plus space needed for maintaining machinery, tools, and other garden equipment.

Additional – 15/01/2023

The primary function of the building will be for storage of general smallholding equipment and supplies as used on the plot. This would include large items such as a tractor and multiple implements such as a mower, topper, harrow & scarifier for upkeep of the paddock, alongside trailers etc already stored on the plot. An area will include storage shelving for bulbs, seeds, compost, and gardening tools as the intention is to renew the current polytunnel for a kitchen garden to grow vegetables. The buildings are already used for seasonal storage of a boat and an ATV and this will continue.

The building will also be used for safe servicing of these items and contain equipment to complete safe maintenance. This will include a vehicle lift to replace the current deep maintenance 'pit' that is in the current building on the plot. A vehicle lift requires a safe working zone in floor space and height 2 feet around the vehicle and minimum 3 metres roof height.

The use of the buildings is not to change from how they have always been used historically. The change is the consolidation of space from multiple dilapidated buildings into one safe, modern and aesthetically pleasing proposal.

10. Conclusion

This Design & Access Statement details how the proposal for the construction of a new general purpose/storage & workshop building can be achieved on the site with careful space planning and consideration to neighbouring properties.

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, whilst retaining the existing site entrance.
- Security has been provided by good design.
- Overlooking to all neighbouring properties has been considered to the new building location.
- Materials which respect the character of the area have been specified.
- The new design and position on the site will have minimal impact on existing residents.
- Biodiversity units for the site have been increased.

The new building has been sited approx. 7.2m from the North-Eastern boundary which pays respect to the neighbouring properties by siting the new building further away than the existing buildings.

The proposal is partly screened via existing trees, hedge rows and current boundary treatments.

The client has identified how the existing buildings are of poor quality and would require extensive upgrading works to become useable. A new building to suit their general needs and requirements is a much more economical & financially viable solution.

Architecturally, the proposal is a traditionally designed pitched roof building constructed from traditional materials widely used and accepted around the local area, and therefore this application should be considered favourably and recommended for approval.