

CRAG BROW
THE HILL
CUMBRIA LA18 5HB

DESIGN AND ACCESS STATEMENT

1. Garden

Although the Council has recorded the land use as being a "nil" use, the land has been used informally as a residential garden for over 20 years to my knowledge, first by the previous owner and then by me.

The land is now being turned into a more considered and planted garden. This will include, inter alia (and subject to the vagaries of weather, soil and plants):-

- Planting of fruit trees and screening along the boundary with the path;
- Creation of a lawn;
- Low hedging on the steep bank below the garden room;
- A wildflower meadow;
- Raised beds for vegetables, flowers and herbs (and made in local stone to match the existing walls in the rest of the garden);
- Planting of flower beds, two beech hedges (already planted) and climbers on trellis fixed to the walls of the garden room and the wooden fence on the boundary to the left of the garden room;
- Other bee, butterfly and insectivore-friendly planting, shelter for hedgehogs, insectivores and birds, particularly swifts;
- Removal of invasive weeds e.g. Himalayan balsam;
- Pots with more tender plants on the patio area in front of the garden room. These will be sheltered indoors in the garden room during cooler months;
- Climbers on two of the walls (the back and right-hand side elevations) of the garden room with underplanting of flowers and spring/summer bulbs.

Some of this gardening work is underway.

2. Garden Room

It is for the sole use of the owners and residents of the House and its use is ancillary to the normal residential use of the Main House and garden. It is not for separate residential or commercial use.

The design mirrors that of Crag Brow ("*the Main House*") in its simplicity and is intended to continue the appearance as a subordinate and related building. The similar

proportions, materials and fenestration are intended to give the appearance of an associated outbuilding.

The neighbouring property to Crag Brow, High Meadows, has also successfully extended its curtilage for use as a residential garden, together with erection of a garden room, by purchase of another part of the land attached to Cragg Bank.

a. Location and Orientation

The land on which the garden room is located faces north-east at the end (near the Main House) and south-west at the top i.e. looking towards the property at Cragg Bank. It is on a slope rising from 46.31 metres above sea level to 51.135 metres at the wall abutting the garden of Cragg Bank.

Its total acreage is 617 square metres. It is bounded by low stone walls on three sides and the private lane between it and the Main House on the fourth side.

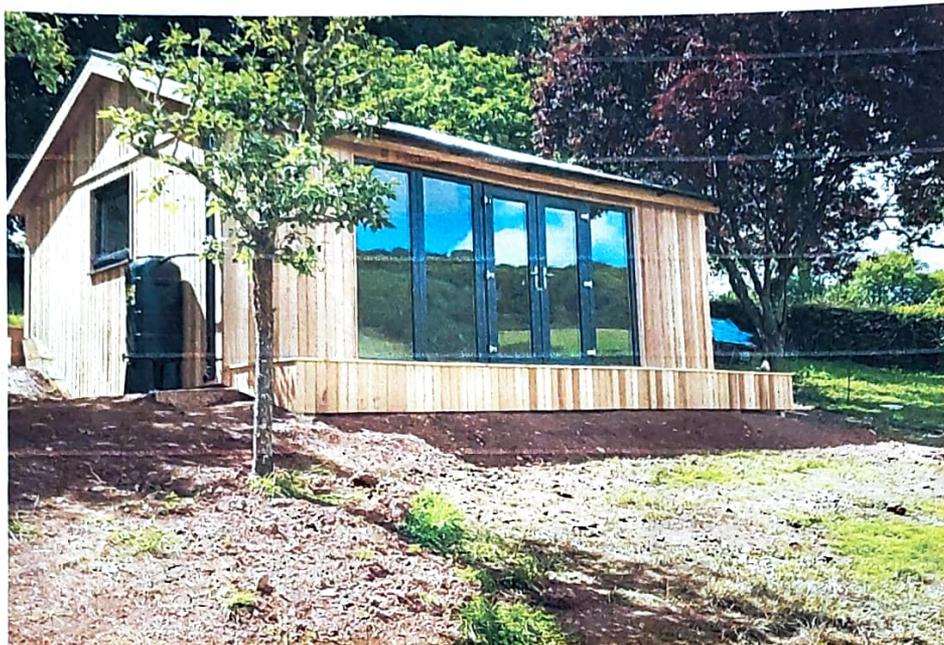
The garden room is located at the northern end of the land opposite the House at the spot marked "X" on the attached block plan. It is located on a flat rocky part of the land which had no plants growing on it. Its biodiversity value was therefore nil. It faces south/south-west so that those sitting in or using it or the patio in front of it can fully enjoy the sun during the day and the views of the garden, including the existing garden at the back of the Main House. It is located more than 2 metres away from the existing boundaries on all four sides. It is circa 55 metres from the wall which forms the boundary of the property at Cragg Bank. (Note: there is a substantial garden in front of the house at Cragg Bank and that house is oriented away from the land and towards the Duddon estuary.)

There are no trees on the site other than 6 beech trees planted by the owner; these are located circa 26 metres from the northern boundary. There are tall conifers and other trees on the other side of the boundaries on the northern and western sides and these are unaffected by the garden room.

On the western boundary a standard wooden garden fence has been erected along part of the boundary opposite the left-hand elevation, to provide privacy for the neighbours as there was a gap in the trees on their side of the boundary. As stated above, climbers will be planted up this fence.

b. Design, layout and use

This is of a standard shape common to off-the-shelf garden rooms offered by many providers of garden rooms. The particular design chosen here is based on the attached design made by Oecogardenrooms.co.uk. See the photo below.



The garden room is of a rectangular shape. The external measurements are 7580 mm long X 4820 mm wide; the internal measurements are 6832 mm long X 4170 mm wide. The apex roof is 4000 metres high and the eaves are 2400 mm high. The front elevation has sliding glass doors (5730 mm wide X 2100 mm high). There is one fixed side window (1200 mm wide X 2140 mm high) on the wall facing the Main House and Duddon estuary (the right hand elevation) and there are two Velux windows in the roof (one is 1000 mm square and the second is 500 mm X 750 mm).

Both the size and design and the materials used are in keeping with the Main House to which it is attached (and the local character of other properties at The Hill). The garden room is not overbearing. It consists of 5.91% of the land on which it is located. The remaining area will be given over to a garden which will result in a very considerable increase in the biodiversity of the whole site.

The garden room has been sited to ensure no loss of natural light, no overlooking of other properties, no loss of privacy for neighbours, no potential noise nuisance and no light pollution at night. Careful regard has been given to Policy H14 of the Copeland Local Plan and, in particular, the sections dealing with domestic extensions and alterations: paragraph 13.16.1 on page 182 and page 229 regarding private gardens.

It has also been designed to maximise solar gain and minimise energy usage with solar panels and water butts to collect rainwater for use in the garden.

It and the garden contribute to the character of the area, are positive for health and wellbeing, in particular, of the residents of the house, one of whom has Stage 4 cancer and is keen to develop the garden to its full potential. It provides ample space for biodiversity of flora and fauna and the change of use of the land to the garden will considerably enhance the biodiversity of the whole site.

c. Materials, Roof and Windows

The materials used are blockwork with insulation for the walls, a standard insulated roof, a solid floor with damp proof course and insulation and pebble dash on the exterior walls to match the Main House. Blockwork rather than wood has been used as this is more sustainable in an exposed windy and rainy location.

The front elevation consists of Elterwater green slate (from local suppliers at Flookburgh) matching the slate in the rest of the garden and triple glazed sliding glass doors to:-

- Maximise solar gain within the room;
- Enable the best views of the garden both in good weather when the doors are open and in cooler weather when they are closed;
- Maximise the light into the garden room during winter months.

There are two Veluxes on the north-facing slope of the roof to maximise light during winter months; these can be opened to allow cooling during hotter periods. The right side elevation has a fixed window with views over the Duddon estuary and the side of the Main House.

Neither this window nor the front sliding doors nor the roof Veluxes overlook or look into any of the other neighbouring properties. The garden room cannot be seen by the properties at Hodgson Terrace since their orientation faces east. The orientation of the front rooms at Cragg Bank is towards the Duddon estuary; the side rooms on the right hand side are oriented towards Hodgsons Terrace. There is also a beech hedge halfway up the site which partially screens the garden room. Further screening will be planted.

The roof is of a standard felt and batten construction with insulation with standard roof tiles on the north-facing slope. The south-facing slope consists of 12 solar panels integrated into the roof; they are connected to the Main House and feed power into a battery (for use during power cuts - there have been three in the last year during storms) and into the national grid. Water butts will be fitted to the downpipes to collect rainwater for use in the garden. The maximum use has been made of sustainable green energy solutions. There is one external security light

which comes on for a few seconds when someone is accessing the room in the dark; there are two other lights to illuminate the plants growing up the side of the right side elevation; these are operated by an indoor switch.

d. Layout

Attached are the relevant plans (scale 1:50) showing the layout and configuration of each elevation.

- Diagram A: Front Elevation
- Diagram B: Right-hand Side Elevation
- Diagram C: Left-hand Side Elevation
- Diagram D: Back Elevation
- Diagram E: Layout

In front of the garden room there is a patio (part of which is covered) in the same Elterwater green slate as on the front elevation, patio and paths in the existing garden of the Main House. Six steps (1200 mm wide X 300 mm deep X 100 mm high) in the same green slate go down to meet the path facing the path in the existing garden of the Main House.

Beyond the patio there will be a lawn which will be level with the patio and slope up from the path in order to make access easy for the residents, one of whom is likely to face mobility issues in future.

e. Services

All services (power / waste etc) are provided by the Main House. There are no separate independent supplies to the garden room. The electrical connection is to the Main House under the path (over and under which the residents have rights of way and for the purposes of such connections). It has been fitted by a qualified electrical firm. There is no heating in the garden room other than a small log fire (fitted by a qualified stove installer) to enable the garden room to be used during winter months. A connection has been made to the drain on the land next to the garden room, as per the attached plan (from the relevant conveyancing documents) (Diagram F).

f. Access

There will be no separate parking or any effect on or change to existing roads or rights of way. Access to the garden room is on foot.