

Design & Access Statement

Proposed Gable-Front Entrance Alteration (supplementary to HEF/25/0084)

Croft House, Linethwaite, Moor Row, Cumbria, CA24 3LD

Introduction

This Design & Access Statement accompanies a householder planning application for the alteration of the existing front entrance at Croft House. The proposal replaces the current small hipped porch roof with a full-width gable-fronted roof, retaining the existing footprint while improving architectural coherence, daylighting, and energy performance.

The works relate solely to the entrance structure and do not alter the main house roof, footprint, or internal layout.

Site & Context

Croft House is located within Linethwaite, Moor Row. The surrounding area consists of a mix of traditional and modernised residential properties, many of which feature gable-fronted elements, rendered façades, and tile-finished roofs.

The existing entrance is a modest single-storey projection with a shallow hipped roof that is visually subordinate to the main house but architecturally inconsistent with the strong gabled form of the principal elevation.

Existing Building

The entrance currently comprises:

- A single-storey projection beneath a small hipped roof

- White rendered walls matching the main house

- A central entrance door with a small window to the side

- A roof pitch significantly shallower than the main dwelling

The original enquiry (Ref: HEF/25/0084 - CROFT HOUSE, LINETHWAITE, MOOR ROW) confirm no previous changes to the entrance roof form.

Proposed Development

The proposal introduces a full-width gable-fronted roof over the existing entrance footprint. Key elements include:

- Removal of the existing hipped roof

- Construction of a new gable roof at an inferred pitch proportionate to the main house

- A new full-height rendered gable wall aligned with the existing front wall

- A central glazed entrance assembly, comprising a glazed door with full-height side panels

- A triangular feature window within the gable apex to increase natural light

- Roof finish in grey concrete tile to match the existing dwelling

- Verge and eaves details matching the main house

No changes are proposed to the internal layout, footprint, or main roof structure.

Design Rationale

The design intention is to:

Strengthen the architectural coherence of the principal elevation

Replace an incongruous hipped roof with a form that reflects the main house's gabled character

Improve daylighting to the entrance hall

Provide a visually balanced and proportionate entrance feature

Enable future installation of solar PV on the south-facing roof plane (by removing roof windows)

The gable is deliberately scaled to remain subordinate to the main house, ensuring the dwelling's massing and hierarchy remain unchanged.

Materials

All materials will match or complement the existing dwelling:

Roof: Grey concrete tile to match existing

Walls: White render to match existing façade

Windows/Doors: UPVC frames in a colour matching existing fenestration

Verge/Eaves: Timber bargeboards and fascias to match existing profiles where appropriate

Access

The proposal does not alter access arrangements. The entrance door remains in its existing position, with level access retained. Visibility, parking, and circulation are unaffected.

Impact Assessment

The proposal:

Does not increase the building footprint

Does not increase overall height beyond the existing single-storey structure

Does not affect neighbouring privacy or amenity

Enhances the architectural quality of the principal elevation

Is consistent with local character, where gabled forms are common

The development is modest, proportionate, and visually sympathetic.

Conclusion

The proposed gable-front entrance represents a high-quality, proportionate improvement to Croft House. It enhances the appearance of the principal elevation, improves daylighting, and aligns with the architectural character of the dwelling and surrounding area.

The proposal is considered compliant with local planning policies and national design guidance, and therefore merits approval.