

PROPOSED NEW DWELLING ON LAND ADJOINING NO 1 PRIMROSE HILL SANDWITH NR WHITEHAVEN

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT OF DEVELOPMENT

The proposal is for one single 2 bedroom dwelling intended for my clients use.

The site is an infill plot beside no 1 Primrose Hill owned by the client and is within the Sandwith village boundary. It is two storey in design and will harmonise with the neighbouring dwelling.

It is, I consider appropriate for the site and relates to both current Local Planning Policies and adjacent uses.

LAYOUT

The proposal meets the criteria of layout as defined in the local policy, as it is infill and will merge in with the group of adjoining dwellings.

It relates to the open spaces on the site and provides private amenity spec for the new dwelling at the rear.

SCALE

The scale of the new dwelling is determined by the adjoining dwelling , in terms of height, length and width. The scale can therefore be justified.

LANDSCAPING

The landscaping is as existing with a large front garden area which can be shared between the new dwelling and no 1 Primrose Hill if necessary.

The hard landscaped area will be to the rear of the new dwelling.

APPEARANCE

The appearance has been dictated by the scale of the adjoining dwelling and the new dwelling matches it in terms of materials, grey tiled roof and rendered walls will allow the new dwelling to merge in to its background and integrate in to the site .

The Access Statement

VEHICULAR AND TRANSPORT LINKS

Sandwith is a village close to the town of Whitehaven, and has a rural bus service connecting it to the town. In Whitehaven a railway station serves links to all parts of the UK. It is also close to the main trunk roads running down the length of the county.

Access for emergency vehicles is good from the highway up the existing driveway to the front of the new house.

INCLUSIVE ACCESS

The new dwelling will comply with Part M of the Building Regulations relating to disabled access requirements.

People will be able to move to the dwelling and through all parts of it, regardless of age, disability and social grouping.

RL

30/3/21