

PROPOSED 2 STORY DETACHED DWELLING, LAND PART OF CURTILAGE OF 49 THREAPLANDS, CLEATOR MOOR

DESIGN AND ACCESS STATEMENT.

1. Introduction

This statement is provided under the provisions of Dept for Communities and Local Government circular 01/2006.

It accompanies an application to build a single 2 story dwelling on land forming part of the curtilage of 49 Threaplands Cleator Moor. The application is in outline at this stage.

Design principles

The proposal here relates to the development of a single 2 story dwelling on land currently forming part of the garden to 49 Threaplands. The dwelling proposed will reflect the existing character of development here both in terms of scale and height of dwellings on this estate.

The land subject to the application has a previous consent as part of the Threaplands approval in the mid 1990's. Number 49 was built in 2001 being at the end of the estate the land subject to the application was approved as a separate plot but was not constructed.

The estate was developed by a number of regional and national housebuilders but the site was never completed and a number of plots were sold off privately. The development should be seen as a single infill plot as previously approved and detail will reflect local vernacular and materials

The proposed location of the dwelling reflects adjacent property and is intended to be sited on the plot in such a way as to avoid impact on the adjacent terrace and dwellings.

2. Layout

The layout of the development is constrained by the size of the plot and relationship with the adjacent dwellings and access. The development is not proposed in an isolated location and the proximity of existing development will reduce the potential for crime. There are open fields to the east.

3 . Access

The plot is serviced from a private drive which serves 2 dwellings (including 49). This short private driveway leads onto the Threaplands public road system

The plot is full serviced by public drains.