



DESIGN AND ACCESS STATEMENT

August 2023

16057 Residential Development, Mill Hill Farm

Architects
PLUS



PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

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1 | INTRODUCTION

The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out detailed requirements for the contents of Design and Access Statements. Further advice is provided in Guidance on Information Requirements and Validation (2010) published by the Department of Communities and Local Government (DCLG) as well as in 'Design and Access Statements' as published by the Commission for Architecture and the Built Environment (CABE). As such, one statement is required to cover both design and access, allowing applicants to demonstrate an integrated approach delivering inclusive design, responsive to context alongside addressing accessibility for intended user throughout the design process.

Current Development

Planning Application Approval Reference 4/17/2431/F1 dated 14/03/2018.

Plot 1 has been completed and Plot 2 is nearing completion. The external works have commenced but the garden ground levels have been changed and the owners would like to increase the garden boundaries.

This Design and Access Statement has been prepared to accompany a full planning application for the new garden levels and boundaries.



2 | CONTEXT

2.1 CONTEXT

LOCALITY, CONTEXT AND CONSULTATION

Location

Site Address:

Mill Hill Farm, Keekle

CA25

Grid Reference:

X (Easting) 300536, Y (Northing) 515628

What3words:

flasks.equity.fend

The site area: 0.59Ha

Locality

The site is approximately 1 mile from the centre of Cleator Moor and 3.5 miles from Whitehaven town centre. Whilst the site lies on the fringe of the urban settlement of Cleator Moor it is rural in character.

Context

The site occupies an elevated position and has significant distant views in all directions though the view to the South East provides the most spectacular vista of the Western Fells of the Lake District. Mill Hill farm cottages are to the North of the site with a large agricultural shed to the South of the site.

Consultation

Following the changes in levels a meeting was arranged on 28 June 2023 with the planning officer, Nick Hayhurst and Jayne Peterson from the Waste and Minerals Team. The issues raised by Wastes and Minerals have been resolved and the excess material is being removed from site.

Nick Hayhurst confirmed a new planning application is required for the changes to the garden levels and boundaries.



The view east towards Cleator Moor from Plot 1 balcony



The development from the West



The development from the East



View towards Mill-Hill Farm House and the River Keekle

3 | DESIGN

3.1 DESIGN

SITE LAYOUT AND ACCESS

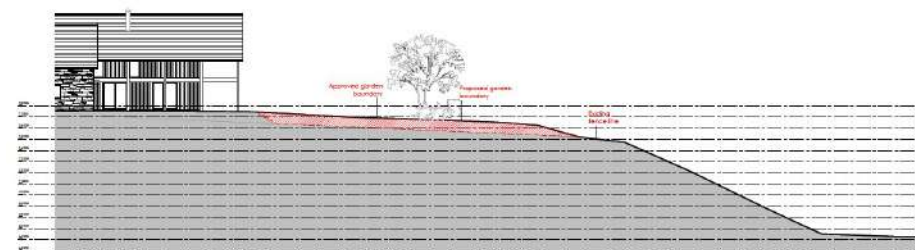
Design Changes

The design changes from the approved drawings are:

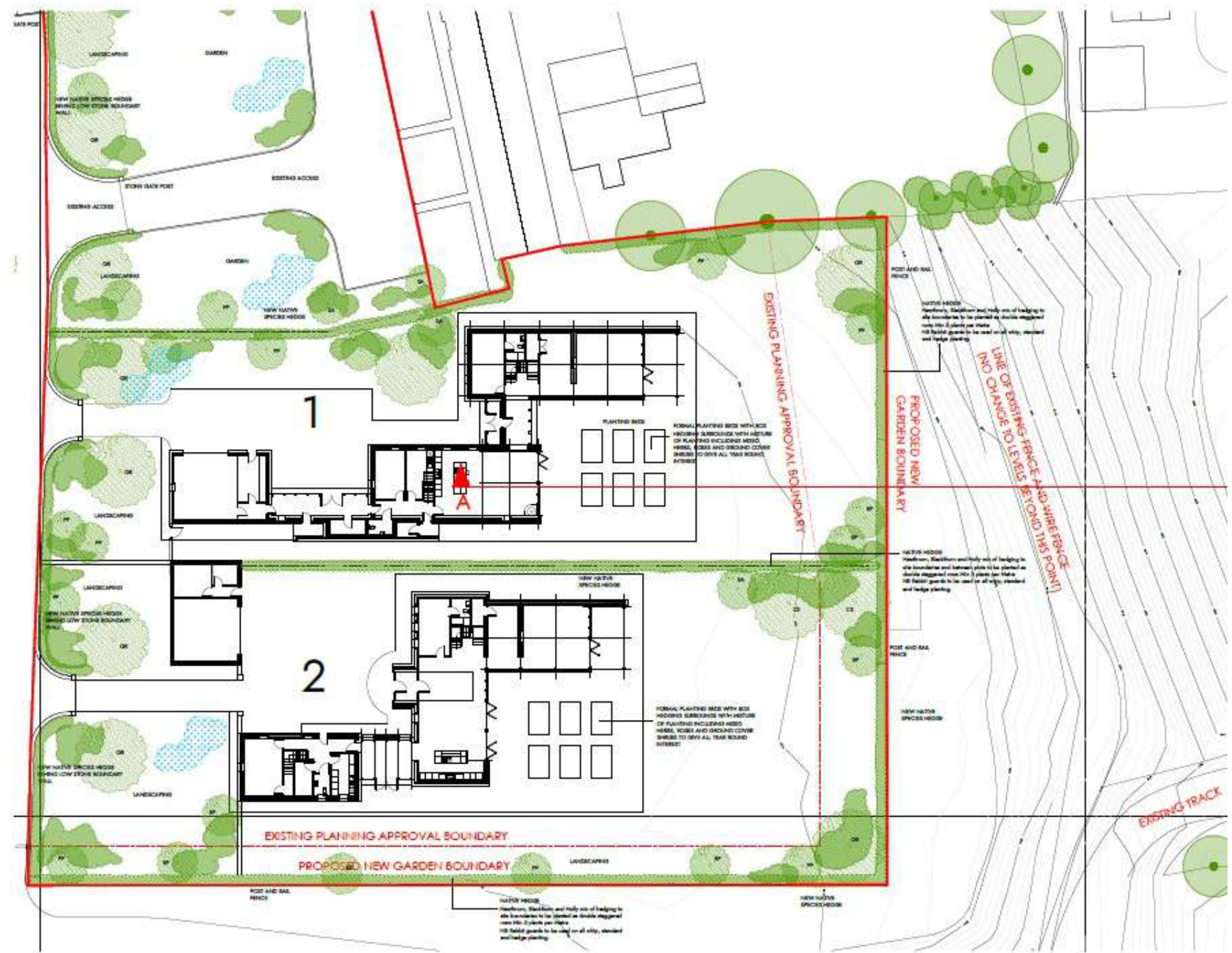
- Extended Eastern garden boundary by 6-11 metres.
- Extended southern boundary by 3.8 metres.
- Levelling out of the slope to the garden by approx. 0.95 metres.

Access

There are no changes to the agreed access arrangements. The properties have level access in accordance with current Building Regulation.



Section through the garden indicating the change in levels

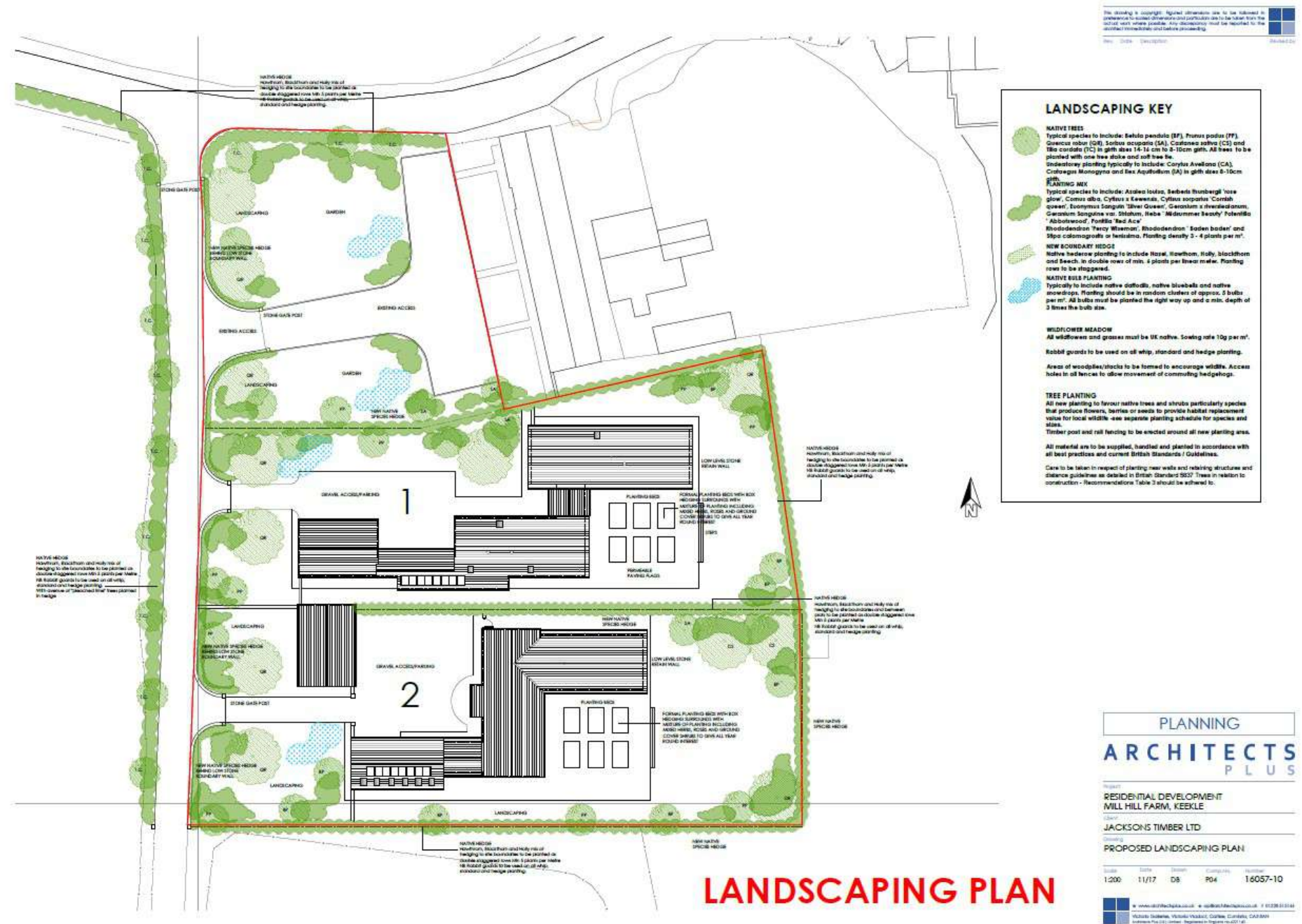


Proposed site plan indicating new boundaries and existing approved boundaries

3.2 LANDSCAPING DESIGN

Landscaping Plan

There are changes to the approved landscaping plan other than the length of some of the boundary hedges have been extended.



Approved Lanscaping Plan



01228 515144

ap@architectsplus.co.uk

architectsplus.co.uk