

FOX-AD

Design & Access Statement

For

The construction of a single storey lodge Annex

At

Stoub Dub Farm – Haverigg – LA19 4LU



This document is to be read in conjunction with FOX-AD LTD Planning Documents

1. Introduction

Fox Architectural Design Ltd has been appointed by Mr. Michael Parkinson to provide design documentation and submit a Lawful Development Certificate for a proposed use Application to seek approval for the construction of a new single storey residential lodge/annex for a family member.

The purpose of this document is to provide the local authority with a design proposal that is fit for purpose in terms of the client's requirements, respects the neighbouring properties, and remains sympathetic to its local and immediate setting.

In addition to this document is a set of drawings they are as follows:

- 25-22-P-L – Location Plan
- 25-22-P-01 – Proposed Site Plan
- 25-22-P-02 – Plans as Proposed
- 25-22-P-03 – Elevations as Proposed
- 25-22-P-04 – Proposed 3D Sketches

2. Location



(Fig.01 – Google Maps Aerial Image)

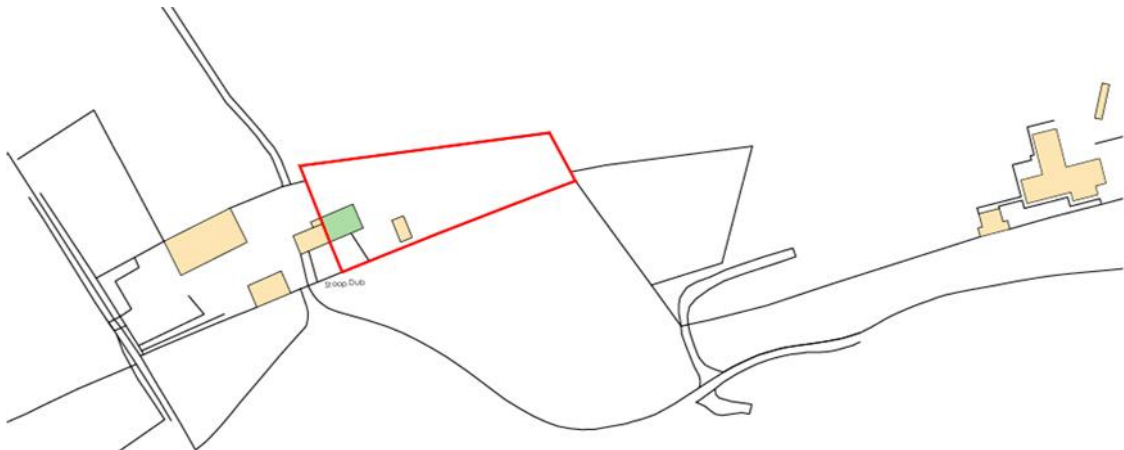
The site for this application is located to the South of Haverigg approx. 1km West when travelling from the Sea View Road as Fig. 02 below.



(Fig.02 – Google Maps Aerial Image – Distance to application site along Sea View)

3. Development Boundaries

The documents appended to this application clearly identify the site ownership and site application (red) boundary with colour annotation as required by the Local Planning Authority. See Fig. 03 below.



(Fig.03 – Site Location Plan – see drawing 25-22-P-L)

4. Existing Site/Context

The site forming this application is the residential grounds of the existing dwelling at Stoub Dub Farm in Haverigg.

Currently the area is used for temporary storage whilst the client continues construction/refurbishment works on the existing property.

5. Planning History

The previous Planning History for the property at Stoub Dub Farm is listed below:

1. 4/23/2359/0F1 – Single storey rear extension to an existing dwelling with internal and external alterations including new rooflights and rear facing first floor windows – 23/01/2024 – Approved.

6. Proposal

The client approached FOX-AD LTD in order to submit a Lawful Development Certificate for a proposed use Application to seek approval for the construction of a new single storey residential lodge/annex for a family member.

Due to manufacturer terms and conditions being that no planning documents can be released until an order is processed, the client appointed us to replicate the chosen Lodge/Annex design to reflect the visual appearance and confirm heights to eaves and ridges within our documentation.

Access:

The main access off of the Sea View Road will be retained as the main access into the site.

A small pathway will be installed to allow the family member to access the lodge from the existing yard.

Secondary access points into the lodge are via stepped accesses to the front and rear.

Appearance:

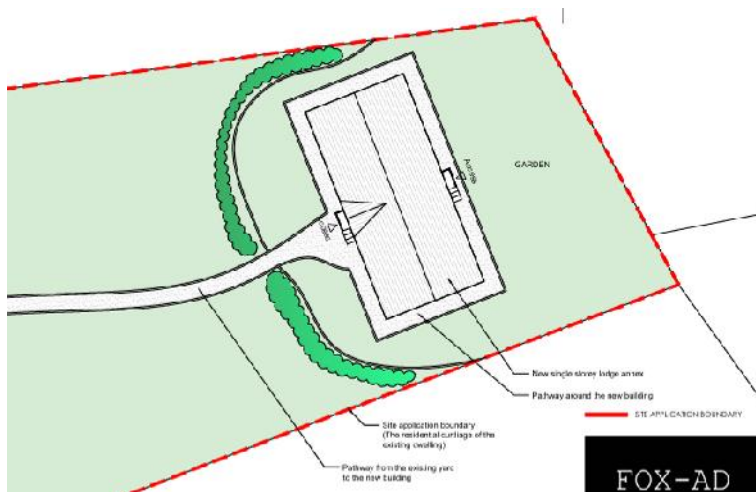
Please refer to the proposed elevations & 3D sketches, plus manufacturer advertising brochure image for the visual appearance of the new Lodge/Annex.



(Fig.04 – Extract from Contemporary Lodge Living Brochure showing the physical appearance of the new Lodge/Annex)

Landscaping:

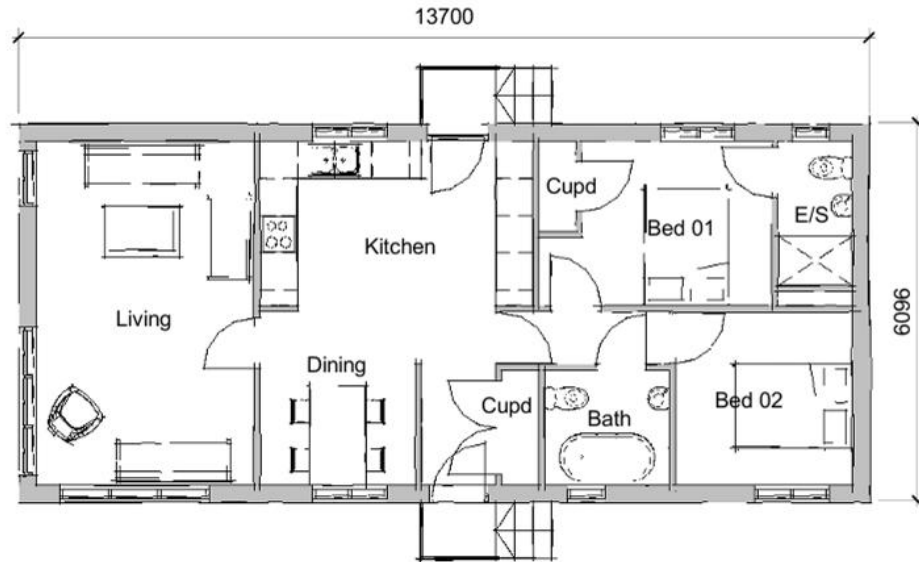
The area the client has chosen to position the new building is to the East of the site and as the area is a residential garden a small path will be required to allow the family member to walk to the new location.



(Fig.05 – Extract from Drawing 25-22-P-01 – Proposed Site Plan)

Layout:

Please refer to the image below which clarifies the internal layout.



(Fig.06 – Extract of drawing 25-22-P-02 – Plans as Proposed showing the internal layout)

Scale:

The scale of the proposed development will be single storey in appearance with a nominal step up from external ground level to the internal finished floor level.

Heights to eaves and ridges are within the permitted guidelines for outbuildings

The proposed development will occupy 83.6sqm of GEA.

Refuse & Cycle Storage:

Refuse bins and space for cycle storage is easily achieved on site however not relevant to this proposal as the existing dwelling has provisions on site.

Sustainability:

Following receipt of the planning approval it is the client's intention to construct the development to a high standard by meeting the thermal U-values set out by Approved Document L1 of the building regulations.

7. Conclusion

This Design & Access Statement details how the proposal for the construction of a new single storey lodge acting as a residential Annex will provide the client with additional residential accommodation required for a family member to live on site.

Key aspects of the proposal are as follows:

- Careful consideration and attention to detail has been applied to the design and siting of the proposal within the curtilage of the client's ownership boundary.
- Consideration of the new building position and access points have been demonstrated.
- Overlooking to all neighbouring properties has been considered.
- Materials which will complement the character of the area have been specified.
- A generous and high-quality living arrangement has been provided.
- The new design has minimal impact on existing residents.

As per the manufacturers literature we understand that a Lawful Development Certificate for a proposed use is the correct application and that the proposal would fall under the permitted development guidelines in terms of size and physical form.

We note that this area of Haverigg along Sea View is predominantly holiday homes with designated areas registered for holiday goers in terms of caravan and camping.

The proposal for a new Lodge/Annex in the location shown within the submitted documents would not seem out of place in the area.

Architecturally, the proposal is aesthetically pleasing and consists of a single storey structure which sits well within its surroundings and therefore should be recommended for approval.