Design and Access Statement

Project: Replacement Dwelling

Location: **Quarry House, Castle View, Millom, Cumbria, LA18 5AQ**

Document Reference: MVC1248- DAS RevC 18th May 2026

Agent: MVC Design Ltd

1. Introduction

This statement supports a planning application for the demolition of the existing dwelling and outbuildings at Quarry House and the erection of a high-quality, detached replacement dwelling.

Self-Build Status: This project is a Self-Build proposal. The applicants intend to create a bespoke, high-performance permanent residence that meets their long-term housing needs while adhering to the highest standards of architectural design and sustainability.

Justification for Replacement: While the existing property is currently habitable, it is in poor condition, suffering from damp and significant structural defects. A new-build approach allows for a long term energy strategy, superior air quality, and a structurally sound dwelling that contributes to the Council's long-term sustainability goals, which would be unachievable through the renovation of the current substandard structure.

2. Site Context and Evaluation

The site is located on Castle View, Millom, a residential street with a varied mix of detached and semi-detached properties. The existing house is a traditional two-storey dwelling with a separate garage/store. The proposed site layout maintains the established building line while optimizing the generous plot depth for a modern, functional family home.

3. Design Principles

Use & Amount: The proposal is for a single residential replacement dwelling (Use Class C3). The proposal provides a 4-bedroom home to replace the existing structure, designed to provide a higher standard of internal living space.

Layout: The ground floor features a spacious open-plan kitchen/dining and sitting area to the rear, a separate living room, a utility room and an integrated garage. The first floor provides four bedrooms, including a master suite.

Scale: The design respects the existing site topography and neighbouring heights. By following the original building's footprint, the scale remains sympathetic to the street scene of Castle View, with the new property having a slightly lower ridge line.

Appearance & Materials: The material palette reflects the local vernacular with a contemporary finish:

Walls: Light-coloured render with natural slate stone facing around the front facing gable and rear single storey sitting area.

Roof: Natural slate roofing with dark ridge tiles, complemented by conservation-style rooflights.

Details: Natural timber uprights and white uPVC windows with a coloured composite front door.

4. Access and Parking

Vehicular Access: The existing driveway access is retained. The new layout provides a formal driveway and integrated garage, ensuring ample off-road parking for a 4-bedroom home.

Inclusive Design: The ground floor provides level access throughout, including a ground-floor cloakroom and wide circulation spaces, ensuring the home is accessible and future-proofed (Part M compliant).

5. Sustainability and Biodiversity

Energy: The design includes inset solar panels to the rear elevation and will also utilise air source heat pump technology for heating and hot water requirements.

Efficiency: The replacement structure will significantly exceed the thermal performance of the existing cottage.

Biodiversity Net Gain (BNG) Exemption: The site (red edge) measures 0.05 hectares, the whole site area (red and blue edged) measures 0.46 hectares, both below the 0.5-hectare threshold for small sites. As the proposal is for a single replacement dwelling and qualifies as a Self-Build project, it is considered exempt from the mandatory statutory BNG requirement.

Drainage: New foul drainage will connect to the existing main drain located on-site, ensuring a sustainable and efficient connection to local infrastructure.

Bat survey: A bat survey was undertaken by Envirotech in October 2025 (survey attached to application) which concludes that the building has a low potential for use by bats and therefore will not require any additional surveys or a licence to undertake the work. The mitigation strategy provided by Envirotech will be followed during the work.

6. Waste Management and Circular Economy

Material Salvage: The existing house and outbuilding will be carefully dismantled. Natural stone and slate will be salvaged where possible for reuse in the new build's facings or landscaping.

Sorting & Disposal: A dedicated area on the existing driveway will be used for sorting debris. All non-reusable waste will be handled by a licensed waste carrier.

7. Planning Policy Justification

The proposal aligns with the Local Plan, specifically Policy H11 Community-led, Self-build and Custom Build housing and sustainable development requirements. By replacing a dated, defective structure with a home that significantly improves the visual amenity of the area, the project meets local design standards and the requirements for housing of this size and standard.

8. Conclusion

The replacement dwelling at Quarry House is a sensitive, sustainable, and well-considered design. It provides a high-quality home that respects the character of Millom while representing a major upgrade in the site's environmental performance and architectural standard.