

FOX-AD

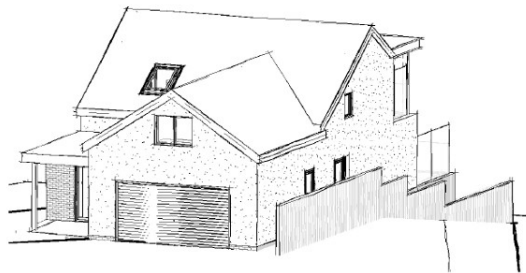
Design & Access Statement

For

The construction of a 4-bedroom dwelling with integral garage

At

Land to the North of Island View – 1 Low Kells – Whitehaven – CA28 9AX



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. Jason Quayle to provide design documentation and submit a Full Planning Application to seek approval for the construction of a new 1.5 & 2.5 storey 4-bedroom dwelling with an integral garage to the land (former allotment) located to the North of Island View along Low Kells in Whitehaven.

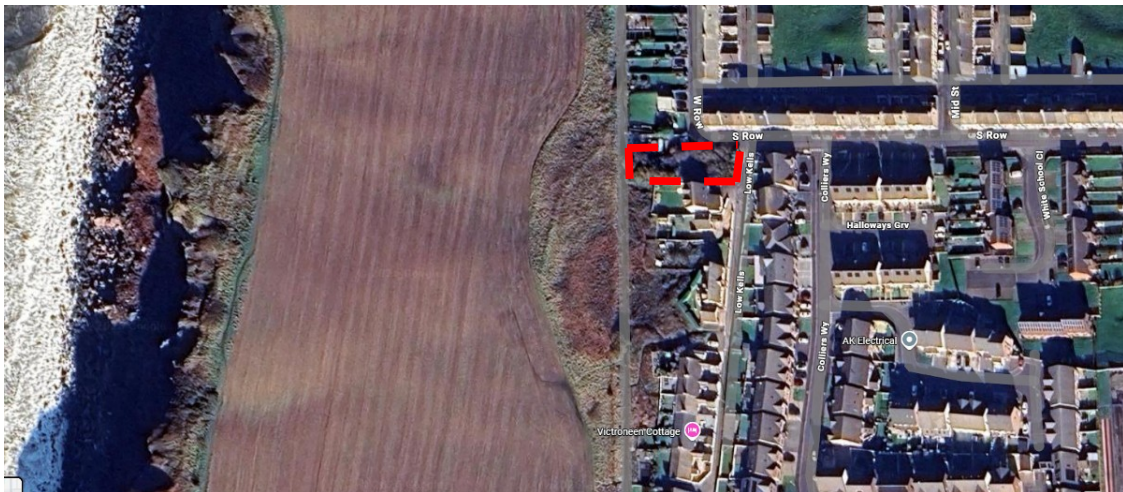
As the land is a sloping site the design appears as a 1.5 storey dwelling from the Low Kells Road looking West and a 2.5 storey dwelling when looking East to the rear of the new property.

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:

- 26-13-P-L – Location - Block Plan
- 26-13-P-01 - Proposed Site Plan
- 26-13-P-02 - Plans as Proposed 01
- 26-13-P-03 - Plans as Proposed 02
- 26-13-P-04 - Elevations as Proposed
- 26-13-P-05 - Proposed 3D Sketches 01
- 26-13-P-06 - Proposed 3D Sketches 02

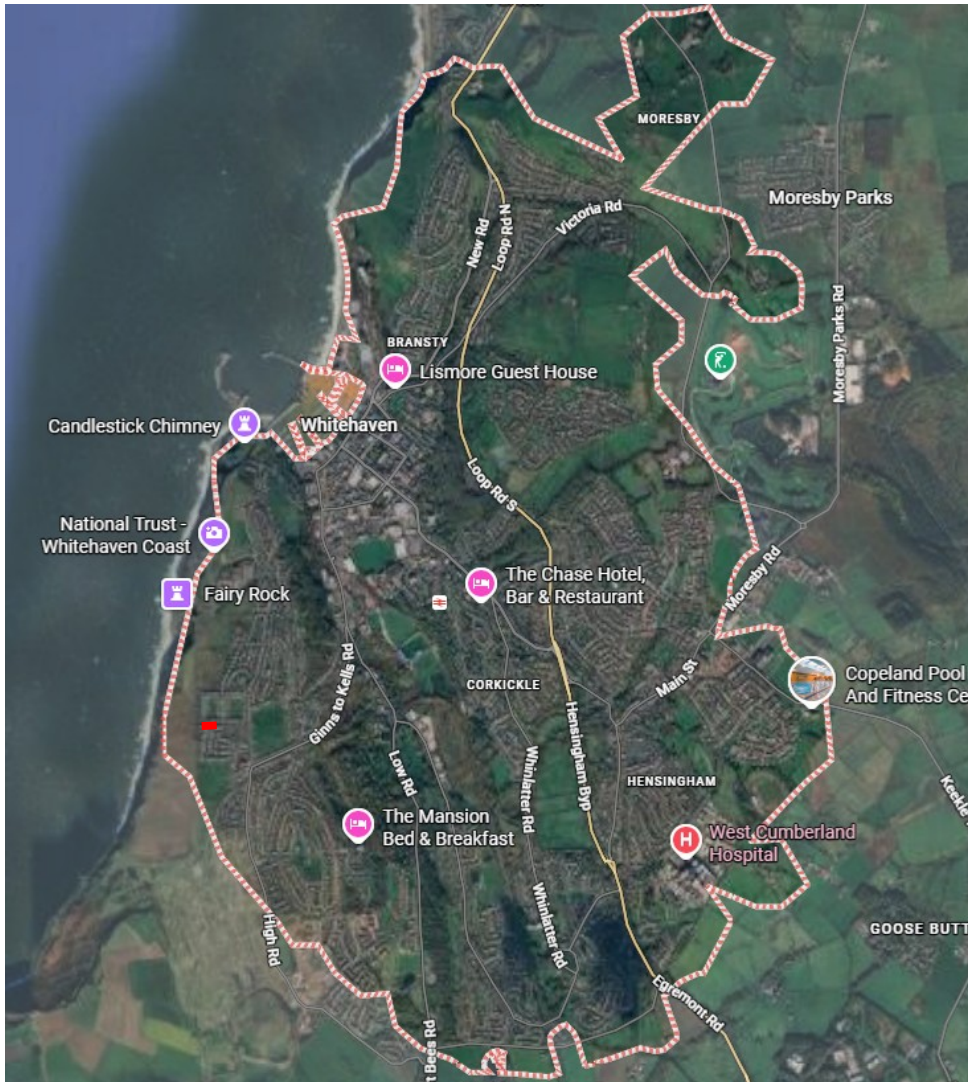
2. Location



(Fig.01 – Google Maps Aerial Image)

The site forming this application is located to the West of Whitehaven as indicatively shown within Fig, 02 below.

Positioned adjacent No.1 Low Kells the site is approx 220m West along South Road when approaching from High Road to the East (Fig.03).



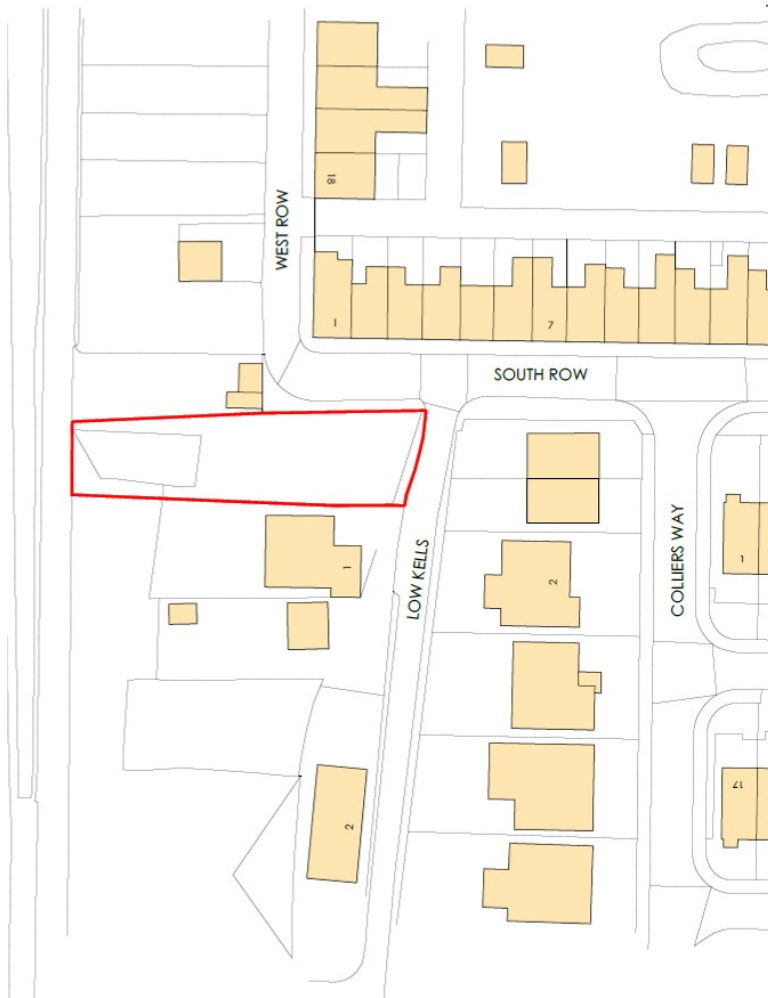
(Fig.02 – Google Maps Aerial Image of Whitehaven with the site location indicatively shown in red)



(Fig.03 – Google Maps Aerial Image – Distance to Site)

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. 04 below.



(Fig.04 – Site Location Plan – see drawing 26-13-P-L)

4. Existing Site/Context

Situated on the corner junction of South Row and Low Kells (Fig.01) this 544sqm corner plot is a former allotment that has been left vacant for several years and is now overgrown with trees, hedges and various types of weeds.

A stepped brick retaining wall with stepped timber fence separates the site from No.1 Low Kells immediately adjacent (South), and a poor-quality dry-stone wall with overgrown foliage fronts the Northern boundary off of South Row & West Row.

The below images have been selected which demonstrate the previous and current conditions of the site at the time of our site visit in March 2026.



(Figs.05 & 06 – Drone Images demonstrating the previous condition of the site when used as an allotment)



(Figs.07-09 – Images of the site looking South from South Row – March 2026)



(Figs.10-12 – Images of the site looking North & East along the coastal path – March 2026)



(Figs.13-18 – Images Low Kells Road, the existing dwelling No. 1 Low Kells and views of the site looking West – March 2026)

5. Architectural Precedents

This section of the document focuses on Architectural Design, form, scale and appearance of built projects in the immediate area in relation to the application site.

Due to the site being in close proximity to the 'Former White School', 'Former/Kells County Secondary School' developments, we have selected a number of images of different types of architectural design to use as precedents.

Within the various selection of images are examples of acceptable and planning approved 2/2.5 storey room in roof type dwellings, front garages with rooms above, large & small houses, sloping sites, bespoke openings, contrasting materials, flat roof entrance porches and boundary treatments.



(Figs.19-24 – Various images of new dwelling design around the immediate local area – March 2026)



(Figs.25-28 – Various images of new dwelling design around the immediate local area – March 2026)

In addition, figs 29 & 30 below have been added as it demonstrates acceptable built form of a full 2 storey dwelling with a gable roof profile side elevation in relation to the front elevation of terrace of properties along South Row. The property in question fronts Colliers Way and backs onto Low Kells which is immediately East of the application site.

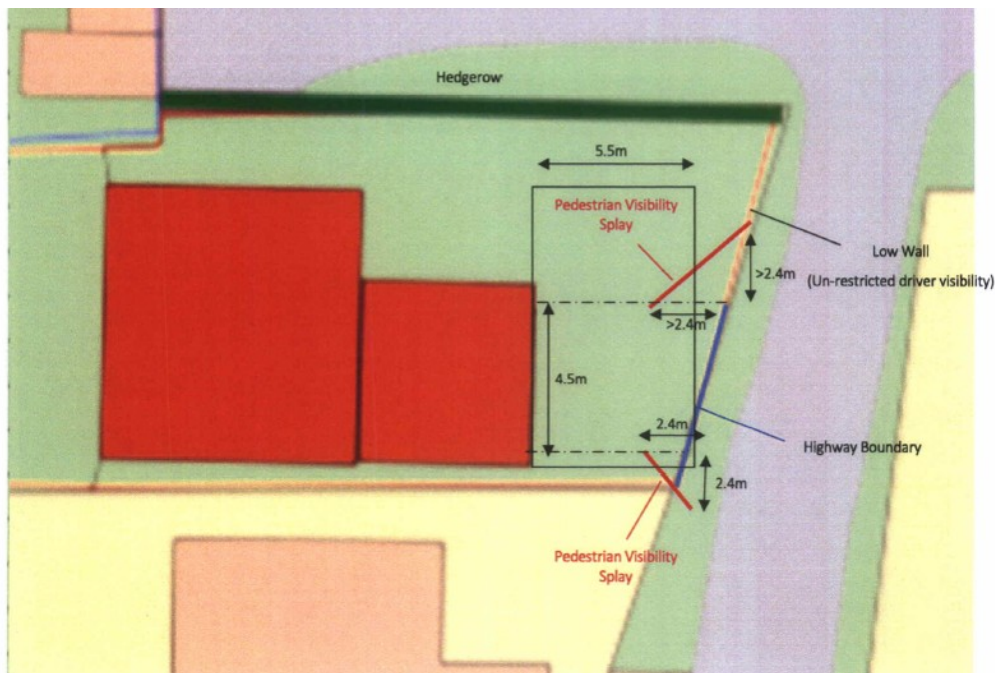


(Fig.29– Various images of new dwelling design around the immediate local area – March 2026)

6. Planning History

The application site known as 'Land to the North of Island View, 1 Low Kells in Whitehaven has previous Outline Approval for a Single Dwelling and Garage which was approved in August 2020 reference – 4/19/2370/001.

Only basic block/diagrammatic drawings were submitted for the outline application mentioned above, with further drawings submitted to satisfy highways comments.



(Fig.30 – Extract of approved drawing submitted for the Outline Application)

We note that the drawing above provides a front garden wall with pedestrian visibility splays.

The new dwelling design proposal will be open to the front aspect to allow for ease of vehicular and pedestrian access – visibility is easily achieved with this arrangement.

7. Approach to Design

Limitations:

Below are some design limitations which have to be taken into account during the design process:

- Designing within an Area of existing residential properties,
- Designing with a privacy approach,
- Consideration of existing views from neighbouring properties,
- Built form vs site area,
- Distances to boundaries and neighbouring properties,
- Working within a defined site boundary,
- Overlooking – consideration of public view,
- Parking,
- Sloping site,

Opportunities:

During the design process there are several site opportunities which will be taken into consideration:

- Meeting the expectations and needs of the client,
- Creating a modern precedent for similar development projects in the local area,
- Providing the area with a high-quality new build dwelling to suit family living,
- Producing a simple but modernistic design with traditional frontage and bespoke rear profiles,
- Maximising natural light entering the new design proposal,
- Generating visually interesting Architecture,
- Respecting the neighbouring properties and retaining privacy through good design,
- Providing off road and secure parking to the new dwelling,
- Creating stunning coastal views to the West by good design,

Appearance:

Please refer to the proposed elevations & 3D sketches for the visual appearance of the new dwelling.

The visual appearance comprises of a traditional pitched roof (gable) structure to the main section of the dwelling. The main section follows the linear lines running North to South of No. 1 Low Kells and appears as a 1.5 storey to the front elevation, and a 2.5 storey structure from the rear garden.

A smaller 1.5 storey front facing gable structure forms the integral garage with bedroom space above with a single storey flat roof entrance with protruding canopy supported off an oak post to the corner.

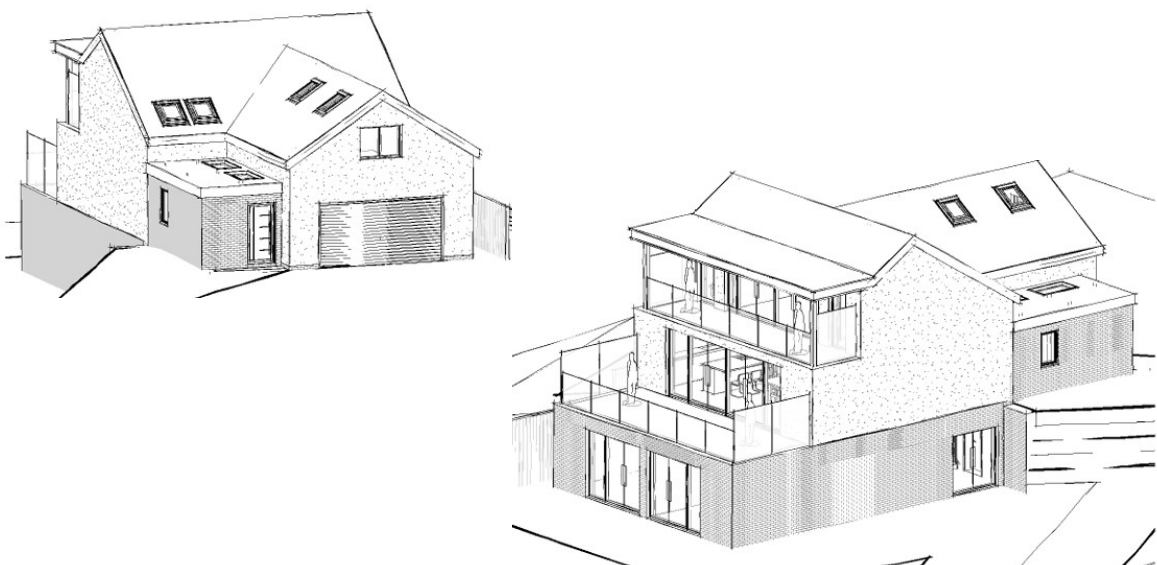
The rear elevation comprises of a stepped design arrangement from Lower Ground Floor to First Floor which allows for external balconies at Ground & First Floor levels.

A flat roof full width dormer projection to the First Floor allows for the useable ceiling height to the Master Bedroom and balcony.

Each balcony has glass guarding up to 1.1m and 1.8m opaque privacy screens to the North and Southern aspects to allow for privacy from the Neighbouring properties.

The external materials consist of facing brickwork and smooth render with plain concrete tiles to the pitched roof areas, and a fibreglass roof covering to the flat roof areas.

Rooflights are positioned to the flat roof entrance canopy, pitched roof over the garage, and main roof over the stairwell in order for the internal areas to receive additional natural light and ventilation.



(Fig.32 – Extract of drawing 26-13-P-05 – Proposed 3D Sketches 01)

Landscaping:

Hard and soft landscaping is proposed in accordance with the proposed site plan. A new resin bound surface will form the new driveway, and permeable block paving will form the pedestrian access routes into and around the new dwelling.

Turf, hedging, and small trees will be provided to the garden areas with a 1.8m high stepped timber fence to the North & Southern boundaries. New retaining structures will be constructed where required with timber fencing above to suit external ground levels.

A 1.3m timber fence will be provided to the front Northern boundary to hide the refuse enclosure and a small hedgerow to the North Eastern corner to close off the property boundary but retain good visibility to South Row.

Layout:

Please refer to the internal design plans and proposed site plan which clarify the internal circulation and external layout of the new dwelling proposal.

Scale:

The scale of the proposed development will be 1.5 storey & 2.5 storey in appearance with a 32.5 & 30 degree roof pitch to the main and subservient gable projections throughout.

Of the 544sqm site area the proposed development footprint (calculated at Lower Ground Floor Level) will occupy 152sqm of GIA.

Rights to natural daylight and visual outlook from the neighbouring properties have also been carefully considered during the design stage.

Refuse & Cycle Storage:

Refuse bins and space for cycle storage is easily achieved on the site.

Drainage:

An independent system is proposed for discharging foul & surface water.

A sewage treatment plant will be installed to the rear garden to discharge foul water, with a new soakaway also to the rear garden to discharge surface water.

As the site is currently overgrown at the time of submission the client would be happy for the drainage aspect to be conditioned to any planning approvals which can be discharged after the site is cleared and percolation/infiltration tests have been carried out.

Highways:

Although the outline application placed an emphasis on vehicular turning on site the new design proposal has been carefully generated with sufficient space on site for off road parking with no turning.

The occupier will either pull onto and reverse out, or reverse in and pull out onto the highway as is typical of the local area.

Please see below images of Colliers Way which is the street immediately behind the application site. All dwellings have off road parking but no on-site turning spaces.



(Fig.33 & 34 – Images demonstrating current parking arrangements on Colliers Way)

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.

Solar Panels will be proposed to South & East facing roof aspects, with an Air Source Heat Pump located at Lower Ground Floor level out of public view.

A high quality MVHR (Mechanical Ventilation with Heat Recovery), system will be installed to allow for continuous fresh air circulating around the property and the removal of any moisture/stale air to prevent condensation build up.

Flood Risk:

The site forming this application is in Flood Zone 1 which has a low probability of flooding, and as such a Flood Risk Assessment is not required.

Ecology:

As per the ecology scoping report appended to this document it is proposed to enhance the wildlife friendly habitat by planting some small trees and hedgerows to the rear garden perimeter, and also build some planters for insects.

Long life bird boxes will also be provided to the northern gable as recommended.

BNG:

A biodiversity net gain calculation is not required for this project due to the small scale and the fact that it is a self-build/custom house project.

- The project is less than 9 units.
- The site is less than 0.5 hectares in area.
- The project is a self-build project where the client has had direct design input and are building the dwelling for themselves.

9. Conclusion

This Design & Access Statement details how the proposal for the construction of a new replacement dwelling will provide the area with a visually interesting piece of architecture and act as a benchmark for other similar projects locally.

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 access points have been demonstrated.
- Privacy has been retained by good design.
- Security has been provided by good design.
- Overlooking to all neighbouring properties has been considered.
- Careful consideration to the internal layout has been demonstrated.
- 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.
- Views to the Western coastline have been achieved.
- Off road parking with good visibility has been achieved.
- Consideration of the previous outline approval has been demonstrated.

Architecturally, the proposal is aesthetically pleasing and consists of a 1.5 & 2.5 storey structures which sits well within its surroundings and makes the best use out of a sloping site. Contrasting materials have been used to ensure onlookers are generally satisfied with the architectural contribution to the area.

Every effort has been made to not overbear or bulk up the design to achieve additional internal space for a family to occupy the new dwelling.

Attention to detail has been demonstrated by careful design creating a physically attractive building form that can set a precedent for future new build dwelling projects locally, therefore this design proposal should be considered acceptable and recommended for approval.