

DESIGN AND ACCESS STATEMENT
MOLD ARCHITECTURAL DESIGN RESEARCH LAB.
28 DUKE STREET,
CA28 7EU, WHITEHAVEN
DOC. REF: TA/2022/836

PROCESS / USE

The application seeks Full planning permission for a replacement dwelling type on 28 Duke Street.

The site benefits from an extant planning permission, ref: TA/2022/836.

The current application focuses on the replacement of an approved retail shopping on ground floor with accommodation on two levels and loft plan with a 2-storey dwelling.

Coal mining legacy.

Past coal mining and the resulting legacy were assessed in detail and considered/ approved as part of the original outline application, discharge of condition application and reserved matters application.

As stated above the site benefits from an extant planning permission, ref: TA/2022/836. Site works specific to 28 Duke Street were started in March 2022 based on TA/2022/836 and have progressed above DPC level.

Consequently, no additional coal mining assessment is required as part of this application which is solely to revise the dwelling design on 28 Duke Street.

AMOUNT

The approved was a ensuit 3 flat property whereas the replacement 2- storey dwelling is a 3-flat property with a G.I.A. is 108.90m2 plus retail shop at 84.25m2.

The decision to alter this property to a 2-storey dwelling has been driven by customer requirements specific to 28 Duke Street.

LAYOUT

The approved dormer bungalow is under construction and therefore the 'layout' of the plot remains as previously approved.

The party boundary alignment and drive access position into 28 Duke Street remains as previously approved.

SCALE

Scale and massing of the approved dwelling is single storey with room in the roof accommodation whereas the replacement dwelling is 2-storey.

LANDSCAPING

Hard/ soft landscaping and boundary treatments remain as previously approved.

APPEARANCE

The appearance of the replacement dwelling aligns fully with that previously approved for the dormer bungalow on 28 Duke Street. The materials section of the planning form has been completed accordingly.

ACCESS

The access arrangements to 28 Duke Street remain as previously approved so there are no access or parking issues arising from the application.

Mold Architectural Design Research Lab.

24/08/2022