

DESIGN AND ACCESS STATEMENT

MR & MRS N. KAY.

**HOLLOWDYKE FARM,
FRIZINGTON ROAD,
FRIZINGTON**

DOC. REF: 22/06/1025 – DAS

PROCESS / USE

The application seeks reserved matters approval for a detached dwelling with detached garage on the site of Hollowdyke Farm, Frizington Road, Frizington.

The site benefits from a valid outline planning permission (OPP), ref: 4/21/2253/001 approved on 15/10/2021. The OPP established the principal of demolition and a replacement residential development.

All matters were reserved therefore this application seeks approval for layout, appearance, scale, landscaping, and access.

AMOUNT

The proposed dwelling is a 4-bedroom detached property with a G.I.A of 405.71m².

The detached garage has a G.I.A. of 59.40m².

LAYOUT

The position of the proposed dwelling is on a broadly similar footprint to that occupied by the Hollowdyke Farmhouse and attached barns.

The orientation of the proposed dwelling is the same as existing in that the main front and rear elevations face east and west with the side elevations facing north and south.

The detached garage is located to the north of the plot with access directly from Frizington Road (see further comments under 'Access' heading below).

SCALE

Scale and massing of the dwelling has been considered with the final design comprising roofs of varying heights and orientation.

The dwelling is a mix of 2-storey, single storey with rooms in the roof and single storey.

The design results in a proposal that breaks up the overall bulk when compared to the existing house and barns that form Hollowdyke Farm.

The detached garage is single storey.

LANDSCAPING

A site-specific soft landscaping scheme is considered unnecessary to mitigate this proposal with the private garden being landscaped by the applicant.

In terms of hard landscaping the site plan indicates the private drive as paviors and the recessed entrance apron as tarmac.

A new St. Bees red sandstone wall at 1.00m high will replace the existing eastern boundary wall with the public highway. This along with all other proposed boundary treatments are indicated on drawing no. 22/06/1025 – 04b).

APPEARANCE

The appearance of the dwelling reflects the local vernacular.

Externally the walls of the replacement dwelling will be finished with a mix of pointed facing brickwork and St. Bees red sandstone under a grey/ green slate roof. Openings will be finished with St. Bees red sandstone surrounds. Windows and doors will be Anthracite Grey uPVC.

All materials are listed on drawing no. 21/09/1025 – 05 and the planning form.

ACCESS

The application is for a replacement dwelling using a historic access point direct from Frizington Road that has existed for over 200 years. To a degree, the access is what it is and as there isn't any increase in dwelling numbers there is no intensification of use.

After consultation with the Highway Authority, visibility splays of 2.4m x 60m visibility splay lines in both directions are shown on the site plan. The visibility splays do not pass over third-party land.

In-curtilage parking more than the minimum requirement and turning facilities have been provided.