

Design & Access Statement

Erection of Dwelling on plot 1 Cricketers View Church Street Cleator CA23 3BD

SITE

The site is the first plot on Cricketers View Church Street Cleator and has the benefit of outline planning approval.

USE

This existing site has outline planning approval and the application is for a detached bungalow with rooms in the loft space and includes a single garage. The site is level and has access to public sewers and services and an estate road built to adoptable standards. Site area 365m².

LAYOUT

Drawing PC/1 and the block plan indicates the proposed site layout, parking and amenity areas.

SCALE

The appearance is of a bungalow but with rooms in the roof space and will not overbear the adjacent property owned by the applicant also. The building line will be as the neighbouring property.

APPEARANCE

The dwelling will be 2 storey of conventional design using traditional materials having a concrete tiled roof, rendered walls with a natural slate feature porch and anthracite upvc doors and windows.

LANDSCAPING

The driveway will be permeable pavers with paths and patios of flagstones of stone or concrete product. The rear boundary will be as the existing stock proof fence. The side boundary is the existing natural sandstone retaining wall. The boundary between 1 and 2 is the existing concrete post and timber panel infill. The front boundary will remain open.

ACCESS

The site entrance is off the existing estate road built to adoptable standards with drop kerb access. There will be parking facility for 4 cars , 3 on driveway and 1 garage space. Access into the dwelling will have minimum of one level access to comply with part M

DRAINAGE

The site is drained for foul water to an existing private pumping station connected to the public sewer. The surface water is to an existing surface water drain that outfalls to the river Keekle adjoining.

FLOOD RISK

The site is in an area that the Environment Agency flood map has indicated as Flood Zone 1, and as such has a low probability of flooding. See attached Flood zone map.

RADON RISK

From the British Geological Survey Radon site the plot is in a Radon affected area (1-3%) however the attached report indicates that no Radon protection measures are necessary.