

## **DESIGN AND ACCESS STATEMENT**

**I & B BUILDERS LTD.**

**LAND AT ARLECDON ROAD,  
ARLECDON**

**DOC. REF: 23/01/1038 – DAS**

### **PROCESS / USE**

The application seeks reserved matters permission for two detached dormer bungalows with integral garage on a residential building plot adjacent at Arlecdon Road, Arlecdon.

The site benefits from a valid outline planning permission consent ref: 4/21/2469/001 approved on 28/01/2022.

Pre-application discussions have been undertaken with Nick Hayhurst along with an email exchange on 11/04/2023. Sketch designs and site layout were provided along with an assessment of the footprint percentage relative to the site area which resulted in the LPA confirming that the proposal was appropriate.

### **AMOUNT**

Each dwelling comprises a 3-bed detached dormer bungalow with integral garage. The G.I.A of each dwelling is 148.38m<sup>2</sup>.

The integral garage has a G.I.A. of 13.96m<sup>2</sup>.

### **LAYOUT**

The proposed dwellings are positioned parallel to the northwest and southeast boundaries with a 7.00m long drive which results in a rear garden that varies in depth from 9m to 12m.

Each plot is 12m wide x 30m deep which equates to 360m<sup>2</sup>. The external footprint of the dwelling as designed is 126m<sup>2</sup> which equates to 35% of each plot.

Adequate in-curtilage parking for 2 cars has been provided on the private drive at the front of each dwelling.

### **SCALE**

Scale and massing of each dwelling is single storey but with room in the roof accommodation.

## **LANDSCAPING**

Soft landscaping by way of Laurel hedgerows has been proposed to the rear (southwest) and part side (northwest) boundaries to supplement the 1.10m high post/wire fencing.

Elsewhere the party boundaries are proposed as 1.80m timber boarded fences through the rear gardens area to the line of the private/ secure gate and then reducing in height to a 1.00m high post/ wire fence extending out to the roadside boundary.

The remainder of the private garden areas will be landscaped by way of paving flags to perimeter paths/ patios and turfed lawns.

The frontage will remain open.

The private drives will be either tarmac or paviers.

## **APPEARANCE**

The appearance of the dwelling reflects what has previously been approved in the locality.

Externally the walls will be finished with pointed facing brickwork with St. Bees red sandstone cills and features under a smooth dark grey concrete tile roof. Windows and doors will be Anthracite Grey uPVC.

All materials are listed on drawing no. 23/01/1038 – 03.

## **ACCESS**

The access takes the form of a paired entrance each side of the party boundary with direct access from Arlecdon Road. A new dropped kerb arrangement will be required and will be dealt with post-planning via the appropriate Highway Authority permit.

Adequate in-curtilage parking for 2 cars has been provided on the private drive at the front of each dwelling. Unrestricted on-street parking is available for visitors.

Alpha Design  
09/05/2023