

**PROPOSED NEW DWELLING ON LAND ADJOINING LAKELAND VIEW  
CHAUCER AVENUE EGREMONT CA22 2FE**

**DESIGN AND ACCESS STATEMENT**

**Design Statement**

**AMOUNT OF DEVELOPMENT**

One detached three bedroom dwelling is proposed with associated parking facilities within the site boundary.

**LAYOUT**

This site has already had a previous refusal for one dwelling , and in this reapplication we have addressed the reasons for refusal.

The dwelling is located in order that no overlooking from Park Homes behind the site occurs. Only one window of a Park Home overlooks the site and that is a kitchen window. Moreover a 2m solid timber panel fence will be erected along the rear boundary to create privacy for the residents of the new dwelling, in the rear garden. Overlooking from the rear will be also kept to a minimum by this proposal.

The orientation of the new dwelling is also designed to minimise impact of the new dwelling on its neighbours.

**SCALE**

The scale of the new dwelling is different in that the proposed roof design is flat, thereby reducing the height of the dwelling and its impact on surrounding dwellings and Park Homes.

It should be noted that the large detached dwelling adjoining this site has been approved and is far more dominant in terms of its design and impact on the surroundings, than our proposal.

**LANDSCAPING**

Soft and hard landscaping will be introduced, hard landscaping in terms of permeable paved areas, and soft landscaping in terms of garden design. Soft landscaping can soften and blur the boundaries of the site to the sides and rear.

## APPEARANCE

Externally materials are proposed as rendered walls, brick plinths and vertical timber or "Canexcel" composite cladding colour, possibly anthracite.  
UPVC windows and rubber flat roof complete the design.

## Access Statement

### VEHICULAR AND TRANSPORT LINKS

The site is close to bus routes and the town centre of Egremont. No rail links are available in the town but Whitehaven is a short distance away.  
Emergency vehicles can access the site easily from Chaucer Avenue.

### INCLUSIVE ACCESS

The new dwelling will be compliant with Part M of the current Building Regulations.  
Everyone regardless of age, disability, social grouping and ethnicity will be able to move To and THROUGH the dwelling.

RL

23/6/23