

DESIGN AND ACCESS STATEMENT

HIGH GRANGE DEVELOPMENTS LTD.

LAND OFF ABBEY ROAD,
ST. BEES

DOC. REF: 08/04/616 – DAS

PROCESS / USE

The application relates to land off Abbey Road, St. Bees hereafter referred to as *'the application site'*.

An original road frontage scheme for 11 dwellings was approved on 22/07/2010 under planning ref: 4/09/2534/0. This scheme was lawfully implemented in 2012/2013 with the construction of units 1- 5 inclusive along with the associated access road/ turning head and infrastructure.

This application is for a small-scale residential development comprising five detached dwellings on a parcel of land to the south of the original scheme of 11 dwellings. The site is located within the settlement boundary and is also within the defined limits of the St. Bees Conservation Area.

St. Bees Priory is a Grade I listed building which lies to the east of the application site. A Heritage Statement prepared by Graeme Ives Heritage Planning accompanies the application which assesses the effect of the proposed development on the listed asset.

The application site is in flood zone 1. The more detailed summary on the EA website states that the *'Land and property in this flood zone would have a low probability of flooding'*.

There are no trees within the application site boundary. The Copeland Local Plan identifies a Protected Open Space immediately to the east within the grounds of St. Bees Priory, but this is not affected by the proposed development.

The application site area is 0.58 hectares.

The planning application is accompanied by the following:

- Location Plan.
- Proposed Site Plan.
- Proposed plans/ elevations for dwelling type A and dwelling type B.
- Detached garages – plans/ elevations.
- External Material Schedule.
- Heritage Statement.
- Design & Access Statement.

AMOUNT

The proposed development is small-scale and comprises five detached dwellings in total.

Dwelling type A (3 no.) is a 5-bedroom property on three levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling excluding the detached garage is 274.00m².

Dwelling type B (2 no.) is a 4-bedroom property over two levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling excluding the detached garage is 195.50m².

LAYOUT

The proposed dwellings are all on an east: west axis arranged around an informal road layout intersected with structure planting zones.

The road layout is such that it maintains access to units 6-11 of the originally approved as well as to each new dwelling on the application site. Whilst the road layout is informal, it can accommodate an appropriately sized turning head for an ash-cart or emergency vehicle.

Minimum national separation distances between properties (existing and proposed) have been achieved.

Each dwelling has better than average private open space.

In-curtilage parking has been provided with private off-road parking for four cars. Refer to 'Access' section below for further details.

It is considered that the proposed site layout ensures that adequate curtilage and a satisfactory level of amenity have been provided for each new dwelling.

The proposed layout does not result in a loss of privacy, overlooking or an increased sense of enclosure to existing properties.

SCALE

Scale and massing of dwelling type A is 2-storey plus room in the roof accommodation.

Scale and massing of dwelling type B is single storey plus room in the roof accommodation.

LANDSCAPING

The design intent in terms of soft landscaping is indicated on the Proposed Site Plan. The applicant will accept a planning condition in respect of a detailed soft landscaping design which can be addressed post-decision via a Discharge of Condition application.

Boundary treatments.

North: The boundary to the north effectively acts as the divide between the application site and the original development of 11 dwellings. The boundary treatment in this area is proposed as 1.80m high timber boarded fences supplemented with native species hedgerows. This, combined with large areas of landscaped structure planting, will serve to soften the transition between the originally approved scheme and the proposed scheme.

South, east and west: The existing stone boundary walls will be retained without alteration.

Party boundaries are proposed as 1.80m high timber fences.

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

The frontage of all plots will remain open with the curtilage defined by soft landscaping.

The access road will be finished in tarmac.

The private drives will be finished in pavements.

APPEARANCE

The appearance of the proposed dwellings will reflect the immediate local vernacular.

A detailed External Material Schedule has been submitted as part of the application.

ACCESS

The access junction with the public highway remains as approved under planning ref: 4/09/2534/0 and is adequate to serve an additional five dwellings.

The existing tarmac access road and turning head are also installed as approved under planning ref: 4/09/2534/0 and was installed in 2012/ 2013. The access road and turning head were constructed to adoptable standards but will remain private.

The new access road to serve the additional five dwellings will also be constructed to adoptable standards and remain private post-completion of the proposed development.

New informal street lighting will be introduced and strategically positioned to illuminate the access route and private drives to each property. If deemed appropriate by the Council, the applicant will accept a planning condition in respect of a detailed lighting design which can be addressed post-decision via a Discharge of Condition application.

Bin storage for each plot will be in-curtilage and bin collection will be direct from each plot curtilage.

In-curtilage parking for four cars has been provided on the private drive serving each dwelling. This exceeds the requirements in the Cumbria Design Guide for parking which requires the following:

- 5-bedroom dwelling – 3 spaces per unit plus 1 visitor space per 5 units.
- 4-bedroom dwelling – 2.5 spaces per unit plus 1 visitor space per 5 units.

There are 3 no. 5-bedroom dwellings and 2 no. 4-bedroom dwellings on the proposed scheme so the minimum parking requirement would be 16 spaces. On the basis that each dwelling can accommodate 4 in-curtilage cars then this would deliver 20 spaces thus exceeding the minimum requirement.

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Alpha Design
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