

## **DESIGN AND ACCESS STATEMENT**

### **The existing property**

The application property is situated at the southwestern end of a short row of three terraced houses, Nos. 1, 2 and 3 Victoria Terrace.

No. 3 comprises a main house and a rear annexe. The southwestern side boundary of the side garden of the house is enclosed in part by stone walling, which varies in height along its length, with some tubular balustrading, and a redundant gateway.

### **Proposed development**

The proposed development involves the addition of fencing: to 2 sections of the southwestern side boundary of the side garden (A and B); and, to the gap between the western front corner of the house and the southwestern side boundary, so as to enclose the side garden area at the front. The benefits of the proposed works would include: closing up the gaps at the gateway and in the balustrading, thereby improving safety by reducing the risk of falls from the application site to the lower ground level at Cappella Casa; and, reducing the potential for overlooking between No. 3 and the facing bedroom windows within the northeastern elevation of Cappella Casa, in the interests of privacy.

- A. In the past a small gateway opening in the side boundary wall led from the garden area adjacent to the house to a lower garden area, which is now occupied by a neighbouring dwelling, Cappella Casa. This opening is currently blocked by a small metal gate. The first section of the proposed works would involve replacement of the gate with an infill panel of timber fencing, no higher than the height of the wall on either side of the opening.

Photo 2: Redundant gateway opening



- B. The section of the side boundary wall immediately to the southwest of the main section of the house is lower than the sections of wall on either side and it is topped by a tubular balustrade. That balustrade, which has been bolted to the top of the low section of wall, extends above the height of the sections of wall on either side.

Photo 3: wall topped by balustrade



The second section of the proposed works would involve cladding the balustrade with timber fencing to a height of 0.9 metres. As the fencing would be supported by the retained elements of the balustrade, there would be no need to provide additional fixings to the wall.

- C. Currently there is no enclosure between the side and front garden areas of No. 3.

Photo 4: view towards the side garden from the front



At the northwestern end of the side garden, the side boundary fencing would be returned towards the house, enclosing the side garden area. In this location the proposed fencing would be 1.3 metres high.

## **DESIGN**

### **Context**

No. 3 is a Grade (II) Listed Building, which is situated within the Corkickle Conservation Area.

The Listing description is as follows:

*Victoria Terrace  
Nos 1 to 3 (consec)*

*Probably circa 1830. Stuccoed terrace of 3 larger houses, 2 storeys, with dormers. Cornice, band, and double pilasters. 4 bay windows on ground floor, with 7 windows above (triple sashes with pediments). No. 1 has Tuscan distyle portico.*

No. 3 shares this boundary with 2 relatively modern properties: Cappella Casa, which occupies a former garden area of No. 3; and, Raeburn Grove. The other boundaries of those properties are enclosed by timber fencing. The roadside boundary of No. 1 Victoria Terrace is enclosed by a variety of boundary treatments, including some timber fencing.

In preparing this statement I have had regard to the National Planning Policy Framework as well as the Development Plan. CLP<sup>1</sup> Policies DM27 and ENV4 seek to ensure that proposals respect the historic character of the built environment and, amongst other things, does not have a significant adverse effect on the setting or important views of a Listed Building.

### **Involvement**

None

### **Evaluation**

#### **Internal works**

The proposal does not include any internal works.

#### **External works**

Due to its position, between 2 private properties, and limited length, the visual impact of the proposal when approaching the site from the front would be negligible. It would not be visible at all from the lane that runs to the rear of the property, due to the height of the rear boundary wall.

The works would not affect any features of the building of historic or architectural importance. The proposed works would improve the character and appearance of the boundary, as the relatively modern tubular balustrade would be clad in timber fencing, which has a more traditional appearance and is in keeping with existing boundary treatments within the wider setting of the Listed Building.

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<sup>1</sup> Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies.

In conclusion, the proposed development would not harm the significance of the designated heritage asset. It would preserve and enhance the character and appearance of the application property and the Conservation Area, within which it is sited. Therefore, the proposal would accord with the aims of the National Planning Policy Framework and CLP DM27 and ENV4.

### **ACCESS**

The proposed development does not involve any changes to the means of access to the building.