

DESIGN AND ACCESS STATEMENT 14/9/23 TA/2023/504

**NEW BUILD DETACHED DWELLINGS, AT HENSINGHAM HOUSE
SOUTH, EGREMONT RD, HENSINGHAM, WHITEHAVEN, CA28 8QB**

(PHASE 2 FOUR DETACHED 4 BEDROOM TOWNHOUSES.)

To be read in conjunction with plans references : DS/TMP/1/P2/23
DS/TMP/2/P2/23
DS/TMP/3/P2/23

DESIGN

This planning statement is in support of the development in the garden and grounds of Hensingham house. the development as per the block plan, for four detached town houses, has been carefully considered, to compliment the existing main building (Hensingham House Phase 1) the proposed dwellings will be constructed in traditional materials to compliment the main house, including stone quoins antique facing brick and sandstone.

The design incorporates the traditional double fronted town house appearance with traditional tall windows with headers and cills, and with generous internal proportions for family occupancy.

The roofs are to be covered in slate to compliment the roof of the main building (phase1) **see enclosed master plan identifying the phased development.**

Each property will have gardens as detailed with path access either side. A bin collection point will be provide to serve the 4 dwellings as indicated on the master plan.

ACCESS

This proposed development is to be served by a new access road, that will serve phase 1 - 2 - 3 that covers a similar route as the existing access rd.

The new access as detailed will be to adopted standard, and construction methods. Parking for two vehicles will be allocated at each property, vehicles will enter the site and exit the site in forward gear.

Summary

This development (phase 2) is part of master plan to provide quality family dwellings to Hensingham, the location is central to Hensingham, with abundant public transport links to Whitehaven, and surrounding areas.

There is numerous facilities, schools, shops and services in close proximity.

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