

Christie Burns

From: Michael Podmore
Sent: 30 November 2023 15:02
To: Christie Burns
Cc: Ian Wrigley
Subject: 5568 - Planning Application 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES
Attachments: PastedGraphic-3.tiff; 5568-02M Proposed Site Plan.pdf; 5568-08B Type D House Plans & Elevations.pdf

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Hi Christie,

Further to my email yesterday, please find attached a copy of the following drawings:

5568-02L Proposed Site Plan
5568-08B Type D House Plans & Elevations

These drawings show the new L-shaped house (Type D) we propose to build on Plot 1. We previously emailed you sketches of the house, and would now be grateful if these drawings could be included in the application.

We have also prepared responses to the latest comments from the conservation officer:

1. We feel that the new house would greatly help to improve the relationship of the existing site to High House Road. The house is grander, with its principal elevation running along the length of the road, and its appearance echoes a number of the older neighbouring properties. It is split-level following the site topography and creates a better relationship to the other two proposed houses, reminiscent of farm buildings around a courtyard, which is common to the area.
2. We accept that some of the bungalows on the south side of the road fail to make a positive contribution to local character.
3. We have carefully considered the position and levels of the proposed houses to maximize solar access while also taking into account other issues created by the site. Our SAP assessor has confirmed that the gaps between the houses will have no appreciable effect on heat loss.
4. We don't agree that car parking dominates the development. The scheme provides the minimum number of spaces required by the Cumbria Road Design Guide. There is only one access to this very steep site. We looked into the matter in some detail and concluded that there was no other way of getting the cars to the houses which would not result in more road/driveway/hardstanding.
5. The houses have not been designed for a flat site. As noted in our previous correspondence, because of the site limitations, we decided to lift the houses, with elevated terraces to the rear, to maximise sunlight, views and accessibility for residents and visitors.
6. We do not believe that a successful design has to map the topology of the site.
7. We understand that the ratio of garden to hardstanding has changed, but we believe that there is still more than adequate garden space for the residents.

8. On the issue of designing the houses around the potential for solar access, we have taken into account the many issues and regulations involved in making the site work, and we believe that our proposals represent a well-considered response to the context and the challenging site conditions.

9. We will ensure that the detailed design complies with Part O of the Building Regulations, which is concerned with stopping buildings from overheating.

10. As point 8.

11. The proposed roof pitches lie within the optimal range for maximising the yield from the solar panels.

Regarding the drainage, as we have noted on the drawings, our client intends to follow the United Utilities drainage hierarchy. If it is not possible to drain to soakaways, the intention would then be to connect to the watercourse identified by UU in their correspondence. Would it be possible to condition this if the proposals are approved?

We hope that the information provided is sufficient for you to complete processing the application, however, please let us know if you require anything further.

Regards,

Mike

Michael Podmore
Architect
for and on behalf of
Day Cummins Limited - Chartered Architects - Chartered Surveyors - Corporate Members of APS

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Also at Kendal House, Murley Moss Business Village, Oxenholme Road, Kendal, Cumbria. LA9 7RL

website - www.day-cummins.co.uk

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