

## **Planning Statement – Hawkrigg, Holmrook**

### **Background**

The application is for the replacement of a detached sub-standard dwelling that sits within a residential plot in the village of Holmrook, Cumberland.

The existing dwelling has deteriorated over time making it unsuitable for habitation. Demolition will allow for the construction of a dwelling suited to current living needs and standards.

### **Existing Dwelling**

Hawkrigg, is a single storey, two bedroomed, detached dwelling of none-standard construction built in the 1930's. It is not listed as a building of special architectural or historic interest.

The property has off road parking with currently space for one vehicle and is accessed from the A595, an adopted road and a shared private drive over which Hawkrigg has a right of access, as outlined on the property deeds.

The dwelling is set into a slope surrounded by retaining walls, garden and parking area, and neighbours Syke House and Riverholme properties.

The building is of timber frame construction with a rendered exterior and timber cladding on the south and north elevations. The ridgeline follows a north to south direction and is covered in slate effect PVC roof tiles. There is an asphalt flat roof on the rear of the building.

The building has a suspended timber floor with the joists supported on honeycomb brick sleeper walls. The perimeter foundation is brick. The floors and walls are void of insulation.

The property has electricity, gas, water, and sewerage services but are currently not in use as the building is unoccupied.

A bat survey conducted on the 22 May 2023 concluded that the building is deemed as having negligible potential to host bats.

### **Proposed Hawkrigg Design**

The proposal is to demolish the existing building and replace it with a two bedroomed, detached dwelling with a basement garage, workshop, plant room, utility room and WC. We have a good relationship with our neighbours at Syke House, Riverholme and Fell View and having shared our plans with them, have found them supportive of these proposals.

The properties to either side of Hawkrigg and in the village are of varied architectural types and there is no precedence for design. The proposed materials have been chosen for their sustainability, durability, and future maintenance requirements. Examples of these materials are found in the environs of the village.

The dwelling will be located within the same location as the existing. The new ridgeline will change to an east to west direction to maximise solar gain for the installation of solar panels.

The main access to the dwelling will be from the ground floor on the east elevation leading to the first floor via a staircase. There will also be access to the first floor from the garden on the south elevation.

The property benefits from elevated views towards surrounding fells. To maximise these views, the design includes a modest balcony on the east elevation, which will also serve as shading during the summer months and weather protection for the main entrance. The balcony also aims to break up the façade and contribute to the overall aesthetic of the building.

The window sizes and positions have been selected to be sympathetic to neighbouring properties.

The proposal is to take a fabric first approach to energy efficiency adopting high levels of insulation throughout the building and prioritising materials that will contribute to the building's sustainability and energy efficiency. The primary heat source will be an air source heat pump.

Parking at the property remains at the front but will be increased in size to allow for parking two vehicles and manoeuvring. This area will be gravelled to provide a permeable surface. The existing property entrance from the shared private drive is narrow and as part of the works will need to be widened.

There will be a permeable perimeter path around the building with two sets of steps leading to a raised patio/decking area. The existing retaining walls around the building will be renewed.

Materials from the demolition will be recovered and re-used where possible. Excavated material will be used for landscaping the garden.

The property will be connected to the existing foul water drainage system and inspection chambers will be replaced. In line with the recommended hierarchy for surface water disposal, a rainwater harvesting tank is intended to collect water from the south roof elevation with overflow being diverted to attenuation crates. The underground rainwater harvesting tank will be used to collect surface water for gardening purposes. Rainwater captured on the north roof elevation will be directed to attenuation crates. A channel/slot drain will collect any other surface water and be directed to the attenuation crates.