

DATE: 2nd April 2024

DESIGN AND ACCESS STATEMENT

Single dwelling, Land at Outrigg, St. Bees, Cumberland

Grid reference E 297172 N571558

For

Mr John Carr

Description

This statement is for part of land recently approved by Cumberland Council Ref: 4/19/2426/01, decision date 07.08.2020, development address Outrigg Yard, Outrigg, St. Bees. Development description, outline application (with all matters reserved for demolition of existing garages and residential development). The applicant Mr J.R. Carr has purchased the whole of the site and the development area is outlined red with the applicant ownership outlined in blue.

A right of way exists across land in the applicant's ownership and this will be unaffected by the development.

The whole site, at present, consists of lock up garages and store with the remainder hard paved with macadam and concrete. There is no permeability.

The applicant only wishes to develop part of the site for one dwelling and retain the majority of the garages.

The site location plan and site block plan show the retained garages and hard standing on the land belonging to the applicant. These plans also show new permeable paving adjacent to the new dwelling and soft landscaping (grassed gardens) elsewhere.

The new dwelling will be a three bedroomed, two storey, traditionally built structure with a first floor living room to take advantage of the views to the sea and golf course in the distance.

The applicant will retain part of the rear workshop as a garage workshop for domestic use when the dwelling is complete. The retained garages/stores to the east of the new dwelling will continue to be let as stores, not garages. Because the leaseholders will require access, the applicant has made provision in the plans for additional domestic parking to the northwest of the new dwelling to ensure continuous access to the east of the dwelling.

It is assumed that the applicant has permission to demolish a number of garages as the existing outline approval. The applicant wishes to retain garages, as it is important to the lease holders to have safe secure off-street parking, which also helps the relief of congestion on St. Bees Main Street.

It has been noted that the site is allocated as a 'brownfield' development site and it is assumed all matters related to this aspect have been considered at outline, in line with current local and national planning policy.

Design

The house is designed to the applicant's needs and aspirations in terms of spatial requirements and visual appearance. The applicant owns the Old Byre at Fairladies Farm, adjacent and the external visual scale and appearance is similar to Fairladies Byre and the neighbouring estate at Fairladies, with the use of similar materials. The buildings on the estate to the east are generally bungalows or dormer bungalows which are located on a steeply rising hillside.

There is a fall across the site of one metre and the building floor level will be approximately the same level as the garages' floor levels to the east.

Drainage

Foul drainage will connect to the main foul sewer. Surface water from the dwelling roof will connect to a private surface water drain, connected to a new soakaway under the new grassed area. The revised hard standing areas will all be designed to be constructed of permeable paving and will reduce the surface water run-off from the site.

Access and accessibility

The house will have a level access at the front and rear, designed in accordance with Part M and Part K of the Building Regulations 2022. There will be an accessible shower room with toilet in the ground floor hall. There will be garaging for two cars and two additional parking spaces.

Conclusion

The proposals are for one dwelling on a Brown Field site, previously approved as residential development. The proposals are recommended to Cumberland Council as meeting their policy requirements for residential development.

Geoff Wallace FCSD MCIAT