

Design and Access Statement

Amended 15th Jan 2021

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Three bedroomed detached dwelling at Plot 1 Fleatham Farm St.Bees Cumbria for Mr Michael Scholfield.

This design and access statement is designed to explain to the Planning Authority the design process behind the planning application considering, not only the national planning policy framework, the local planning policy and the statutory undertaking, but also the applicant's aspirations.

The drawings are: 20/0267/

1. Ground floor plan
2. First floor plan
3. Elevations
4. Block plan and location plan
5. Proposed elevations with previous approved elevations superimposed (shaded Green)

Introduction.

The site was approved in outline for a residential dwelling in 2006 Ref 4/06/2540/0, and detailed plans were approved on the 4th October 2018 Ref 4/18/2290/0F1. The new proposals are based broadly on the previously approved plans but differ enough for the local planning authority to consider it necessary for a full new application to be submitted for consideration. The main differences in the proposals involve the roof profile and all the services etc will remain as previously approved save for surface water which will now enter a discovered surface water drain.

Design.

When considering the new designs, the applicant was aware of the constraints put on the previous applicant by the planning authority to protect the amenity of the existing bungalow on High House Road and this design and access statement addresses these concerns.

The house design is based on the same footprint as the existing approved dwelling, but the floor level is one metre lower. The approved dwelling had a single storey rear utility extension protruding to the rear and this has been removed to increase the distance between the new dwelling and existing dwelling on High House Road.

The garage has been removed as part of the new building and this has allowed for lowering the ground floor level and first floor levels throughout the new building. There is parking on site for two cars

The roof profile has been redesigned.

The combination of the reduced floor levels and the change in the roof plan dramatically reduce the perceived height of the dwelling reducing further any perceived overshadowing of dwellings on High House Road. The new ridge is the same height as the existing but because it is turned perpendicular to the original the overall visual appearance of the north elevation is dramatically reduced.

As far as possible windows on the north elevation of the dwelling reflect those previously approved save that they are at least one metre lower down again reducing any impact on the adjacent buildings. There is still one-bedroom window on the north facing elevation but this has been specifically designed to be at the acute angle thus avoiding any direct angle of vision and is at approximately 45° to the existing dwelling rear extension. Even given the lowering of the floor level this window will only overlook the dwelling roof and it would not be practically possible to see from the bungalow into the new dwelling and visa versa. There are no private garden areas overlooked by this window.

Scale and Appearance.

The house is designed to be of a scale and appearance proportional to the site as previously approved and the scale of recent development in the surrounding village and is based on the previously approved footprint.

The building would be traditional construction with contemporary design features, reflecting the features of the new and existing dwellings in the immediate vicinity. The walls will be a combination of local masonry with quoins and self-coloured white render, dark grey u.p.v.c window and door frames, fascia's, soffits and rainwater goods with a grey facing brick plinth.

The site rises to the access road and the dwelling will be cut into the landscape, to maintain a low profile on the entrance side of the dwelling and keep the ridge height to a minimum (That is no higher than the original ridge previously approved). The scale and proportion of the building will be in context with the surrounding dwellings.

Drainage.

The new dwelling will connect to the mains drainage for foul sewage. The surface water will go to an existing surface water drain on site This drain has be uncovered since the original application was approved in 2018. Drives and hardstanding will be self-draining, to maintain the equilibrium in rainwater absorption of the site.

Access and Accessibility.

The vehicular and pedestrian access to the whole site will remain as existing. There will be a new drive and footpath to the new home. The main house will have a level front access, in compliance with Part M of the Building Regulations.

There is parking space for two/three cars on the drive

There will be a ground floor toilet directly accessible from the garage and the rear door, which will have a level access.

Conclusions.

The proposals are for an infill site with approval as a building plot and the applicant has maintained the principle of the original approval altering it to meet his own specific needs while considering the previous concerns of the local authority and the neighbouring amenity.

With this in mind the proposal is recommended to Copeland Planning Authority for consideration as an improvement to the original design, because of the lower floor level, and also meeting the modified aspirations of the applicant.