

**DESIGN & ACCESS STATEMENT
(WITH ENERGY STATEMENT)**

FOR

**PROPOSED NEW TWO STOREY DWELLING
(AND GARDEN ROOM)**

AT

**LAND TO THE SIDE OF
WHITRIGGES COTTAGE, HAVERIGG RD, MILLOM, LA184EL**



October 2023

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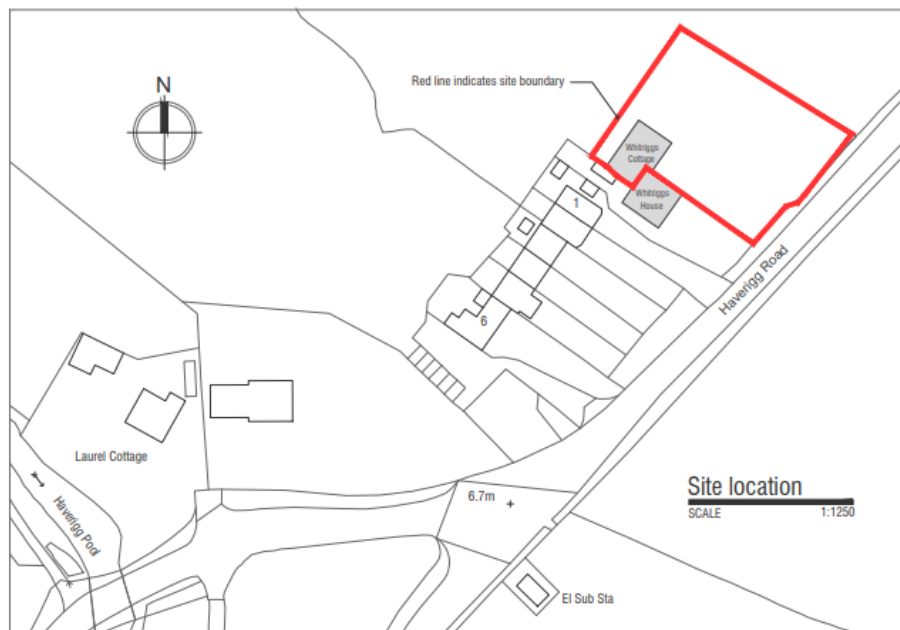
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1.0 **INTRODUCTION & PLANNING CONSULTATION**

1.1 This design and access statement accompanies a Full Planning Application for the following works:-

- Proposed new two storey dwelling (and garden room) at land to the side of Whitriggs Cottage, Haverigg Rd, Millom, LA184EL

1.2 The proposed plot is within the curtilage of Whitriggs Cottage. Whitriggs Cottage was constructed in the 1980s to the rear of the original 1800s Whitriggs House - on the former garden and orchard belonging to Whitriggs House. The proposed plot/ garden passing to Whitriggs Cottage when the title deeds were separated.



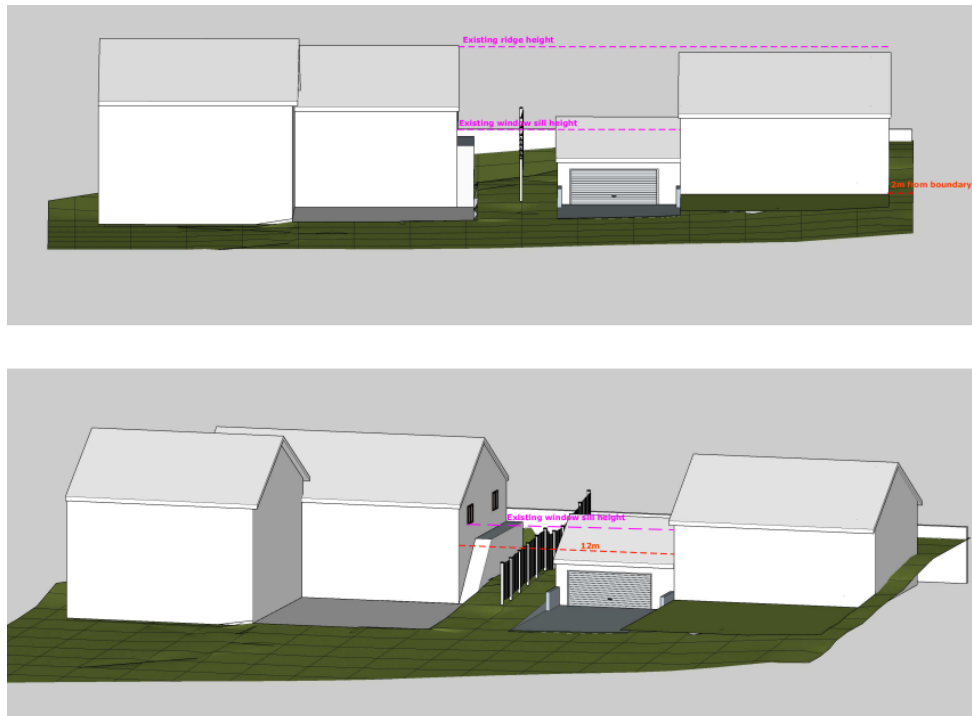
1.3 The proposed new dwelling has been designed to meet the requirements of the National Planning Policy Framework and Local Planning Policies.

1.4 Prior to this full Planning Application the proposed development has been subject to both a homeowner pre-application enquiry and a formal Pre-app Application – with advice provided by Planning Officer Chloe Unsworth on 17 November 2020 and 8th October 2021 respectively.

1.5 The homeowner pre-application enquiry returned the below advice;

ADVICE RECEIVED NOVEMBER 2020	DESIGN RESPONSE
i Having reviewed your pre-application enquiry to erect a dwelling within the garden of Whitriggs Cottage, I can confirm the principle of a dwelling would be acceptable, based on the Interim Housing Policy.	
ii As you may be aware on the 9th May 2017 Copeland Borough Council declared that it cannot demonstrate a five-year supply of housing sites. The Council will however continue to support application that are in accordance with the development plan, however to encourage sustainable development an Interim Housing Policy has been issued.	The proposed house is designed to have insulation exceeding the requirements of Part L of the current Building Regulations, be heated by air source heat pumps and have PV/ solar panels. The house will also be constructed using robust construction methods and materials to minimise future maintenance and repair required. The site is located in a sustainable location when considered within the context of paragraph 11 of the NPPF
iii Under the Interim Housing Policy, residential proposals will be supported by the Council when they are within or contiguous to the defined settlement boundary identified within the Copeland Local Plan and satisfies other criteria; despite the site being located outside of the settlement boundary of Haverigg, a dwelling would be acceptable following the line of the built form.	The proposed development location is contiguous to the settlement boundary and follows the line of built form.
iv I would note I have concerns regarding the potential location of the property, as there is a clear building line that would need to be maintained. In addition, a new dwelling would need to satisfy Policy DM12's separation distances. Based on the existing site, a minimum of 12 metres would need to be retained between the conservatory at Whitriggs Cottage and a gable or windowless elevation.	The front building line to the new dwelling matches the existing building line of Whitriggs Cottage. The existing conservatory connected to Whitriggs Cottage will be demolished – and the separation from Whitriggs Cottage to the new blank gable of the new dwelling will be 12m (over the roof of the lower garage).
v Alongside issues with regard to the location of the dwelling, I would also advise that I have concerns with regard to the potential loss of amenity space. I would therefore advise adequate amenity space for both properties would be need to be provided and maintained	A proportionate amount of amenity space has been allowed for both the new dwelling and the existing Whitriggs Cottage.

1.6 Pre-app Application (PAA/21/0026) advice received October 2021



Massing image accompanying the formal pre-app application

The pre-app advice concluded:

- 1.7 The site is located in a sustainable location when considered within the context of paragraph 11 of the NPPF. The provision of a new dwelling within the garden area of the existing property appears to be achievable without resulting in any significant impacts within the locality. The provision of a new dwelling will result in a small boost to the delivery of housing within the Borough.

Key elements of the advice;

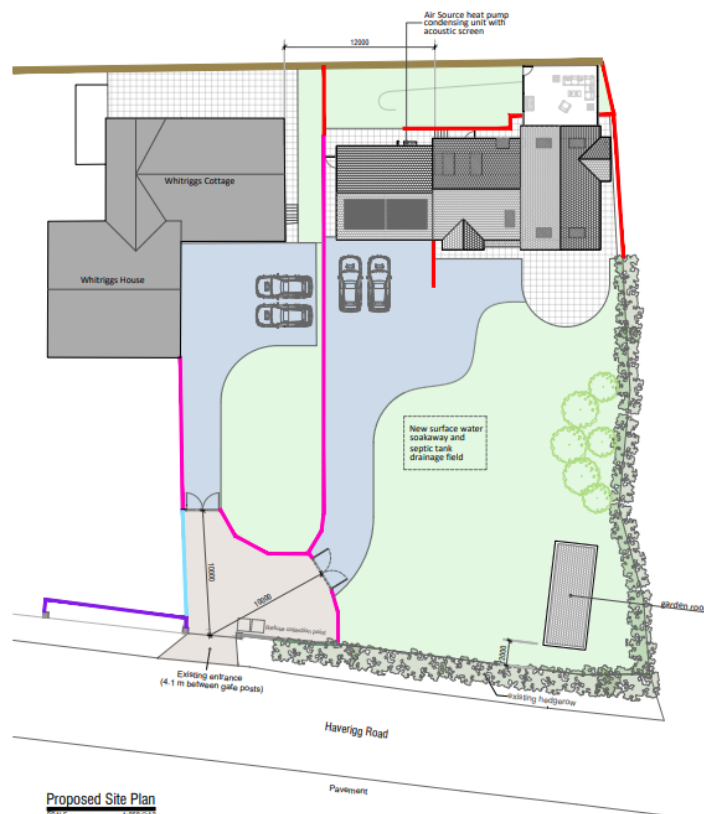
ADVICE RECEIVED NOVEMBER 2020	DESIGN RESPONSE
<p>i Scale and Design Policies ST1, DM10, DM11, and DM12 of the Local Plan, and section 12 of the NPPF seek to secure high standards of design for new residential properties. These policies seek to create and maintain a reasonable standard of amenity, and set out detailed requirements with regard to standard of residential amenity, including the provision of parking spaces, separation distances and open space. The proposed dwelling follows the building line, stepped back from the road and it will be well related to the neighbouring property. The proposed dwelling is comparable in floor area to the existing dwellings to the south and it will not be excessively prominent within the street scene. The proposal will also provide suitable outdoor amenity space and the layout of the site will be appropriate.</p>	<p>Both the existing property and proposed new dwelling will maintain a reasonable standard of amenity, including the provision of parking spaces, separation distances and open space. The proposed dwelling follows the Whitriggs Cottage building line, stepped back from the road and will relate to the neighbouring properties</p>
<p>ii Residential Amenity the interface separation distance achievable between Whitriggs Cottage and proposed dwelling satisfied the 12 metres specified in Policy DM12. Although to ensure this is secured, the removal of the conservatory would need to be carried out before the submission of the dwelling planning application.</p>	<p>The new proposal also adheres to the separation distances set out in Policy HSG 8 of the adopted Copeland Local Plan 2001-2016 and been sited with only blank a gable facing the neighbouring amenity spaces.</p>
<p>iii Highway Conditions and Parking Policy DM22 seeks to ensure developments are accessible to all users and encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene. I would advise you include a site plan within the application submission to highlight the off-street parking spaces and turning head to satisfy Policy DM22.</p>	<p>The site access has been designed to meet the pre-sought advice of the highways. See below advice received within the section 9.0 below.</p>

2.0 DESIGN CONCEPT & SITE CONTEXT

- 2.1 The plot for the proposed dwelling is situated within the large sloping garden/ lawn to the side of the existing Whitriggs Cottage. The plot is surrounded by agricultural open fields with the existing Whitriggs Cottage and Whitriggs House to the immediate southwest and Haverigg trunk road to the immediate east. The plot is vacant and has been used as a garden since the original Whitriggs House was constructed in the 1800s. No buildings have been built on the plot previously nor has the plot been used for commercial purposes and therefore there is no contamination of the ground.
- 2.2 The proposed new dwelling has been designed to ensure the privacy of adjacent properties with no windows overlooking any adjoining properties. The new dwelling has 12m of separation from its blank gable to the side elevation/ first floor windows of Whitriggs Cottage (over the garage roof). Whitriggs House is a traditional Victorian stone faced double fronted house and the adjoining Whitriggs Cottage is of a more modern simple appearance. The new dwelling sits back on the building line of Whitriggs Cottage to avoid dominating the more characterful Whitriggs House in the street scape.
- 2.3 To ensure the garage roof does not foul the outlook of the existing first floor windows at Whitriggs Cottage - the new garage is set lower than the proposed new dwelling (having a finished slab level the same as the existing cottage ground floor level). The new dwelling sits higher in the ground to avoid excessive excavation and to enjoy the surrounding views. The southwestern part of the new dwelling has a ridge line to match the existing Whitriggs Cottage providing continuity of the building form - terminating in a facing gable with higher ridge line to the northern section.
- 2.4 The proposal has been designed to relate to the vernacular of nearby properties with traditional Victorian gabled roof/ elevations and double bay window but of a contemporary style. The ground level to the rear of the new dwelling is higher than the front allowing for a large bridging balcony accessed from the first floor.

- 2.5 The new private drives will provide sufficient space for turning and parking multiple cars.
- 2.6 Provision of new single storey double garage with duo pitched roof suitable for solar panels
- 2.7 The property will be served by a new sewage treatment plant onsite and surface water soak away/ drainage field.
- 2.8 The client wishes to insulate the property exceeding that required to meet the current Building Regulations and provide space heating and hot water by means of an air source heat pumps (located within an acoustic enclosure to the rear of the garage)
- 2.9 Proposed single storey shallow pitched roof garden room located at the bottom of garden (front garden) with a contemporary style. Garden room positioned so as to reduce its visibility from the highway, the adjoining agricultural fields and adjoining properties (screened by the proposed new dividing fence).

2.10



3.0 USE

- 3.1 The proposal is for a two storey 3 - 4 bedroom dwelling/ house

4.0 AMOUNT

- 4.1 The house has a footprint of 115 m2 plus the attached garage footprint of 58m2. The GIA of the house is 196m2

5.0 LAYOUT

- 5.1 The proposed dwelling is designed to appreciate the sloping levels of the site and to align the frontage sympathetically to the immediate neighbouring properties. The main living accommodation (and master bedroom) is located at first floor to benefit from the panoramic views (as the new dwelling will be cut into the sloping site the first floor to the rear is partially at external ground level). Space for a small passenger lift has been allowed for between ground and first floors. The ground floor has an immediate connection to the front large garden and amenity. The positioning of the new dwelling is balanced on the plot whilst ensuring the 12m separation is maintained from the existing first floor side windows of Whitriggs Cottage (with double garage provision set a lower level within the 12m).

6.0 SCALE

- 6.1 The scale of the development on the plot is balanced and proportionate - appreciating the scaling of the existing adjoining properties. The new dwelling is set back from the more characterful Whitriggs House on the building line of Whitriggs Cottage. The double garage is subordinate and set lower to ensure the side outlook from Whitriggs Cottage is not affected. The ridge line of the new dwelling is the same as Whitriggs Cottage – with the northern section of the new dwelling terminating with a raised gable.

7.0 LANDSCAPING

- 7.1 The property enjoys a significant private amenity space with landscaped garden/ lawns to the front and rear. The existing hedgerow to the northern and eastern boundaries is to be retained fully (except for the section along the side of the new dwelling which will have a fence atop a new retaining structure). The rear existing stone boundary wall will be retained. A new timber panel/ close boarded fence will be erected to separate the plot from Whitriggs Cottage and afford privacy. The private driveways will be gated and finished with a permeable material. The site entrance will be finished with permeable tarmac.

8.0 APPEARANCE

- 8.1 The new dwelling will have a contemporary appearance with Victorian design cues (Duo pitched roof gables and double storey bay window) providing relief to the front elevation.
- 8.2 The roof will be slate grey concrete tiles and the walls a combination of render and natural stone.
- 8.3 The windows and doors are to be anthracite grey PVCu/ aluminium. With the main entrance door and garage doors potentially being contemporary timber/ aluminium doors. Black PVCu fascia boards/ soffits, gutter and downpipes.

8.4



9.0 ACCESS

9.1 Site access from Haverigg Road is to utilise and share the existing entrance to Whitriggs Cottage. The width between the existing gate posts is 4.1m and the new shared entrance will afford 10m of off road approach to prevent vehicles fouling the trunk road whilst negotiating the gates to the private drives.

9.2 Refuse vehicles do not enter the site for collection at Whitriggs Cottage or Whitriggs House and pick up from Haverigg Road. The new shared entrance provides a space for refuse collection accordingly.

9.3 Highways department advice received 26th February 2021

There is no objection in principle to the use of the more central access being shared, in line with the Cumbria Design & Development Guide and appendix 4 Highways, we would expect the access road and entrance be 4.1m (minimum of 3.7m to allow for fire appliance access), the access road width of 4.1m needs to extend a minimum of 10m to allow for vehicles to pass and this will also prevent vehicles stacking within the public highway waiting to enter the driveway.

10.0 FLOOD ZONE

10.1 The plot of the proposed new dwelling is not within a flood zone.

11.0 **ENERGY STATEMENT**

- 11.1 The new dwelling will be subject to a SAP calculation to comply with current Building Regulations. The Client is wishing to exceed the minimum requirements.

ELEMENT	DESIGN APPROACH
i Fabric	Fabric first approach to energy efficiency with floor, wall and roof insulation in excess of the current Part L of the Building Regulations. High level of airtightness performance in accordance with Part F of Building Regulations
ii External Doors and Windows	High performance external door and windows sets with low emissivity (low-E) glass.
iii Overheating/ solar gain	The well insulated building fabric will regulate heat loss and heat gain. Principal rooms face southeast to maximise early day positive solar gain. Trickle vents and opening window casements will provide background cross flow ventilation.
iv Natural Light	A combination of large windows and skylights to principle rooms maximising natural lighting - reducing the need for artificial lighting.
v Artificial Lighting	All internal light fittings will be LED
vi Renewables	Air source heat pump to provide hot water and space heating (with underfloor heating acting as a heat reservoir). A convention fossil fuel boiler will be not be fitted to the new dwelling. Roof mounted photovoltaic panels will contribute towards powering the heat pumps and the household generally with any surplus electricity generated being sold to the National Grid.