

DESIGN AND ACCESS STATEMENT

Torpoint
Egremont Road
St Bees
CA27 0AS

For Mr Boag

May 2022
Job no. 22037

Rev A – 2.4 Appearance amended



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1. Introduction

Torpoint is a 3-bedroom bungalow set within a sloping garden with off-street parking and detached double garage.

To the rear is a uPVC conservatory with raised deck, providing space to enjoy the views out over the coast and Irish sea.

The property is traditionally constructed with rendered walls, uPVC windows and doors and a natural slate roof. Gutters and downpipes are brown uPVC.

2. Design Statement

2.1 Amount

The proposal is to demolish the uPVC conservatory and construct a new single storey sunroom to the rear, as well as building a new single-story extension to the south, creating a five-bedroom property.

The applicant would like to make upgrades to the property including replacing all the windows, incorporating triple glazing along the road side & replacing all the gutters and downpipes.

2.2 Layout

A detailed layout of the proposal is shown on JCA drawing number 22037/04 submitted with the application.

To the ground floor the proposal includes internal alterations to create an open plan kitchen, dining and sunroom space making the most of the uninterrupted views to the west of the development. Two windows are proposed to be altered to form doorways providing access into the garden / patio areas.

Two new space saving staircases are proposed to give access for storage in the attic and a new hallway is shown providing access into the new extension by altering bedroom 2.

To the new extension, two double bedrooms are proposed with a jack & jill style ensuite.

2.3 Scale

The scale of the extension has been carefully considered in relation to the existing property and its setting.

The above has all determined the form & scale of the proposal and as drawn it sits comfortably within its surroundings.

2.4 Appearance

The development will be constructed using materials sensitive to the site. The windows and doors will be uPVC or powder-coated aluminium, in an anthracite grey. Externally new walls will be finished in a render to match the existing. The roof will be natural blue / grey slate.

Gutters and downpipes will be black uPVC.

It is proposed that the windows and doors throughout are replaced, as well as the gutters and downpipes. The property will also be repainted in an off white.

2.5 Landscaping

Some minor landscaping works are proposed as part of the development. The proposal includes a new rear raised patio to replace the existing timber one which is not in a good state of repair, plus altering ground levels to provide a level access patio from the kitchen and bedroom 3.

2.6 Sustainability

The works will be carried out to fully meet the insulation requirements of Building Regulation Part L.

It is intended local contractors will be engaged where possible to construct the extension and also that local materials are used wherever possible, again to reduce carbon footprint.

3. Access Statement

The house is located on Egremont Road, St Bees. The house has an existing driveway off Egremont Road which will not be affected by the development.

There is access for emergency vehicle services which will not be affected by the proposal.

4. Photos



View from Egremont Road



North East Elevation



South East Elevation



View from garden of south corner of property



View from garden of west corner of property



View from garden