

Design and Access Statement

Ms A. Taylor

**Proposed Replacement Dwelling,
Vale View, Egremont**

Date: 5th October 2021 (Revision A Feb 2022)

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Use :

The planning application submitted seeks full planning, for the construction of a single detached house, within the site of the former dwelling No. 3, Mill House, Vale View, Egremont.

The Site :

The application site is approximately 0.04ha area of made up of consolidated ground.

Historically the location of No. 3, Mill House, Vale View, the site included a four-storey end of terrace house, containing 4 flats, with domestic garden, vehicle access and garage.

In August 2012, following a period of extreme and sustained heavy rainfall and with the adjacent river weir damaged, the rear elevation of No. 3, Mill House, Vale View, collapsed into the river Ehen. Soon after the collapse, Copeland Building Control handled a controlled demolition of the remaining above ground structure but it is understood that foundations and drainage remain on site, where they served the original dwelling.

In 2013 the Environment Agency undertook works to repair to the weir, fill the former mill race and construct a flood defence wall; from the end of the neighbouring terraced house, along the full length of the site's riverbank boundary, the length of the adjacent site and under/beyond the South Street Road bridge.

With the site now benefiting from flood defences and substantial improvements having been made by the environment Agency, the applicant wishes to re-provide their family home on the land that it previously occupied and still remains within their ownership.



Dwelling Demolished

Remaining Property

Image 1: Google image of Site April 2011 showing garden wall and property subsequently demolished



Image 2 left: Site April 2021, cleared site with flood defence wall to river/rear boundary. Image 3 right: area where former building was located.

Opposite is a terrace of two storey dwellings and the west is a single storey property set back from the pavement behind a garden hedge. (Reference images 3 & 4)



Image 3 left: Elevation of properties opposite and Image 4 right: Property adjacent, behind garden hedge/fence.

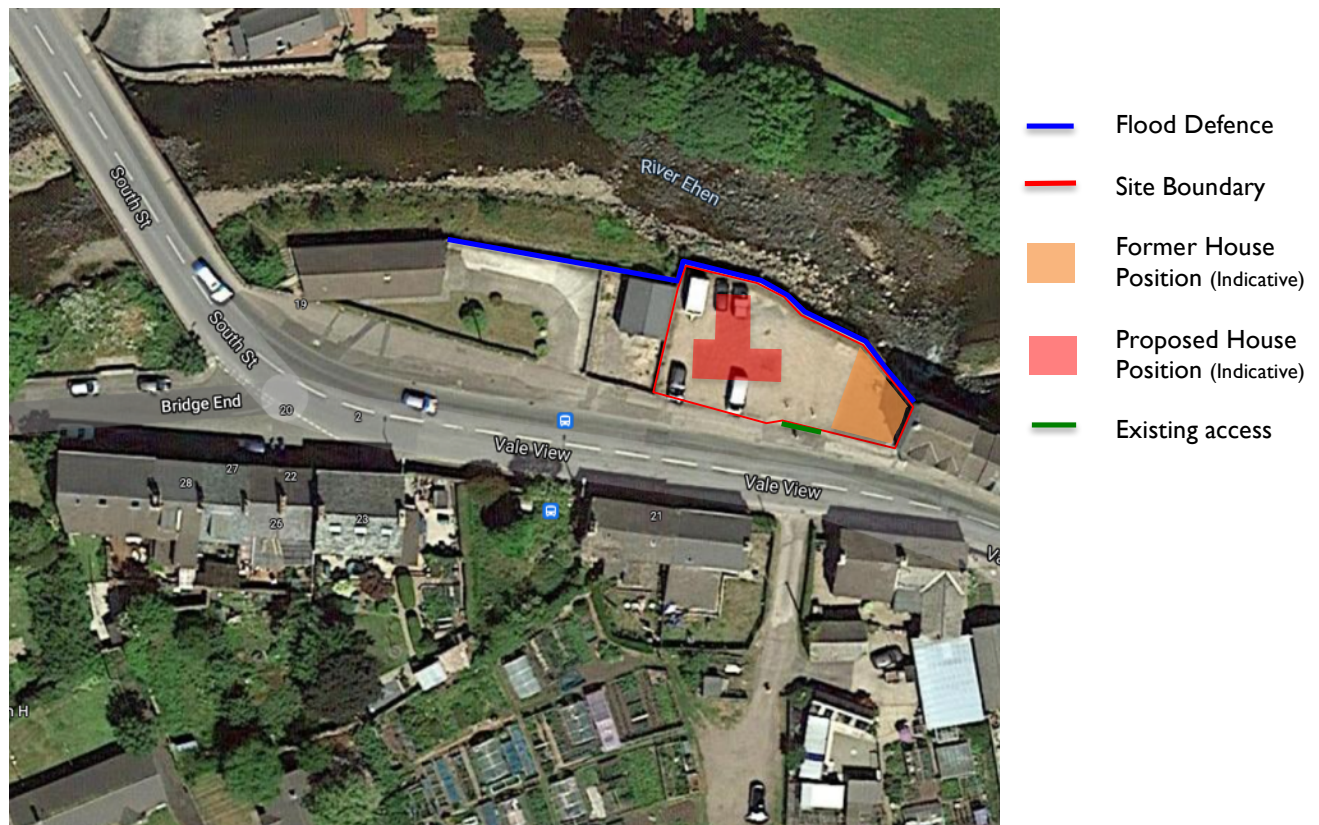
Layout :

The proposed dwelling is located towards the western side of the site, enabling the existing vehicle access position to be retained. Proposed parking is located towards the east of the site, where the former dwelling was located. This positioning on the site resulted from early discussions with the Environment Agency to;

- Maintain a gap, between the new structure and the river wall, to ensure structural independence, as well as allowing enough room for inspections and maintenance when required.
- Provide sufficient space for machine access so, that the rip-rap at the toe of the wall adjacent to the weir can be replenished in the future.

Vehicle access will be provided via the existing dropped kerb and pedestrian access will be from the pavement, further along the southern boundary, leading to the front door.

The design of the three-storey dwelling has evolved with bedroom and living accommodation above the predicted flood levels (as detailed in the FRA). Although the accommodation is raised, the ridge height will not be higher than that of the neighboring end of terrace nor that of the house previously on the site, ensuring that the proportions of the proposal will be appropriate for the surrounding context.



Internally the main entrance lobby, WC, utility, garage and storage are located on the ground floor. The main living accommodation and master bedroom will be located to the first floor, with balcony and external stairs. Three further bedrooms and a bathroom are located on the second floor (Reference images 6, 7 & 8)

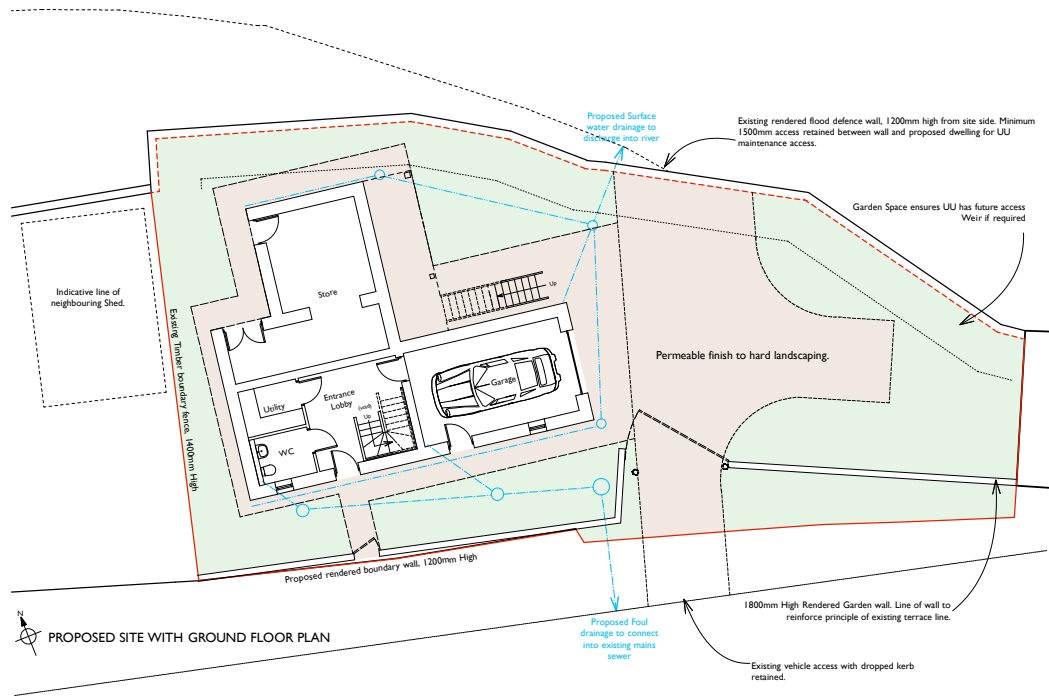
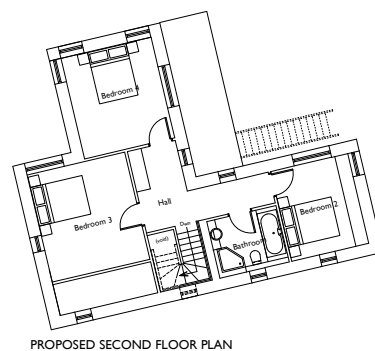
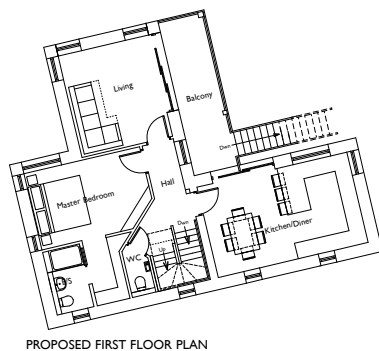


Image 6: Site plan including Ground Floor Layout.



Images 7&8; First and second Floor Layouts.

The front elevation line will be close to parallel with the opposite housing, although set back from the pavement edge, behind a garden wall, as the neighbouring single storey premises, to the west, which is set back behind a hedge.

Scale and Volume :

The planning application sees the proposal of a single, detached, three storey dwelling. Although taller overall than the single storey premises to the west and the two-storey housing opposite, the height and proportions of the proposed dwelling will step down from that of the three-story end of terrace to the east and will be a storey lower than the former dwelling on the site, reflecting the varying building heights of the historic and current street scene. (Reference images 9 & 10)



Image 9 lft: Historic Google street scene, four, three and two storey dwellings making up the terraces. Image 10 rgt: Current street elevation, three and two storey properties (opposite a two storey terrace.)

Appearance :

The appearance and choice of materials have been proposed to complement the vernacular architecture, of the surrounding area, resulting in a contemporary aesthetic, which respects its context without being a pastiche design.

The roadside elevation is traditional in its styling, render and stone with banding details to reflect the surrounding terraced properties. The central stone section prevents the elevation from being too simple and highlights the main entrance. While the second door to the garage, helps reinforce the rhythm of the surrounding terraced properties. If possible, stone from the demolished house will be reused as a further link to the sites past. (Reference image 11)



Image 11: Proposed front elevation.

To the rear, the design reflects the riverside elevations of neighbouring properties to the east, with timber style cladding, glazing and balconies offering views over the river. (Reference images 12&13)

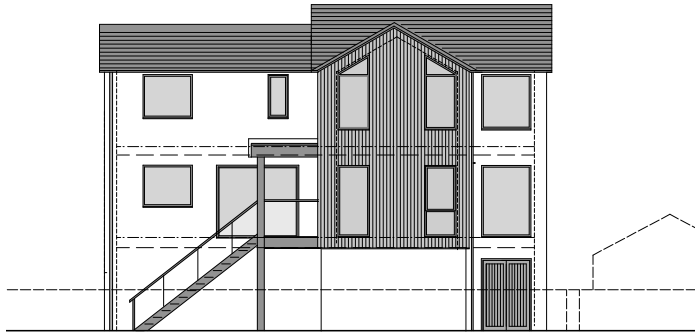


Image 12 lft: Proposed rear, riverside elevation and Image 13 rgt: Rear riverside elevations of adjacent premises with eclectic mix of balconies and timber cladding.

Landscaping :

The site is currently made up ground with compacted hard-core surface finish, boulders to the southern boundary and a gated vehicle entrance. To the rear/river boundary is a 1200mm flood defence wall. To the east the end gable of the terraced housing and to the west a 1350mm timber fence, with timber shed adjacent.

The proposed scheme sees the introduction of parking/turning head, patio area and paths all of which would be finished in permeable materials. The remaining site will be lawn/planting associated with a domestic garden. (Reference image 6)

To the front boundary a rendered wall is proposed, generally 1200mm high with gated access to the parking / front garden. The wall towards the East will be 1800mm, reinforcing the line of the former terraced dwelling while also offering some privacy to the garden behind.

Access :

There is an existing vehicle access serving the site which, is currently used on a regular basis by vehicles parking. This access is to be retained and, based on OS maps, minimum visibility spays of 45m can be achieved in both directions, onto the 30 mile an hour road. A pedestrian gate further along the southern boundary, with slightly graded ground, will provide level access to the front door. The site allows suitable provision for parking, adequate to serve the size of property proposed. A turning space ensures access from the site onto the highway, will be in a forward direction.

As previously noted the proposed site layout also allows for maintenance/repair access to the flood defences/adjacent weir if necessary.

Drainage & Surface water management:

The former dwelling and majority of existing adjacent dwellings have foul drainage connects into the main drain and rainwater pipes that discharge both across the pavement into the road and others directly into the river.

The proposed drainage will reflect the existing with; surface water discharging into the river, via a sump pump connections and foul drainage connected into the existing main drains.

The finish of all 'hard-standing' will be permeable and the remainder of the site laid to lawn/planted, to minimise levels of surface water run-off but, if required by UU, attenuation systems with hydro-breaks can be incorporated, to limit the flow rates of the surface water.

Non-return chambers will also be included into the foul drainage design to prevent backflow into the proposed dwelling if flood events occur.