

Design & Access Statement – Plot 3, Bay View Close, Millom, LA18 5ES

1. Introduction

This Design & Access Statement supports the reserved matters submission for the proposed construction of a new four-bedroom detached dwelling at **Plot 3, Bay View Close, Millom, LA18 5ES**. Outline planning permission has previously been granted for residential development on this site. This statement demonstrates how the detailed design accords with the approved principles, local planning policy, and good design practice.

The proposal delivers a high-quality family home of appropriate scale, appearance and layout, respecting the surrounding built form and enhancing the character of the area.

2. Site Context & Surroundings

Plot 3 sits within an established residential setting characterised by modern detached and semi-detached dwellings. The surrounding area features a mix of rendered and stone-finished properties, generous gardens, and off-street parking.

The plot is well-proportioned and capable of accommodating a detached dwelling without resulting in overdevelopment. The design reflects local materials and architectural patterns to ensure the new home integrates comfortably within Bay View Close.

3. Proposed Development

The proposal is for a **two-storey, four-bedroom detached dwelling** with the following internal layout:

Ground Floor

- Entrance hall
- Lounge
- Open-plan kitchen/dining area
- Utility room
- Ground-floor WC
- Under-stairs storage

First Floor

- Four bedrooms
- Family bathroom
- Ensuite to master bedroom
- Landing and storage cupboard

Elevations & Materials

The external appearance incorporates a mix of traditional and contemporary materials, including:

- **Off-white render**
- **Black stone quoins**
- **Black stone cills**
- **Black stone cladding**

This combination provides a robust, attractive finish that complements nearby properties while offering a clean, modern aesthetic.

4. Scale & Massing

The dwelling is two storeys in height, consistent with surrounding residential development. The footprint and ridge height sit comfortably within the plot, maintaining appropriate separation distances and avoiding overshadowing or overbearing impacts.

The scale is appropriate for a four-bedroom family home and aligns with expectations set out in the outline approval.

5. Layout & Site Arrangement

The dwelling is positioned to provide:

- A clear and legible entrance
- A private rear garden
- Adequate separation to boundaries
- Space for off-street parking (2–3 spaces, in line with local standards)

The internal layout offers efficient circulation, good natural light, and functional family-friendly spaces.

6. Appearance

The design uses simple, well-proportioned elevations with balanced window placement and traditional detailing such as stone quoins and cills. The off-white render provides a clean aesthetic, while the stone elements visually anchor the building within the local context.

Roof form and fenestration follow common patterns in the area, ensuring the dwelling integrates well with neighbouring properties.

7. Landscaping

Landscaping will be modest and in keeping with the residential character of Bay View Close, including:

- Soft landscaping to front and rear gardens
- Boundary treatments consistent with neighbouring plots

- Hardstanding for parking and access
- Opportunities for planting to soften the frontage

A full landscaping plan can be provided if requested by the planning officer.

8. Access & Movement

Vehicular Access

Access will be taken from the existing road network serving Bay View Close. Parking provision will meet local standards for a four-bedroom dwelling.

Pedestrian Access

A clear pedestrian route leads directly to the front entrance. Level access is provided in accordance with Building Regulations Part M.

Inclusive Access

The design ensures:

- Level thresholds
- Wide circulation routes
- Ground-floor WC
- Good visibility and lighting
- Safe access for all users

9. Sustainability

The dwelling will incorporate modern construction methods and comply with current Building Regulations, including:

- High-performance insulation
- Efficient heating systems
- Low-energy lighting
- Water-efficient fixtures
- Potential for EV charging

Materials are durable and locally appropriate, reducing long-term maintenance and environmental impact.

10. Drainage

Surface water and foul drainage will be designed in accordance with Building Regulations and local authority requirements. As a single dwelling, standard connections are typically acceptable, but a drainage strategy can be provided if requested.

11. Compliance & Notes

The accompanying drawings include standard professional notes such as:

- “Do not scale from drawing.”
- “All notes are guidelines only and should be approved by building inspector.”
- “Any structural details required to be provided by a structural engineer.”
- “All dimensions and specifications should be verified by client and/or contractor before construction begins.”

This DAS acknowledges these notes and confirms that all construction will comply with relevant regulations.

12. Conclusion

The proposed dwelling at **Plot 3, Bay View Close, Millom** represents a well-designed, appropriately scaled addition to the local area. It aligns with the outline approval, respects neighbouring properties, and provides a high-quality family home using materials that complement the surrounding built form.

The design is functional, attractive, and consistent with local planning policy, and the access arrangements ensure safe and inclusive movement for all users.