

FOX-AD

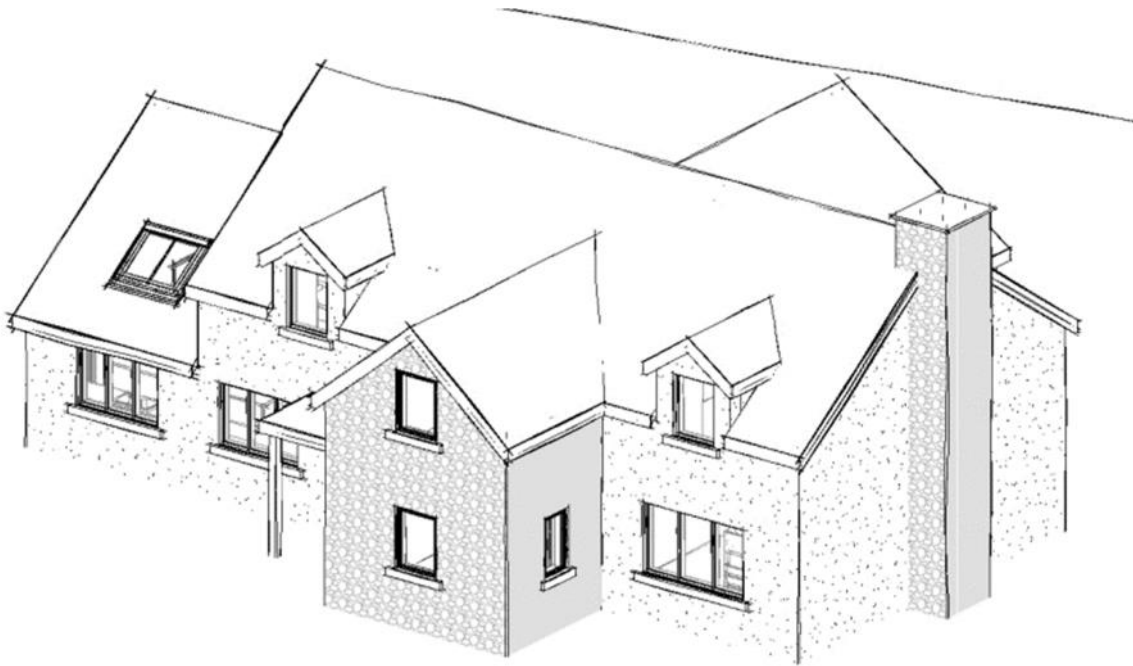
Design, Access & Energy Statement

For

The construction of a detached 4-bedroom (room in roof type) dwelling

At

Land next to 93 Market Street – Millom – LA18 4AJ



REVISION A – 17-03-2022

This document is to be read in conjunction with FOX-AD LTD Planning Documents.

1. Introduction

Fox Architectural Design Ltd has been appointed by Miss. Camilla Fallows to design & apply for planning permission to construct a new 4-bedroom family dwelling to a section of land formerly associated with No. 93 Market Street in Millom.

The purpose of this document is to provide the local authority with a design proposal that is fit for purpose in terms of the client's requirements, respects the neighbouring properties, and remains sympathetic to its local and immediate setting.

In addition to this document is a set of drawings they are as follows:

- 21-55-P-L - Location - Block Plan
- 21-55-P-01 - Proposed Site Plan
- 21-55-P-02 - Plans as Proposed
- 21-55-P-03 - Elevations as Proposed 01
- 21-55-P-04 - Elevations as Proposed 01
- 21-55-P-05 - Proposed 3D Sketches 01
- 21-55-P-06 - Proposed 3D Sketches 02

2. Location



(Fig.01 – Google Maps Aerial Image)

The site for this application is located to the Northeast of Millom approx. 70m East of the Market Street Junction with King Street as demonstrated within Fig 01 above and Fig.05 on Page 4.

The 70m section of road to the application site provides access to a commercial property, No.93 Market Street & 2 other detached dwellings.

As per Fig 02 below, the main access to No.93 will be shared with the new dwelling proposal. (Indicated with a purple line and hatching).



(Fig.02 – Google Maps Street View – Showing access road from the Market Street/King Street Junction)

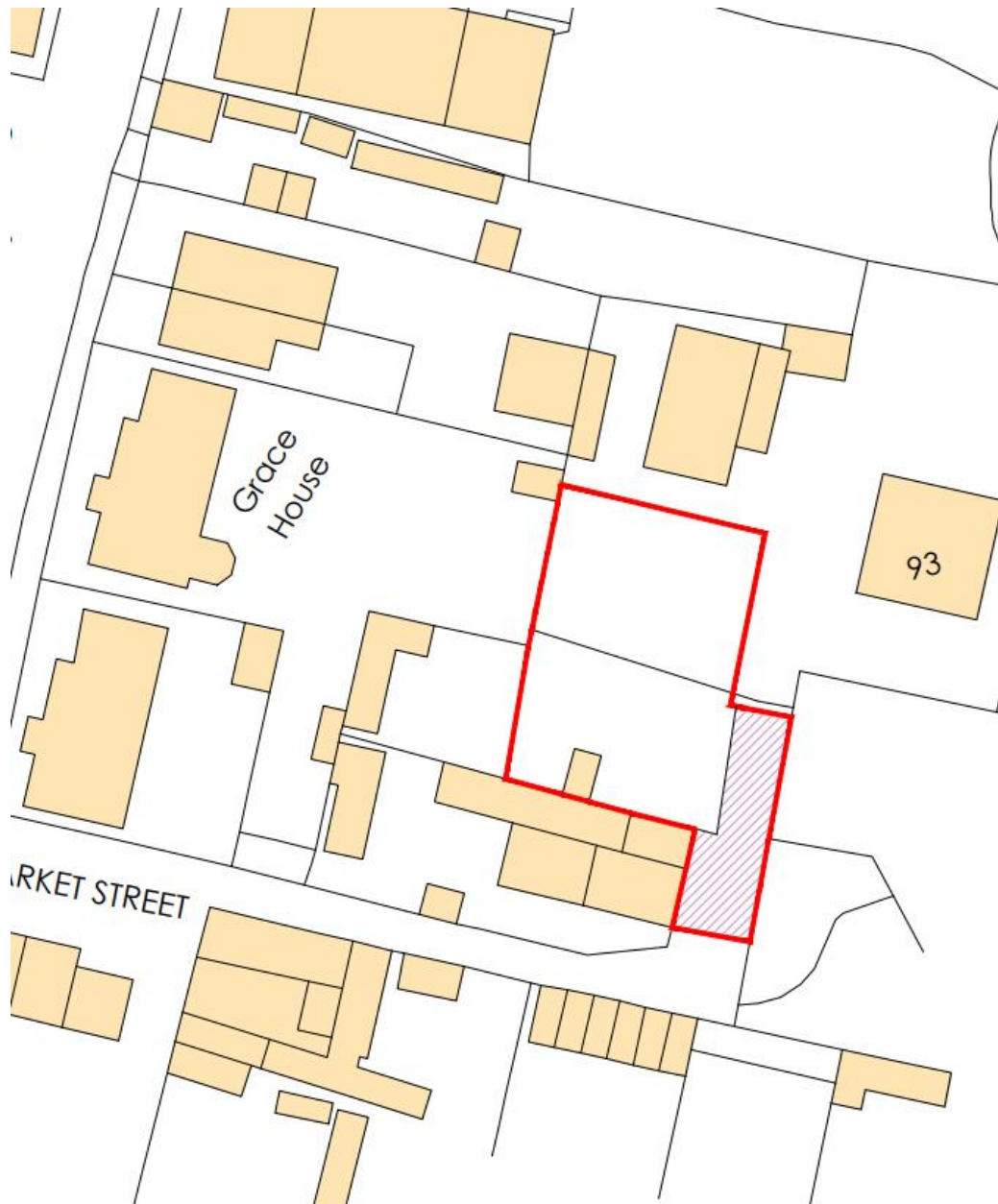


(Fig.03 & 04 – Private Access Road to No. 93 Market Street looking North & South Respectively)

3. Development Boundaries

The documents appended to this application clearly identify the site ownership, and application boundary with a red line as required by the Local Planning Authority. See Fig. 05 below.

The new dwelling proposal will share the access with No. 93 Market Street as shown with purple diagonal hatching.



(Fig.05 – Site Location Plan – see drawing 21-55-P-L)

4. Existing Site

The site forming this application is a parcel of garden land formerly associated with No.93 Market Street in Millom.

The land backs onto the rear gardens of dwellings fronting King Street and benefits from existing boundary treatments of high stone walls, trees & hedges for privacy.

A southern brick wall forms the separation boundary between the site and the commercial property.

The proposal would be classed as infill development due to the surrounding properties and would benefit from all Utility Infrastructures already in place for new connections.

High blockwork walls form the boundary to the dwelling East of the access road.

No. 93 Market Street is a 2.5 storey dwelling with a detached garage.

The following images have been provided to demonstrate the current condition of the application site.



(Figs. 06-09 – Showing the section of garden land forming the application)



(Figs. 10 & 11 – Showing the section of garden land forming the application)



(Figs. 12 & 13 – Showing the scale of the existing dwelling)



(Figs. 14 - 16 – Showing the private driveway & existing access road from King Street)

5. Local Architecture

This section of the document focuses on the local architectural precedents, looking at old and new building forms within close proximity to the site.



(Fig. 17 – Detached dwellings fronting King Street – Both rear gardens back onto the application site)



(Fig. 18 – Terraced Houses to the North-West of the Application Site fronting Lonsdale Road & King Street)



(Fig. 19 – Detached dwelling further West along Lonsdale Road – Opposite The Primary School)



Fig. 20 – Single Storey detached dwellings along Millom Road)



Fig. 21 – View looking South-West – Terrace houses along Market Street and built form South on King Street)



Fig. 22 – View looking West – 2.5 storey terrace houses along Market Street and built form South on King Street)

6. Pre-Application Feedback

Feedback as to the feasibility of constructing a dwelling on the site was received dated 13th January 2022 reference: PAA/22/0004 from Christie M Burns.

In general, the feedback stated that the submitted design for a new dwelling was too large and was not in keeping with the character of the area.

In addition to the required design alterations, it was advised that a Flood Risk Assessment & Ecology Survey be submitted with any planning application.

A copy of the feedback will be appended to the planning application submission.

7. Approach to Design

Limitations:

Below are some design limitations which have to be taken into account during the design process:

- Designing within an Area of existing residential properties,
- Designing with a privacy approach,
- Consideration of existing views from neighbouring properties,
- Built form vs site area,
- Distances to boundaries and neighbouring properties,
- Working within a defined site boundary,
- Overlooking – consideration of public view,
- Scale & Appearance of the new dwelling proposal,

Opportunities:

During the design process there are several site opportunities which will be taken into consideration:

- Meeting the expectations and needs of the client,
- Creating a modern precedent for similar development/infill projects in the local area,
- Producing a simple but modernistic design,
- Maximising natural light entering the new design proposal,
- Generating visually interesting Architecture,
- Respecting the neighbouring properties and retaining privacy through good design,
- Proving the local area with a detached family dwelling,

8. Proposal

FOX-AD LTD has worked closely with the client to establish a design proposal which meets their expectations and 'wishlist' for the new dwelling proposal which has been designed to provide a spacious family dwelling with off road parking and sufficient external amenity space.

The proposed drawings appended to this document as listed in Section 01 clearly shows the extent of the proposal, its position/orientation on the site, and distances to neighbouring properties.

Access:

Access to the site as mentioned previously is via the access road off of King Street. The existing driveway serving as access to No. 93 Market Street will be retained and shared with the new dwelling proposal.

The main access into the new dwelling is via the Eastern aspect, with additional entrance points to the rear (Western aspect), into the Living Room and Utility, & Southern aspect by way of the Kitchen/Dining Room.

Off road parking sufficient for 3 vehicles is clearly shown with adequate reversing/turning distances to the existing boundary wall.

The rear amenity will be safe and secure with access gates provided to the North & South respectively built into the timber fence boundary.

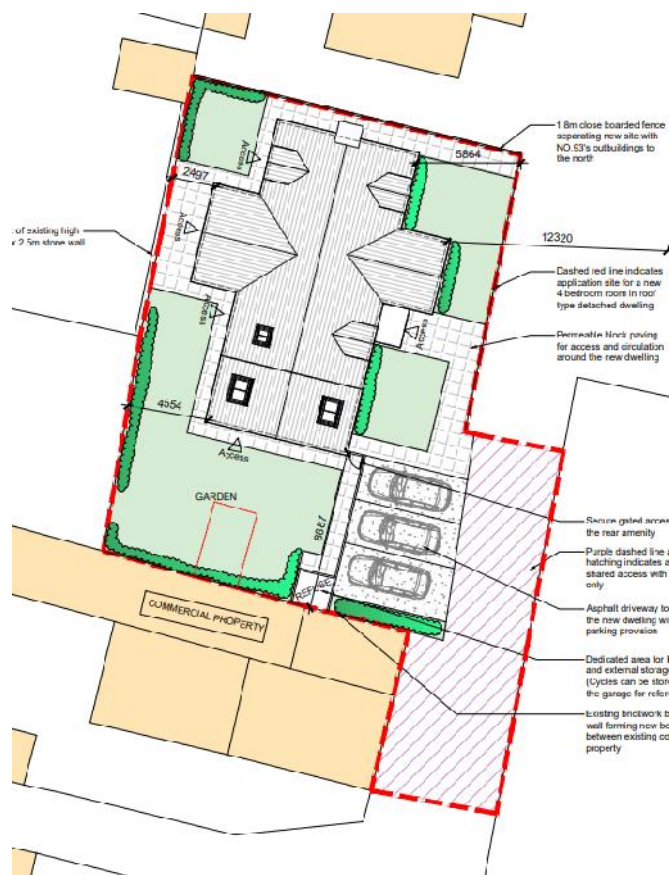


Fig. 23 – Extract of drawing 21-55-P-01 showing all access points into and around the new dwelling proposal)

Appearance:

Please refer to the proposed elevations & 3D sketches for the visual appearance of the new dwelling design proposal.

The built form comprises of 3 main structures. The first is a room in roof type gable profile running North to South which is the main body of the new dwelling, 2 subservient gable projections (also room in roof type), project West & East respectively, and a single storey gable profile forming the Kitchen/Dining area to the southern aspect.

Contrasting materials are shown throughout, comprising of stone cladding & render which is consistent with other properties in the local area.



(Fig.24 – Extract of drawing 21-55-P-05 – Proposed 3D Sketches 01)

Landscaping:

New permeable block paving will be laid around the new dwelling for access and circulation, with a new asphalt driveway to the parking area.

New turf will be laid to the rear garden, with low level/low maintenance bushes and shrubs planted to improve the overall visual appearance.

Layout:

Please refer to the image below which clarifies the internal layout.

In summary the new dwelling comprises:

Ground Floor:

- Entrance hall with staircase to first floor
- Storage cupboard
- WC
- Study
- Kitchen/Dining with Pantry and Utility
- Living Room
- Family Room

First Floor:

- Hall with gallery landing void looking down to the ground floor
- Master Bedroom with En-Suite
- Family Bathroom
- Bedroom 02
- Bedroom 03
- Bedroom 04



(Fig.25 – Extract of drawing 21-55-P-02 – Plans as Proposed showing the internal layout)

Scale:

The scale of the proposal has been carefully considered to respect the neighbouring properties and every effort has been made to keep the overall height and massing to a minimum whilst still providing the client with a 4-bedroom room in roof type design.

In all aspects the proposals are subservient to the host building (No. 93) and take into account the scale and appearance plus rights to light of neighbouring properties.

Refuse:

A covered and secure refuse store has been shown on the Proposed Site Plan abutting the brick boundary wall to the South of the Site.

Cycle Storage:

Cycle storage can be accommodated within the covered and secure refuse enclosure.

Sustainability:

Following receipt of the planning approval it is the client's intention to construct the proposed extensions to a high standard by exceeding the thermal U-values set out by Approved Document L1A of the building regulations.

9. Renewable & Low Carbon Energy Statement

'Local Plan Policy 20 requires all new housing developments and all new developments for other uses of 100m² or more to generate a minimum of 30% of their operational energy requirements through decentralised, district heating and, renewable and low-carbon energy sources'.

(Reference: https://www.lakedistrict.gov.uk/planning/planning_how_to_apply/guidance-notes-planning-pdfs/renewable-and-low-carbon-energy-policy-20-validation-guidance)

The proposal for a new build 'room in roof type' dwelling to the plot of land formerly associated with 93 Market Street comprises of 140m² new build GIA footprint, and 240m² in total floor area over both floors, and as such the below statement has been added to demonstrate that 30% of operational energy required could be generated through renewable technologies/sources.

- A structure of this size could benefit from being constructed through SIP panels instead of traditional masonry. The use of SIPS would improve the overall thermal efficiency of the new dwelling whilst preventing the need for excess concrete/concrete blocks which generate excessive CO₂ gasses during the manufacturing process.
- In terms of thermal efficiency, the new design proposal will aim to exceed the regulations required in Approved Document L1A.
- A SAP assessment/calculation will be commissioned at detailed design stage to confirm the overall CO₂ emission figure. This calculation will take into account the other renewable technologies listed below and provide an accurate target figure.
- An energy efficient wood burning stove can be installed to burn solid fuels which have a very low sulphur content and only emit small amounts of smoke would provide the new dwelling with a heating source.

- Other heating sources or renewable technologies to consider are:
 - o Ground Source Heat Pumps,
 - o Air source heat pumps,
 - o Biomass Boilers,
 - o Solar PV Panels,
 - o Combined Heat & Power Systems,
- An air test will be carried out to meet building regulation compliance for new build dwellings. This will ensure that any gaps during construction are correctly identified and sealed thus preventing heat generated from escaping to outside air.
- Other optional renewable technologies to service the property will be considered such as:
 - o Sustainable Drainage System linking to a Soakaway/Rainwater Harvesting System,
 - o The installation of a Mechanical Ventilation with Heat Recovery system,
 - o Sewage Treatment Plant for foul drainage,
 - o High energy efficient rated Sedbuk Boilers,

In terms of the overall energy performance of the new dwelling, every effort will be made to ensure materials and speciality equipment/technology is locally sourced. It is proposed that the new dwelling exceeds the thermal performance guides set out in Part L1A of the building regulations.

It is proposed to explore the renewable technologies listed above and implement those which meet all current legislation for the reduction in energy. All will be confirmed at detailed design stage with results of the SAP calculation being issued to the Local Authority if required.

10. Conclusion

This Design & Access Statement details how the proposal for the construction of a new 4 - bedroom room in roof type dwelling will sit well on the application site, and provide the area with a visually interesting piece of architecture and act as a benchmark for other infill sites locally.

Key aspects of the proposal are as follows:

- Careful consideration and attention to detail has been applied to the design and siting of the proposal within the curtilage of the client's ownership boundary.
- Consideration of the new access points have been demonstrated.
- Careful review of the pre-application feedback has been demonstrated by a new design that overcomes concerns raised.
- The scale and appearance of the new dwelling proposal has been considered.
- Privacy has been retained by good design.
- Security has been provided by good design.
- Overlooking to all neighbouring properties has been considered.
- Careful consideration to the internal layout has been demonstrated.
- Materials which will complement the character of the area have been specified.
- A generous and high-quality living arrangement has been provided.

Architecturally, the proposal is aesthetically pleasing and consists of a room in roof type 1.5 storey structure which sits well within its surroundings. Contrasting materials have been used to ensure onlookers are generally satisfied with the architectural contribution to the area.

Every effort has been made to not overbear or bulk up the design to achieve additional internal space for a family to occupy the new dwelling.

Attention to detail has been demonstrated by careful design creating a physically attractive building form that can set a precedent for future new build infill development projects locally, therefore this design proposal should be considered acceptable and recommended for approval.