

The logo consists of the text 'FOX-AD' in a white, serif, all-caps font, centered within a solid black rectangular background.

FOX-AD

Design Statement

To support an Outline Planning Application (with all matters reserved including access)

with regards to

The construction of a new single storey dwelling to the Land to the Rear of Holborn Hill
in Millom

for

Helen Gowan

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

1. Introduction

Fox Architectural Design Ltd has been appointed to this project in order to obtain Outline Planning Approval for the construction of a single storey dwelling to a section of land to the rear of Holborn Hill in Millom.

All matters with regards to the design of the new dwelling will be reserved including the access and will be subject to a Reserved Matters application should outline planning be granted for the proposal.

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, and remains sympathetic to its local, and immediate setting.

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

- 22-07-P-L – Location Plan
- 22-07-P-01 – Existing Site Plan
- 22-07-P-02 – Proposed Site Plan

2. Location



(Fig.01 – Google Earth Image with the Site Boundary shown in red)

The site for this application is located approx. 150m North-East off of the main A5093 road entering Millom from the West.

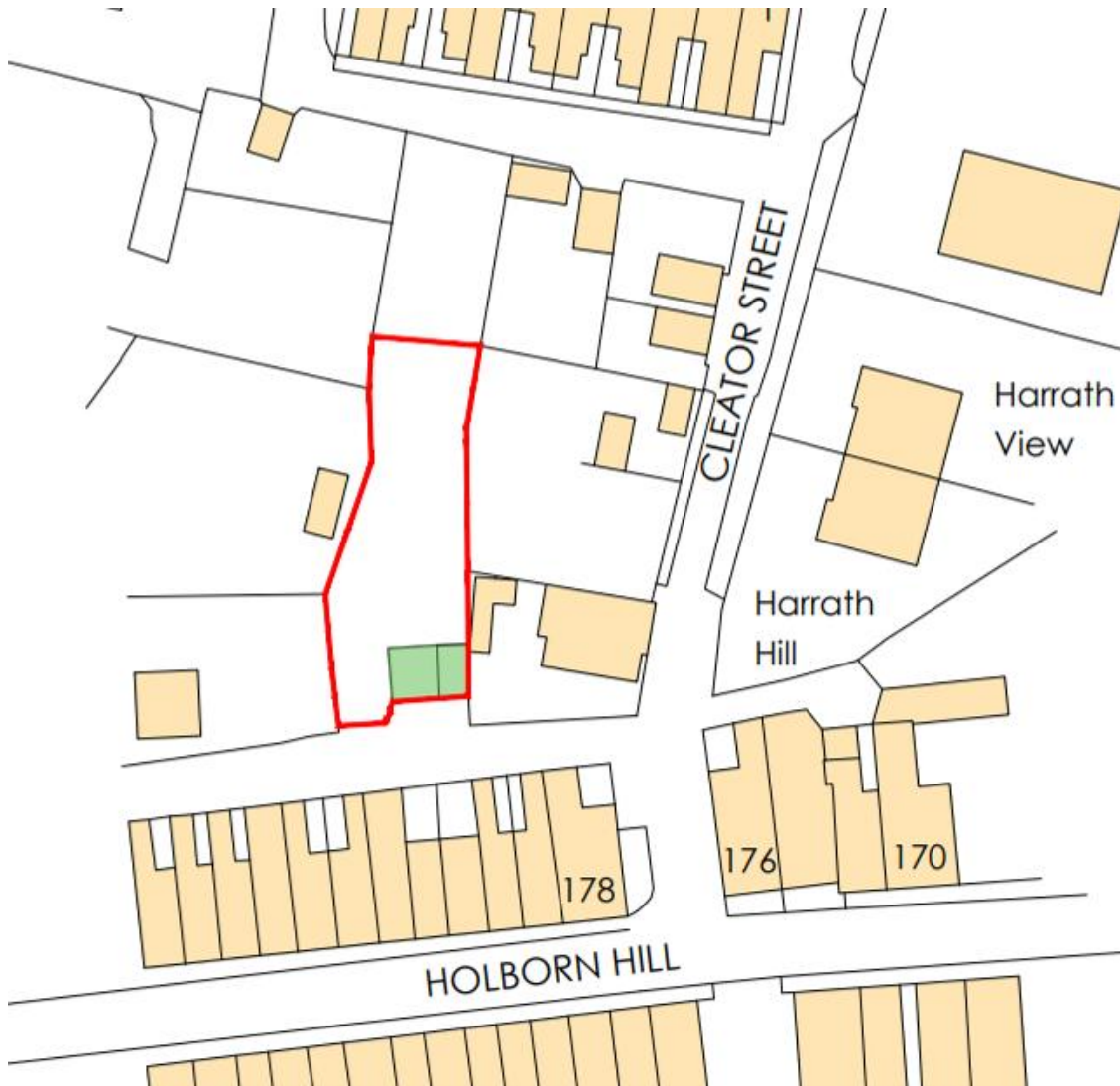


(Fig.02 – Google Earth Image showing distance to the site from the main road)

The site is approx. 66m East when entering from Church Walk to the West, and approx. 25m West when entering from Cleator Street to the East.

3. Development Boundaries

The documents appended to this application clearly identify the application site with a red line as required by the Local Planning Authority. See Fig. 03 below.



(Fig.03 – Site Location Plan – see drawing 22-07-P-L)

4. Existing Site

The existing site is a 380m parcel of land to the rear of Holborn Hill which has been used in the past as an allotment.

A metal single garage fronts the site with a lockable timber gate.

The site is currently un-used at present as it has become surplus to the owners' requirements.

The boundary currently is a mixture of concrete blockwork, metal sheeting, hedgerows and timber fence panels.

Images of the current state are shown below:



(Figs.04-07 – Existing site images)

5. Local Architecture

Figs 08-11 have been added below to demonstrate the existing building architecture local to the application site.



(Fig.08 – View looking East up Holborn Hill)



(Fig.09 – View looking North at the Church Walk/Holborn Hill junction)



(Fig.10 – Single storey bungalow & 2 storey dwelling to the West of the Application site accessed from Church Walk)



(Fig.11 – View looking North on Cleator Street)

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,
- Access requirements,

Opportunities:

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

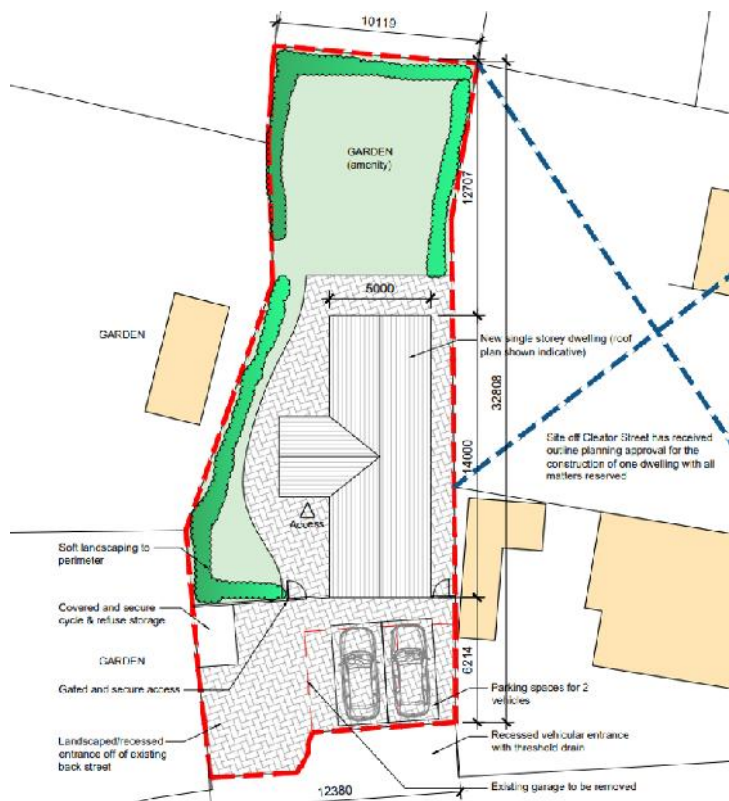
- Meeting the expectations and needs of the client,
- Creating a modern precedent for similar development/infill projects in the local area,
- Producing a simple but modernistic design,
- Maximising natural light entering the new design proposal,
- Generating visually interesting Architecture,
- Respecting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

8. Proposal

The client approached FOX-AD LTD in order to apply for Outline Planning Approval in order to construct a single storey dwelling to a parcel of land to the Rear of Holborn Hill in Millom.

An extract of Drawing 22-07-P-02 is shown below which defines the site boundary and demonstrates how a detached dwelling can be achieved on the site which also allows for off road parking, covered and secure cycle storage plus respectable rear amenity space.

All other planning design matters such as access, appearance, landscaping, layout, scale, refuse, Cycle Storage will all be subject to a Reserved Matters Application at a later stage.



(Fig.13 – Extract of the Proposed Site Plan drawing 22-07-P-02)

Currently the proposal seeks Outline Planning consent only, therefore an indicative roofscape & site layout has been drawn to highlight the location of the proposed dwelling only.

9. Conclusion

This Design Statement states and demonstrates how the proposal for a single storey dwelling can be achieved to a parcel of land to the rear of Holborn Hill.

A detailed overview of the existing site, its surroundings, the local Architecture, and an indicative proposal has been demonstrated.

Reference has also been made to another parcel of land adjacent the application site which has been granted outline approval for one new dwelling.

The new dwelling together with off road parking, covered and secure cycle & refuse storage, and rear amenity has been demonstrated by careful space planning which considers all surrounding properties; therefore this design should be considered acceptable and recommended for approval.