



Design & Access statement

The Forge, Abbeytown Wigton, Cumbria, CA7 4SE

24 May 2025

Contents

1	Process/Use
2	Amount
3	Layout
4	Scale & Constraints
5	Landscaping
6.	Appearance/Materials
7.	Access

1. PROCESS / USE

The Design and access statement is written to accompany planning application logged with Cumberland Council for conversion of joiners workshop into a dwelling..

as per shown on map below;



2. AMOUNT

The proposal would seek to convert the Joiners workshop into a dwelling. Google Maps show that the proposals are on the edge of what is largely a built up domestic area. The Proposed new development fits in well with the existing village. The proposed new development meets high standards of quality and design and related well to the area.



3. LAYOUT

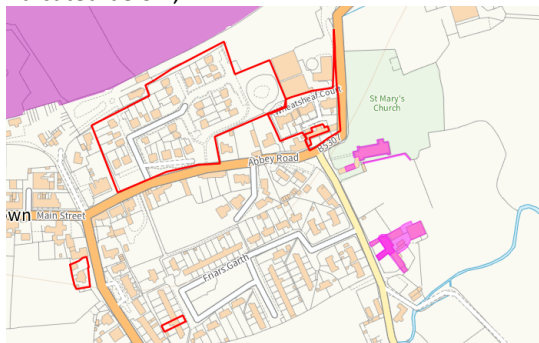
As per provided plans on planning application attached below;

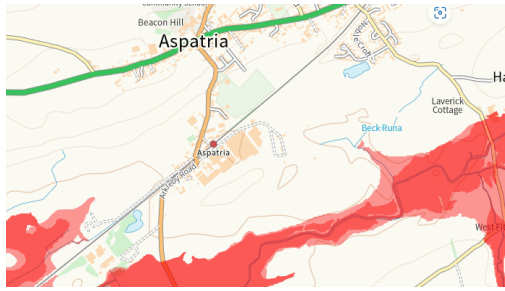


4. SCALE & CONSTRAINTS

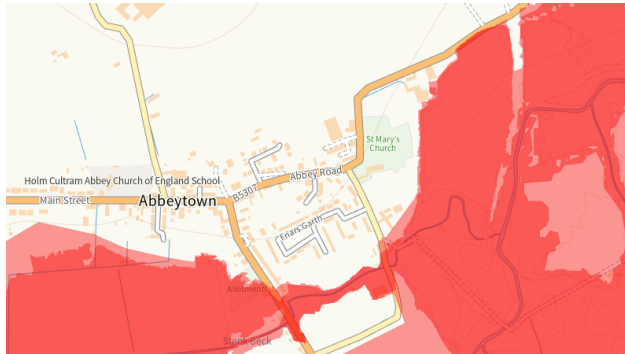
The Proposed scheme seeks to utilise the existing structural envelope of the building. Opening back up historic doors and windows where possible.

The area is not indicated in a conservation area on Cumberland councils mapping system as per indicated below;





The area is not indicated in Flood Zone 1 or 2 on Cumberland councils mapping system as per indicated below;



5. LANDSCAPING

There is no landscaping on the site currently. The Proposed scheme will look to create a grassed amenity area to the rear of the property, and parking is proposed at the front of the property off road.

6. APPEARANCE / MATERIALS

The Unit to have materials as per listed below

- Marley Modern Roof Tiles
- Wet Dash Render
- White UPVC windows

7. ACCESS

Parking is provided on both existing and proposed plans. There is no on site turning, but the usage of the dwelling will be significantly lower than the joiners workshop traffic.

Gavin Taylor
JTS Architectural Services Ltd
24 May 2025