

# Design and Heritage Statement

Demolition of Existing Dormer Bungalow and Erection of New Detached Two-Storey House at 110 Skinburness Road, Silloth, Cumbria

## 1. Introduction

This Design and Heritage Statement supports the planning application for the demolition of the existing dormer bungalow and the construction of a new detached two-storey dwelling at 110 Skinburness Road, Silloth, Cumbria. The statement provides a detailed overview of the proposed design, its relationship to the surrounding context, and its respect for local heritage and character.

## 2. Site Description and Context

The application site is located on Skinburness Road, within the established residential area of Silloth, Cumbria. The locality is characterised by a mix of residential properties, including bungalows, dormer bungalows, and two-storey houses, reflecting a variety of architectural styles and periods. The existing property is a dormer bungalow set within a generous plot, with mature landscaping and established boundaries.

### Site Context and History

110 Skinburness Road is situated within the coastal settlement of Silloth, a town in the county of Cumbria. The site is located on the western edge of the town, close to the Solway Firth. The immediate area comprises a mixture of residential properties, including a variety of bungalows, dormer bungalows, and two-storey houses, reflecting the incremental development of the area over the 20th and 21st centuries.

The existing building is a mid-to-late 20th-century dormer bungalow, constructed with modest materials and architectural detailing typical of its era. The property is not listed, nor is it situated within a designated conservation area. There are no known locally listed buildings on the site, and it does not form part of a group of buildings of special architectural or historic interest.

### Assessment of Heritage Significance

The existing dormer bungalow at 110 Skinburness Road is of limited architectural or historic significance. Its design, materials, and construction are characteristic of post-war suburban development and do not exhibit features of note. The property does not contribute to the setting of any designated or non-designated heritage assets, and its demolition would not result in the loss of a building of acknowledged heritage value.

The broader area of Silloth includes Victorian and Edwardian architecture, particularly nearer the centre of the town and along the promenade. However, the subject site is separated from these areas and does not form part of their setting.

## 4. Design Rationale

The proposal seeks to replace the existing dormer bungalow, which is of limited architectural merit, with a new detached two-storey house. The proposed design has been carefully considered to respect the scale and massing of neighbouring properties, while providing a contemporary and energy-efficient family home.

### 4.1 Scale and Massing

The proposed dwelling is two storeys in height, in keeping with other properties along Skinburness Road. The footprint and ridge height have been designed to avoid overdevelopment and to maintain the existing streetscape rhythm. The building is set back from the road, respecting established building lines and ensuring adequate amenity space to the front and rear.

### 4.2 Materials and Finishes

External materials have been selected to reflect and enhance the local vernacular. The house will use a mixture of heritage brickwork and render, blending traditional and contemporary cues. The roof will be finished with Marley Edgemere style plain roof tiles, which offer a slim, modern profile while referencing traditional slate and tile finishes commonly found in the area.

Doors and windows will be of composite double-glazed construction, finished in agate colour. This muted, sophisticated tone complements the brickwork and render, providing a cohesive and high-quality external appearance. The use of modern, energy-efficient fenestration ensures the house meets current performance standards while remaining sympathetic to local design traditions.

### 4.3 Detailing and Appearance

The architectural detailing is restrained, with clean lines and carefully proportioned openings. The mixture of brickwork and render provides visual interest and texture, while the roof tiles and agate-coloured windows and doors offer a contemporary interpretation of traditional materials. The overall design aims to be both respectful of its setting and forward-looking in its approach to sustainability and aesthetics.

## 5. Impact on Setting and Streetscape

The replacement of the existing dormer bungalow with a thoughtfully designed two-storey dwelling will enhance the appearance of the site and contribute positively to the local streetscape. The proposed materials and finishes ensure the building sits comfortably among its neighbours, while the scale and massing respect the established character of Skinburness Road.

Landscaping will be retained and enhanced where possible, with new planting to soften boundaries and provide an attractive setting for the new house.

## 6. Conclusion

The proposed development at 110 Skinburness Road seeks to deliver a high-quality, contextually appropriate new home. By drawing on heritage materials and finishes, and by respecting the character and appearance of the local area, the scheme will make a positive contribution to the street and the wider community of Silloth. The demolition of the existing bungalow and its replacement with a well-designed, energy-efficient two-storey house is

considered appropriate in heritage and design terms and will help meet modern housing needs while honouring local traditions.