

Concept

Architectural & Design Services

Design & Access Statement Rev B

Site Address: Beech Dene, Kelsick, Abbeytown, Cumberland. CA7 4TL.

Application No: PP-14174943 – Proposed Erection of Two Storey Detached Replacement Dwelling and associated planting, extension of garden into adjacent paddock, and installation of solar panels and associated alterations to adjacent Storage Barn.

Description of Development:

This application seeks to obtain full planning permission for a replacement detached private residential dwelling, on land formerly used as a garden area for the current house on the site. The site is situated in a predominantly rural area in the village of Kelsick, and ‘Beech Dene’ is the last property in the village to the east as you leave Kelsick. Historically, the land usage has been residential. The proposal allows for the erection of a new replacement 6 bedroomed detached property. The property will retain its own existing site access and associated parking/turning area, as well as benefiting from a considerable area of private garden to all sides. The aim of the proposal is to provide a modern, private, comfortable and flexible family home that will not adversely affect the surrounding area. An adjacent Storage Barn building on the site is to be retained and reclad externally. The existing single storey dwelling on the site is deemed unsuitable for modern living, is in a dilapidated condition in some areas, and would be in general need of modernisation throughout. The footprint of the property also doesn’t take advantage of the attractive setting, being positioned right next to the country lane which runs adjacent to the site. With all this in mind, the Applicants would like to replace the dwelling, which is not ‘fit for purpose’ with a home fit for modern living, and for their future needs.

The site does not lie within a Conservation Area, or within a ‘high risk’ Flood Zone, and does not have any Listed buildings or TPO’s or the like on the property.

Amount – The proposed dwelling measures 572sqm in area overall over two floors. The proposed extended site would be 4610sqm (0.46 ha) overall in area, and the house is to be positioned within the site as shown on the Proposed Site Plan submitted with this application. The immediate surrounding area is predominantly rural, with a small number of properties close by in Kelsick village, some 200+m distance away. These are a mix of building types and materials, and there is not a particular build style or theme that exists within the vicinity of the site. The house design itself has been designed around a traditional barn form, and could be described as a ‘modern barn’ style. It has been designed to be in keeping, in regards to both size and scale, with the overall site area, and its predominantly rural surroundings.

Layout – The site topography generally is flat, with the land falling away gently in some areas from the south to the north of the site. The siting and floor level of the proposed dwelling has been positioned with this in mind, with the build level virtually matching that of the existing property on the site. The general orientation and design are such to take into account the views and to maximise natural daylight into the main living areas, with these being predominantly south facing. The site has no immediate neighbours, hence there being

no overlooking/loss of natural light issues, nor minimum privacy distances to neighbouring properties. There would be no significant disruption or nuisance to the nearest neighbours, the proposed dwelling been deemed a considerable distance away. A refuse Bin Store, will be provided adjacent to the existing access and parking area to the site (both retained), and will be easily accessible from the proposed new dwelling, and the adjacent storage barn in preparation for refuse collection.

Scale – The proposed dwelling will comprise two storeys, and will be built within the following parameters – 21.7m depth, 18.5m width and 9.5m overall to the highest ridge. The design of the building has been such to provide and be in keeping with current space standards, and ultimately this has helped to reduce its overall impact and massing.

Landscaping – A sensitive hard and soft landscaping design will be achieved by the Applicants over a period of time. All trees, hedges and natural vegetation on the site boundaries are to be retained, thus retaining the rural character and enhancing local biodiversity, and creating a varied landscape with various species and colour interest. It is hoped that the landscaping will help to integrate the development with its natural setting, and help to reduce the potential visual impact by providing year-round partial screening. It is intended to use soft landscaping for the majority of the scheme, with a large area of greenery (lawn and trees) provided around the proposed dwelling, and maintained by the occupier. Permeable, natural materials will be provided to areas shown, and hardstanding will be kept to a minimum, to encourage natural drainage of the site. Areas of paving/patios will be designed/specified to be in keeping with the modern scheme, and natural materials will be used to integrate the choices within the natural setting of the site. The removal of trees shown are deemed necessary for the siting of the new property, and are of no significant age or character, with some in poor condition. It is hoped that by planting replacement trees (and providing an earth bund) along the north eastern boundary of the site will help to offset the loss of the existing trees, whilst helping to provide protection from the incoming weather, and also increasing screening (privacy) to the new dwelling from the adjacent lane.

Appearance – The dwelling will be a modern traditional barn in building style and appearance. It is intended to use only subtle, high quality, building materials on the facades, sympathetic to the rural surroundings. Materials familiar to agricultural buildings are proposed to both the new house and the neighbouring storage barn. It is hoped that these will help to integrate the buildings into their natural setting, and provide the modern barn appearance. All building works will be completed to a high standard accordingly, and sourced with longevity and green credentials in mind.

Access – The site is situated with a country lane to its frontage. The lane is used sparsely throughout the day. The proposal will not increase the flow of vehicular traffic to the lane, and a large number of vehicles would not be expected to arrive at a certain time or particular day, generally arriving sporadically. The existing vehicular and pedestrian access to the property is to remain as existing. Space will be provided for a minimum of 5 no. vehicles within the site to provide more than adequate ‘on site’ parking, and will allow the potential to both park and leave the site safely in a forward gear.

Security – The proposed dwelling will be built within the secure site cartilage. All external doors and windows will be provided with security locks and catches (PAS 24 standard). An intruder alarm and PIR sensitive security lighting will also be installed by the applicant. The site is currently bounded on all sides by hedgerows and associated planting traditional to the area. These are all to be retained, and provide a strong boundary treatment, as well as helping to preserve the existing landscape character.

Drainage – It is hoped that the landscaping choices will aid natural percolation within the site, with the use of new hardstanding kept to a minimum. An existing septic tank on the site will be decommissioned, and no drainage will be connected into the existing public system.

Foul water will be connected to a new treatment plant, and Surface water will be connected to new soakaway. Fully designed surface and foul water drainage systems, and Nutrient Neutrality resolution are provided as part of the application ref: Kingmoor Consulting 25-399C001 and subsequent revisions, and as per associated layout drawings and calculations.

The location and nature of the site has obviously had a bearing on the subsequent usage and accessibility, although it is the Designer & Clients intention to work fully with the local Council to achieve the best possible acceptable solution, whilst working around current legislation, and within the site parameters. The current house is not special, charming or dynamic, and it is the aim of the Applicant to build something of real quality and architectural worth that will 'stand the test of time'. It is the Applicants intention to live in the property for many, many years to come, and as such all new works would be undertaken to the highest standard achievable. Works will also have future proofing and longevity in mind, with the inclusion of an electric vehicle charging point, solar pv panels to the storage barn roof, high levels of insulation etc etc, to comply and exceed the new Building Regulations, as a minimum.

Signed:

C Davidson

On behalf of Mr Scott Norris

Date: August 2025



Above: The existing house and concrete hardstanding to the frontage. The house has been poorly extended over the years, and is in a poor condition in some areas.



Above: The rear elevation of the property. **Above Right:** Previously extended off shoot which is suffering from the effects of both internal and external damp.



Above: The existing front gable (roadside) elevation. Upon demolition, this area will be infilled with a new hedgerow, with the adjacent grassed verge retained. **Above Right:** The lane which runs parallel with the north east boundary of the site.



Above & Above Right: The neighbouring Storage Barn which is to be retained, with external walls clad in natural timber, and a solar panel array provided to the south east facing roof slope.



Above & Above Right: Photographs of the existing trees to be removed. New tree planting is proposed all along the northern boundary of the site to help provide shelter from the weather and further privacy.



Above: Photograph showing the existing paddock access from the site. It is proposed to move this boundary approximately 40m to the south to provide an extended garden area for the new house. The row of trees to the right of the photographs in both of the above images

are to be removed to make way for the new house. **Above Right:** Elevated view back to the existing property from the existing field access.



Above & Above Right: Typical boundary treatments and planting that are to be retained.



Above & Above Right: General overview of the paddock from the south of the site.