

13 April 2012

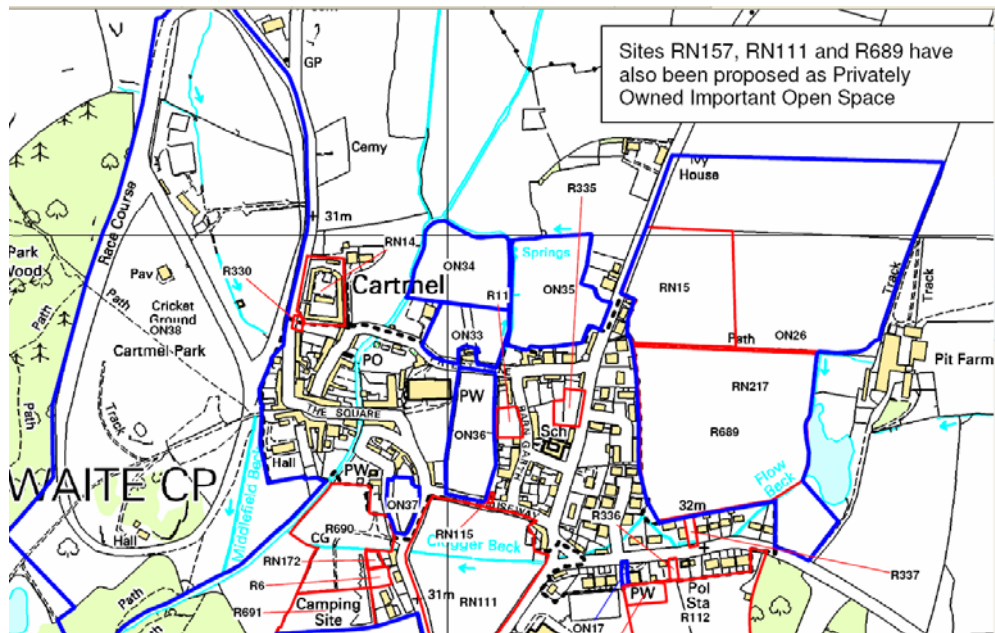
Statement of Representation

Site

We have been appointed by a local Cartmel based client to design a high quality but modest development of 4 properties on an accessible site located near the middle of the village.

The site is currently unoccupied, facing onto Priest Lane and is flanked by properties on both sites.

It is referenced as the west half of site **ON33** on the Land Allocations Development Plan Document: Sites under consideration. While not currently proposed to be a site of residential development, we feel that our scheme would be suitable for such development.



Scale

We propose a modest development of 4 high quality dwellings. These will infill the site, connecting together the string of existing properties that run along Priest Lane. All 4 properties will be very much in keeping with the scale of the surrounding residential buildings, and one of the four will be a smaller cottage.

Context + Accessibility

ARCHITECTURE | LANDSCAPE | DESIGN | BUILD | MANAGEMENT
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The development will match the local design typology of Georgian town houses and older cottages. The proposed is comprised of 4 distinct designs with the intention that the scheme merges seamlessly with the historic fabric of the village. This will be ensured through highly researched, high quality design and construction. Upon completion it is intended that they would be indistinguishable from original period properties, while being constructed to high modern environmental standards.

It is the desire of both us and our client that this will be a modest but positive contribution to the village. While not going a huge way to meet the needs of local housing at volume, the scheme makes best use of available land within the fabric of the village centre.

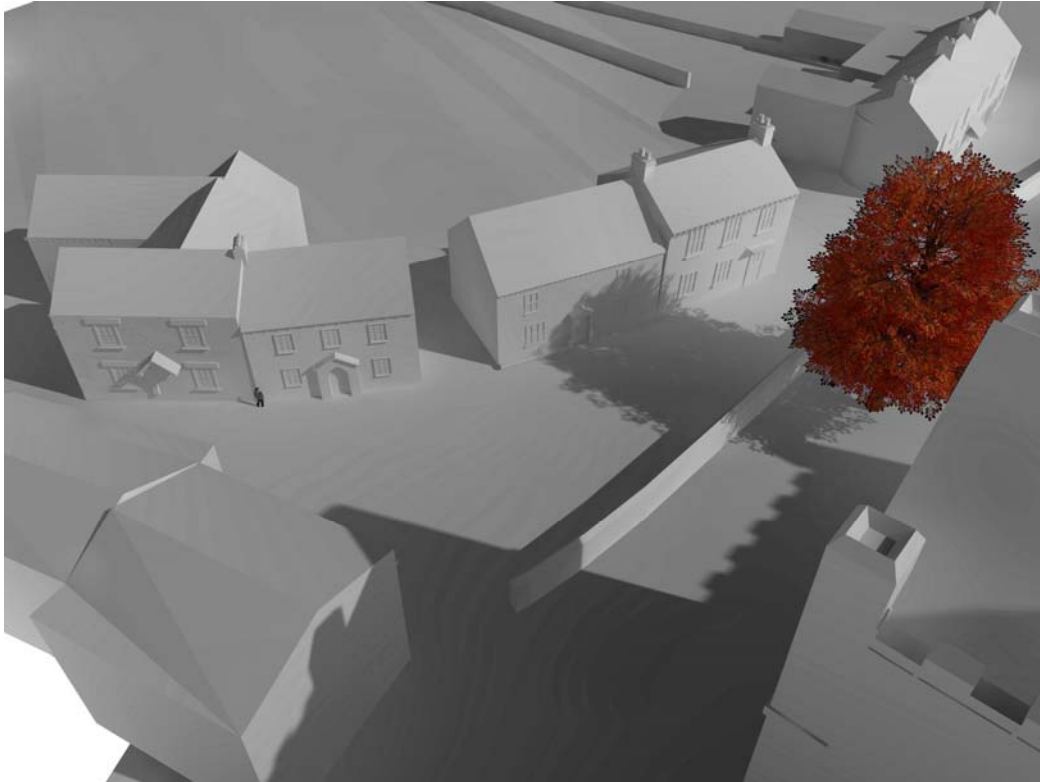
Placed within the village, the amenities that Cartmel offers would be accessible by foot from the scheme. Of critical importance to elderly residents, the site's location will cut down on short car journeys that would be necessary from developments further from the village centre. A much greater sense of connection to village life will be attainable for the residents.

The site benefits from being on a small pocket of land that is not at risk from fluvial flooding, making it ideal for the small scale residential development that we propose. Indeed, the close proximity of the flood plane ensures that any development will be very limited, hence our desire to generate a compact proposal.

With all 4 properties built right unto Priest Lane (as is in keeping with the rest of the village) the green open space to their rear will be preserved, preventing lower quality developments from eating up this land.

Provision for car parking is very limited in Cartmel and the narrow medieval streets are not suited for the large volume of traffic they experience, nor should they be. Parking for all 4 properties will be provided via direct access from the street to the rear of the houses, meaning that there will be no need for on street parking.

We hope that this proposed scheme, while not single headedly solving the housing problem in the village, provides a considered and respectful addition to the village fabric. By making use of this infill site, the proposed scheme can contribute towards housing stock while not expanding outwards from the village, maintaining the close community environment and aesthetic that makes Cartmel such an attractive place to live, work and visit.



3D Model showing proposed scheme along Priest Lane.



Perspective from above Priory, showing proposed scheme and relationship to Priest Lane and integration with existing buildings.



3d Model perspective looking along Priest Street, Proposed on right.

