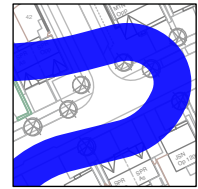


Legend



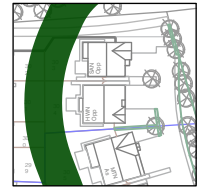
Character Area One:  
**Main Street Green and Gateway**  
Key Attributes :

- Highly legible core at heart of development phase - reminiscent of village form locally
- Significant proportion of 2.5 and 3.0 storey homes almost uniformly finished in stone or render offer spatial containment
- Rear parking courts enable wide verge area / green alongside impactful street trees
- Estate railing and hedging offer consistency and enclosure to the public realm
- Block paving / sets throughout entire space bring further definition and cohesion
- Dual aspect units address Gateway Green and junction into the wider development area
- Verge accommodates boulevard street trees at regular centres to the east



Character Area Two:  
**Park Edge**  
Key Attributes :

- A concentration of 2.5 and 3 storey townhouses framing 'Rhodia Park'
- More formal boulevard trees to southern Park edge where units are also side parked to minimise streetscene impact
- Units almost uniformly finished in brick to enhance legibility / continuity across the character area
- Birdsmouth railing and cycleway define the perimeter of 'Rhodia Park'



Character Area Three:  
**Green Edge and Linear Park**  
Key Attributes :

- Area defined by larger scale 4 and 5 bed consistently 2 storey homes in larger plots
- Area of lowest density with unit spacing at its greatest across the development phase
- Units consistently face east to gain advantage from long range views across Whitehaven to the Lakeland fells
- Units almost uniformly finished in muted brick tones or stone to assist in wider development assimilation in distant views
- Greater proportion of units comprise timber detailing to gables etc.
- Block paved private drives in muted tones assist in creating a consistent character
- Significant planting to eastern boundary and front garden areas
- Several new hedgerow areas
- Linear Park area to south shares many similar attributes and carries the existing PROW



Character Area Four:  
**High Road Edge**  
Key Attributes :

- Medium and lower density development consistently faces west to frame this key edge
- Units uniformly 2 storey and finished in a variety of materials including stone and render alongside more limited brick
- Sawtooth profile to build line along High Road Edge avoids monotony
- East-west streets offer glimpsed views through to scheme and 'Community Garden'
- Units set reasonably well back with hardy shrubs and new hedgerow suitable to withstand salt laden coastal winds
- Block paved private drives and birdsmouth fences assist in creating a consistent character



Character Area Five:  
**Green Link and Community Garden**  
Key Attributes :

- Highly legible linking route accommodating key north-south foot cycleway throughout
- Entire area finished in block paving / sets enhancing consistency throughout
- Route consistently framed by hedgerows and street trees enabling a strong green character to emerge
- 'Community Garden' offers space for both rest (bench to sunny aspect) and play, in turn offering a key destination at the heart of the development
- 'Community Garden' to the heart of the areas framed by almost uniformly rendered homes offering surveillance and enhanced legibility to the streetscene
- 2.5 of 3 storey townhouses sited to key stop vistas complement this higher density core area



Character Area Three:  
**Contemporary Street**  
Key Attributes :

- Units uniformly finished in buff / grey brick or mouse grey render with simpler anthracite window openings (no glazing bars) and limited further decoration
- Transitional area linking Windermere Road and the Mirehouse estate to the wider development phase
- Area of relatively high density with front parking and block paved areas contributing to the wider proposed aesthetic
- Avenue trees and birdsmouth rail to 'Rhodia Park' edge alongside proposed foot cycleway offering connectivity with adjacent neighborhoods
- Dual aspect unit to plot 280

**Notes**

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.

The contractor must verify all dimensions on site before commencing any work or shop drawings.

The contractor must report any discrepancies to Design by Pod Ltd before commencing work. If this drawing exceeds the quantities taken in any way, Design by Pod Ltd is to be informed before the work is initiated.

Ordnance Survey information is used in Design by Pod Ltd drawings. Design by Pod Ltd is not responsible for the accuracy of dimensions relating to any Ordnance Survey data, or beyond the boundary of the inserted topographic survey data.

Work within The Construction (Design and Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced.

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**Revisions**



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DRAWING TITLE: <b>Phase 3 Area - Character Areas and Key Spaces</b>		
CLIENT: <b>Story Homes</b>	DATE: <b>03/21</b>	
STATUS: <b>PLANNING</b>	DWN BY: <b>AD/JG</b>	CKD BY: <b>AD/JC</b>
SCALE: <b>1:1000/1:2000</b>	SHEET SIZE: <b>A1/A3</b>	REVISION: <b>-</b>
PROJECT NO: <b>54D-STO</b>	DRAWING NO: <b>109</b>	

