

Residential Development Woodhouse, Whitehaven

Design and Access Statement

August 2022



Contents

Introduction	3
The Vision	4

Contents

Site Location Plan	5
Locality	6
Local Amenities	7
Sustainable Development	8
Site Photographs	9
Constraints and Opportunities	12
Planning Considerations	13
Aspiration and Design Development	15
Original and Existing Site Layout	17

Design Proposals

Concept	18
Site Plan	19
Accommodation Schedule	20
Building for a Healthy Life	21
House Types	22
Street Elevation	24
Site Sections	25
Materials Palette	27
Perspective Views	28

Introduction

This Design and Access Statement has been prepared to accompany a full planning application for the development of the land at Fell View Avenue and Windermere Road, Whitehaven.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out detailed requirements for the contents of Design and Access Statements. Further advice is provided in Guidance on Information Requirements and Validation (2010) published by the Department of Communities and Local Government (DCLG) as well as, in 'Design and Access Statements' as published by the Commission for Architecture and the Built Environment (CABE). As such, one statement is required to cover both design and access, allowing applicants to demonstrate an integrated approach delivering inclusive design, responsive to context alongside addressing accessibility for intended user throughout the design process.

This Statement will provide an overview of the research and analysis which underpins the design of the residential development proposals at Fell View Avenue and Windermere Road, Whitehaven.

The Vision

Our intention is to provide high quality, attractive housing for affordable rent, that suits the needs of the local community.

The project aims to provide an attractive, affordable and secure development, with dwellings which appeal to young couples, families and older residents. The layout and dwelling design aim to respond to its context, such that it complements the existing community.

The development will focus on place making to enhance the public realm, providing high quality streetscapes and landscaping to improve the aesthetic appearance, security and social infrastructure for residents. The design will be attractive, have its own identity and be well connected to the surrounding area.

Design Ethos

Building the right homes in the right places is one of Home Group's strategic goals, which helps us deliver our customer promise of helping communities grow and providing safe places to live.

Alongside this, our fundamental design ethos is creating great places to live, that feel safe and allow communities to thrive. This is achieved through a focus on urban design that is responsive to context and need, creating homes, spaces, and communities for people.



Bungalow development, Fell View Avenue, Woodhouse

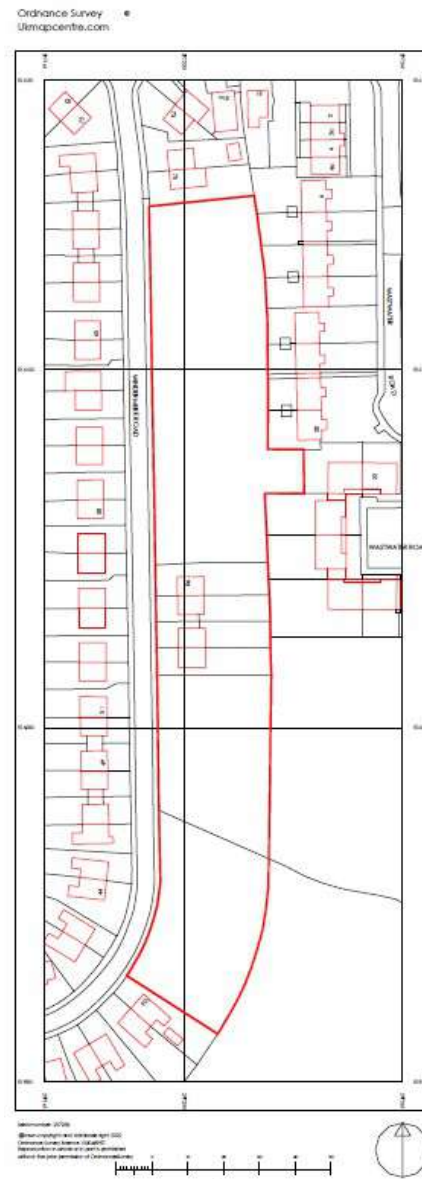


Bungalow development, Wastwater Road, Woodhouse

Site Location Plan



1. Fell View Avenue



2. Windermere Road

Locality

Located in Whitehaven, Cumbria, the proposed residential development benefits from clear views east of the local area and natural environment. The sites are owned by Home Group and are 7.5ha and 6.9ha respectively.

Whitehaven is a town and port on the Northwest coast of England, near the Lake District National Park and 38 miles southwest of Carlisle. 1.3 miles away from the town centre, Woodhouse benefits from urban amenities alongside more rural landscapes with access to the natural environment, and views toward the coast and Lakeland fells. With excellent transport links, the site is in close proximity to the A595 connecting it to the A66, as well as providing good links with the town centre.

Woodhouse established community in which Home Group has an ongoing long-term strategy to improve the existing housing stock and external environment; and provide a greater mix of dwelling types to ensure a sustainable community for the future.

The sites originally contained three and four bed houses which were demolished approximately 10 years ago and are currently being used as an informal green/play space.



Aerial View of Woodhouse

Local Amenities

The site is situated just over a mile away from the centre of Whitehaven, which is just a 5-minute drive or a 25-minute walk.

Key amenities include.

- Shops
- Local newsagents
- Nature reserves and the coast
- Post Offices
- Health Centres
- Care Homes
- Sports Centres
- Places of religious worship
- Schools
- Cafés/Bars/Restaurants
- Parks and play areas
- Public Transport Links
- The diagram to the below illustrates immediate amenities within a 0.5-mile radius.



Facilities within a 0.5m radius

Sustainable Development

The National Planning Policy Framework (NPPF) defines the purpose of the planning system as contributing to the achievement of sustainable development. This is broken down into three overarching objectives which are interconnected and should be considered in conjunction:

- Economic dimension – aid in building a strong, responsive and competitive economy, ensuring sufficient land of the appropriate type is available in the right places and at the correct time in order to support growth, productivity and innovation.
- Social dimension - support strong, vibrant and healthy communities, through the provision of a sufficient housing supply which meets the needs of present and future generations; and by creating a high-quality built environment, with accessible services, open space facilitating the community's health, social and cultural well-being.
- Environmental dimension – contribution to the protection and enhancement of the natural, built and historic environment; helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, alongside being able to mitigate and adapt to climate change i.e., moving to a low carbon economy.

This application seeks to bring high quality residential development to the site. The benefits of this development include:

- Economically - New development supports the employment of people both within the building industry and in the wider context and provides tax revenue through council tax.
- Socially - Development of the site will return a vacant site to beneficial use; providing a much-needed affordable and accessible housing to help boost local housing supply, enhancing the mix of housing types and tenure to the existing community resulting in the long-term sustainability of the community.
- Environmentally - The development of new housing contributes directly towards the progressive modernisation of the housing stock, helping to reduce both energy use and carbon emissions.

Site Photos



Site Photographs Plan

Fell View Avenue



1. View from Windermere Road looking North.



2. View looking North.



3. View looking North.



4. View looking East.



5. View looking South-East.



6. View looking South-East.

Fell View Avenue



7. View looking South.



8. View looking South.



9. View looking South.



10. View looking East.



11. View looking North.



12. View looking North.

Constraints and Opportunities

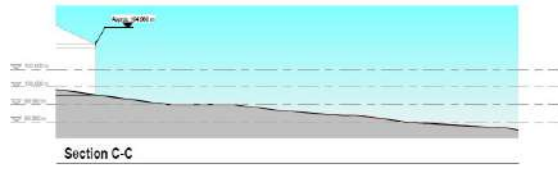
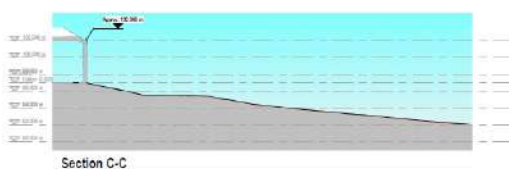
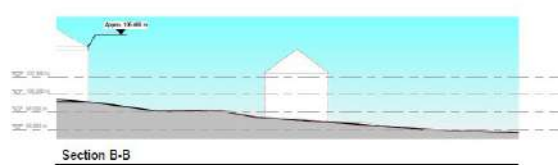
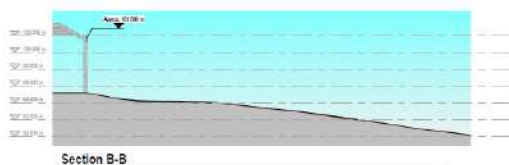
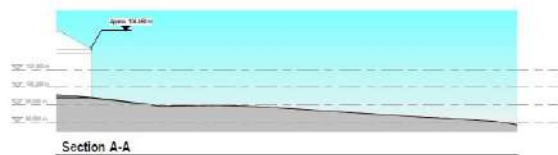
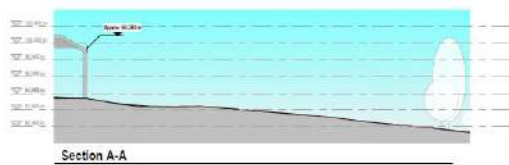
Key constraints

- Level changes across development area, with a general slope from west to east.
- Existing properties opposite and bookending the sites.
- Existing road infrastructure to be maintained.
- Existing live and redundant services running throughout the site.
- Traffic and parking congestion due to no in-curtilage parking to existing dwellings.

Key opportunities

- The existing road structure for the development can be utilised for the proposal.
- The site is located within an existing Home Group development, and Home Group has more stock in the wider area.
- Opportunity to enhance existing assets and increase density of the development to meet the needs of the local area.
- Opportunity to improve the existing housing mix and tenure; and to provide more accessible dwellings.
- Opportunity to improve the current streetscape, enhance landscape and improved biodiversity.

Existing Site Sections



Fell View Avenue

Windermere Road

Planning Consideration

The National Planning Policy Framework emphasises the need for high design quality and that planning should be a driving force in raising the standards of a development.

A Planning Statement accompanies this application, setting out the key planning policies that have shaped the proposed residential development.

In addition to the formal Planning Policy and guidance relevant to the proposal, established Best Practice guidance sets out criteria for good design, utilising practical examples that demonstrate the benefits and value of good design.

Guidance Considered

- Cumbria Design Guide
- Manual for Streets
- National Planning Policy Framework
- Building for a Healthy Life 2020
- Copeland SHMA
- Copeland SHLAA
- Copeland Local Plan and Appendix documents
- Secured by Design

Planning and Design Considerations

Below is a summary of key design principles encouraged by Cumbria County Council and Copeland Borough Council.

- Schemes will promote good design, car parking, access, conservation and ecology.
- A development should be responsive to context not reactive, respecting and enhancing the quality of the area.
- Elevation treatments and material choice should take inspiration from local vernacular or create a distinct new character.
- Good quality public realm, which is attractive and inviting should be at the heart of any new developments. Materials chosen should be robust and low maintenance.
- Hierarchy of streets should be well defined with good permeability throughout, using high quality pedestrian and cycling routes.
- Ample parking spaces should be provided for residents and visitors which should be well integrated within the development, preventing issues of congestion, obstruction and diminishing the character of the site.

Parking Requirements

Below is a table establishing the parking requirements for a development of over 10 units. Should the development be under 10 units, the requirement changes to just the provision of spaces for residents.

Dwelling Size	Resident	Visitor	Disabled
1 Bed	1.5	1 per 5 dwellings	1 for every 10 grouped spaces
2 Bed	2	1 per 5 dwellings	1 for every 10 grouped spaces
3+ Bed	2.5	1 per 5 dwellings	1 for every 10 grouped spaces

Separation Distances

Privacy distances of 21 metres (main facing windows) is advisable for 2 storey dwellings. 12m separation is required to between a main facing window and a side elevation, when 2 blank elevations are facing each other, a minimum distance of 2m is required.

Aspirations and Design Development

The aim of this project is to provide an attractive, affordable, accessible and secure development, with dwellings which appeal to young couples, families and older residents. The layout and dwelling designs aim to respond to its context, such that it complements the existing community.

About Home Group

Home Group have over 80 years of experience of developing homes within the UK working as one of the biggest housing associations in the UK. Home Group's mission is to build homes, independence and aspirations.

As one of the UK's largest providers of high-quality housing and integrated housing, health and social care, Home Group is helping people live happily in their homes and working with the NHS to improve lives.

Providing great housing, Home Group are putting roofs over the heads of 115,000 people live in their 55,000 homes across England and Scotland. Over the last year, they have worked with 13,000+ vulnerable people in their supported housing and health services.

Development History

The proposed development is the latest phase in Home Groups continuing involvement in the regeneration and development of Woodhouse. Earlier phases have included upgrading of existing housing stock and streetscape; upgrading existing play areas, infill developments to provide new accessible accommodation and conversion of existing dwellings to provide a greater mix of tenure and accommodation types within Woodhouse.

Both sites originally contained existing 3 semi-detached dwelling which were no longer meeting the needs of the local community and suffered from inappropriate and poor-quality alterations and extensions. Planning approval was received in 2009 to demolish 36 dwellings on Fell View Avenue and Windermere. The current proposals are intended to increase the number of accessible properties for older and disabled residents to ensure they can remain in their community as their needs change. It is intended that the properties will be a mix of rented and shared ownership tenures.

Consultation

As part of the design process, Home Group have undertaken consultation with residents and Copeland Borough's housing team, who supported the proposed mix of housing. A drop-in consultation event was undertaken on 11th August at St. Peter's Community Hall, Woodhouse. Residents from Fell View Avenue and Windermere Road were invited to view the proposals, discuss them with Home Group representatives, the Architect and the Contractor; and to provide feedback. Comments were generally supportive, particularly in respect to the proposed bungalows and the off-street parking provision. Concerns were raised regarding the disruption during construction, particularly in respect to construction traffic and deliveries.

Pre-app discussion with Copeland Borough Council have been held to ensure that the scheme is in accordance with the Council's aspirations. Notable areas of discussion and collaboration included car parking, highways and elevation treatments.

Following discussions with the local authority and residents the importance of a sympathetic design which is modern adding to the character of the development became apparent. Taking inspiration from local material palettes and maximising use of existing infrastructure, the proposed residential development aims to provide much needed affordable and accessible housing for the wider area whilst adding to the existing community.

Traffic and Construction Management

A key concern for residents is the disruption during the works and in particular the management of construction traffic on the congested streets. The sites can only be accessed from Fell View Avenue and Windermere Road due to the topography of the sites, but consideration has been given to the design to reduce the impact to residents during the works. The drainage and services are to be located either in the parking spaces in front of the dwelling or behind the garden to eliminate the need to connect into services under the road.

The Contractor intends to create a level compound on each site on the proposed landscaped areas between the dwellings. All site traffic will be located in these compounds and will not be allowed to park on the roads. As the works progress, additional parking will become available for construction vehicles on the proposed parking areas in front of the new dwellings. Wheel washing and damping down will be undertaken to reduce dust and dirt on the road; and all the construction works will adhere strict working hours.

The Contractor will also co-ordinate with Home Group to ensure neighbours are kept informed as the works progress and to know who to contact if required.

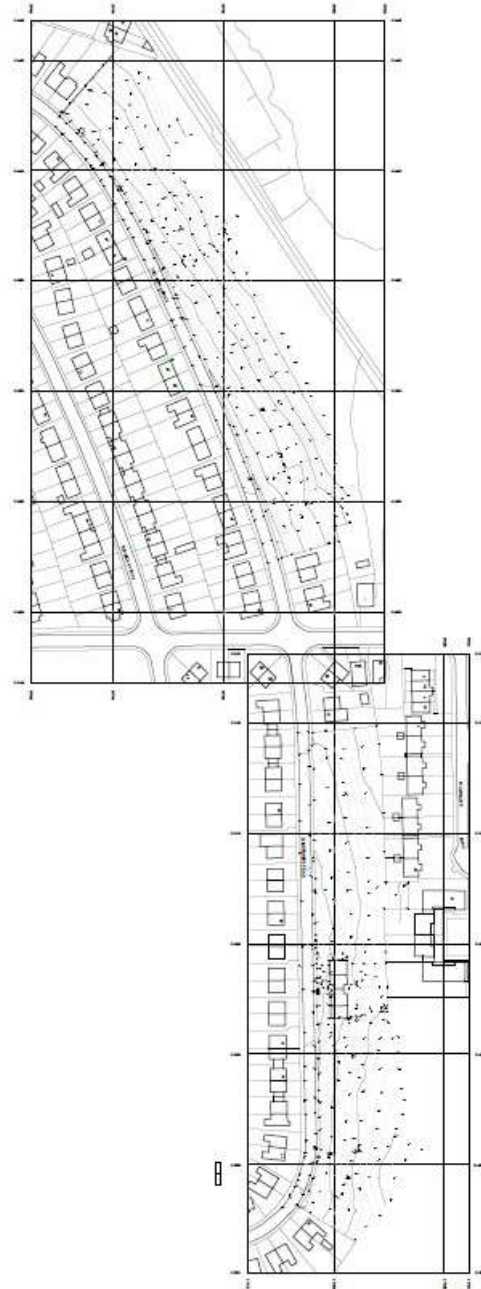
Parking

A key aspiration for the design team has been to meet car parking requirements without creating a car dominant design. The existing street parking is very congested, and it is essential that any new development provides off-street for residents and visitors with consideration to turning into and out of driveways on the highway with parked cars opposite; while not succumbing to an endless row of tarmac drives. Consideration is required to group parking together with landscaping between and to select external materials which visually breaks up the parking forecourts.

Original and Existing Site Plan



Fell View Avenue and Windermere Road circa 2009

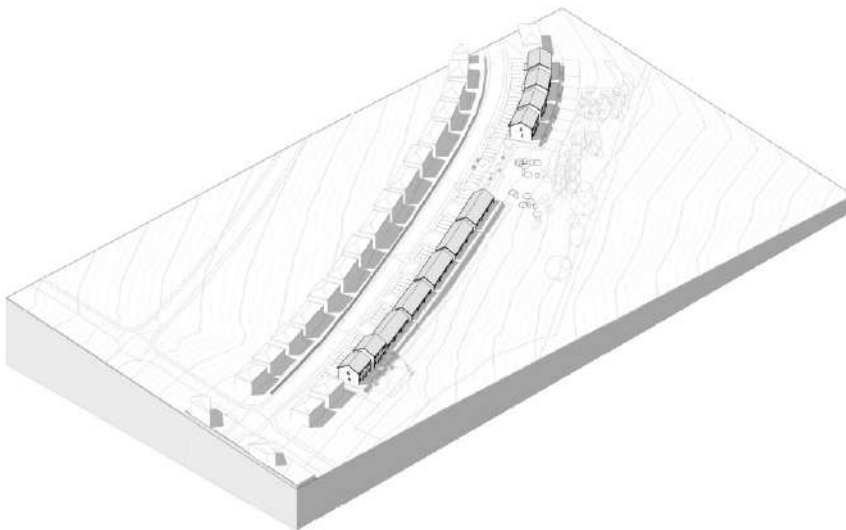


Fell View Avenue and Windermere Road Today

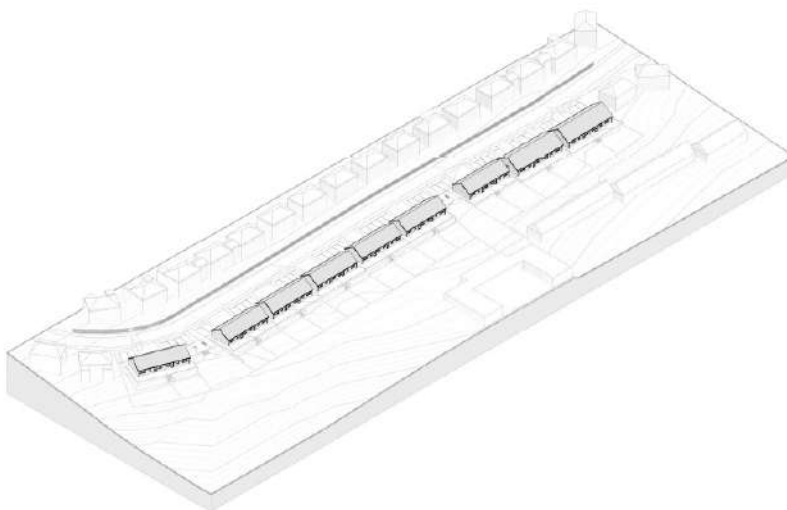
Concept

Design Principles

- Layout should be well integrated, connected and responsive to the wider context.
- The public realm should provide distinctive open spaces and legible routes to improve well-being and add value.
- The development should have a coherent identity and be visually attractive and distinctive, offering enjoyable experiences to its occupants and other users.
- Thresholds and boundaries ought to be well designed, to evoke a sense of pride; people want to care for and make them their own.
- Homes ought to be strategically laid out to create active streetscapes and public spaces that are overlooked, feel safe, and are easy to navigate.
- The tenure of properties will not be able to be detected through architecture, landscape or other differences.
- Two story properties are located adjacent to existing two story properties with single story properties group together.



Fell View Avenue Massing



Windermere Road Massing

Detailed Design Consideration

- Newly proposed housing will be well integrated and responsive to the wider context.
- Front doors will face onto streets and public spaces creating strong levels of natural surveillance.
- A combination of landscaping and housing face main streets, provide a balance between strong frontage and privacy, whilst reducing impact of traffic noise.
- Careful external treatments will be used to blend new housing with existing stock as well as paying homage to local context.
- The design will take advantage of existing landform, amenities and services, proposing minimal new road, retaining walls and drainage.
- Dwellings will be set back to ensure additional space for car manoeuvring from street parking opposite.
- Dwelling will be raised to ensure level access at the front of the properties and level access to a patio at the rear of the properties.
- Properties will be grouped with spaces in between for landscaping and seated areas.
- Properties designated for residents with disabilities will be located on site with the least gradient.



Accommodation Schedule

Detail of Mix

Name	Type	GIFA (m2)	Quantity	Parking
HT-A	2B3P Bungalow	61	24	48 (2 per dwelling)
HT-B	3B5P Bungalow	86	4	12 (3 per dwelling)
HT-C	2B3P House	70	12	24 (2 per dwelling)
				18 (visitor parking)
		Total	40	108

Principles

- Units are all affordable rent and NDSS compliant.
- Provision of 2B3P and 3B5P bungalows will meet local demand and provide future adaptability.
- 2 story units are adjacent to existing houses and bungalows are located centrally.
- Each family dwelling is provided with a reasonably sized garden that is secure and accessible.
- All units have level parking, front access and rear patio.
- Material treatments will be sympathetic to context and add interest to the street scene, facilitating the integration of new properties with existing stock.
- All units have in-curtilage parking with blocks of visitors in between.
- The rented and shared ownership units are mixed with no visual difference between them.

Building For a Healthy Life

Overview

Building for a Healthy Life is the newly revised criteria for a building for life assessment. Following the guidance, the development has been reviewed against the 12 criteria.

Below is a summary of a Building for a Healthy Life Assessment for the design proposal.

Integrated Neighbourhoods

Natural connections

Walking, cycling and public transport

Facilities and services

Homes for everyone

Distinctive Places

Making the most of what's there

A memorable character

Well defined streets and spaces

Easy to find your way around

Streets for All

Healthy streets

Cycle and car parking

Green and blue infrastructure

Back of pavement, front of home

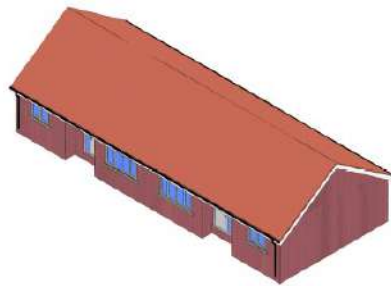
House Types

HT-A

61sqm 2 Bed 3 Person Bungalow



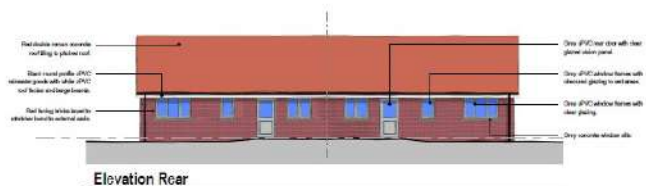
Plan



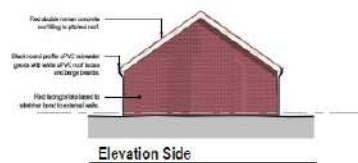
Isometric View



Elevation Front



Elevation Rear



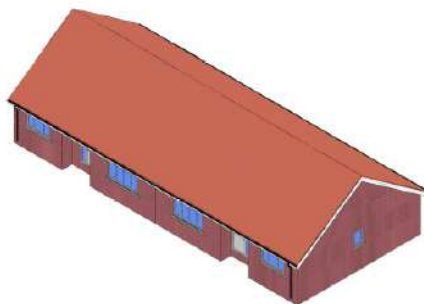
Elevation Side

HT-B

86sqm 5 Bed 5 Person Bungalow



Plan



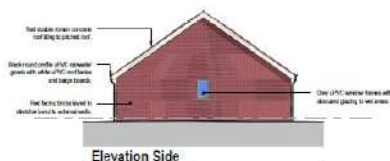
Isometric View



Elevation Front



Elevation Rear



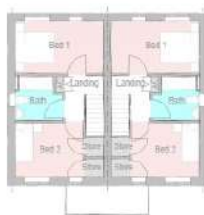
Elevation Side

HT-C

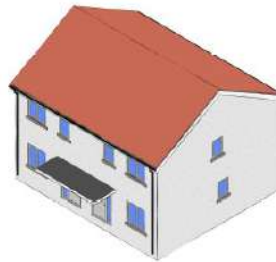
70sqm 2 Bed 3 Person House



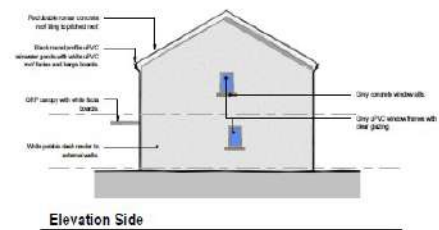
Ground Floor



First Floor

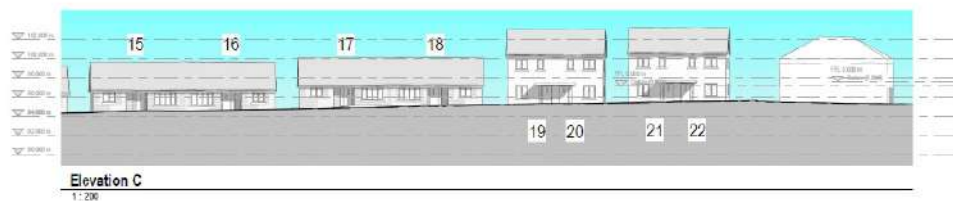
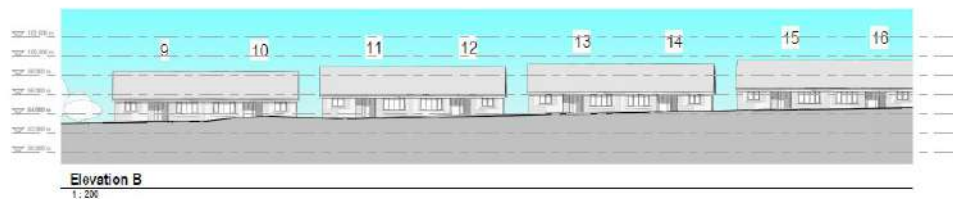


Isometric View

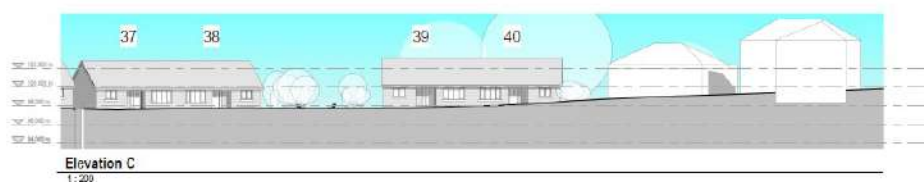
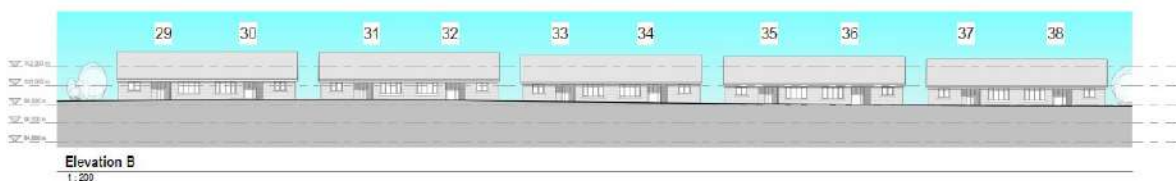
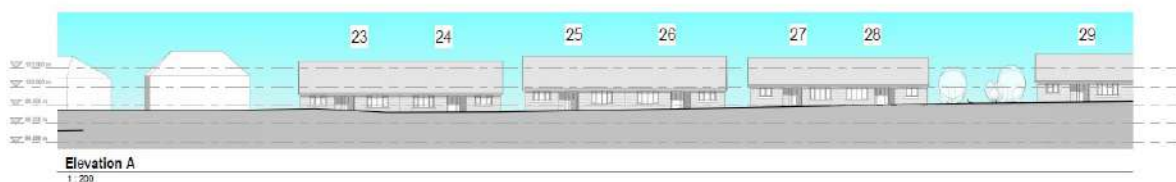


Street Elevations

Fell View Avenue

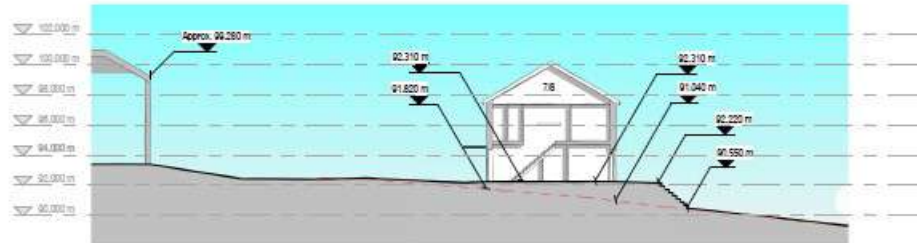


Windermere Road

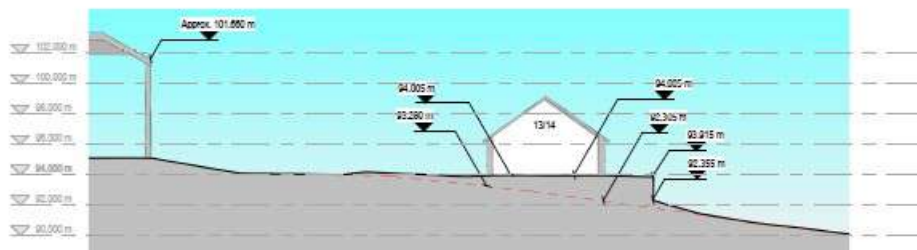


Site Sections

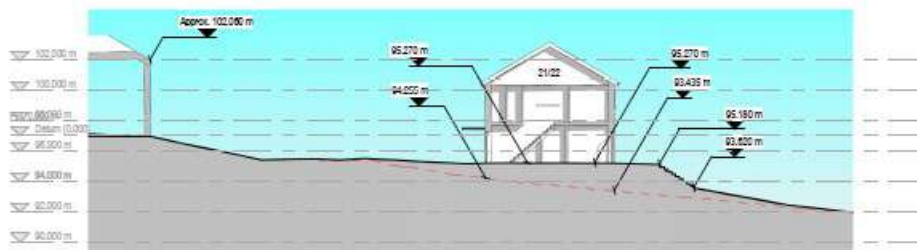
Fell View Avenue



Section A-A

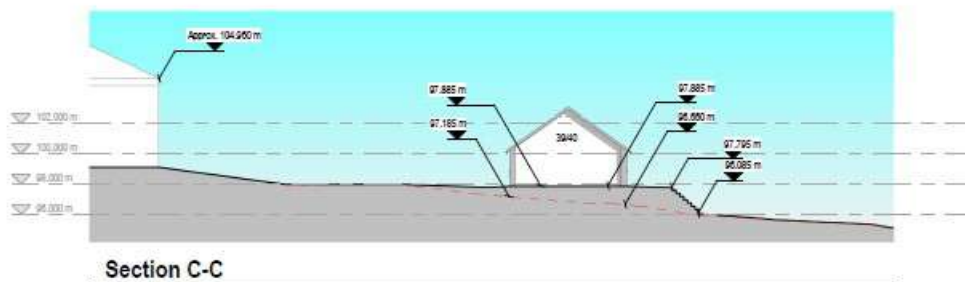
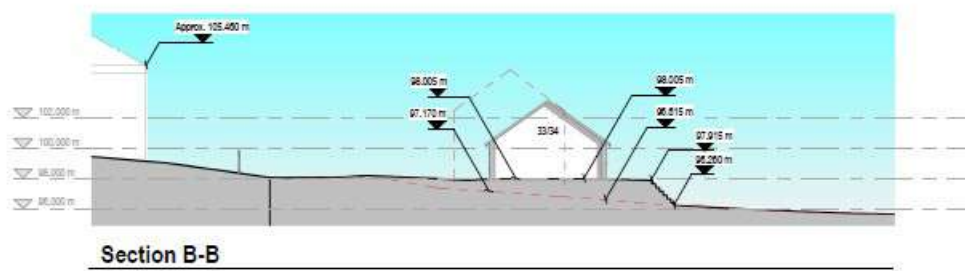
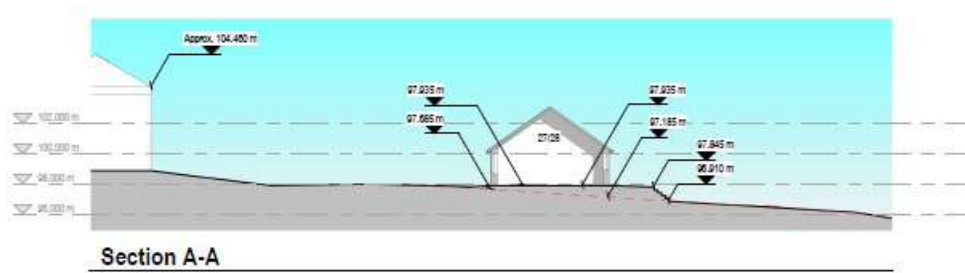


Section B-B



Section C-C

Windermere Road



Material Palette

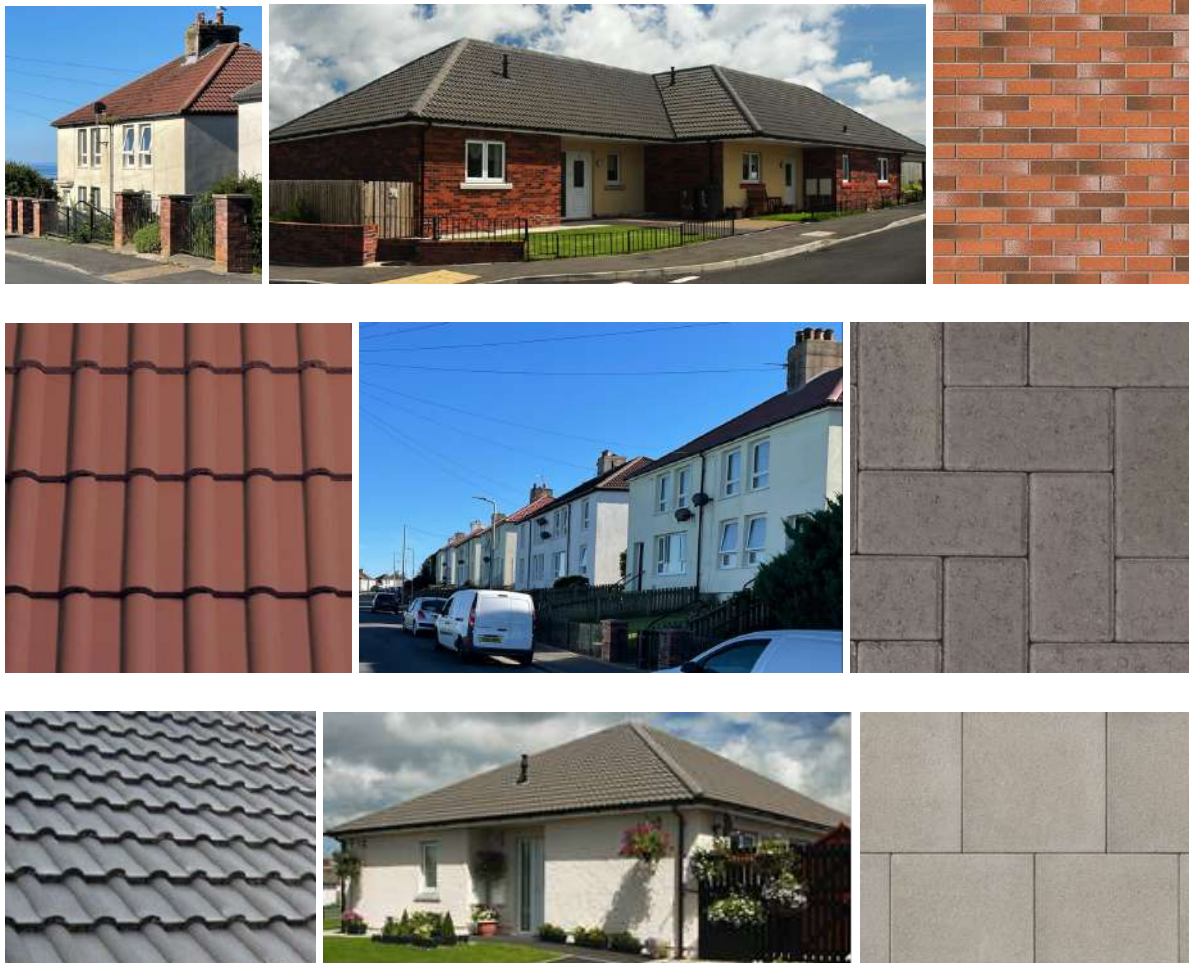
An assessment and understanding of the local character is essential to creating a distinctive place. Utilising regional vernacular whilst also acknowledging contemporary design we have created a community which is integrated with existing properties whilst being modern.

Notable features of existing properties

- Strong massing with bold elements and limited pallet of colour. White render, red brick, black and red roof tiles.
- Predominately render with some multi red brick bungalows and walls.
- Distinct stone heads and sills, frame and emphasise windows against the different materials.
- Strong delineation of public private spaces with external materials. Use of tarmac, natural paving and block pavers.

Proposed materials

Home Group propose to use a mix of cream render and multi red brick for elevations to create a sympathetic design; with a mix of charcoal block pavers, natural concrete flags and tarmac delineate public/private spaces.



Perspective Views



Fell View Avenue 1



Windermere Road 1



Fell View Avenue 2



Windermere Road 2



Fell View Avenue 3



Windermere Road 3