



DESIGN AND ACCESS STATEMENT

May 2024

22031 Residential Development, Griffin Close, Frizington

Architects
PLUS

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Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

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1 | INTRODUCTION

This Design and Access Statement has been prepared to accompany a Full Planning Application for the development of Griffin Close, Frizington.

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 proposed dwellings.



Caption

1.2 THE VISION

INTRODUCTION

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 aims to respond to its context, such that it compliments 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.



Current scheme on site at Woodhouse, Whitehaven



Housing at Woodhouse



Housing at Jefferson Park



Housing at Woodhouse

2 | CONTEXT

2.1 LOCALITY
CONTEXT

Location

Site Address: Griffin Close, Frizington, CA26 6SH

Grid Reference:

X (Easting) 303361, Y (Northing) 517394

What3words: outlawing.elated.incensed

The site area: 0.50Ha

Locality

The site is located in the village of Frizington. It is approximately 2 miles from the town of Cleator Moor and 6 miles from Whitehaven. It is located within an existing residential area with access to local shops including a post office and pharmacy, medical centre and primary school are within walking distance. Further retail and leisure facilities are located in Cleator Moor and Whitehaven.

The site has remained vacant since 2011 when the Greenvale Court sheltered housing contained on the site was demolished. The north-eastern and north-western boundaries are lined with trees and hedging with agricultural fields beyond. The site has been levelled in the past with a steep slope to the south-eastern boundary onto the residential street of Griffin Close. The houses are generally 2-storey terraced properties with gables facing the site with some single storey dwellings to the southern corner.

The south-western boundary also rises at the southern corner but falls away further west. Opposite in Greenvale Court is a single storey medical centre and a care home adjacent to it.

There is an existing macadam access onto the site with the remaining grassland. There is existing landscaping on the sloping ground with some low retaining walls to the Greenvale Court and Griffin Close boundaries.



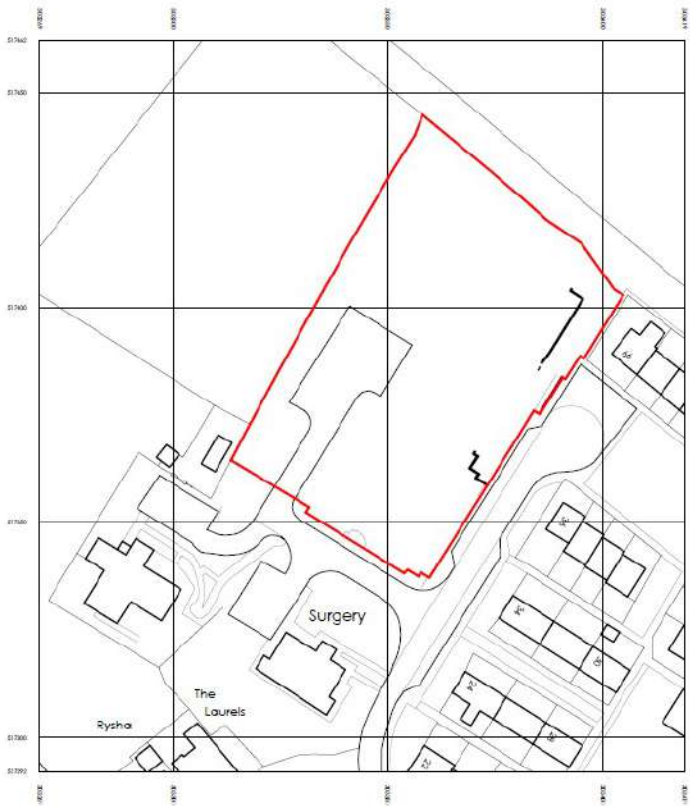
Housing to the north-east boundary on Griffin Close



Arial View of the Site



Medical Centre to the south of the site.



Site Location Plan

2.2 SITE PHOTOS

CONTEXT

Site Description

The site formally contained Greenvale Court, sheltered housing scheme which was demolished in 2011 (planning reference: 4/10/2593/01F). It is now an vacant open space predominantly covered in grass. The north-east and north-west boundaries are lined with trees and some hedging while the south-west and south east boundaries are open.

The site has been somewhat levelled in the past with a bank between on the south-east boundary to Griffin Close and further banking on the north-western boundary.



View North-East toward the rear of the site.



View North-West towards the site entrance.



View South-West towards the site entrance.



View South-East towards neighbouring properties.

2.3 SITE HISTORY

CONTEXT

Site History

The site formally contained Greenvale Court, sheltered housing scheme which was demolished in 2011 (planning reference: 4/10/2593/01F).



Footprint of the former building (Google maps)



South-East Elevation of Greenvale Court (Google street view 2009)



South-East Elevation of Greenvale Court (Google streetview 2009)



Southern Elevations of Greenvale Court (Google street View 2009)

2.4 ECOLOGY
CONTEXT

Ecology

A Preliminary Ecological Appraisal was undertaken by Envirotech in June 2022.

A further survey and biodiversity net gain assessment has been commissioned. The applicant is working with the ecologist to agree an off-site BNG strategy involving other sites they own in Frizington.

Summary of Ecological Survey

1.4 The majority of the site consists of semi-improved neutral grassland of moderate ecological significance, best evidenced in the northern field margins of the site. Whilst there is a good mix of neutral grassland species, there are signs of regular disturbance in some areas of the site, as evidenced by the mown/trampled path. Undesirable, ruderal species are also distributed throughout the grassland, limiting this habitat’s overall quality.

1.5 A diverse mix of mostly deciduous trees comprise the treelines north and west of the site.

1.6 Three trees (T1, T3 and potentially T2) will be removed from the site to facilitate the development proposal, in addition to some of the Willow scrub in the north-east of the site. Recommendations have been made regarding the best use of compensatory planting.

1.7 Montbretia (*Crocasmia x crocosmiiflora*), an invasive, non-native plant, listed on Schedule 9 (Section 14) of the Wildlife and Countryside Act (1981) (as amended) is present in low quantities in the north-east of the site. It is an offence to plant this species or permit it to grow in the wild. Whilst it is not an offence for this species to be present on private property, at a minimum, this species should not be further spread through the site or adjacent land. Advice has been issued regarding its removal.

1.8 Badgers, birds, otters and common species of bats are known to occur in the local area. There was however no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed.

1.9 Overall, it is considered there is more than sufficient scope for mitigation and compensation at the site such that there will be no adverse impact on the favourable conservation status of bats affected by the proposal.

Summary of Biodiversity Net Gain Assessment

At this stage, it is understood onsite habitat loss will be compensated for by way of offsite habitat enhancement and the purchase of (some) third-party/Natural England credits.

Given the absence of irreplaceable habitats, in addition to the absence of habitats of a high and very high distinctiveness, we do not consider this a significant constraint to the planning application. We advise this report is updated as a condition of planning once the full extent of the development is known and a detailed landscape plan has been finalised.



Plan from the Preliminary Ecology Survey

	<p>The Goat Willow in the north-east of the site.</p> <p>The mown/trampled path is also visible.</p>
	<p>The grass species mix onsite is indicative of semi-improved neutral grassland, as evidenced in the field margins.</p> <p>Montbretia (<i>Crocasmia x crocosmiiflora</i>) is interspersed throughout this area of the grassland, grading into the scrub and woodland ground flora adjacent.</p>

Excerpt from the Preliminary Ecology Survey

	<p>The northern treeline bounding the site.</p>
	<p>The ground flora beneath the northern treeline consists of Ferns (<i>Polypodiopsida sp.</i>), Bramble (<i>Rubus fruticosus agg</i>) and French Cranes Bill.</p>

Excerpt from the Preliminary Ecology Survey



Excerpt from the Preliminary Ecology Survey

2.5 GROUND INVESTIGATION
CONTEXT

Ecology

A draft Phase 2 Ground Investigation Report was undertaken by Geo Environmental Engineering on 03/03/2024.

A further ground investigation work has been commission and will be available in due course.

Summary of Ecological Survey

The ground investigation has encountered variable and locally very deep made ground on site. Across the majority of the site, the made ground was less than 2.70m thick and comprised soft and firm sandy clay fill with gravel of clinker, coal, sandstone and brick.

However, localised deep made ground extending to a depth of c.6.6m bgl was encountered in the north eastern part. This was noted as soft and firm clay fill with much organic material and a possible infilled void. It is possible that the fill/void are associated with historical mining on the site and could represent shallow workings, void migration or an infilled shaft.

The made ground was generally underlain by firm to stiff and stiff gravelly clay. Geotechnical testing indicates an intermediate plasticity and a low volume change potential.

Bedrock was encountered at depths of between c.2.70m and 6.60m bgl. This comprised mudstone with occasional thin, hard siltstone and sandstone bands and up to three coal seams. The bedrock was often noted as heavily weathered at shallow depths.

Following the results of the contamination assessment it can be seen that none of the contaminant concentrations exceed the assessment criteria for a residential development with plant uptake and asbestos fibres have not been detected. As such, the soils do not pose a significant risk to human health.

However, evidence of industrial waste materials including ash, clinker and slag were reported within the topsoil deposits. Therefore, where significant quantities of waste materials are present, the soils are unlikely to be acceptable for re-use within private gardens. It is recommended that an allowance is made for importing suitable clean soils for use in the proposed gardens.

GEO2022-5496: Griffin Close, Frizington - Exploratory Hole Location Plan



Trial pit locations



Excerpt from GI report

Table with 5 columns: Depth From (m), Depth To (m), Strata Description, Legend, Testing / Samples. It details soil strata from 0.00m to 1.50m depth, including topsoil, made ground, and stiff brown gravelly clay.



Excerpt from GI report

GEO2021-5496: Griffin Close, Frizington - TP01

Table with 5 columns: Depth From (m), Depth To (m), Strata Description, Legend, Testing / Samples. It details soil strata for trial pit TP01, from 0.00m to 3.00m depth, including topsoil, made ground, and firm to stiff grey very gravelly clay.



Excerpt from GI report

2.6 CONSTRAINTS AND OPPORTUNITIES

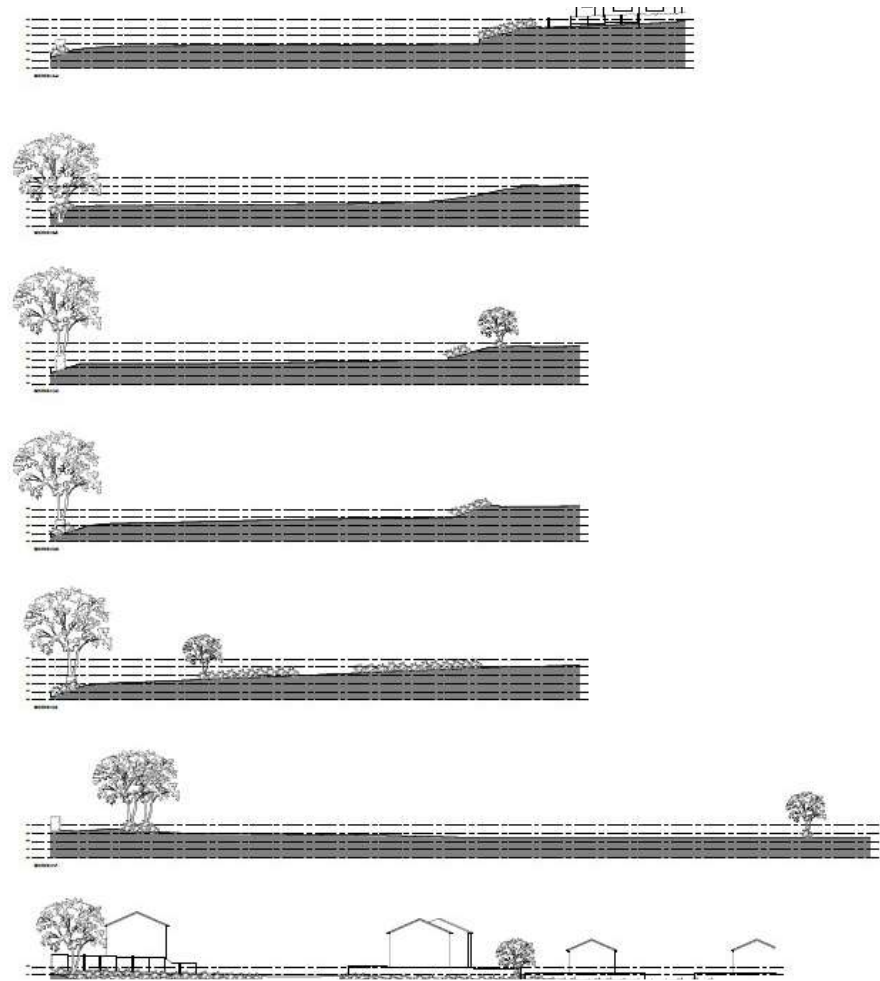
CONTEXT

Key Constraints

- Existing trees and hedging to the boundaries will need retaining.
- Level changes to the perimeter of the site.
- Potential issues with ground conditions.

Key opportunities

- Predominantly level site.
- Pleasant site.
- Good vehicular and pedestrian access.
- Good access to local facilities.
- Potential south for south facing dwellings.
- No overlooking issues.



Existing Site Sections



Existing Site Plan

3 | DESIGN

3.2 SITE LAYOUT

DESIGN

The site layout is dictated by the site entrance; and existing boundaries and topography. Due to the existing level changes it was not possible to have properties accessed directly from Griffin Close and Greenvale Court but it was felt important for at least some of the properties face out of the site. Therefore a new access behind Greenvale Court was included so properties 1-6 could face out and towards the site access. A pedestrian access was also added to link Griffin Close with the new site. While plots 10-12 follow the pattern of the neighbouring dwellings with gables facing the edges of the site and can be seen as a continuation from No. 66 Griffin Close, albeit at different heights.

Plots 13-18 have been rotated to an east-west axis for two reasons, to allow some southern sunlight into the gardens without too much shading from the trees but also to face into the site and the Griffin Close dwellings beyond.

Parking

Parking has been divided into smaller parking courts where possible but also located outside properties so vehicles can be overlooked and have EV charging point linked to individual dwellings. While the arrangement of dwellings allow for natural surveillance on all areas of the site reducing the opportunity for anti-social behaviour.

The scheme includes 40 parking spaces which equates to 2 no. parking spaces per 2 bed dwelling plus 20% visitor parking spaces.

Access

Footpaths have been used to ensure separation of pedestrians and vehicular traffic around the site. All properties have a level approach from parking areas and public footpaths. All properties have level access to the principal entrance door.

Landscaping

The landscaping to the Griffin Close will be retained and enhanced wherever possible to maintain the green perimeter to the site. Some additional enhancement to biodiversity will be undertaken to the perimeters and by the site entrance wherever possible.

A detailed landscape plan will be prepared at the planning condition stage. It will be included in the client's scheduled maintenance programme.



Site Plan

3.3 BUILDING DESIGN

DESIGN

Detailed Design Consideration

The proposed house type is an affordable two-bed two-storey house which has been used on several sites recently and has proved very popular.

Floor Area

70sqm

Proposed Materials

- Roof: Plain grey pc roof tiles
- External Walls: Smooth through colour render
- Windows: UPVC casement windows with pc concrete sills
- External Doors: Composite insulated doors (colour tbc)
- Boundary Treatment: Close boarded timber fence to rear gardens
- Surface Treatment: Macadam to road and block paving to parking bays. Paving flags to paths and rear gardens.



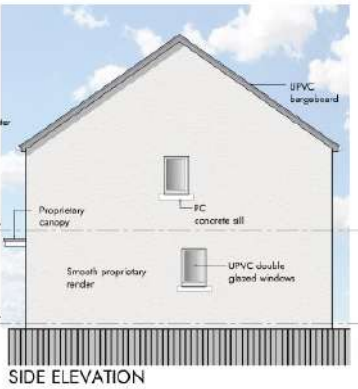
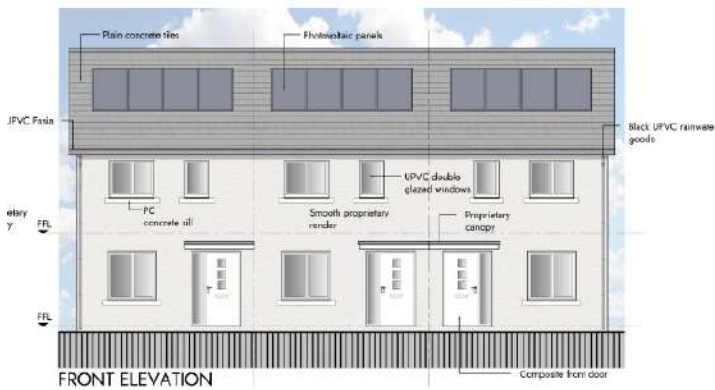
Ground
2 Bed 3 Person House
Total floor area: 70m²

Ground Floor Plan

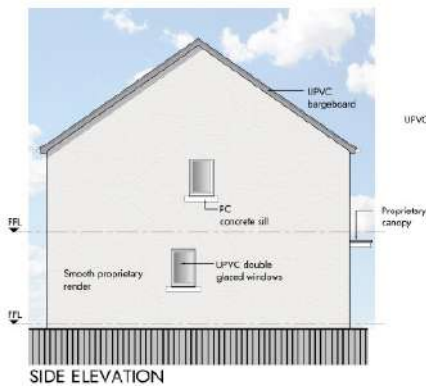


First

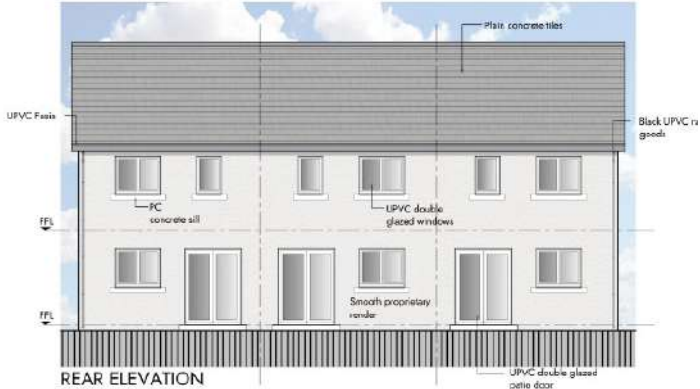
First Floor Plan



Front and Side Elevations



SIDE ELEVATION



REAR ELEVATION

Rear and Side Elevations



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