

Design & Access Statement

2357 High House Farm

August 2025

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1. Overview

This Design and Access Statement is submitted in support of a Full Planning Application seeking consent for:

- The development of 4 new build residential dwellings, comprising a mix of 3 and 4 bedrooms as shown on the adjacent site plan.
- New builds to be build in conjunction with the full renovation of the existing farmhouse following the demolition of the existing agricultural sheds.
- The application includes an upgrade to the access, landscaping and any associated infrastructure.



2. Site Context

2.1 Location

The application site, which covers 0.3 hectares of land, is located on land to the East of the Edgehill development in the South West of Whitehaven.

Whitehaven, as the Principle town in Copeland, has been highlighted in the Copeland local Plan (2021-3039) as an area for major strategic development, with 40% of the development targets to be directed here. It has the largest population and the broadest number of services, including healthcare, education and public transport provisions.

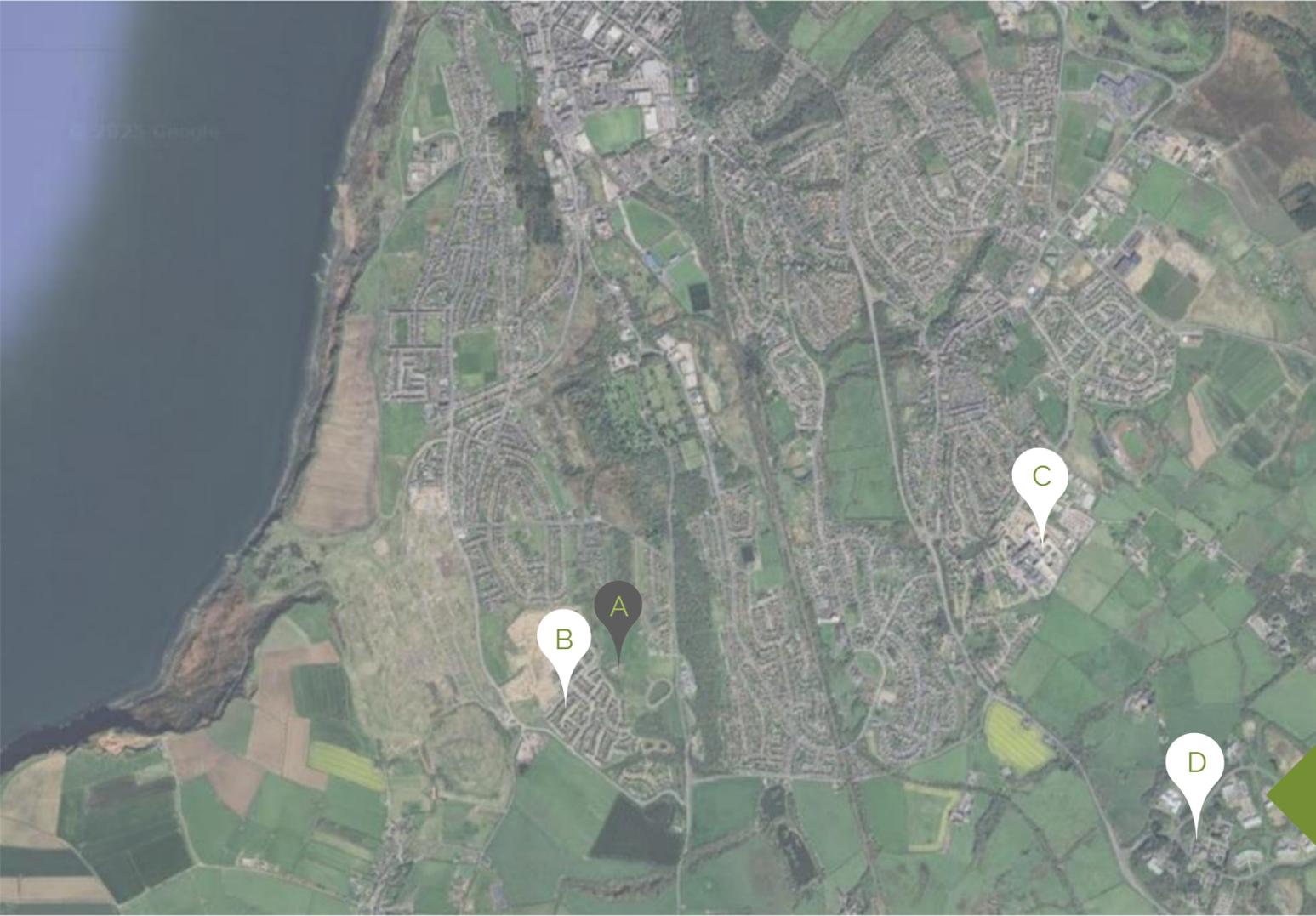


Figure 2.1.1- Map depicting the site location (1) in relation to Wigton (2) and Carlisle (3).

2.2 The Application Site and Existing Uses

The site (depicted on the accompanying location and block plan) is a brownfield site. Currently the site is occupied by a small holding, with several dilapidated farm buildings. The land is allocated for housing, as seen on the accompanying map as HWH3. Across the whole highlighted area, extending well beyond the proposal boundary, there is a target of 109 houses.

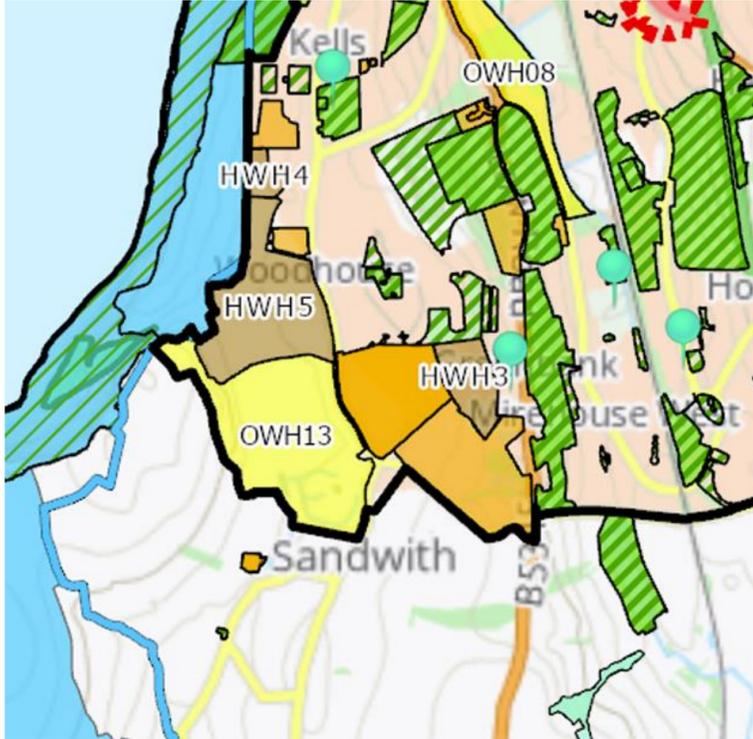
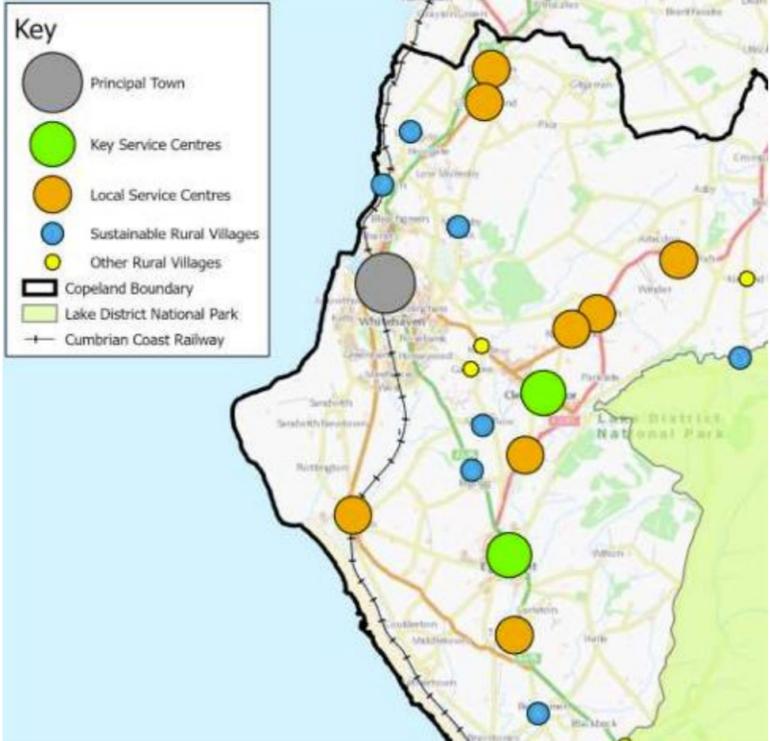


Figure 2.2.1- A snippet of the North Copeland Development Plan.

KEY

- A- The Proposed Site
- B- Edgehill Housing Development
- C- Hospital
- D- Westlakes Science Park

Figure 2.2.2- A snippet of North Copeland Map showing the development hierarchy



2. Site Context

2.2 The Application Site and Existing Uses

Currently, the site is bounded by a mature hedgerow with the existing access coming from Gameriggs Road to the East.

The Site is identified by the environment agency as a "flood zone 1, an area with a low probability of flooding:"

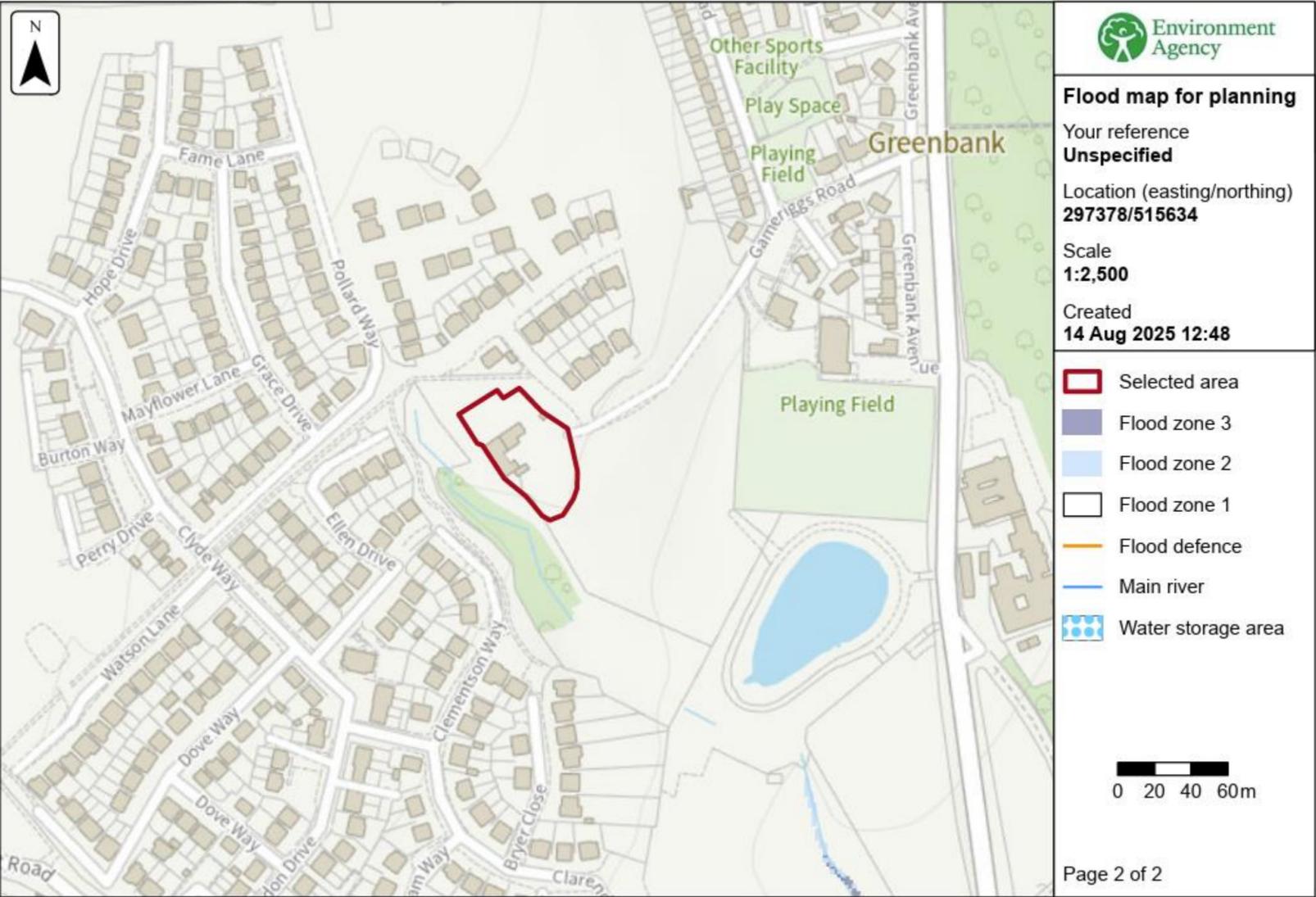


Figure 2.2.3 – Environmental Agency Flood Map



Flood map for planning

Your reference Unspecified	Location (easting/northing) 297378/515634	Created 14 August 2025 12:47
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Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

Figure 2.2.4 – Environmental Agency Documents

3. Proposed Design

3.1 Access

Access to the site will be retained in its existing location, taken from Gameriggs Road to the northeast.

The current access track will be upgraded to form a formal driveway, with hard surfacing to the main access and shared areas finished in tarmac, reflecting the prevailing surface treatment found within the local area.

3.2 Site Layout

The layout has been designed with the existing central farmhouse as a focal point, complemented by additional dwellings positioned to either side and larger properties located towards the southern part of the site.

A turning head has been incorporated to accommodate refuse collection vehicles and fire appliances in line with service requirements. The natural slope of the site has informed the layout, enabling the scheme to respond sensitively to changing ground levels and to take full advantage of views towards the Lake District.

Each plot benefits from a generous private garden, enhancing residential amenity and providing opportunities to enjoy the site's semi-rural setting.

3.3 Parking

Parking provision meets the requirements of the Cumbria Design Guide, with each property allocated a minimum of two off-street spaces. The four-bedroom homes include an additional parking space within an integral garage, ensuring adequate provision for residents and visitors.



Clockwise from Top Left:

Figure 3.1.1 - Existing access

Figure 3.1.2 - Aerial view of existing access

Figure 3.1.3 - Parking Provisions

Figure 3.1.4 - Proposed site layout

3. Proposed Design

3.4 Local Vernacular

The local area has a contrast of 1930s houses, many semi detached, and the newer Edgehill development.

The existing architecture is simplistic in form, and very typical of 1930s housing, with efficient layouts and predominantly semi-detached dwellings. The area of Gameriggs road is almost completely characterised by rendered elevations with red tiled roofs.

This is a complete antithesis to the red sandstone and buff stone detailing seen in the Edgehill development, but many of these houses link to the local area with rendered elevations to offset the dark stone.

Following analysis of the success of the newer development, it is clear to follow a similar vernacular as that is now a key character area. As seen on the adjacent image, the proposal will be read in conjunction with this style due to the geographical locality and the lay of the land.



Figure 3.4.1- Map to show locations of architectural examples

3. Proposed Design

3.5 Proposed House Types

This application presents a two of bespoke house types designed to respond to the site and the immediate vicinity.

The proposed development will be influenced by the materiality seen at Edgehill and will feature a mixture of off-white render and red sandstone, giving a sense of continuation from the existing development. Variation is further achieved through the use of contrasting materiality, a mixture of stonework and render.

Below showcases the elevations designed for this proposal:

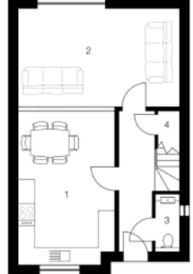
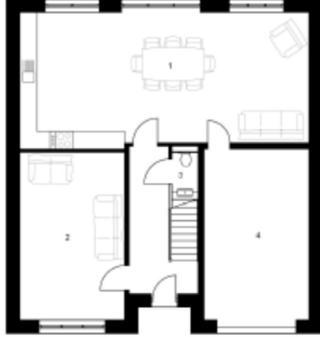
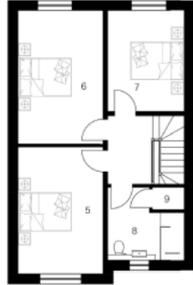
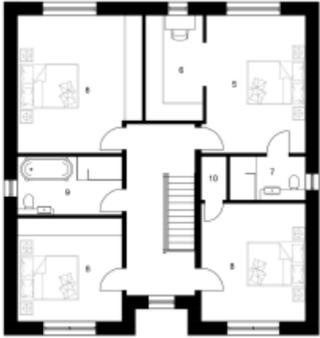


Figure 3.5.1- Elevations and floor plans of Proposed House Types (Not to scale refer to accompanying drawings).

4. Conclusion

The proposed development of 5 dwellings, including a renovated farmhouse, is a thoughtful response to the existing site and surrounding landscape.

By retaining the boundary hedging, improving it where required, the essence of the development will remain, and it will integrate seamlessly. By adding additional planting, the development will continue to blend into the surroundings over time.

By following the building vernacular of the recent Edgehill development by Story Homes, it blends in with the surrounding newbuild development, whilst offering a unique opportunity to live in a smaller bespoke development in this rapidly developing area of Whitehaven.

Given its elevated position, the scheme offers exceptional views over the Lake District National Park to the Southeast, and will improve the appearance of the site for the local area.

On this basis, Ashwood Design Associates confidently submits this Design and Access Statement in support of the application. The proposal aligns with national and local design guidance and delivers an attractive, sustainable, and contextually appropriate residential development that will positively contribute to the character and vitality of the area.

