

Design & Access Statement

Land to the north of

Station Road, Drigg

Reserved Matters Planning Application for residential development
for **Sunshine Properties West Coast Ltd**

November 2024

CALDERPEEL
ARCHITECTS

24085 (PL) 500 DAS



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Introduction

This design and access statement is submitted in support of a reserved matters planning application to create 9 dwellings on land to the north of Station Road, Drigg.

Throughout the process we have consulted with an experienced design team including a planning consultant, drainage engineer and landscape architect to support and assist Calderpeel with the design of the proposal.

The application is submitted on behalf of Sunshine Properties West Coast Ltd, and this document provides an overview of the site context, design rationale, accessibility considerations, and the suitability of the development within the existing local character.

The application is supported by the following drawings provided by Calderpeel:

24085 (SU) 001	Location Plan
24085 (SU) 010	Existing Site Layout
24085 (PL) 010	Proposed Site Layout
24085 (PL) 100	House Type A - Proposed Floor Plan & Elevations
24085 (PL) 101	House Type B - Proposed Floor Plan & Elevations
24085 (PL) 102	House Type C - Proposed Floor Plan & Elevations
24085 (PL) 103	House Type D - Proposed Floor Plans & Elevations
24085 (PL) 200	House Type A - Proposed Front Elevation (Colour)
24085 (PL) 201	House Type B - Proposed Front Elevation (Colour)
24085 (PL) 202	House Type C - Proposed Front Elevation (Colour)
24085 (PL) 203	House Type D - Proposed Front Elevation (Colour)
24085 (PL) 300	Proposed Street Scene
24085 (PL) 301	Proposed Site Section
24085 (PL) 400	Proposed 3D Images from Massing Model

Location

Drigg is a ‘sustainable rural village’ according to the Copeland Local Plan 2021-2038, featuring facilities such as a village hall, church, public house and craft shop. Drigg railway station, located to the south of the village connects to nearby areas such as Seascale and Whitehaven. It is close to the local amenities of Seascale including a primary school, pubs, a church and shops.

The village’s location also allows easy access to the A595, facilitating connections to both Sellafield and Whitehaven and continues north towards Carlisle.

There are no conservation areas, Tree Preservation Orders, or listed buildings within or immediately adjacent to the site. Drigg Hall, a listed building, is located approximately 120 meters east of the site and is visually separated due to the distance between the two.

The site is located in a long established residential area, within reach of a range of facilities via sustainable travel.

— Site Boundary
— Train Station / Rail


Not to Scale



Existing Site

The application site consists of agricultural land extending to approximately 0.71 hectares, situated north of Station Road (B5244) in the village of Drigg.

The land is relatively flat along the road frontage, gently rising to the north. Bounded by hedgerows and post-and-wire fencing, the site is adjacent to open fields on its northern and western edges, with an access lane to the east.

The site’s boundaries are marked by natural vegetation, primarily hedgerows, which provide a visual buffer from surrounding properties and enhance the rural setting.



Site Photos



Local Vernacular

The architectural design has been informed by the local vernacular of Drigg and the surrounding area.

Drigg is characterised by a blend of traditional and more recent rural housing styles, typically arranged in a linear fashion along main roads. Homes in the village generally feature pitched roofs, gable fronts, and modest architectural detailing that harmonize with the rural setting.

Specific architectural elements include windows and doors with red sandstone surrounds and / or head and cill details, large and repeated chimneys, large bargeboards and finials at the roof apex in addition to a mix of simple off-white or ivory render, and red brickwork finishes.

The proposed homes will adopt a similarly simple and traditional form to reflect this established character, allowing the development to appear as a natural extension of the village.

The scale, spacing, and orientation of the homes are also designed to fit comfortably within the broader rural landscape, helping to preserve Drigg's distinct identity.



Planning History

In October 2023 outline planning permission was granted for residential development on the application site, reference 4/22/2070/001. This was allowed on appeal by the planning inspectorate.

The application included an indicative site layout drawing showing a total of nine detached dwellings on the site. Various conditions were attached to the planning approval, including condition 5, which stated the development shall not exceed nine dwellings.



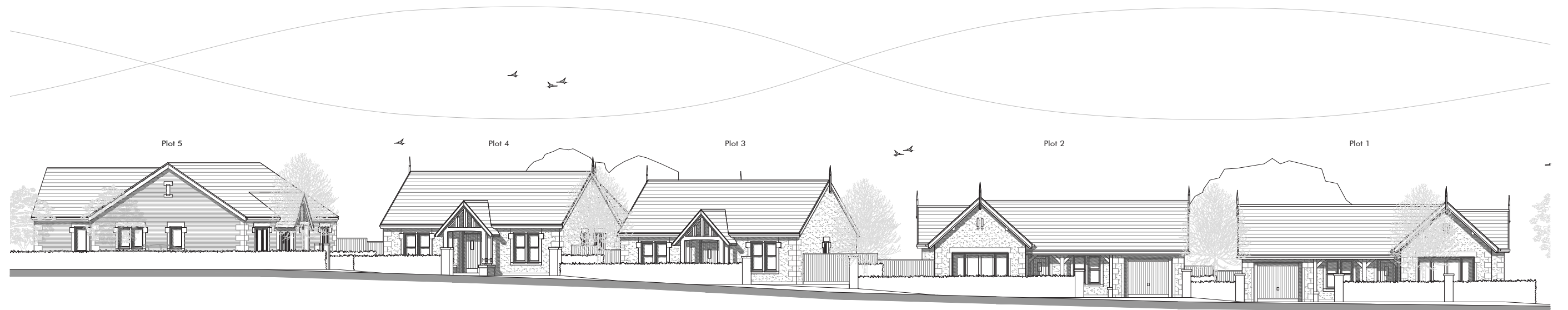
Indicative Site Layout Submitted with Outline Planning Application

Not to Scale

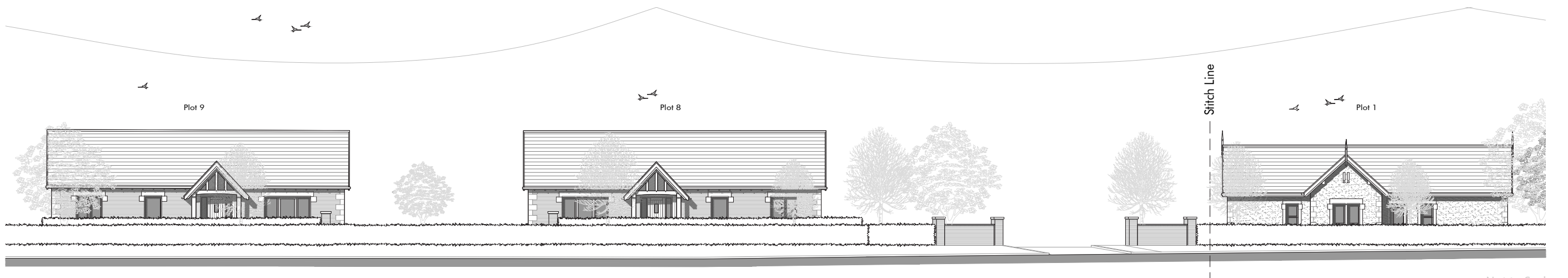
Proposal

This proposal seeks reserved matters planning permission for nine detached residential dwellings, designed with consideration for the local character, housing needs, and sustainability principles.

Housing Mix: The proposed development includes nine detached homes, featuring a mix of two, three and four-bedroom properties, at 1 and 2 storey, to meet local housing demands, as outlined in the Copeland Strategic Housing Market Assessment (SHMA).



Not to Scale



Not to Scale

Proposal

House Type Elevations



House Type A Front Elevation

Not to Scale



House Type B Front Elevation

Not to Scale



House Type C Front Elevation

Not to Scale

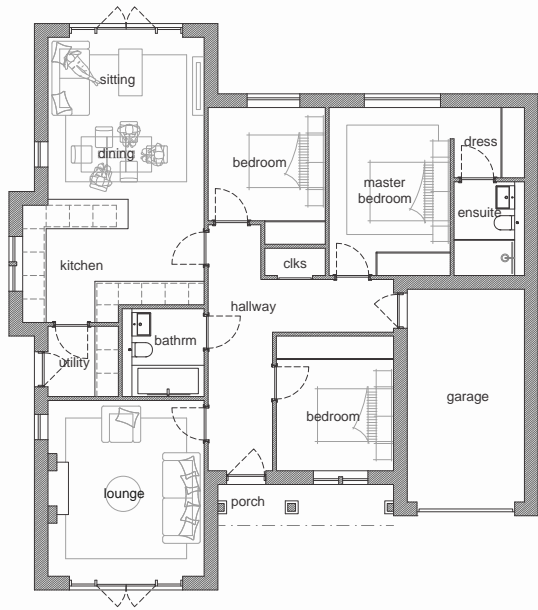


House Type D Front Elevation

Not to Scale

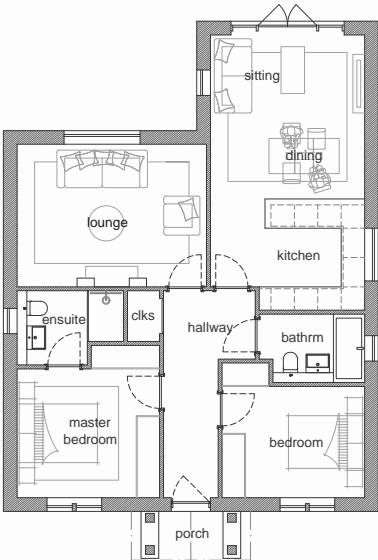
Proposal

House Type Floor Plans



House Type A Ground Floor Plan

Not to Scale



House Type B Ground Floor Plan

Not to Scale



House Type C Ground Floor Plan

Not to Scale



House Type D Floor Plans

Not to Scale

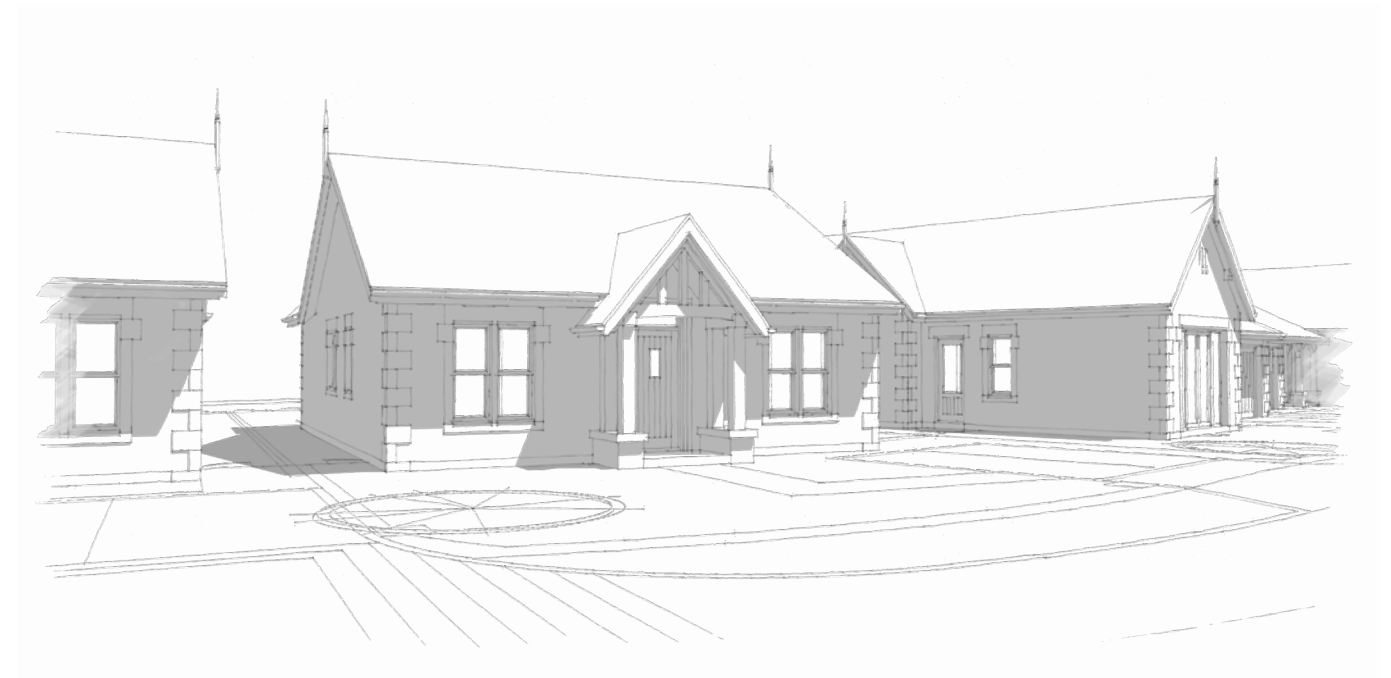
Proposal

House Type Sketch Visuals



House Type A Sketch Visual

Not to Scale



House Type B Sketch Visual

Not to Scale



House Type C Sketch Visual

Not to Scale



House Type D Sketch Visual

Not to Scale

Layout

The layout of the proposed development presents a green space to the road, with several of the properties orientated to address this frontage and continue the established built pattern and character of the village.

Access to the site is centrally positioned, with the two frontage properties to the west and four other properties located along the eastern boundary. These properties take advantage of the tree cover to the east of the adjacent lane.

The access leads through to a further green space and courtyard at the heart of the site, around which are arranged several more properties, three of which look out over the adjacent fields.

The layout respects the existing boundaries, especially the established hedgerows to the north, east and west. This, combined with the new green spaces within the development will enhance privacy for residents and reinforce the rural character of the setting.

All dwellings are detached, reflecting the prevailing character of the area, and would have large private garden spaces and generous green frontages.



Existing Boundary Hedge

Not to Scale

Use & Amount

The development is residential, consisting of nine detached dwellings.

This use aligns with the surrounding area, which is predominantly residential, and is appropriate given Drigg's position as a sustainable rural village.

The density is in keeping with the village character, supporting a balance between providing well-needed housing and preserving the rural quality of the area.

The nine dwellings are divided in to four distinct house types:

House Type A (2 in total): 3-bedroom 1-storey dwelling at 1,255 sq.ft.

House Type B (2 in total): 2-bedroom 1-storey dwelling at 985 sq.ft.

House Type C (3 in total): 3-bedroom 1-storey dwelling at 1,350 sq.ft.

House Type D (2 in total): 4-bedrrom 2-storey dwelling at 1,930 sq.ft.



Type A Ground Floor Plan



Type B Ground Floor Plan



Type C Ground Floor Plan



Type D Ground Floor Plan

Drawings are Not to Scale

Materiality

The selection of materials has been carefully considered to align with the rural character of Drigg and enhance the development's integration into the village setting.

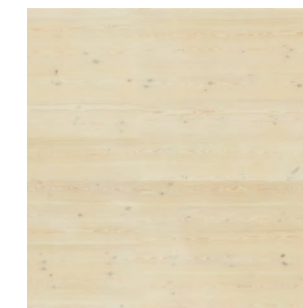
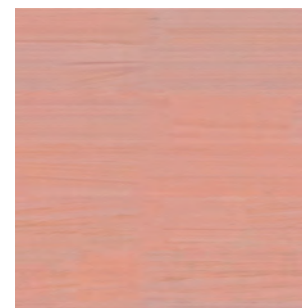
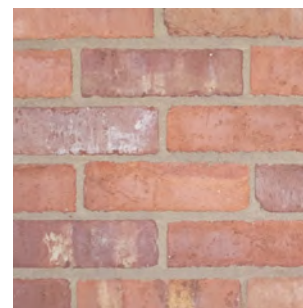
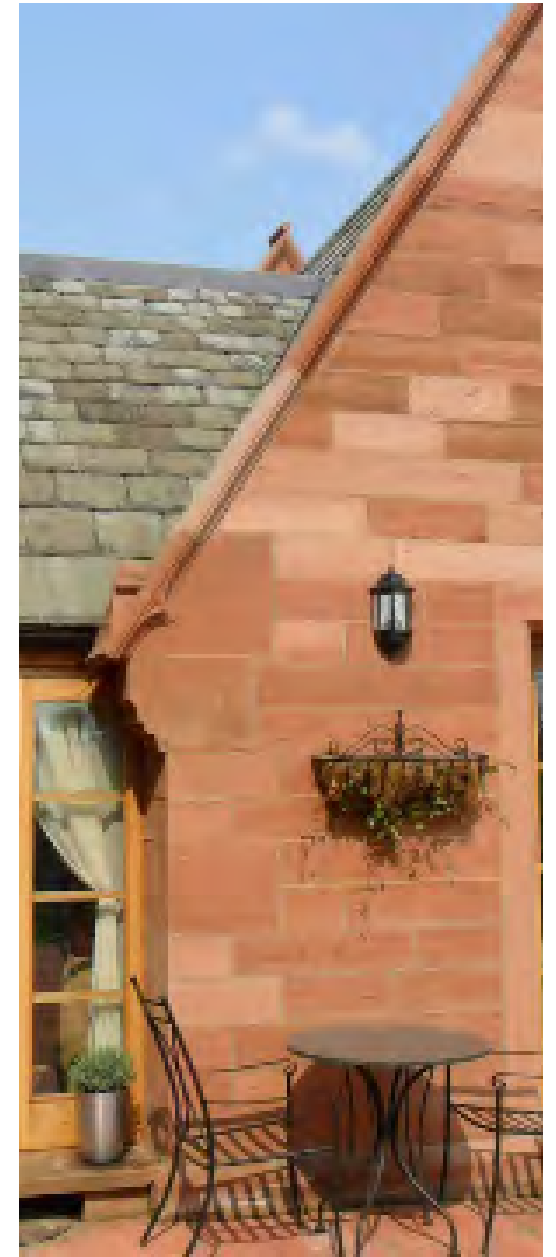
Brickwork: Red and brown brick tones will be used to match the prevalent material palette in the area, ensuring the homes are visually compatible with nearby properties.

Render: Off-white render will be applied to portions of the facades to create a subtle contrast with brick and timber accents, providing a modern yet understated look that complements the traditional rural material palette.

Red sandstone: Select stone elements, such as window cills, and door heads, will be used to reflect the craftsmanship and traditional building methods typical of the region, furnishing the development with an authentic and locally inspired character.

Timber: Accents of timber will be introduced to add natural warmth and texture, which complements the rural landscape while remaining low maintenance.

Slate roofing: Slate is commonly seen on the roofs of dwellings in the area and will be used here to enhance durability and contribute to the rural aesthetic.



Access

Vehicular Access

The site will be accessed from B5244, which offers a safe and suitable entrance point with sufficient visibility for ingress and egress. The existing frontage around the new access will be upgraded as necessary to meet safety and design standards, with a clear route leading into the site for residents and service vehicles.

Internal Access and Layout

An internal road layout will allow for easy navigation throughout the site, leading to each dwelling with provisions for safe turning spaces, especially for larger service and emergency vehicles.

The road layout is designed to minimize hardscaping, thereby reducing the visual impact on the surrounding area.

Parking Arrangement

Each dwelling will have at least two parking spaces within the site boundaries, ensuring ample parking for residents.

Accessibility and Sustainability

The site is accessible by sustainable means, with nearby train and bus travel options. Additionally, footpaths within the site will be accessible, ensuring ease of movement for all residents, including those with limited mobility. The footpath will be extended to link to the existing footpath network adjacent to the site.

- > Primary Access
- Internal Roads
- Car Parking

Not to Scale





View of plots 1, 2 and 3



View of plots 6 and 7

Summary

The proposed development of nine detached homes in Drigg represents a carefully considered addition to the village, balancing the need for new housing with the preservation of local character. By respecting the rural setting, maintaining natural features, and ensuring high-quality design and accessibility, the development will integrate seamlessly into the existing village fabric and contribute positively to the Drigg community.

This Design and Access Statement demonstrates the proposal's alignment with planning policy objectives, design quality, and accessibility standards, supporting the sustainable development of Drigg as a thriving rural community.



View of plots 8 and 9