



DESIGN AND ACCESS STATEMENT

May 2026

25034 Residential Development, Queen's Park, Millom

Architects
PLUS

PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

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 Queens Park, Millom

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 dwelling.



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.



Housing at Jefferson Park, Whitehaven



Housing at Woodhouse, Whitehaven



Housing at Grammerscroft, Millom



Housing at Walkmill Court, Whitehaven

2 | CONTEXT

2.1 LOCALITY
CONTEXT

Location

Site Address:

Queen’s Park

Millom

Cumbria

LA18 5DZ

Grid Reference:

X (Easting) 316567Y (Northing) 480198

What3words: bucked.rejoins.contracts

The site area: 2.112Ha

Locality

The proposed development site in a residential area to the west of Millom. It is within walking distances of town centre with access to shops, primary and secondary schools, train station, recreation and medical facilities.

Queen’s Park was originally a housing estate comprising predominately of flat roofed properties constructed in the 1940’s. 50 of these properties were demolished in 2019 with a few privately owned properties remaining.

Site Description

The proposed development site consists of 3 areas. It is proposed the largest area will contain the new dwellings with the 2 smaller eastern site to be landscaped and provide biodiversity enhancements. The large site is bound to the north by a tree belt and beyond the A5093, to the east by Palmers Lane and to the south by Black Combe nature park. 2 dwellings (nos. 29 and 30) remain on the larger site.

The smaller sites are generally bounded by residential properties.

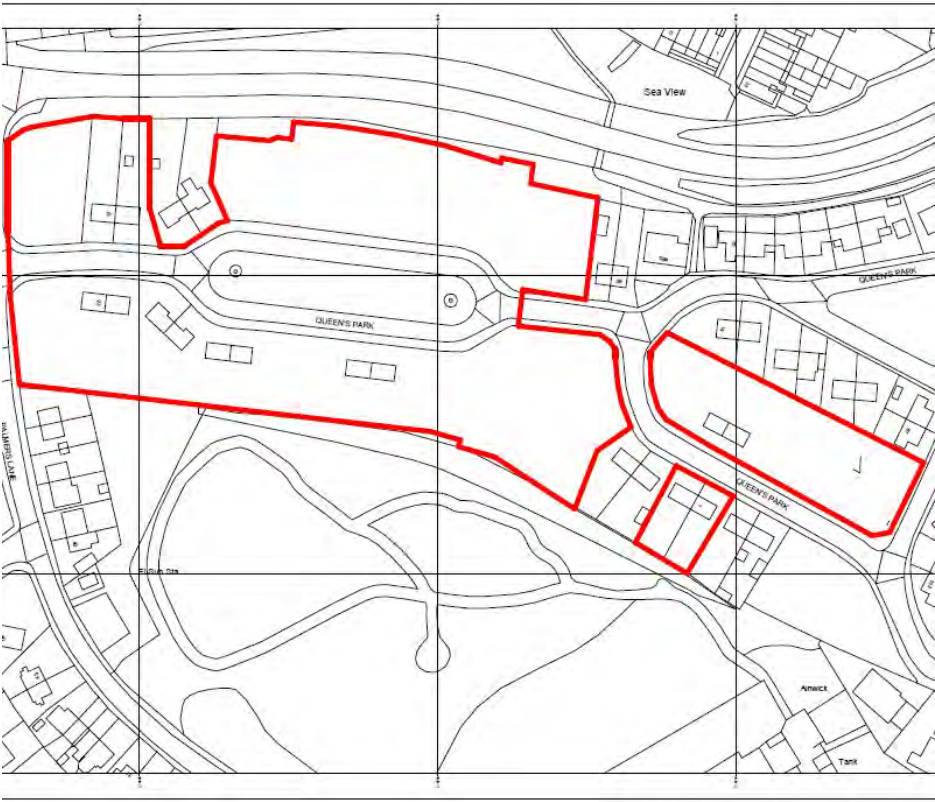
It has always been the intension to develop the site with new residential properties, and this is fully supported by the local community.



Arial View of Millom (Google Earth)



Arial View of Queen’s Park



Site Location Plan



View of 39 and 40 Queen’s Park



Approach from the West



Arial View from the West



Arial View from the North East



Approach from the East



Arial View from the North



Arial View form the South West

2.3 SITE HISTORY

CONTEXT

Site History

Originally the site was developed in the 1940’s with flat roofed dwellings, constructed in concrete with rendered walls. The properties had long-term issues which could not be addressed and no longer met the needs of the community. Most were demolished in 2019, however 8 privately owned properties remain dispersed through the site.

In 2020 planning approval (ref: 4/19/2244) was obtained to erect 66 new dwelling at Queen’s Park. This scheme was not realised and the site has remained vacant.



View of Queens Park in 2011 (Google Street View)



View of Queens Park in 2009 (Google Street View)



Previously Approved Site Plan 2020 (JTP Studios)



Previously Approved House Type 2020 (JTP Studios)

Tree and Hedges

A Tree and Hedge Survey was undertaken in February 2026 by Westwood Landscape Design.

Conclusion of Tree and Hedge Survey

- The trees surveyed are collectively of low to moderate landscape and amenity value as they are landscape elements which contribute to the landscape character and setting of the residential area but are within low quality open ground. The larger scale tree groups create some natural infrastructure and contribute well to the local biodiversity.
- Individually the trees are of low to moderate landscape and amenity value and tree groups from moderate to high value. They comprise many native species and are of moderate to high ecological value.
- All the trees are Category 'U' except the single dead tree T3 which will be removed.. These trees should all be retained and protected if possible.
- The hedges surveyed comprise Privet and are of low landscape and amenity value and low ecological value.
- The pruning to tree groups G3 and G5 to accommodate the development will cause a negligible reduction in landscape and amenity value although the integrity of the field boundaries and tree groups will be maintained.
- Protective fencing to be erected prior to the commencement of any other work to ensure that the trees and hedges are protected in accordance with British Standard 5837:2012 Trees in Relation to Construction. Such measures shall be retained for the duration of any approved works.

Ecology

A Preliminary Ecology Survey was undertaken in November 2024 by Envirotech.

Conclusion of the Preliminary Ecology Assessment

- The site comprises previously developed land associated with former residential dwellings and gardens, now demolished and undergoing natural recolonisation. Habitats present are dominated by species-poor to moderately species-rich grassland with ruderal and ephemeral components, together with localised wetter areas and ornamental relicts from former garden planting.
- The majority of the site is characterised by a mosaic of perennial grasses and common ruderal herbs.
- The central area of the site comprises a managed amenity-type grassland located within a former public open space (POS), now enclosed by estate roads on all sides. The grassland is regularly cut and maintained, resulting in a short, species-poor sward with limited structural diversity.
- A narrow belt of woodland and scrub occurs along the site boundary, forming a dense linear habitat feature associated with the adjacent semi-natural woodland block shown as G1 on the tree constraints and arboricultural plans.
- Ground flora is generally sparse due to shading, although bramble, ruderal herbs and scattered grasses occur locally within more open areas. The habitat appears to

- have developed through natural succession associated with long-term unmanaged site margins and adjacent woodland influence.
- The woodland edge provides structural connectivity and habitat continuity with the larger offsite woodland block and offers potential nesting bird and commuting/ foraging habitat for common fauna species.
 - There is no evidence of Japanese knotweed, giant hogweed or Himalayan balsam on the site. No other invasive or notable weed species listed on Schedule 9 (Section 14) of the Wildlife and Countryside Act (1981) (as amended) was identified within the site or adjacent land.
 - Amphibians. The proposed development will not result in the permanent loss of or a substantial negative effect on any waterbodies or foraging areas linked to them.
 - The proposed development will not impact on any existing badger runs or setts. The porosity of the surrounding fields to the passage of badgers will not be affected.
 - Bats. It is not considered there would be significant degradation of foraging habitat as a result of the proposal so long as the trees are retained and or their loss is compensated for in any landscaping scheme.
 - Birds. The habitat on site is not considered to be of anything more than of local significance, habitats present are well represented in the local area. The impact on nesting birds is therefore considered likely to be minor.
 - The boundary woodland may provide potential for use by hedgehog (Erinaceus europaeus). No hedgehog scat was found onsite.

Biodiversity Net Gain

A BNG assessment was undertaken in May 2026 by Envirotech.

Conclusion of the Biodiversity Net Gain Report

- There are no irreplaceable habitats on the site
- There are no Very High distinctiveness habitats on the site
- There are no High distinctiveness habitats on the site
- There are two Medium distinctiveness habitats on the site. These habitats are avoided where possible.



Extract from the Tree Constraints Plan (Westwood Landscape Design)



Habitat Survey (Envirotech)

2.5 CONSTRAINTS AND OPPORTUNITIES

CONTEXT

Key Constraints

- Existing trees and hedging to the boundaries will need retaining.
- Existing roads and public footpaths to be retained.
- Existing properties to be retained

Key opportunities

- Predominantly level or gently sloping site.
- Pleasant site.
- Good vehicular and pedestrian access.
- Good access to local facilities.
- Opportunity for public open space and BNG enhancement.
- Suitable aspect for photovoltaic panels
- No overlooking issues.

Planning Considerations

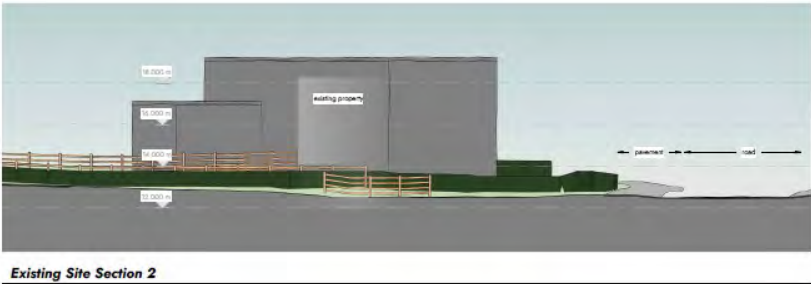
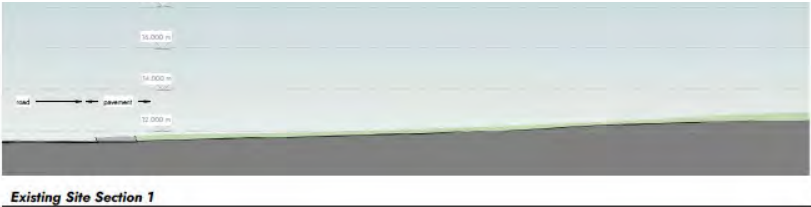
There is site is not within a Conservations Area and there are no Listed Buildings, Scheduled Monuments or TPOs within the vicinity of the site. The site has received approval for residential development in the past and therefore the principle of the development is supported.

Highways/Parking Requirements

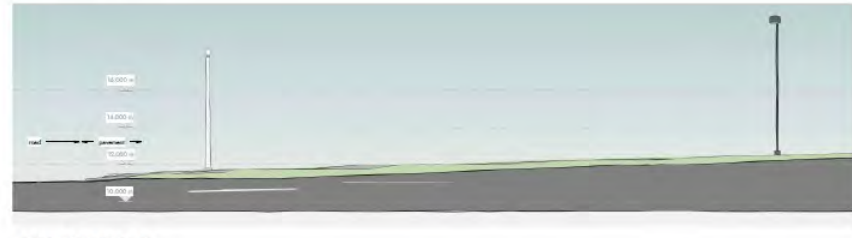
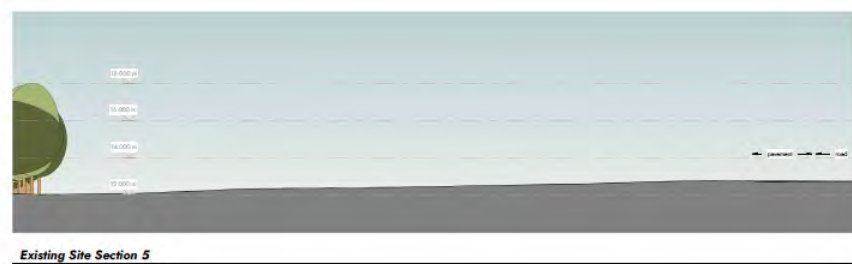
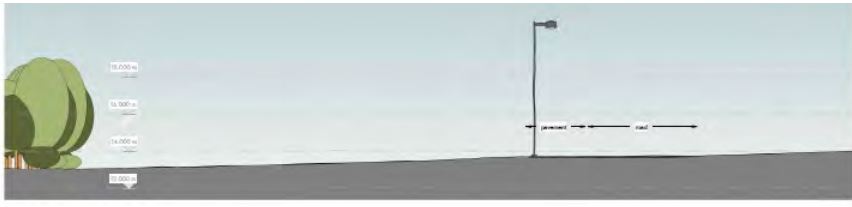
There are no layout changes proposed to the current highway and public footpath. Parking will be in accordance with the Cumbria Highways design requirements.

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.



Existing site sections



Existing site sections



Existing site plan

2.6 CONSULTATION
CONTEXT

Public Consultation

The consultation was held at Black Combe School on 26 March 2026 between 3.30-6pm.

Turnout was good with approximately with the local councillor and approximately 30 residents in attendance. Visuals of an initial scheme were presented with options for the house types and suggested materials. The feedback was positive and included the following comments:

"a nice mix of attractive homes. Good to see the very needed social housing for Millom" local resident

"really like the green spaces as well as the space for parking" local resident

"in principle the planned layout looks good with simple and effective layouts, mixture of different size dwellings is good" resident directly opposite Queens Park Entrance"

- Feedback showed an overwhelming preference for redbrick with some render panels. It was felt that white/off white render discoloured and look unsightly quickly.
- There amount of additional parking was welcomed.
- There was a preference for more boundary treatment on the front of the properties .



Consultation Board Isonometric



Consultation Board Material Options



United Utilities and Cumberland Council LLFA

A pre-application meeting with RGP, TA, Cumberland Council LLFA and UU was held on 18th July 2024 to discuss the site proposals, the drainage parameters and disposal options available to dictate the drainage strategy.

It was agreed that despite the site having previously been developed it should be classified as 'Greenfield' based on the time period that has elapsed since occupation and because Millom has existing known issues elsewhere with surface water flooding.

A private attenuation-based scheme with controlled discharge to the existing public combined sewer network was determined to be the most suitable option based on the site constraints and to further mitigate against wider surface water flooding risk issues.

The drainage strategy as proposed has therefore been undertaken using these design principles.



Consultation Board Visual



Consultation Board Visuals

3 | DESIGN

3.1 SITE LAYOUT

DESIGN

Design Principles

- Retain the existing street layout
- Ensure affordable and accessible housing
- Enhance landscaping and streetscape
- Retain some previously developed land as public open space with Biodiversity Enhancement

Mix

The proposed housing mix has been informed by engagement with Cumberland's Strategic Housing Team, who were supportive of the approach. It reflects current housing demand in Millom, with Cumbria Choice data indicating strong demand for two bedroom homes in recent months. The mix is based on the affordable housing mix approved under the original planning permission, which aligned with Local Plan requirements at the time. As the scheme is now progressing as a single tenure, affordable rented development, this previously approved affordable mix has been applied across the full site.

Layout

The site layout is largely dictated by the existing street pattern. Plots 1-6 and 43-47 face onto Palmer's Lane and act as a gateway into the site. The remainder of the plots are facing onto Queen's Park and reestablish the existing street line of properties with a new parking forecourt to the front of plots 38-42. The western end of the site was more favourable for development due to the existing gentle topography. The further east into the site the steeper the topography. It was therefore agreed to concentrate on developing the western end with the eastern space more suited to public open space. The arrangement of dwellings allow for natural surveillance of the site reducing the opportunity for anti-social behaviour. Landscaping has been used to enhance the street space and the features of the site such as the site entrance and central island.

Parking

Wherever possible parking is within curtilage of the plots at the front of properties and overlooked. The exception is the parking forecourt to plots 38-42 where parking spaces will be allocated to each property. All visitor parking is located in the central island. There are in total 120 parking spaces which equates to 2 no. parking spaces per 2 bed dwelling and 2.5 no. parking spaces per 3 and 4 bed dwellings, plus 20% visitor parking spaces in accordance with Cumbria Highways Design Guide. All properties have EV charging point linked to individual dwellings.

Sustainability

All the properties will be design in consideration to the Future Homes Standard, and will be gas free. Air source heat pumps will be installed to provide heating and hot water; and all properties will be installed with/or capable of future installation of photovoltaic panels and batteries. All properties will also have a EV charging point.

Access

All properties will have a level approach from the public footpath and parking bay; and a level access front door threshold. They will all comply with the requirements of Approved Document Part M M4(1) Visitable Dwellings.

Refuse

All properties will have sufficient in curtilage space for refuse and recycling bins with level footpath route to the kerbside for collection.



Proposed Site Layout



Photoreal Axonometric View



Photoreal Image of the Entrance to Queen's Park



Photoreal Image of Plots 18-24



Photoreal Image of Plots 7 & 8



Photoreal Image of Plots 38-42

3.4 HOUSE TYPES B1 AND B2

DESIGN

Detailed Design Consideration

- All properties to be affordable
- Internal layouts to be efficient and practical
- To comply with NDSS standards
- To comply with Home Groups space standard and furniture schedules
- To be able of flexible is with alternative furniture layouts and meet the changing needs of residents
- To have sufficient dedicated storage space
- To be able to accommodate renewable technology including heat pumps, hot water cylinder, PVs and future battery installations.

Floor Area(s)

HT-B1 2 Bed 3 Person House—70.3sqm

HT-B2 2 Bed 4 Person House—79.07sqm

HT-C1 3 Bed 5 Person House—94.1sqm

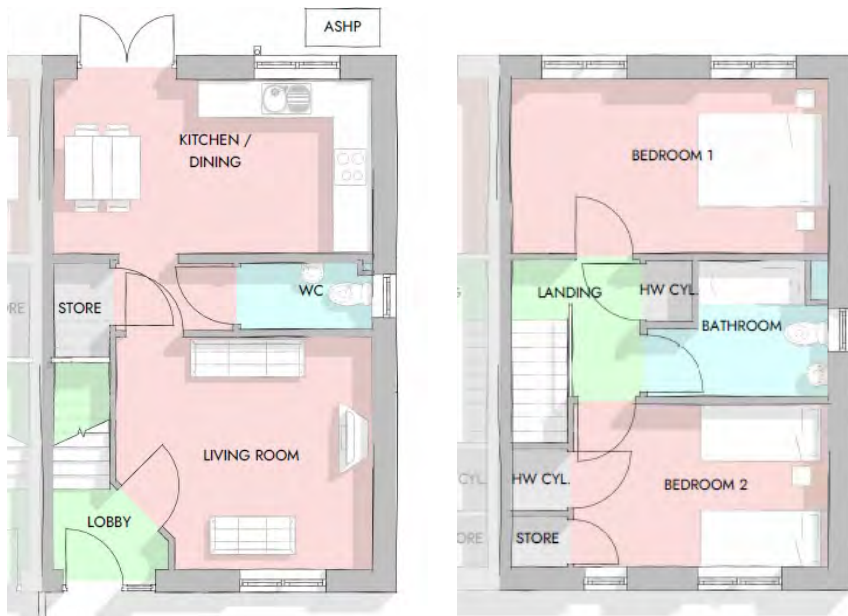
HT-D1 4 Bed 6 Person House—94.1sqm



HT B1 Plan —2 Bed 3 Person House



HT B1— Axonometric 2 Bed 3 Person House



HT B2 Plan —2 Bed 4 Person House



HT B2— Axonometric 2 Bed 4 Person House



HT C1 Plan —3 Bed 5 Person House



HT C1— Axonometric 3 Bed 5 Person House



HT D1 Plan —4 Bed 6 Person House



HT D1— Axonometric 4 Bed 6 Person House

3.6 MATERIALS
DESIGN

Proposed Materials

- Roof: Plain grey pc roof tiles .
- External Walls: Red multi facing brick with light grey render panels or window surrounds.
- Windows: UPVC double glazed casement windows with dark grey frames.
- External Doors: Dark grey composite insulated doors.
- Front Boundary Treatment: Black vertical bar railings to front of dwellings and public footpaths. Hedges between plots to the front of dwellings.
- Rear Boundary Treatment: Close boarded timber fence to rear gardens.
- Boundary Treatment to Public Open Space: Black estate fencing and hedging.
- Public Road and Footpaths Surface Treatment: Macadam.
- Surface Treatments to Plots: Charcoal block paving to parking bays. Natural grey pc concrete paving flags to footpaths and patios.



Charcoal block paving to parking bays



Natural pc concrete paving flags

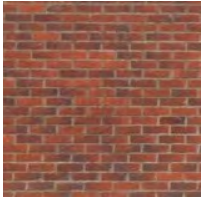


Black estate fencing

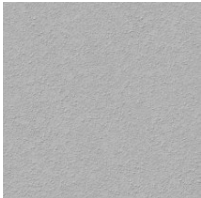


Black vertical bar railings

External Works Material



Red multi facing brick



Light Grey Render



Plain pc concrete roof tile



Light grey facing brick

House Materials



Photoreal Image of HT-C1 showing proposed Materials



Photoreal Image of HT-B1 showing proposed Materials

3.7 LANDSCAPING
DESIGN

Landscaping Consideration

- To enhance the features of the existing site and proposed development
- To be appropriate and maintainable
- To enhance existing biodiversity
- To provide pleasant public open space
- To enhance the streetscape and assist in delineating public, private and semi-private spaces

Proposed Landscaping

- Retain and enhance the existing native woodland margins of the site
- Use of evergreen hedging to delineate property boundaries, public open space and to reduce the impact of parking areas
- Feature planting at focal point such as the site entrance and central island
- Enhancement to public open space with flowering lawn grass, wildflower meadow grassland; cut grass margins and footpaths, native species hedges and new tree planting.
- Defined public open space with estate fencing and hedge boundaries.



Landscape Plan (Westwood Landscape Design)



Landscape Key (Westwood Landscape Design)



Landscape Plan (Westwood Landscape Design)



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