

Land at Ivy Mill, Main Street  
Hensingham, Whitehaven

## Addendum to Design & Access Statement

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on behalf of



GLEESON HOMES & REGENERATION

April 2021

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This document is an addendum to the Design and Access Statement submitted with Outline application approval 4/17/2143/001. It is intended to address concerns raised by the Planning officer, in relation to a Reserved matters application (4/20/2334/0R1) submitted by Gleeson Homes for a residential development of 26 dwellings, on land at Ivy Mill, Main Street, Hensingham.

The Planning Officer's concern relates the way in which proposed dwellings front onto Main Street, by comparison to an indicative layout submitted with the approved Outline application.

The Design & Access Statement submitted with the Outline application, states the following:

#### **Design and Appearance**

5.5. *The application is made in outline. However, an indicative plan is provided in order to demonstrate that the site can be appropriately developed. The indicative plan shows rows of houses which run with the contours of the site. A meeting was held with Nick Hayhurst of Copeland Borough Council and Christie Burns to discuss the preliminary layouts and as a result, **the frontage of the scheme was redesigned in order to demonstrate that housing could appropriately front the main road.***

5.6. *Houses in the immediate area are generally 1960s/70s with tiled roofs and rendered walls although brick is also present. **They generally either gable on or front the main road** with vehicle access to the rear. It is considered that simply designed houses would be appropriate in this location taking a limited palette of materials.*

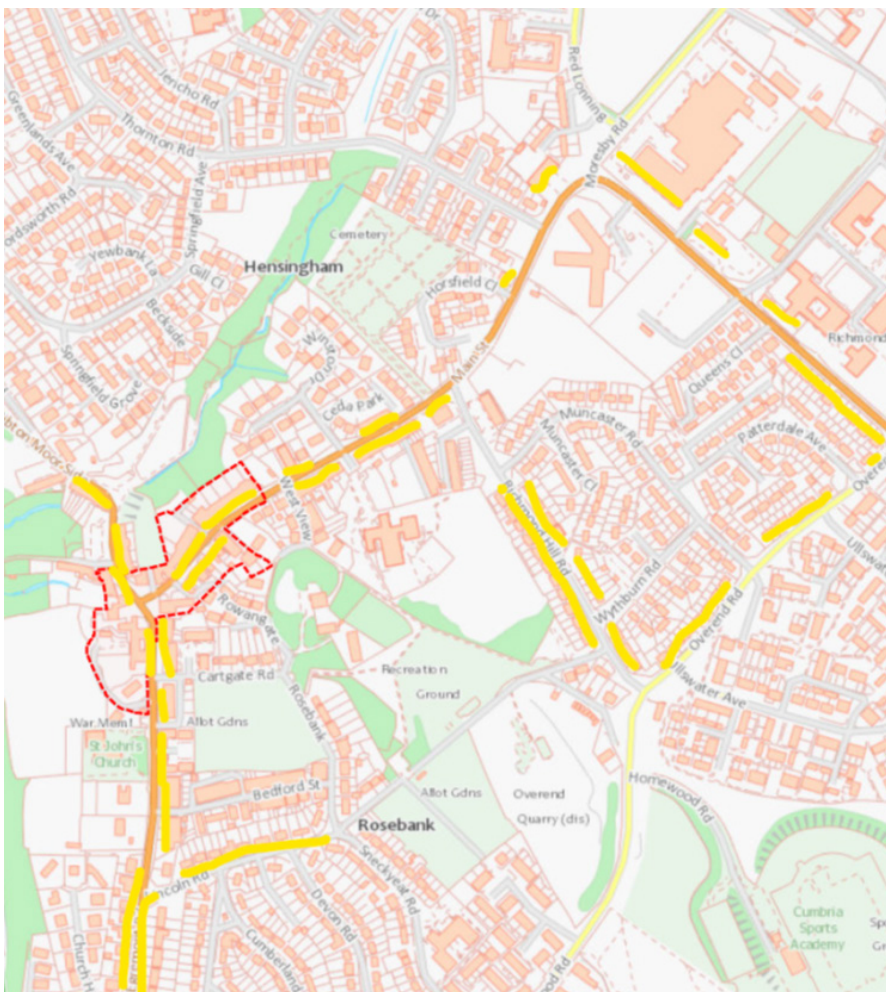
#### **Form**

5.7. *The indicative development **has been designed to reflect the general development form of the area. Development is intended to be two storey which reflects that provided in the general area. The Council's general separation distances have been maintained in order to ensure that there is no unacceptable impacts on residential amenity.***

The indicative layout submitted with the Outline application was to illustrate how the site could be developed appropriately, including how dwellings could be designed to front onto Main Street. The indicative layout was also designed to reflect the general development form of the area, i.e. two storey elevations either fronting on gable on to the highway, and separation distances within the scheme to be in accordance with the Local Plan, and to ensure no unacceptable impact on the residential amenity.

The proposed site layout submitted with the current Reserved Matters application, reflects the above principles established at Outline stage. Mainly, to ensure houses front onto Main Street, with a combination of pitched roofs and front gables, and that houses are two storey in height

During the planning application process, the Planning Officer provided the plan below in March 2021, highlighting areas within Hensingham, where properties fronted the highway.



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Examples of some of these properties are provided below:-



Methodist Church, Main Street, Hensingham – Situated within the Conservation Area. sandstone wall immediately abutting the highway front gabled elevation facing onto highway.



The Haven Club, Cleator Moor Road –sandstone wall immediately abutting the highway, mixture of roof configurations, property facing the highway but set back to allow parking to the front.



Egremont – various residential properties, facing the highways, off street parking but parking concealed/partially concealed by various boundary treatments facing the highway.



Main Street, Hesingham Conservation Area – strong building line on northern side and on street parking contrasting with varied building line, off street parking and blank elevations to the southern side.



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The proposed site layout for Ivy Mill ensures that a road frontage which is in-keeping with the character of Hensingham is maintained, and that the regeneration of the site will provide modern desirable housing within a desirable place to live and to work for generations.

The street scene below shows the proposed development viewed from Main Street:



**TWENTY 10**  
DESIGN AND PLANNING

Houses will front onto Main Street, behind the existing sandstone wall which is to be retained. This will ensure discrete curtilage parking to these dwellings, and avoid the street scene being dominated with private vehicles

More importantly, all properties will have a private rear garden which does not back onto a large parking area, as proposed on the indicative layout.

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Other points to take into consideration are as follows:

- Properties with remote parking to the rear are both undesirable and hard to sell, most local authorities no longer accept this arrangement.
- Parking areas, especially to the rear of properties, are generally unacceptable in terms of secure by design, and encourages anti-social behaviour.
- The parking arrangement shown on the outline scheme will encourage on-street or pavement parking on Main street as this is more convenient than to utilise remote parking to the rear.
- Problems arising from delivery drivers entering from the rear of properties.
- Electric car charging points are expected to become mandatory in 2022, these are more suited to curtilage parking.
- The proposed building line behind the sandstone wall is representation to that of the demolished mill which previously and historically occupied the site.
- Houses that face the highway will be a mixture of pitched roofs and front gables, much like the properties which we have highlighted.

