

October 2020



A Design & Access Statement For A Planning Application

Gleeson Homes | **Land to South of Cleator Mills. Cleator.**

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Clients: **Gleeson Homes**



Architectural Consultancy: **Knapton & Knapton**

1.0 - Introduction.

1.0 Introduction.

What is the planning application for?

This Design and Access Statement has been prepared on behalf of Gleeson Homes to accompany planning application for the Main Street, Cleator Mills Cleator development site.

The planning application is for a Residential Development of 115 new dwellings.

This document has been prepared to ensure design is integral to the creation of new developments and responds to the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 for applications of this type to be accompanied by a Design and Access Statement.

Guidance contained within the NPPF which states:

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." (Paragraph 124)

The aim of this Design & Access statement is to provide a structure and also to explain how the proposed development responds in a suitable way to the site setting and demonstrates that the application site can be accessed by prospective users with ease.

The design and access statement seeks to explain the design principles and concepts that have been applied to the development. It also aims to demonstrate how the proposed development's context has influenced the design.

The Statement also explains the approach to access and how relevant Local Planning policies have been taken into account.

Gleeson Homes have collaborated with other consultants to prepare an appropriate design solution which responds to planning policy and site context whilst working to alleviate constraints and maximise the opportunities provided.

This document is submitted in support of the planning application and sets out to achieve the following:

- Identify the existing context of the site
- Identify the key development principles and framework which have informed the detailed design of the scheme
- Provide a detailed design analysis and design solution.

The ethos of the design is to:

- Create a high quality residential development
- Create a legible and attractive place with a sense of identity
- Create a sustainable and high quality living environment
- Make efficient use of land in terms of ecological enhancement and density



View from Main Street to application site

2.0 - Site Location.

2.0 Site Location.

The site is located at Cleator Mills in Cleator Moor, Cleator which is to the south of Main Street.

- The application site is currently fields in the village of Cleator.
- To the north of the site beyond the Main Street frontage is the Grove Court Hotel, directly to the eastern boundary is housing on Brookside and a derelict factory.
- Directly to the South are further derelict factory buildings and the River Ehen beyond them.
- To the West of the site is existing residential units of Howthorn Fields and the Ennerdale Country House Hotel.
- The boundaries of the site are defined by a mix of treatments including mature, native species hedgerows, trees and a variety of fencing.



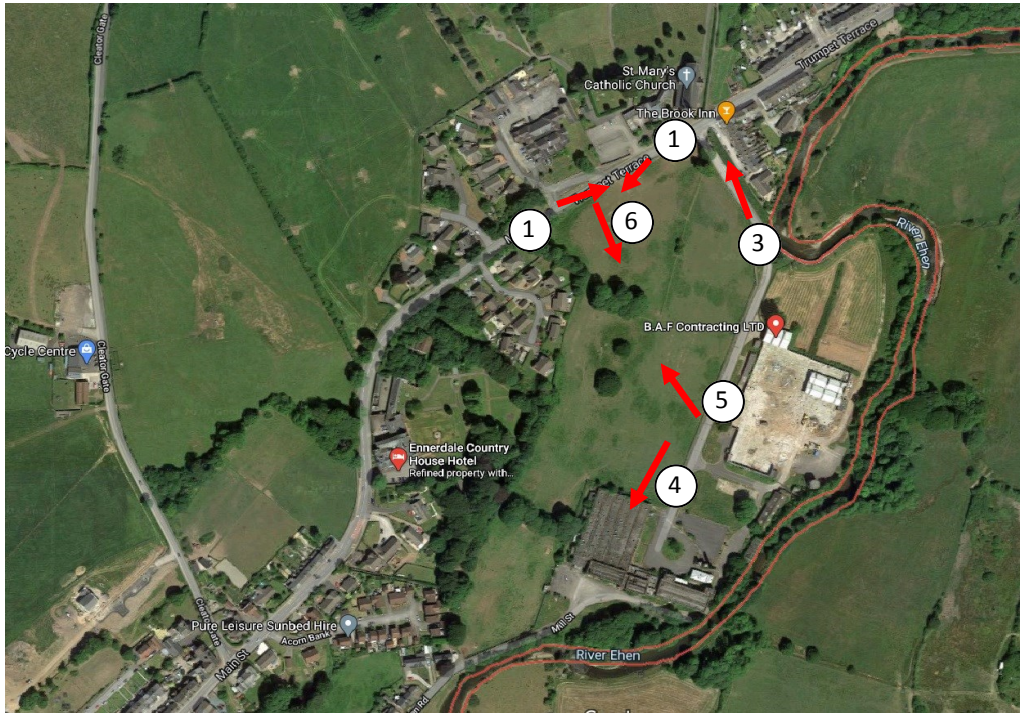
Site Location



Site Location Aerial View

3.0 - Site Analysis.

3.0 Site Analysis.



Site with position and direction of photographs

1



2



3



4



5

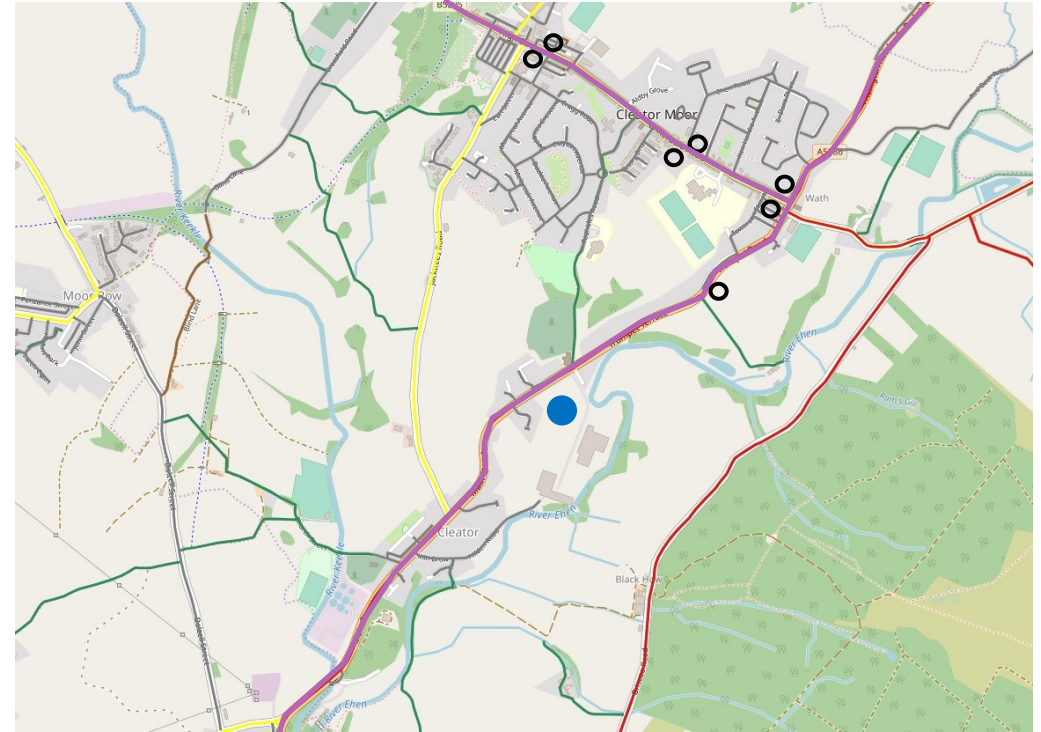


6



3.0 Sustainability.

Local amenities within a 1 mile radius of site



● Approx. Site Location

● Health & Education

● Retail

● Local Constabulary

● Sports

● Medical

● Pubs



● Bridleway

● Site Location

● Bus Routes

● Footpath

● Unclassified

○ Bus Stops

Transport Links

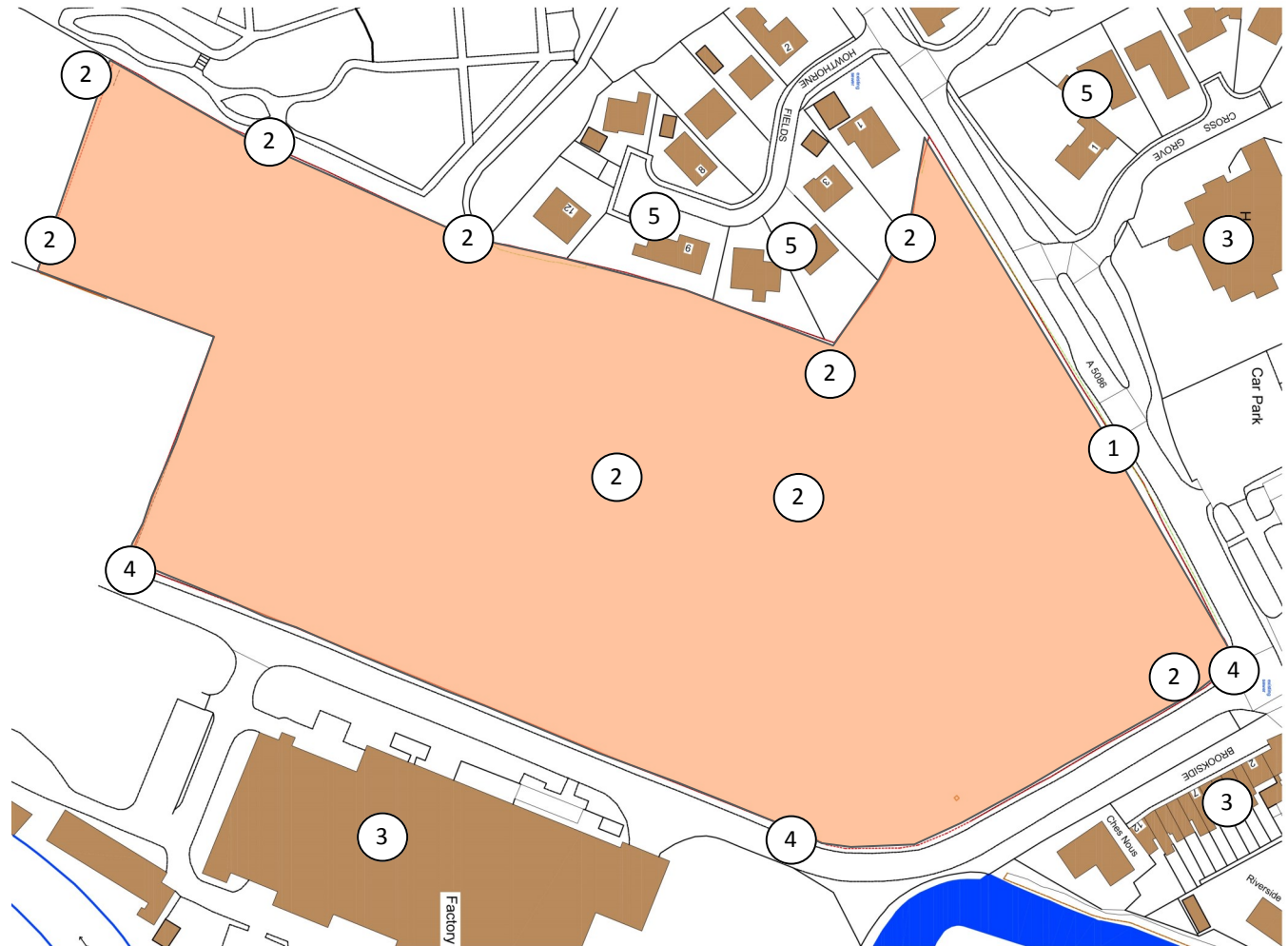
There is a variety of transport links within the area that make accessing local facilities from the application site very convenient for people using modes of transport other than private cars.

3.0 Site Analysis.

When developing a site, it is important to assess the existing situation and identify potential opportunities for improvement. Likewise, any constraints need to be fully understood from the start.

The plan opposite therefore provides a visual impression of that assessment which has been undertaken. The findings of this exercise will help to create a framework for the development.




- 1- Existing vehicular access point**
- 2- Existing trees and hedges**
- 3- Existing buildings**
- 4- Existing public footpath**
- 5- Existing houses**



4.0 - Opportunities & Constraints.

4.0 Opportunities & Constraints.



-  Potential new vehicular access point
-  Creation of new pedestrian links into site
-  We can seek to retain existing good quality trees

It is imperative that the pertinent features of any site are responded to in a positive way when initiating and evolving a plan for development. These features may be positive or negative, for example, ensuring that a positive feature is exploited to its potential and the site's benefit ensuring that a negative feature is mitigated. A positive feature can be a view into or from the site and negative one a utility service that cannot be re-located. This plan gives a visual assessment of such features on the site and has been used to develop the design process.

5.0 - Design Development.

5.0 Design Development.



Proposed Residential Development @ Cleator Mills, Cleator.



Schedule

NO	OCCUPANCY	APPROXIMATE	NO	NO. OF STOREY BLOCKS (MAX. 4)	EST. TOTAL GFA (SQ. METRES)	NO. OF UNITS	NO. OF UNITS PER BLOCK
201	2B	apartment	24	401	48,40	14,511	141,52
202	2B	apartment	30	471	52,24	14,742	137,19
210	2B	apartment	4	411	12,24	4,251	10,12
203A	2B	apartment	6	234	19,23	5,763	192,36
203	2B	apartment	4	234	19,23	5,763	202,01
202	2B	apartment	10	272	17,12	5,344	168,43
203	2B	apartment	10	236	19,23	5,763	197,27
111	2B	apartment	4	208	16,20	4,924	150,61
204	2B	apartment	26	272	17,12	5,148	151,18
207	2B	apartment	10	327	14,27	4,292	140,73
211	2B	apartment	10	268	19,23	5,463	189,43
214	2B	apartment	4	311	19,24	4,861	145,03
410	4B	apartment	3	172	10,00	3,311	100,41
412	4B	apartment	4	104	17,22	4,834	147,27
413	4B	apartment	4	104	17,22	4,834	147,27
			104		100,771	140,14	1400

Green Site Area	12.27	hectares	Red Line Boundary	4,918.05	sqm
Red Line Area	8.67	hectares	Red Line Area	4,603.97	sqm
Hard Site Area	7.62	hectares	Hard Site Area		
Density	14,000/ha	units/ha			
Density	17,000/ha	units/ha			
Density	18.87	units/ha			



Designers of the Built Environment

Scale: 1:500 @ A1
Date: 27/11/16
Dwg No: 5-02



Client: Gleeson Homes Ltd.
Site: Cleator Mills.
Plan: Section Layout 1:500.



Layout Development

Original sketch was developed further with more detailed technical aspects.

6.0 - Design Solution & Evaluation.

6.0 Design Solution & Evaluation.

Introduction

The site constraints, considerations and strategies discussed in the previous sections have all been borne with the final scheme incorporating refinements from earlier sketches where deemed appropriate in order to address and improve certain aspects following the consultation process.

The following text clarifies the specific detail of the submitted scheme.

Development Proposals

The proposed development comprises of 115 new residential units (with vehicle access from Main Street).

The list below provides a summary of the development parameters for the proposals:

- 115 New build houses
- Range of car parking solutions on site from parking spaces for smaller dwellings, driveways alongside dwellings and garages to the larger detached plots.

Use and Amount & Scale

It is considered that the proposed residential use is entirely suitable in the context of the site. The site is located within a predominantly residential area and therefore the proposed use is the most suitable for the site.

In total, 115 residential dwellings are proposed on a site that has a gross area of 10.29 acres.

The proposed development consists of two storey dwellings.

All of the dwellings are to be a mix of semi detached and detached houses.

Access & Accessibility

- Vehicular access to the site will be via a single roadway access from the North off Main Street.
- The size, shape and scale of the site lend itself to a simple yet logical highway hierarchy.
- A 5.5m wide road with a 2m wide footpath to both sides brings you into the site, once entering the private cul-de-sacs and driveways on the development, one side reduces in size to a 600mm margin and the other side remains at 2m.

6.0 Design Solution & Evaluation.

Inclusive access within the layout provides for ease of movement by all social groupings and seeks certain minimum standards for disabled access for such items as steps, ramps, door widths, etc.

The 'approach' to the dwelling, the area of land within the curtilage of the property from the boundary of the plot up to the building itself, will include 'accessible' paths and drives wherever possible, taking into account the topography of the site.

The use of various surface materials, dropped kerbs, tactile paving, parking and drop off points will be used to facilitate ease of movement by all.

Layout

The location and orientation of the new dwellings respect the surrounding properties and relate well to one another. The proposed houses are orientated to either be back to back or side to back with their neighbours, this avoids any front to existing rear aspect and respects privacy giving secure amenity to the existing and proposed properties. The layout follows a fairly linear strategy, particularly in a North to South direction where the built form follows the respective streets.

Dwellings have been positioned so that they provide an attractive outlook and good natural surveillance.

Certain buildings are located to create focal ends and vista stops.

There is a clear definition between the public and private domain with all properties having 'defensible spaces' to their frontages and sides on corner plots, with a variety of hard and soft treatments to the street, some giving physical enclosure to the semi-private spaces such as hedges and shrub beds. Additional gable windows are also introduced to overlook public areas and ensure 'active frontages' exist throughout the site creating a safe and naturally surveyed environment.

All the properties will have individual footpath accesses to their rear gardens giving direct control over their own private domain. This will aid security, but still allowing easy access. This also enables waste and recycling provisions to be located at the rear of the properties out of sight from the street.

Where possible the dwelling's private amenity spaces back onto other gardens or are screened from public areas by 1800 high stone pillar/fences or vertically boarded fences, with rails inboard to reduce climbing potential.

Parking

All new dwellings have car parking in curtilage. Detached dwellings either have a drive to the side leading to a garage or a drive to the front with an integral garage. Visitor car parking is provided throughout the layout in the form of incidental parking on the roads and designated visitor parking spaces on the shared surfaces.

Appearance

All the house types have been carefully designed with traditional proportions, simple yet effective detailing that will not date. We have ensured the vernacular features of Cleator are represented, with white UPVC windows consistently used on all house types. A robust material palette is proposed consisting of Forterra Abbey Red multi facing brick with Forterra Ashwell Yellow multi feature brick. The roof tile will be flat Concrete Tile in Dark Grey. White UPVC French windows, white UPVC fascia/barge boards, black rainwater goods and White Composite or Steel Faced for both Front and Rear Doors.

This material palette will ensure the longevity and sustainability of the dwellings.

6.0 Design Solution & Evaluation.

Designing out Crime

All new developments should create pleasant environments for residents where they feel safe and quality of life is not undermined by crime or the fear of crime. To this end, opportunities for criminal activity should be recognised and designed out where possible. The following considerations have been taken into account when planning the scheme layout;

- Well defined routes for cars and pedestrians which are well overlooked.
- Car parking overlooked, no rear courtyards.
- Structured places with no conflict between uses.
- All publicly accessible spaces overlooked.
- Well defined defensible spaces and the use of suitable planting.
- Management scheme to ensure landscaped areas are well maintained.
- Layout designed to minimise vulnerable rear and side boundaries
- Robust 1.8m high fences and lockable gates provided.
- All proposed houses front the new road network to ensure positive frontage security.
- All properties will have a wired alarm to house and garage.
- All entrance doors to properties will have an external light with PIR.

Landscape Design

OBJECTIVES

The landscape design for the development has been led by the following objectives:

- To create an attractive and safe environment for the users of this development.
- To satisfy circulation requirements without allowing vehicles to dominate the character of the site.
- To develop a bold planting scheme that compliments the building form.
- To retain the existing boundary vegetation were possible.
- To develop a valuable area for local wildlife.
- A stone feature wall and piers with planting front and rear will define the entry into the development.
- Planting to both sides of the entrance road and visitor parking spaces.

6.0 Design Solution & Evaluation.

Schedule of Accommodation

TYPE	OCCUPANCY	ARRANGEMENT	No	GROSS INTERNAL FLOOR AREA (GIA)		GIA TOTALS PER TYPE		Mix %	Mix%	Brief Mix
				SQFT	SQM	SQFT	SQM			
201	2B	semi/town	8	651	60.48	5,208	483.82	7%	12%	10%
211	2B	semi/town	6	651	60.48	3,906	362.87	5%		
301	3B	semi/town	10	759	70.51	7,590	705.11	9%	28%	30%
303	3B	semi/town	10	772	71.72	7,720	717.19	9%		
311	3B	semi/town	12	759	70.51	9,108	846.13	10%		
304	3B	detached	7	772	71.72	5,404	502.03	6%	30%	30%
337	3B	detached	10	864	80.27	8,640	802.66	9%		
315	3B	detached	10	816	75.81	8,160	758.06	9%		
314c	3B	detached	7	811	75.34	5,677	527.39	6%		
435	4B	detached	13	1221	113.43	15,873	1474.60	11%	30%	30%
403	4B	detached	10	1048	97.36	10,480	973.59	9%		
436	4B	detached	12	1167	108.41	14,004	1300.97	10%		
			115			101,770	9454.43	100%	100%	100%

Mix of house types

The final layout consists of a mix of dwelling types.

There is a total of 115 proposed dwellings comprising of 2,3 and 4 bedroom townhouses, semi detached and detached properties.

6.0 Design Solution & Evaluation.



Proposed Residential Development @ Main Street, Cleator Mills, Cleator.



Active Frontages

Private Space to Rear of Dwellings

Gardens will be fenced (details below). No areas within the site provide for visual refuges where intruders could remain unobserved.

Footpaths and walkways

Through the design of the layout, natural surveillance of footpaths and walkways are proposed throughout the scheme. Footpaths should be well lit and where applicable provide provision for cyclists.

Frontages

As mentioned the natural surveillance benefits will also assist in enhancing the security for fronts of dwellings. In addition to this, improvements to structure security are also proposed and are to include such measures as access doors to all properties to be fitted with multi point locking systems and euro cylinders and

Boundary Treatments

Boundary treatments to rear facing gardens are to be timber domestic grade fencing 1.8m high, which, whilst providing a degree of physical security is most effective as a psychological deterrent to opportunistic crime.

Notes.

- Retaining tree retained.
- Red line admission boundary.
- Existing tree removed.
- Indicative planting.
- Grass to front garden.
- Paving slab to access to rear garden to be placed in position of driveway. Condition not to exceed 1.1m maximum level rise.
- Private drives that 1.2m to be narrow, single drive 2.0m wide, 2.5m min 0.6m wide path, Min 2.0m kerb.
- 1.8m high screen wall to detail.
- 1.8m high screen fence to detail.
- 600mm high plot division fence to detail.
- House type code reference and plot number.
- Parking bays.
- Bin collection area for private drives only.

Rural elevation style.

- Forterra Abbey Road multi facing brick.
- Forterra Ashwell Yellow multi feature brick.
- With flat grey roof tile.

Schedule.

NO.	DESCRIPTION	AREA (sqm)	NO.	UNIT PRICE (£/sqm)	TOTAL (£)	NO.	UNIT PRICE (£/sqm)	TOTAL (£)	NO.	UNIT PRICE (£/sqm)	TOTAL (£)
001	10	1000	1	100	100,000	100	100	100,000	100	100	100,000
002	10	1000	2	100	200,000	200	100	200,000	200	100	200,000
003	10	1000	3	100	300,000	300	100	300,000	300	100	300,000
004	10	1000	4	100	400,000	400	100	400,000	400	100	400,000
005	10	1000	5	100	500,000	500	100	500,000	500	100	500,000
006	10	1000	6	100	600,000	600	100	600,000	600	100	600,000
007	10	1000	7	100	700,000	700	100	700,000	700	100	700,000
008	10	1000	8	100	800,000	800	100	800,000	800	100	800,000
009	10	1000	9	100	900,000	900	100	900,000	900	100	900,000
010	10	1000	10	100	1,000,000	1,000	100	1,000,000	1,000	100	1,000,000
011	10	1000	11	100	1,100,000	1,100	100	1,100,000	1,100	100	1,100,000
012	10	1000	12	100	1,200,000	1,200	100	1,200,000	1,200	100	1,200,000
013	10	1000	13	100	1,300,000	1,300	100	1,300,000	1,300	100	1,300,000
014	10	1000	14	100	1,400,000	1,400	100	1,400,000	1,400	100	1,400,000
015	10	1000	15	100	1,500,000	1,500	100	1,500,000	1,500	100	1,500,000
016	10	1000	16	100	1,600,000	1,600	100	1,600,000	1,600	100	1,600,000
017	10	1000	17	100	1,700,000	1,700	100	1,700,000	1,700	100	1,700,000
018	10	1000	18	100	1,800,000	1,800	100	1,800,000	1,800	100	1,800,000
019	10	1000	19	100	1,900,000	1,900	100	1,900,000	1,900	100	1,900,000
020	10	1000	20	100	2,000,000	2,000	100	2,000,000	2,000	100	2,000,000
021	10	1000	21	100	2,100,000	2,100	100	2,100,000	2,100	100	2,100,000
022	10	1000	22	100	2,200,000	2,200	100	2,200,000	2,200	100	2,200,000
023	10	1000	23	100	2,300,000	2,300	100	2,300,000	2,300	100	2,300,000
024	10	1000	24	100	2,400,000	2,400	100	2,400,000	2,400	100	2,400,000
025	10	1000	25	100	2,500,000	2,500	100	2,500,000	2,500	100	2,500,000
026	10	1000	26	100	2,600,000	2,600	100	2,600,000	2,600	100	2,600,000
027	10	1000	27	100	2,700,000	2,700	100	2,700,000	2,700	100	2,700,000
028	10	1000	28	100	2,800,000	2,800	100	2,800,000	2,800	100	2,800,000
029	10	1000	29	100	2,900,000	2,900	100	2,900,000	2,900	100	2,900,000
030	10	1000	30	100	3,000,000	3,000	100	3,000,000	3,000	100	3,000,000
031	10	1000	31	100	3,100,000	3,100	100	3,100,000	3,100	100	3,100,000
032	10	1000	32	100	3,200,000	3,200	100	3,200,000	3,200	100	3,200,000
033	10	1000	33	100	3,300,000	3,300	100	3,300,000	3,300	100	3,300,000
034	10	1000	34	100	3,400,000	3,400	100	3,400,000	3,400	100	3,400,000
035	10	1000	35	100	3,500,000	3,500	100	3,500,000	3,500	100	3,500,000
036	10	1000	36	100	3,600,000	3,600	100	3,600,000	3,600	100	3,600,000
037	10	1000	37	100	3,700,000	3,700	100	3,700,000	3,700	100	3,700,000
038	10	1000	38	100	3,800,000	3,800	100	3,800,000	3,800	100	3,800,000
039	10	1000	39	100	3,900,000	3,900	100	3,900,000	3,900	100	3,900,000
040	10	1000	40	100	4,000,000	4,000	100	4,000,000	4,000	100	4,000,000
041	10	1000	41	100	4,100,000	4,100	100	4,100,000	4,100	100	4,100,000
042	10	1000	42	100	4,200,000	4,200	100	4,200,000	4,200	100	4,200,000
043	10	1000	43	100	4,300,000	4,300	100	4,300,000	4,300	100	4,300,000
044	10	1000	44	100	4,400,000	4,400	100	4,400,000	4,400	100	4,400,000
045	10	1000	45	100	4,500,000	4,500	100	4,500,000	4,500	100	4,500,000
046	10	1000	46	100	4,600,000	4,600	100	4,600,000	4,600	100	4,600,000
047	10	1000	47	100	4,700,000	4,700	100	4,700,000	4,700	100	4,700,000
048	10	1000	48	100	4,800,000	4,800	100	4,800,000	4,800	100	4,800,000
049	10	1000	49	100	4,900,000	4,900	100	4,900,000	4,900	100	4,900,000
050	10	1000	50	100	5,000,000	5,000	100	5,000,000	5,000	100	5,000,000
051	10	1000	51	100	5,100,000	5,100	100	5,100,000	5,100	100	5,100,000
052	10	1000	52	100	5,200,000	5,200	100	5,200,000	5,200	100	5,200,000
053	10	1000	53	100	5,300,000	5,300	100	5,300,000	5,300	100	5,300,000
054	10	1000	54	100	5,400,000	5,400	100	5,400,000	5,400	100	5,400,000
055	10	1000	55	100	5,500,000	5,500	100	5,500,000	5,500	100	5,500,000
056	10	1000	56	100	5,600,000	5,600	100	5,600,000	5,600	100	5,600,000
057	10	1000	57	100	5,700,000	5,700	100	5,700,000	5,700	100	5,700,000
058	10	1000	58	100	5,800,000	5,800	100	5,800,000	5,800	100	5,800,000
059	10	1000	59	100	5,900,000	5,900	100	5,900,000	5,900	100	5,900,000
060	10	1000	60	100	6,000,000	6,000	100	6,000,000	6,000	100	6,000,000
061	10	1000	61	100	6,100,000	6,100	100	6,100,000	6,100	100	6,100,000
062	10	1000	62	100	6,200,000	6,200	100	6,200,000	6,200	100	6,200,000
063	10	1000	63	100	6,300,000	6,300	100	6,300,000	6,300	100	6,300,000
064	10	1000	64	100	6,400,000	6,400	100	6,400,000	6,400	100	6,400,000
065	10	1000	65	100	6,500,000	6,500	100	6,500,000	6,500	100	6,500,000
066	10	1000	66	100	6,600,000	6,600	100	6,600,000	6,600	100	6,600,000
067	10	1000	67	100	6,700,000	6,700	100	6,700,000	6,700	100	6,700,000
068	10	1000	68	100	6,800,000	6,800	100	6,800,000	6,800	100	6,800,000
069	10	1000	69	100	6,900,000	6,900	100	6,900,000	6,900	100	6,900,000
070	10	1000	70	100	7,000,000	7,000	100	7,000,000	7,000	100	7,000,000
071	10	1000	71	100	7,100,000	7,100	100	7,100,000	7,100	100	7,100,000
072	10	1000	72	100	7,200,000	7,200	100	7,200,000	7,200	100	7,200,000
073	10	1000	73	100	7,300,000	7,300	100	7,300,000	7,300	100	7,300,000
074	10	1000	74	100	7,400,000	7,400	100	7,400,000	7,400	100	7,400,000
075	10	1000	75	100	7,500,000	7,500	100	7,500,000	7,500	100	7,500,000
076	10	1000	76	100	7,600,000	7,600	100	7,600,000	7,600	100	7,600,000
077	10	1000	77	100	7,700,000	7,700	100	7,700,000	7,700	100	7,700,000
078	10	1000	78	100	7,800,000	7,800	100	7,800,000	7,800	100	7,800,000
079	10	1000	79	100	7,900,000	7,900	100	7,900,000	7,900	100	7,900,000
080	10	1000	80	100	8,000,000	8,000	100	8,000,000	8,000	100	8,000,000
081	10	1000	81	100	8,100,000	8,100	100	8,100,000	8,100	100	8,100,000
08											

6.0 Design Solution & Evaluation.



Proposed Residential Development @ Cleator Mills, Cleator.



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Schedule

TYPE	OCCUPANCY	ARRANGEMENT	NO.	GROUND AREA (sqm)	NET AREA (sqm)	GRA FLOOR AREA (sqm)	NO. OF UNITS	NO. OF UNITS PER 1000 sqm	NO. OF UNITS PER 1000 sqm
301	28	semi-detached	14	45.45	15.414	147.45	125		
302	28	semi-detached	20	47.71	14.712	137.139	145		
2100	28	semi-detached	8	47.71	14.712	137.139	145	80%	20%
303	36	semi-detached	5	73.9	15.51	132.56	45		
301	36	semi-detached	4	73.9	15.51	132.56	35		
303	36	semi-detached	12	77.2	17.52	134.4	115		
303	36	semi-detached	12	78.6	17.52	134.4	115		
311	36	semi-detached	8	78.6	17.52	134.4	115	20%	20%
304	36	semi-detached	18	77.2	17.52	134.4	115		
307	36	semi-detached	18	80.7	18.97	146.75	75		
308	36	semi-detached	18	80.7	18.97	146.75	75		
1746	36	semi-detached	4	81.1	19.34	148.1	45	20%	20%
405	48	semi-detached	3	117.2	25.14	198.44	25		
405	48	semi-detached	3	105	22.97	187.27	25	5%	5%
			146			1347.74	1445	100%	100%

Gross Site Area	10.27	hectares	Road Line Boundary	4,978.80	sqm
Net Site Area	8.00	hectares			
Net Site Area	8.00	hectares	Net Site Area	4,401.87	sqm
Density	10,827.66	units/ha			
Density	1782.2	units/acre			
Density	13.81	units/acre			

Designers of the Built Environment

Scale: 1:500 @ A1
Date: 21/11/18
Dig No: SK-02

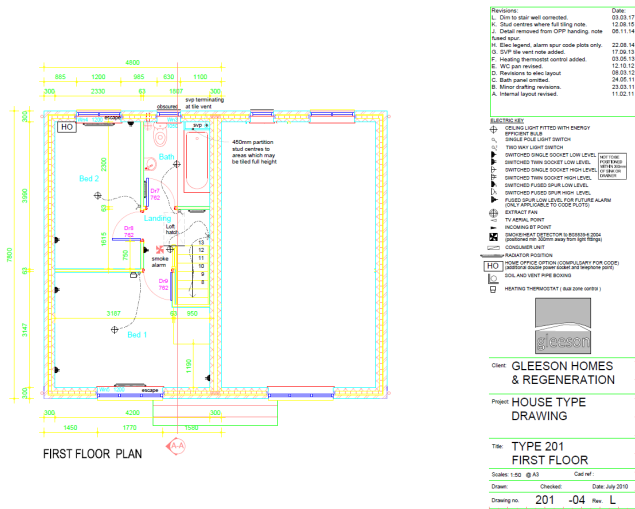


Client: Gleeson Homes Ltd.
Site: Cleator Mills
Plan: Sketch Layout 1:500.



6.0 Design Solution & Evaluation.

2 Bed Dwelling



Proposed New Dwellings

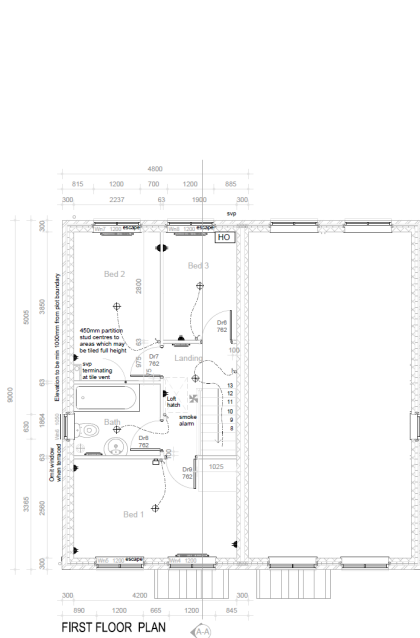
A range of 15 dwellings types are proposed for this site and these have been proposed as a response to the local vernacular.

The range starts from 2 bed to 4 bed properties.

A robust material palette is proposed consisting of Forterra Abbey Red multi facing brick with Forterra Ashwell Yellow multi feature brick. The roof tile will be flat Concrete Tile in Dark Grey. White UPVC French windows, white UPVC fascia/barge boards, black rainwater goods and White Composite or Steel Faced for both Front and Rear Doors.

6.0 Design Solution & Evaluation.

3 Bed Dwelling



Revisions	Date
N. Stud centres where fulling note.	12.08.15
M. Detail removed from GPF landing.	27.11.14
Priority to bed boundaries added.	
L. Elec legend, alarm spur code notes only.	26.08.14
K. Electricals revised.	26.08.14
J. Win 5 repositioned.	08.12.13
I. GPF fix vent note added.	03.05.13
H. Heating thermostat control added.	16.05.12
G. GPF fix revised.	13.03.12
F. Revisions to steel layout.	16.12.11
E. Floor to original heading.	18.08.11
D. Handled.	23.03.11
C. Electricals added. Minor drafting revs.	11.02.11
A. Type redesign.	

- ELECTRICALS**
- COUNCIL LIGHT FITTED WITH ENERGY EFFICIENT BULB
 - SINGLE POLE LIGHT SWITCH
 - TRIPLEX LIGHT SWITCH
 - ▶ SWITCHED SINGLE SOCKET LOW LEVEL
 - ▶ SWITCHED TRIP SOCKET LOW LEVEL
 - ▶ SWITCHED TRIP SOCKET HIGH LEVEL
 - ▶ SWITCHED FUSED SPUR LOW LEVEL
 - ▶ SWITCHED FUSED SPUR HIGH LEVEL
 - ▶ SWITCHED FUSED SPUR HIGH LEVEL
 - ▶ FUSED SPUR LOW LEVEL FOR FUTURE ALARM ONLY (APPLICABLE TO CODE 0002)
 - EXTRACT FAN
 - TO EXTRACT POINT
 - RECOVERING DP POINT
 - ISOLATED SELECTOR TO BS6834-2004
 - ISOLATED TO 100V 50Hz Single Phase
 - CONDENSER UNIT
 - REFRIGERATOR DISPOSITION
 - HO HOME OFFICE OPTION (COMPULSORY FOR CODES 0001 AND 0002) (SEE PART 10)
 - SOL AND VENT PIPE BONDING
 - HEATING THERMOSTAT (see part 10)

Client: GLEESON HOMES & REGENERATION

Project: HOUSE TYPE DRAWING

Title: TYPE 301 FIRST FLOOR

Scale: 1:50 @ A3 Cad ref:

Drawn: Checked: Date: July 2010

Drawing no. 301 -04 Rev: N



FRONT ELEVATION SIDE ELEVATION



REAR ELEVATION

Revisions	Date
D. Detail removed from GPF landing.	13.06.14
C. Kitchen & Bed 1 Win. Living Win & door.	08.12.13
B. Vents detail note revised.	16.10.13
A. GPF fix vent added.	18.08.13

- FEATURES**
- Rotted profile roof tiles
 - 100mm gable
 - Equipped after heat at eaves.
 - Flat brick soldier course
 - Cottage style windows with horizontal glazing bar.
 - Brick chimneys
 - Cottage style main entrance door, with dual pitch canopy over on 'Salvatore bronze'
 - Triple hand course at FT window sill level, off centred
 - Brick quoins to corner and render on external piers
 - Vertical panel garage door
 - Dark brick base to GPF

Client: GLEESON HOMES & REGENERATION

Project: HOUSE TYPE DRAWING

Title: TYPE 301 ELEVATIONS (RURAL 13)

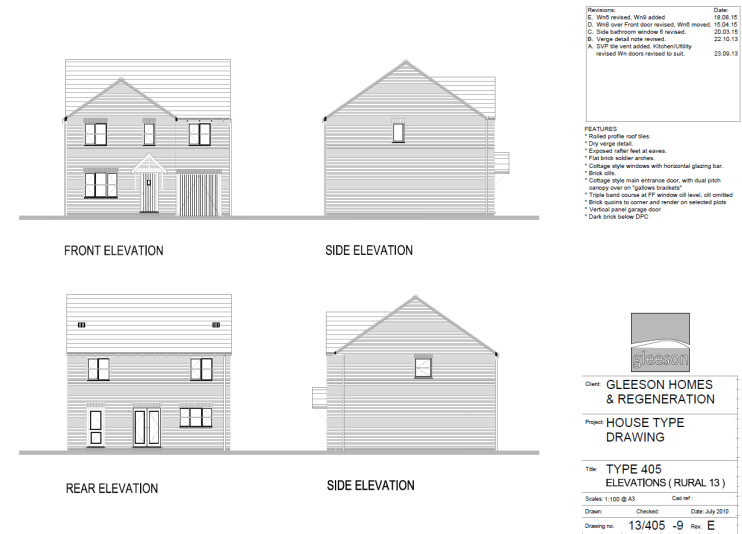
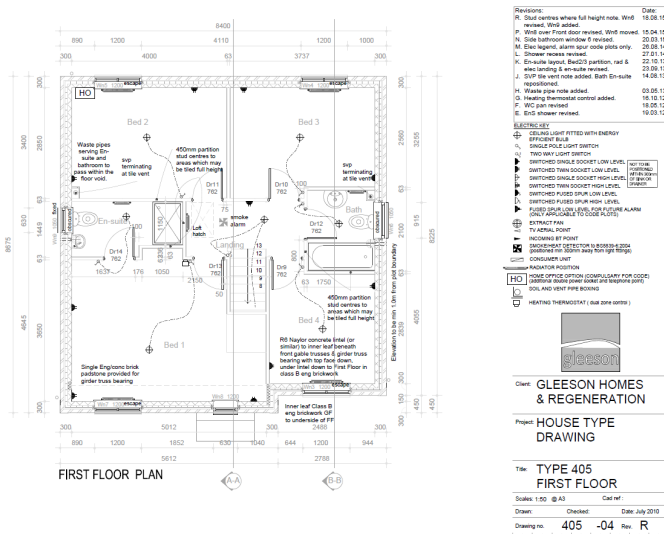
Scale: 1:100 @ A3 Cad ref:

Drawn: Checked: Date: July 2010

Drawing no. 13/301 -8 Rev: D

6.0 Design Solution & Evaluation.

4 Bed Dwelling



6.0 Design Solution & Evaluation.

Typical Street Scenes

Image Required

All the house types have been carefully designed with traditional proportions, simple yet effective detailing that will not date. We have ensured the vernacular features of Broughton Moor are represented, with white UPVC windows consistently used on all house types. A robust material palette is proposed consisting of Forterra Abbey Red multi facing brick with Forterra Ashwell Yellow multi feature brick. The roof tile will be flat Concrete Tile in Dark Grey. White UPVC French windows, white UPVC fascia/ barge boards, black rainwater goods and White Composite or Steel Faced for both Front and Rear Doors.

This material palette will ensure the longevity and sustainability of the dwellings.

7.0 - Summary.

7.0 Summary.



Proposed Residential Development @ Main Street, Cleator Mills, Cleator



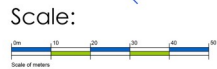
Notes.

- Existing tree retained.
- Red line submission boundary.
- Existing tree removed.
- Indicative planning approved trees.
- Grass to front garden.
- Paving slab on site to be provided for parking approval. Gradient not to exceed 1:10 for maximum 2m length.
- Private drives first 1.5m to be tarmac. Single drives 2.0m wide. All maximum wide paths. Min 3.2m overall.
- 1.8m high screen wall, to detail.
- 1.8m high screen fence, to detail.
- 600mm high plot division fence, to detail.
- House type code reference and plot number.
- Parking bays.
- Bin collection area for private drives only.

Rural elevation style.
 Forterra Abbey Red multi facing brick.
 Forterra Ashwell Yellow multi feature brick.
 With flat grey roof tile.

Schedule.

TYPE	OCCUPANCY	ARRANGEMENT	NO.	SECTION	TOTAL FLOOR AREA (SQM)	GFA TOTAL PER TYPE (SQM)	NO. OF UNITS	NO. OF UNITS PER TYPE	NO. OF UNITS PER TYPE	NO. OF UNITS PER TYPE
B11	36	detached	4	401	41.48	173.96	4	100%	100%	100%
B11	36	detached	4	401	41.48	173.96	4	100%	100%	100%
B11	36	detached	16	739	75.01	309.11	16	100%	100%	100%
B11	36	detached	16	739	75.01	309.11	16	100%	100%	100%
B11	36	detached	12	739	75.01	309.11	12	100%	100%	100%
B11	36	detached	12	739	75.01	309.11	12	100%	100%	100%
B11	36	detached	7	739	75.01	309.11	7	100%	100%	100%
B11	36	detached	16	844	81.27	330.34	16	100%	100%	100%
B11	36	detached	16	844	81.27	330.34	16	100%	100%	100%
B11	36	detached	7	811	79.24	317.39	7	100%	100%	100%
B11	36	detached	7	811	79.24	317.39	7	100%	100%	100%
B11	36	detached	16	1001	101.45	405.80	16	100%	100%	100%
B11	36	detached	16	1001	101.45	405.80	16	100%	100%	100%
B11	36	detached	12	1107	110.74	442.96	12	100%	100%	100%
B11	36	detached	12	1107	110.74	442.96	12	100%	100%	100%
				121	121.75	487.43	121	100%	100%	100%
Grand Total				121	121.75	487.43	121	100%	100%	100%
Plot Area				121	121.75	487.43	121	100%	100%	100%
Net Site Area				121	121.75	487.43	121	100%	100%	100%
Gross Site Area				121	121.75	487.43	121	100%	100%	100%



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Client: Gleeson Homes Ltd.
 Site: Cleator Mills
 Plan: Planning layout 1:500.
 Scale: 1:500 @ A1
 Date: 27/10/20
 Dig No: PL-01
 Designers of the Built Environment



7.0 Summary.

This statement seeks to establish the most suitable design solution for the development of the site.

The development proposals have also considered key policy guidance in relation to design.

The design has evolved through a number of options, with overriding design principles in place to guide the development. It is considered that the approach to the development of the scheme provides a robust design and it can be demonstrated that the final plans and proposals are those most suitable for the site within the context of the development and use proposed.

Below is a summary of the scheme proposals:

- 115 new build houses consisting of 2,3 and 4 bedroom properties.
- Range of car parking solutions on site are proposed from parking spaces, driveways alongside dwellings and garages.



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