

Land at Cleator Moor Road
Hensingham, Whitehaven

Design & Access Statement

on behalf of



GLEESON HOMES & REGENERATION

November 2021 (amended 25.04.22)

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Introduction.

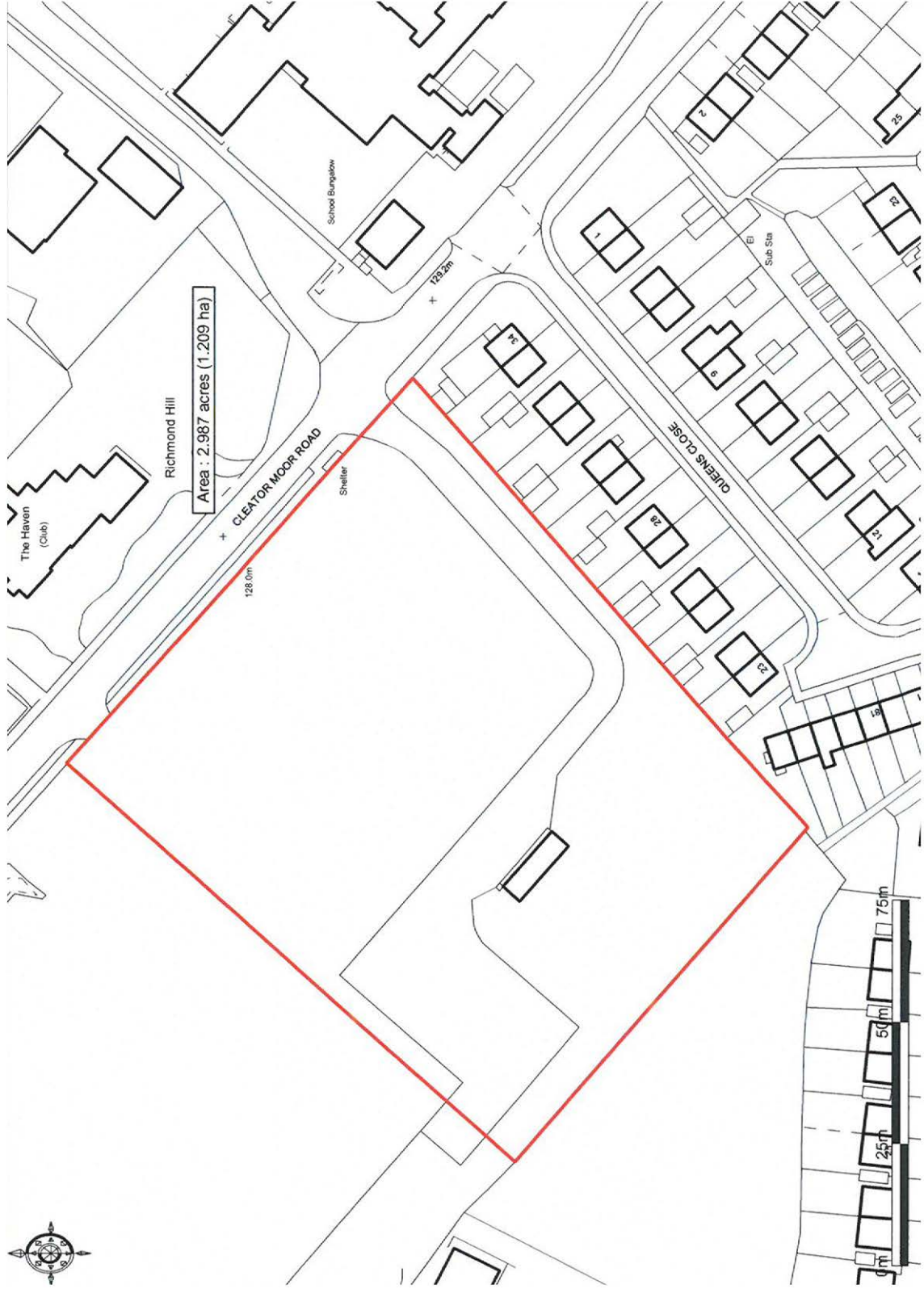
01

This statement has been prepared on behalf of Gleeson Homes to accompany a full planning application for development of land at Cleator Moor Road, Hensingham, Whitehaven.

In accordance with the requirements of government policy, this statement sets out the design and access principles that have been adopted in relation to the site and its wider context. It shows how we have considered the design in an analytical and positive way with thought given to respecting and complimenting the existing area.

The detailed drawings of the proposed development comprise 37 residential dwellings in total. These drawings illustrate the layout, configuration and individual dwelling types of the development within its environment.





The Site

The application site is regular in shape, with a gradual fall from east to west.

The site consists of 1.21 hectares (2.98 acres) of vacant land, which formed part of a larger site previously allocated for 75 dwellings. The remainder of the site has now been developed as a care home.

There are currently two access points onto Cleator Moor Road.

The Surrounding Area

The site benefits from frontage onto Cleator Moor Road, directly opposite The Haven, bar and club, to the north east.

There are existing residential properties to the south eastern boundary. These properties back onto the site, and front onto Queens Close.

The Gables Care Home, adjoins the north western boundary.

The rear boundary of the site, to the south west, adjoins the former Ivy Mills site which fronts onto Main Street. There is a current planning application by Gleeson Homes to erect 26 dwellings on this site, which is awaiting decision.

Sustainable Location

The site is located in a predominantly residential area in the suburb of Hensingham.

There is a range of shops and amenities in Hensingham, including schools, leisure facilities, local shops and pubs. Whitehaven Fire Station is also located in Hensingham.

A wider range of shops and amenities can be found in Whitehaven Town Centre, which is approximately 1.8 miles from the site.

Bus stops are situated along Cleator Moor Road, with bus services to Whitehaven, Workington, Cockermouth and other neighbouring towns and villages.

Whitehaven is the nearest staffed railway station. The station is situated on the Cumbrian Coast Line which runs between Carlisle and Barrow-in-Furness.

There are several schools within close proximity to site, these include the following:

- The Whitehaven Academy on Cleator Moor Road
- Hensingham Primary School on Main Street
- St Benedict's Catholic High School

Planning Policy and Planning History

[See planning Statement]



**Site frontage onto
Cleator Moor
Road**



**View of the site
looking NE along
Cleator Moor Road**



**The Haven
Club opposite
the site**



**Existing housing
on Queens Close**



**Existing housing
on Cleator Moor
Road**



**Rear of existing
properties
adjacent to SE
boundary**



**The Gables Care
Home adjacent
to western site
boundary**



**Internal view
looking towards
Cleator Moor
Road**



**Internal view
towards the south
western boundary
of the site**



**Internal view
towards the north
western boundary
of the site**

This planning application is submitted in full and proposes the erection of a high quality residential development with associated parking, set in attractive landscaping.

The proposals take into consideration the following constraints and opportunities:

- [A] Observe separation distances and overlooking to existing residential properties which back onto the site. Proposed dwellings to be 2 storey in height to reflect the scale of surrounding residential areas
- [B] Observe separation distance and overlooking to existing care home
- [C] Ensure sufficient separation distance to proposed dwellings on adjacent site
- [D] To retain and make good existing wall to site frontage
- [E] To create a footpath to link the two sites allowing pedestrian access from Cleator Moor Road to Main Street. Plot 22 orientated to overlook footpath
- [F] To create an area of public open space which is overlooked by proposed dwellings
- [G] To provide a strong frontage to Cleator Moor Road
- [H] Use of dual aspect house types for continuity of street frontages
- [J] To create interesting and varied street scenes by the use of a range of house designs varying in size and shape, and to seek a sustainable pattern of development providing a balanced mix of house types appropriate to the location that responds to local needs

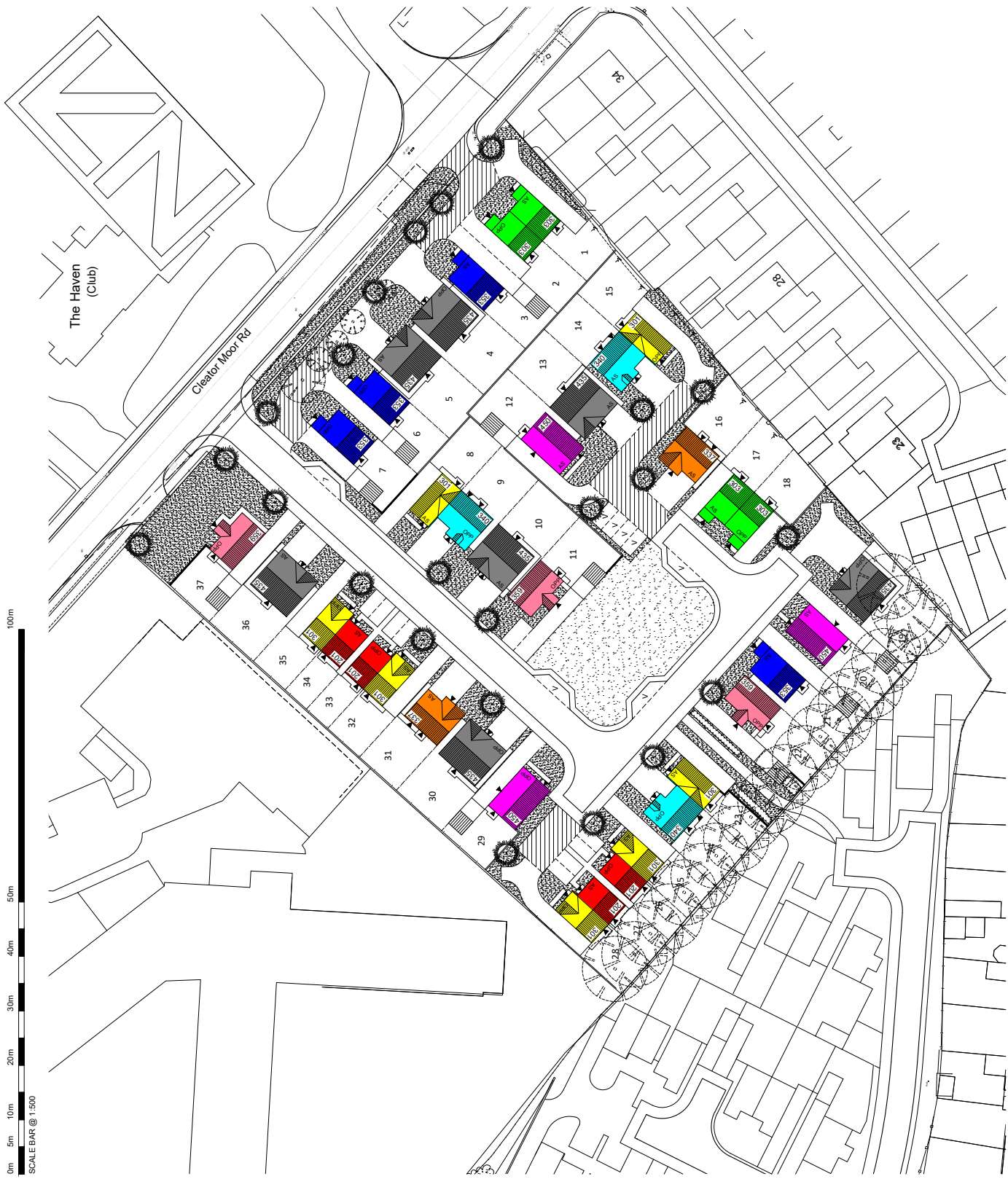
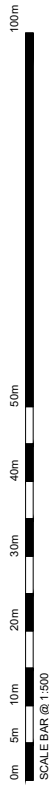


Constraints & Opportunities

Use and Amount

This application seeks planning approval for 38 dwellings comprising a mix of 2, 3 and 4 bed semi-detached and detached properties. A Schedule of Accommodation is provided as follows:

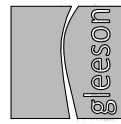
TYPE	NAME	DESCRIPTION	SQ.FT	No.
201	Cork	2 bed semi-det.	651	4
301	Tyrone	3 bed semi-det.	759	7
303	Wicklow	3 bed semi-det.	772	4
340	-	3 bed semi-det.	839	3
353	-	3 bed detached	904	4
337	-	3 bed detached	864	2
359	-	3 bed detached	984	3
450	-	4 bed detached	1156	3
435	-	4 bed detached	1221	7
TOTAL				37No.



DWELLING KEY

201	2 BED SEMI-DETACHED HOUSE	4
301	3 BED SEMI-DETACHED HOUSE	7
303	3 BED SEMI-DETACHED HOUSE	4
340	3 BED SEMI-DETACHED HOUSE	3
353	3 BED DETACHED HOUSE	4
337	3 BED DETACHED HOUSE	2
359	3 BED DETACHED HOUSE	3
450	4 BED DETACHED HOUSE	3
435	4 BED DETACHED HOUSE	7
		37No.

A		PLAN AMENDED IN LINE WITH LATEST PLANNING LAYOUT AMENDMENTS (20.03.22)	12.04.22
REV	DESCRIPTION		DATE



GLEESON HOMES & REGENERATION	
DRAWING	
PLANNING LAYOUT (colour coded)	
PROJECT	
CLEATOR MOOR ROAD, WHITEHAVEN	
SCALE	1:500@A2
DATE	OCT '21
DRAWN	TWENTY10
REV.	A
DRAWING No.	MUG/PL-112-2

TWENTY 10

DESIGN AND PLANNING

Twenty10 Management Limited, 62 Newstead Avenue, Barrow, Cumbria, LA5 7TE
Tel: 01203 777 100 Email: info@twenty10.co.uk

CLEATOR MOOR ROAD, WHITEHAVEN

Scale

All proposed dwellings will be 2 storey in height, in-keeping with existing properties adjacent to the site.

Layout

The proposed configuration of the development is shown on the site layout plan. The proposed layout has been informed by the site's constraints and opportunities.

Appearance

The proposed dwellings will be of a traditional brick and tiled roof construction. They will utilise dormers and gables within the roof pattern to create a varied roofscape and be articulated with good quality detailing.

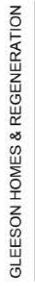
A robust material palette is proposed, consisting of Wienerberger Red Brick as the main brick, and plain profile slate grey roof tiles.

Landscape

Detailed landscape proposals are submitted in support of this application.

Individual residential units to receive landscaping treatment to soften edges of residential areas and public highway.

Rear gardens and private amenity spaces will be enclosed with a 1.8m high timber fence, as shown on the site layout plan.



PROJECT

CLEATOR MOOR ROAD, WHITEHAVEN

SCALE	1:125@A1	REV.	A	DRAWING No. MJG/PL-112-2
DATE	OCT 2021			
DRAWN	TWENTY10			

TWENTY 10

DESIGN AND PLANNING
 Property Management Limited, 93 Markham Road, Sutton, Surrey, S16 5TE
 Tel: 0207/271 7100 Fax: 0207/271 266 957
 E-mail: info@pmltd.co.uk

CLEATOR MOOR ROAD, WHITEHAVEN

Technical Considerations

REFUSE:

All properties will have provision for the safe storage of wheelie bins and recycling bins. All waste bins will be collected kerbside and provision is made for this on the layout. The bin recycling system adopted by the council will be available to all dwellings.

SECURITY:

The layout has been carefully designed to incorporate continuity of street frontages and enclosure of private spaces to create a safe and attractive living environment.

Provision is made for cars to be parked on private driveways and garages within the curtilage of the properties they serve.

Proposed dwellings overlook and provide natural surveillance over public spaces and footpaths throughout the development.

The Maximising Security through Design document, prepared by Gleeson Homes, a copy of which is submitted with this application, demonstrates the company's commitment to enhancing the security of its homes and developments. The document identifies design solutions which reduce vulnerability to crime.

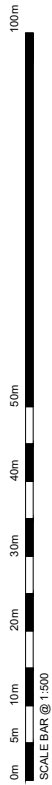
There are two existing accesses onto Cleator Moor Road. The access to the northern corner of the site is to be made redundant and the footpath reinstated. A new access is to be provided to serve the development in the position shown on the site layout plan. The existing access to the eastern corner of the site, will be utilised to access a private shared drive to serve 4 dwellings.

The proposed road layout within the site will consist of a 5.5m wide carriageway, reducing to a 4.8m wide carriageway. A 1.8m footpath is to be provided to one side, with a 1m footpath on the opposite side.

A pedestrian link is proposed to link in with the adjacent site, enabling pedestrian access from Cleator Moor Road to Main street.

Access to individual dwellings will be in accordance with Part M of the Building regulations: Providing level access into all properties and adequate manoeuvrability for wheelchair users on the entrance of all dwellings.

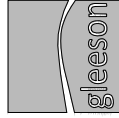
Increased in-curtilage parking is proposed to meet the minimum number of parking spaces required to serve the development, as opposed to the provision of visitor parking bays, as shown on the attached car parking plan.



KEY

Car Parking Spaces (92no.)

REV	DESCRIPTION	DATE
A	PLAN AMENDED IN LINE WITH LATEST PLANNING LAY OUT AMENDMENTS (20.03.22)	12.04.22



GLEESON HOMES & REGENERATION

DRAWING

CAR PARKING PLAN

PROJECT

CLEATOR MOOR ROAD, WHITEHAVEN

SCALE	1:500@A2	REV.	A	DRAWING No.
DATE	OCT '21			MJG/PL-112-3
DRAWN	TWENTY10			

TWENTY 10

DESIGN AND PLANNING

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CLEATOR MOOR ROAD, WHITEHAVEN

Sustainability.

05

In addition to the site being in a sustainable location as referred in the Site Context section, the proposed development addresses further sustainability principles including:

- The provision of a range of house types and tenures to meet the needs of the local area.
- The site layout will achieve a strong community identity with a range of homes catering for a range of people with a variety of lifestyles.
- A neighbourhood with distinctive character creating a sense of place.
- High quality homes which exhibit architectural quality
- A development which makes efficient use of land.
- The design of the buildings and layout is fully in accordance with all relevant standards including current building regulations which provide for numerous requirements for the efficient energy use and resistance to climate change.

Housing Mix.

06

The proposed mix of types and sizes are based on Gleeson Homes' assessment of the local market and reflects what the company considers to be appropriate to meet the demand in this area.

The requirements of design policy objectives at all levels have been considered carefully and is evidently absorbed within the scheme design.

Whilst relating to its environment with care and responsiveness to the circumstances to be found around its boundaries, this development makes maximum use of the site in terms of development potential and architectural form.

The use of traditional and contemporary building materials which will relate to the elements around the proposed development assists in providing continuity with the traditional features of the area.



KEY

- 1.8m HIGH TIMBER SCREEN FENCE TO SEPARATE DETAIL
- 1.8m HIGH TIMBER SCREEN DIVISIONAL FENCE TO SEPARATE DETAIL
- 1.8m HIGH SCREEN WALL TO SEPARATE DETAIL
- PROPOSED TREE PLANTING
- EXISTING TREES TO BE REMOVED
- SHARED DRIVE
- 'AS' AND 'OPP' HANDINGS OF HTs

SCHEDULE OF ACCOMMODATION

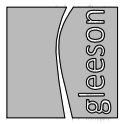
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353	3 bed detached	904	4
337	3 bed detached	864	2
359	3 bed detached	984	3
450	4 bed detached	1156	3
435	4 bed detached	1221	7
TOTAL		33,833 SQ.FT	37No.

GROSS SITE AREA 2.98 ACRES
P.O.S (634 sq.m) 0.16 ACRES
FOOTPATH LINK 0.04 ACRES
SINGLE SIDED ROAD 0.07 ACRES
NET SITE AREA 2.69 ACRES

GROSS DENSITY 12.41 U.P.A
GROSS FOOTAGE 11,353 SQ.FT/ACRE
NET DENSITY 13.75 U.P.A
NET FOOTAGE 12,577 SQ.FT/ACRE

(SUBJECT TO SITE SURVEY AND LPA APPROVAL)

REV	DESCRIPTION	DATE
E	PLT 36 & 37 BE CONFIGURED TO LPA COMMENTS.	28.03.22
D	LPA COMMENTS	14.03.22
C	FENCE LINES AMENDED.	29.10.21
B	ROAD AMENDED TO ENGINEERS COMMENTS.	11.10.21
A	DESIGN REVIEW COMMENTS.	08.10.21



GLEESON HOMES & REGENERATION

DRAWING

PLANNING LAYOUT

PROJECT

CLEATOR MOOR ROAD, WHITEHAVEN

SCALE	1:500@A2	REV.	E	DRAWING No.
DATE	OCT '21			
DRAWN	TWENTY10			MJG/PL-112

