

**DESIGN AND ACCESS STATEMENT**  
**LAND OFF LOW ROAD**  
**WHITEHAVEN**

**THE SITE / USE**

The application seeks full planning approval for a residential development of 110 dwellings located on a parcel of land to the west of Low Road approximately 1.8km south of Whitehaven town centre. The site has already received Outline planning approval for residential development.

The site is bounded by the cemetery to the North and land off Woodhouse Road to the southwest and approximately 3.4 hectares.

The site is currently unoccupied and supports a scrub vegetation of grasses, small trees and shrubs. There are remnants of former occupation of the site including tarmac paths and small brick structures.

The site was developed in the late 1880's with a workhouse and associated infirmary however eventually fully closed in the 1960's followed by demolition.

The site slopes from the southwest corner down to the northeast corner with a total fall of approximately 19m over a distance of 300m. An existing brick retaining wall forms the boundary to Low Road and a stonewall forms the boundary to the Cemetery. The site has an attractive edge of town setting and offers elevated views over land to the east.



*Google image of site*

## **AMOUNT**

The site has a gross developable area of approximately 3.4 hectares. Based on the site delivering 110 dwellings the density ratio is 32.00 dwellings per hectare (d.p.h).

The development Plan confirms that a good mix of dwelling types will be provided.

Briefly;

House type A - 12 no. Two bed semi-detached affordable houses, 2 storeys high

House type B - 41 no. three bed semi-detached houses, 2 storey high

House Type C - 34 no. Four bed semi-detached houses, 2 storey high

House Type D - 14 no. Three bed semi-detached houses, 3 storey high

House type E - 9 no. Four bed detached houses, 3 storey high

There are varying house designs for each property type.

Affordable dwellings are provided at 10% of the total which equates to 11 units however the proposals provide 12 based on semi-detached houses and positioned to the south of the site in a small cul-de-sac.

The mix of property type will result in a good variety of accommodation to cater for all budgets and requirements.

## **LAYOUT**

The site layout has been dictated by two main factors. Firstly the use of the existing access point from Low Road and secondly the contours, orientation and nature of the site.

The site topography is such that the site falls in a fairly even gradient from southwest: northeast towards Low Road/Cemetery.

The existing access off Low Road provides vehicular access to the development with a circular avenue road leading back to Low Road and small cul-de-sacs off serving the extremes of the site.

To the northeast corner is detention pond which acts as a landscape feature and controls surface water run-off from the site. Alongside the pond is a footpath access serving the north side of the site and providing access onto Low road and a pedestrian route into the town centre. Road gradients are designed accordingly and accord with relevant design guidelines. The development of the site would adopt a cut/ fill approach to regulate levels. Three indicative site sections have been provided to demonstrate that the development can integrate into the landscape and topography.

Separation distances are in excess of minimum national requirements.

Landscape areas have been introduced and the layout incorporates a central area of open space which provides a focal point to the development as well as giving a sense a greater identity and sense of space. These areas provide an element of Public Open Space (POS) in the form of an open area which will be largely grassed with landscape planting to enhance the appearance.

## **SCALE**

The site plan demonstrates some key design principles, including the provision of an active street scene, the inclusion of open space and the retention of existing landscape features to ensure a distinctive form of development. As can be seen from the street scene elevations there is some variation in the height and massing of the dwellings (2/3 storey with single storey extensions) using a variety of different house types and materials to provide a ever changing street scene as you move thro' the site. The scale, landscape and materials reflect the character of the area.

## **LANDSCAPING**

There are significant landscape tree/hedge features along the south, east and north boundaries. These consist of mature and well-established trees and hedgerows which provide soft landscape screening between the proposed development and existing surroundings. The development would retain these landscape buffers which help to provide privacy and screening.

The eastern boundary will be a combination of existing brick boundary wall and landscape with 1.5m timber fencing with the fence set back slightly to form a landscape buffer strip. Front gardens will be defined with knee rail boundary fencing and landscape. Rear gardens will be enclosed with 1.8m high close-boarded timber fencing and/or existing boundary walls.

Landscape planting will be introduced in various locations along roadway to form an avenue of trees together with the existing boundary planting.

A landscaping scheme will be implemented within the development site boundaries with existing quality trees retained where layouts allow. The overgrown scrubland nature of the site prevents a detailed survey until a site strip is undertaken. This landscaping is not considered strategic in wider landscape terms and such it is considered the landscape-planting scheme can be controlled by planning condition.

## **APPEARANCE**

The scheme provides a number of different house types designed to provide a variety of choice and to be sympathetic to the landscape of the development whilst relating to other recent developments. There are a variety of two and three storey dwellings with the 3-storey buildings part built into the slope of the plots to help address the changes in level across the site.

The materials of brick, render and roof tiles used provides a variety of differing street scenes designed to be sympathetic to the character of the existing area and recent new developments.



*Housing on St Bees road to the south of the site*



*Existing houses on Low Road opposite the northeast corner of the site*

### **ACCESS**

The site is accessed via an existing junction with Low road. A 2 metre wide footpath is proposed along both sides of the new main access road. The two small cul-de-sacs are designed as a shared access road.

The internal road layout is designed and to be constructed to adoptable standards. with 2 bed dwellings provided with 1 off-road in curtilage parking space and 3/4 bed dwellings being allocated a minimum of 2 in curtilage parking spaces together with an integral garage. The majority of dwellings have integral garages which provides a more flexible dwelling capable of being adapted for various uses if required to suit the changing needs of a family.