

Design & Access Statement

Dentholme Site
End Terrace New Build Housing
Todholes Road, Cleator Moor

INTRODUCTION

This statement accompanies the planning application for the Dentholme Site, End Terrace New Build Housing Development. Outlining a proposed end terrace block for 2 flats located on the site periphery along Todholes Road.

AIM

The site formed part of the former Dentholme Care Home Gardens and has been laid to lawn for living memory. Such extensive gardens for the new Dentholme Hotel are no-longer required and this part of the site lends itself ideally for housing. The proposed development has been designed in consultation with Copeland Planning Department, to be sympathetic and complementary to the existing terraced housing on Todholes Road.

The proposed development has been designed with careful regard to the amenity of local residents, the functioning of the local highway network, and important technical considerations such as the drainage of surface water within the site.

We believe that this Statement, which accompanies this application, demonstrates that the proposed development would be entirely acceptable in planning terms. It would comply with local and national planning policy requirements. As such, it would benefit from the presumption in favour of sustainable development, which directs that planning permission should be granted.

The proposed designs are in keeping with the aims and objectives to preserve and enhance the local area.

We believe the proposals will visually enhance the area and provide much needed good quality housing to meet local demand.

This Statement is set out in sections, to explain the proposed development and the local context to which it relates.

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SOUTH NORTH GROUP



Housing Context
Ennerdale Road/Todholes Road Junction

The Development

It is proposed to construct an End Terrace block of 2 apartments with associated off street parking on the former care home site gardens, bordering Todholes Road.

Planning permission has recently been obtained for 8 apartments adjoining the proposed site for this application. This application site was originally earmarked for private sale as a potential HMO development site. However amendments to the Car Park Layout for the 8 apartment unit have impacted the footprint of this End Terrace site, so that it is now best suited to form 2 apartments.

The Proposals have been designed to be in keeping with the recently Approved Terrace Scheme and the existing housing of the area.

The proposed building has been carefully designed to reflect the housing style of the local area. With the ground floor One Bedroom Studio Apartment having a small private amenity to the rear. Along with a further 1st Floor Three Bedroom Duplex apartment, featuring front and rear dormers and a small private rear balcony amenity.

Context

Cleator Moor town developed rapidly in the 19th Century, as the industrial revolution demanded more and more coal, limestone and high grade iron ore. Cleator Moor and all the villages around it – Frizington, Rowrah, Keekle, Bigrigg – were a maze of railways and mines which produced the materials for iron works in Cleator Moor and Workington.

The town's skyline is dominated by Dent Fell and the town is located on the 190 miles (310 km) Coast to Coast Walk that spans Northern England. On the outskirts of the town of Cleator Moor lies the village of Cleator with which the town is closely associated.

The surrounding area around the site is predominately Residential, with a mixture of Terraced housing, Semi-detached properties and Bungalows.

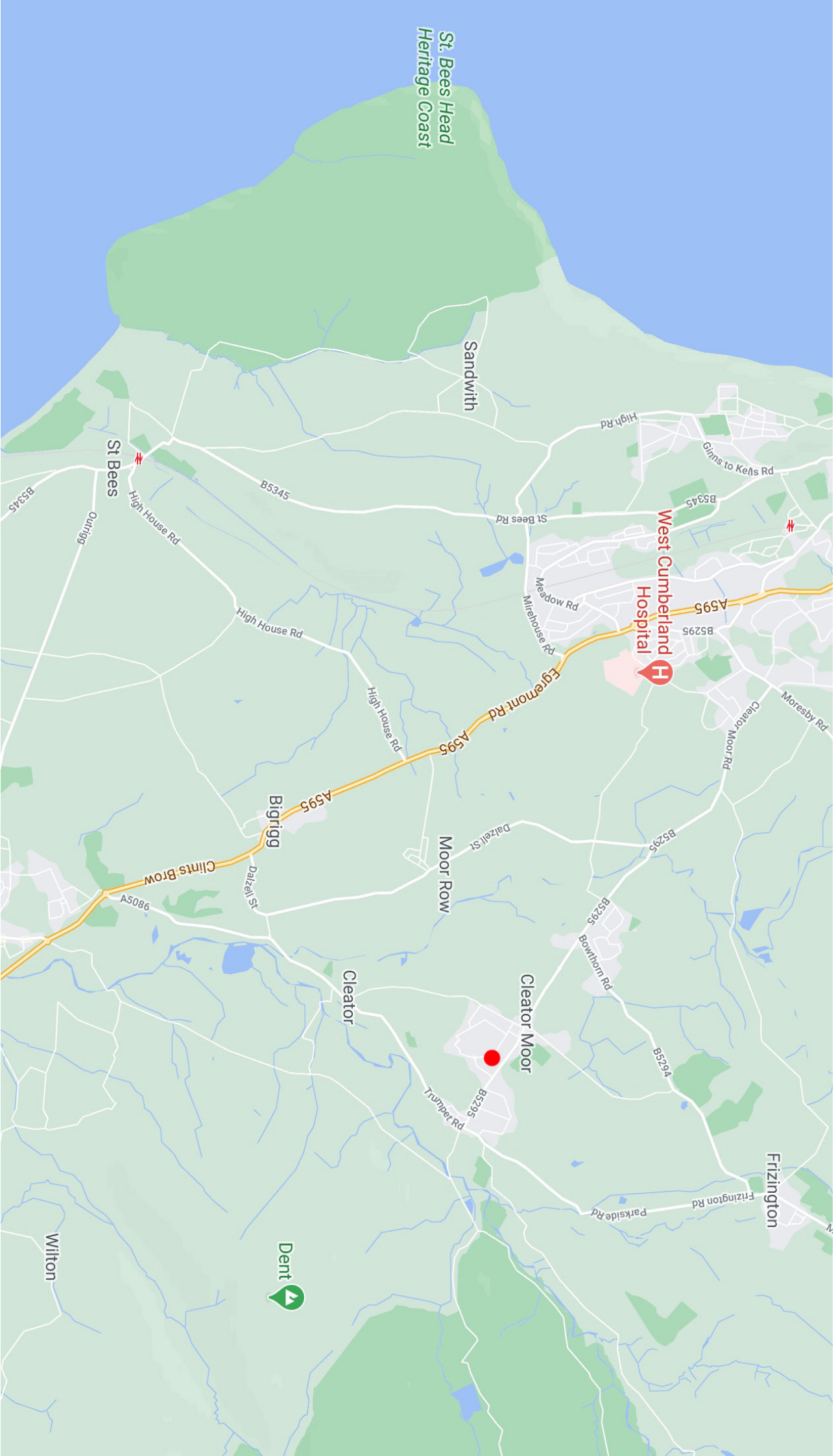
A good selection of local shops, café's, takeaways and other local amenities can be found a short walk away from the site along Ennderdale Road.

Location & Access

Dentholme occupies a good sized site, that features some mature trees around its perimeter, that are unaffected by the proposals.

The application site is currently accessed from Todholes road.

The nearest bus stops are on Ennderdale Road, with the number 30 route providing a service between Maryport and Whitehaven. The nearest National Railway station is at Whitehaven, a short Taxi or Bus Ride some 5 miles away.



Energy conservation

The apartments will be designed in strict accordance with Building Regulations Part L, with high standards of insulation and energy-saving measures.

Appearance

The new development has been designed to be sympathetic and reflective of the existing terrace housing on Todholes Road in terms of scale, form and material appearance.

The proposed materials will match the existing housing, such as rendered walls, slate appearance tiles and White uPVC Doors, Windows, Guttering, Facia and soffits. Door and Window surrounds will also be painted in highlight colours, inkeeping with the street scene character of Todholes road.

Landscaping

A modest landscaping scheme is proposed for the site. This will largely be water permeable hardscaping to accommodate the new car park punctuated with green pockets all with the aim of enhancing the setting of the building.

Parking Provision

Each flat is to have an allocated parking bay. The 2 additional parking bays are proposed within the Approved car park for the neighbouring development of which this proposal forms the End Terrace. Further on street parking in front of the development is also available for guests or visitors.

Todholes Road is a quiet residential street and there is ample space for additional on street parking. The proposed development will have a minimal impact traffic in the area.

All of the proposed parking bays are finished with a water permeable gravel hard standing as part of a sustainable surface water design solution. The individual parking bays being defined by granite sets and clearly designated with sign-age. The on-site access roadway is to be tarmac.

Inclusive Access

The building will comply with Part M of building regulations. Level thresholds are provided to the shared entrances.

Sustainable Transport

The application site is located close to the main bus route. It is possible to access local towns, shops, café's and restaurants via public transport. It is also, possible to use the local bus service, or cycle, to connect to mainline railway services.

The Applicant intends to provide (if required) a residents pack of information detailing public transport facilities, to ensure they are aware of the opportunities available. This is intended to help maximise the use of sustainable modes of transport.

Highways Access

Given the site is highly accessible by existing road networks and public transport options, the proposals use should not have any detrimental or significant impact on the local highway network.







Assessment / Justification

It is considered that this report provides the information which will enable the planning authority to assess the likely impact of the proposed development.

It is believed that the characteristics of the development respect the site and the immediate local area. We believe the impact of the development to be low.

It is considered the proposed development will preserve and enhance the site by creating a coherent and well considered streetscene as well as bringing opportunities and advantages to the local economy.

Conclusion

The existing site is ideal for the proposed new housing and the development will be of benefit to the immediate and wider local area, enhancing the appearance of the site and wider social economic improvements that the development will bring.

It is considered that the impact of the proposed works would be low and beneficial, it is therefore concluded that the proposed works satisfy relevant clauses of the NPPF and Copeland local plan.

