

# LAND AT WATERS EDGE, WHITEHAVEN

## Design and Access Statement

Full Planning Application  
For 40 Dwellinghouses and  
Associated Infrastructure  
Including Landscaping,  
Open Space, Access,  
Highways, and Drainage



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## An aerial map of the Whitehaven area in Cumbria, England. The map shows the town of Whitehaven on the coast, with surrounding areas like HARRAS MOOR, MIREHOUSE, and HENSINGHAM. Key roads include A595, B5345, B5346, and B5347. Landmarks such as Whitehaven Golf Club, West Cumberland Hospital, and Express Plumbing Supplies (EPS) Whitehav... are labeled. A red circle highlights a specific location on the coast, near the town of Whitehaven.

Due to the nature of the site located on high ground and with reference to the Environment Agencies Flood Mapping, the site is designated as Flood Zone 1, with low probability of flooding.





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### Design Principles & Development

In summary the proposed development provides 40 new homes in accordance with the requirements set out within Local Plan. The homes consist of a varied mix of 2-4 bedrooms bungalows and dwellings to a variety of high standard designs to appeal to a wide range of home buyers offering a development that ultimately responds well to local housing need.

This section will set out the key design principles and guidance, identify the sites constraints and opportunities and how the design responds to these elements and been further developed along side the supporting information and designs provided by the project team including the engineers, highways consultants, landscape architect, and ecologist. This ensures that the submitted scheme design sensitively responds to the site and surroundings.

#### Guiding Design Principles

The NPPF sets out a series of ‘core land-use planning principles’ that as well as informing ‘plan-making and decision taking’ should also underpin proposals for development. In the simplest of terms, planning in general and the development process in particular should:

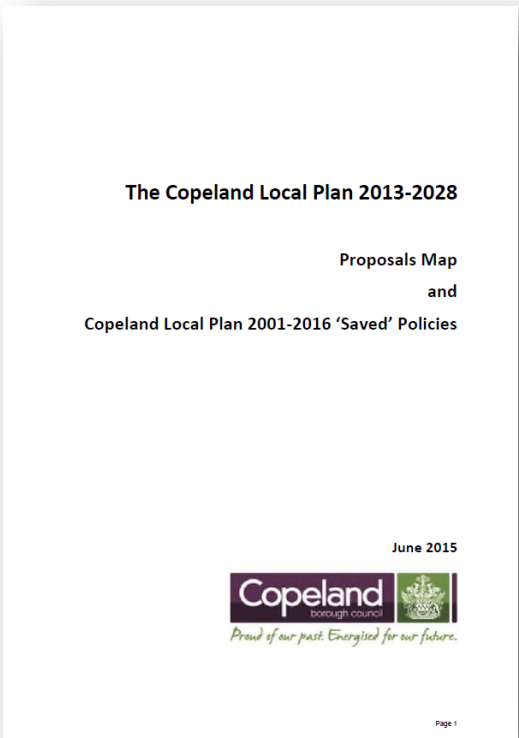
*“always seek to secure high quality design and a good standard or amenity for all existing and future occupants of land and buildings”*

In addition to above guidance, at a local level adopted Copland Local Plan offers sound advice with regards key elements of design input that are to apply across all new development throughout their district. The policy addresses a range of design related issues and seeks amongst other things to ensure that proposals are 'visually attractive, of appropriate scale and appearance', integrate well with existing development and in doing so respond positively to local character. The policy states that new development should:

*"Improve connections between people and places through the provision of well thought out layouts, public realm, landscaping, streetscape and public and private green spaces"*

Key elements of the policy also acknowledge that a development's design can have a significant impact on surroundings and that good design is a key element of improving places by encouraging a sense of place, sustainable living and active street frontages. Development proposals should also respect the scale and character of their locality and aim to maintain or increase the amenity of an area.

The proposed colour site layout offers a significant yet inherently logical opportunity for development that offers a direct response to the proposal site's key 'assets' as drivers of the ultimate design response. Indeed, several key principles/ subject areas felt to be of vital importance to the ultimate success of proposals were considered during the early stages of design development following a full process of cross discipline constraints and opportunities analysis.



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### Design Principles & Development continued

The site development has progressed through various layouts as illustrated below, it has progressively developed responding to site constraints and opportunities as they became apparent. Those included making the road layout more uniform to increase separation distances to the adjacent development to the North.

The site was reduced in density following feedback from the planning authority and further changes to the mix allowed for the addition of bungalows and 1.5x storey dwellings to the front st scene providing a continuation oof the low level development from the site to the North.





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### Design Principles & Development continued

#### The Proposed House Types

This application presents Gleeson house types which show the high quality and style of the homes to be developed.

Existing homes found within Whitehaven display common themes in terms of form, materials and layout, and it is from these features that the proposed development will take inspiration at the detailed planning stage.

#### Materials

A substantial number of houses within Whitehaven are constructed or faced in a distinctive red brick, which is characteristic of the area. The proposed development will be influenced by the local red brick and will feature this material throughout the development, giving a sense of continuation from the existing area.

#### Frontages and Corners

Corner turning houses located at key junctions are important to elevate frontages and draw the eye around the corner.

Feature buildings will terminate vistas along key routes and create local landmarks. These buildings may have special design features or materials.

Positive frontages will be provided onto areas of public open space providing natural surveillance and enclosure for sense of safety.

#### Access and Connectivity

The layout will be designed with shared surfaces and pedestrian priority through the careful use of materials, encouraging low vehicle speeds and integrated traffic calming measures. The development will have legible, well defined streets and spaces, with strong frontages to establish character.

The primary vehicle route is provided from High Road from a single priority junction.

Pedestrian connection is provided via a newly constructed footpath and a new footpath connecting through the site.

A clear hierarchy of streets is provided from the main spine road with pedestrian footpaths, to local individual streets, avenues and cul-de-sacs which will benefit from shared surfacing with pedestrian priority.

For those residents travelling on foot, cycle or public transport there are good access points to the site, which will ensure the development is well connected with surrounding areas and key local facilities.

#### Gleeson Homes House Types



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### Design Principles & Development continued

#### The Final Design

The final design for the development creates a carefully considered approach to creating an interesting and sensitive layout, responding heavily to the natural surroundings and site itself.

As you travel through the site you're greeted by long range views through landscaped areas and strong visual vistas of the dwellings. Consideration for both vehicular and pedestrian users has been taken to give separation between both users from various parts of the site.

The use of open spaces within the site creates compression and relief as well as communal areas for recreational use delivering a strong sense of community for the development. This has been further enhanced by selective planting and hard surface treatment to divide the development in to distinctive areas.

#### Conclusions

On behalf of Gleeson Homes this Design and Access Statement is submitted in support of an application for development land at Waters Edge.

The site is brownfield in nature. The proposal includes the development of 40 dwellings and associated infrastructure including roads, open space and SUDs.

The residential development will be accommodated on the site without having any significant adverse impact upon the landscape character of the area.

The development will be truly topographically and landscape led, providing housing of the highest quality to meet an identified need.

The proposed development will be served by an appropriate access and will not adversely affect the local highway network in relation to access or capacity.

