

# Meadow Road

## DESIGN & ACCESS STATEMENT

July 2020



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## Introduction

This Design and Access Statement has been prepared by Hive51 Ltd on behalf of The Home Group and Ilke Homes for the proposed development of a site of eighteen (18no.) dwellings on a vacant site benefitting from existing residential planning permission at land off Meadow Road, Mirehouse. This document supports and demonstrates the following criteria:

❖ Compliance with the amended General Development Procedure Order (GDPO) and guidance given in the Department of Communities and Local Government (DCLG) circular 01/2006 (Guide on changes to the Development Control System).

❖ Sustainable development as set out in the National Planning Policy Framework (NPPF).

❖ This Design & Access Statement has been prepared in accordance with Copeland Borough Council planning policies, Core Strategies and Development Management Policies DPD (adopted 5 December 2013) which forms the main part of the Development Plan for the borough. In addition the following statutory planning documents which make up the Copeland Local Plan have also been reviewed as part of this application:

- Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies
- [Copeland Local Plan 2013-2028 Proposals Map](#) and [Copeland Local Plan 2001-2016 'Saved' Policies](#)

The purpose of this statement is to appraise the site and to demonstrate how the surrounding area and design concepts applied to the existing buildings, have influenced the design principles and access arrangement for these proposals. The design concept responds to policy requirements and design aspirations outlined by Copeland Borough Council and therefore reflect a thorough understanding of local circumstances.



This statement has been produced in accordance with the latest national guidance on design & access statements, including:

- Circular 01/06 'Guidance on 'Changes to the Development Control System' (DCLG, 2006)
- Design and Access Statements, How to write, read and use them' (CABE 2006, Revised ED 2007)

In order to describe and explain the design principles that have informed the appearance and scale of the proposals, this statement provides a wider context and background to the application before following the structure as outlined within 'Design and Access Statements, How to write, read and use them' namely:

- Use
- Amount
- Layout
- Scale
- Landscape
- Appearance
- Sustainability



## Description

The application which this document supports, seeks to replace a vacant brownfield site with new residential housing. This proposal will result in 18no. highly efficient dwellings which will significantly improve the street scene along Meadow Road whilst providing much needed housing within the local community. The proposed development will have vehicular and pedestrian access taken directly via Meadow Road. The application seeks approval for the general principle of redevelopment for residential purposes. The site currently benefits from an existing planning permission for a scheme of 7no. bungalows and a large block of 21no. apartments. This is a full application; all details are to be considered within this application.

## The Application Site

The site referred to as Meadow Road is located in Mirehouse, Whitehaven. The applicants, Home Group have over 80 years of experience of developing homes within the UK. The layout and dwelling designs aims to respond to its context, such that it complements the existing community.

Additional housing is required to meet the current demand within Mirehouse itself and the surrounding area of Whitehaven. This scheme seeks to address this need by revitalising a derelict car workshop/ garage which has now been demolished.

Given it's location within the urban area of Mirehouse the site is readily accessible to a range of services and is positioned within a predominantly residential context.

The sites topography incorporates steep banks adjacent to the western boundary of the site. The development will need to respond to the existing topography in order to connect to the surrounding context of the site and best utilise the surrounding space. The site is outside Flood Zone 2 and Flood Zone 3.

An existing underground sewer and water main run across the site from the east to the west requiring a 3m easement either side of these services. Part of the existing drainage system has been re-routed to accommodate the new proposals.

There is open land to the east of the site which will enable us to maximise views in this direction in order to provide a visual connection to the surrounding green space.

There are two bus stops within 50m of the site providing easy access for all residents, with frequent services running between Whitehaven and Lowca. Residents will be made aware of these services, further reducing the requirement for individual vehicle usage.



## Development Principles – Use

All proposed dwellings (18no.) are to be constructed for the social market and made available via the Home Group.

## Development Principles – Amount

This application consists of 8no. 2 Bedroom 4 Person house types with a further 10no. 3 Bedroom 5 Person types providing an overall total of 18no. dwellings. The density of the scheme equates to 15 units per acre or 36 units per hectare with an area density of 12866ft<sup>2</sup>/acre or 2954m<sup>2</sup>/hectare.

## Development Principles – Layout

The design of the layout has evolved following pre-application meetings and discussions with the Local Authority. The proposals largely reflect the layout of the existing approved housing scheme whilst introducing attractive landscaping within the development. A variation in elevation materials has been introduced at focal points of the site in order to provide further interest within the street scene.

## Development Principles – Scale

All housing proposed are 2 storeys in height to reflect the existing character of the local housing. A variation in materials is proposed to provide distinction along the street scene and to enhance focal areas throughout the development.

It is proposed that all properties are set to adjacent ground levels wherever possible to diminish the effective overall height of these buildings. Given the context of the area to which development is proposed it is considered that this is a realistic interpretation of scale for the development.



## Development Principles – Landscape

The proposal seeks to deliver a high-quality scheme which is both legible and functional through a well design landscaping strategy. The landscape proposal will provide strong landscaping throughout the site using hedge, shrub and tree planting to define ownership boundaries and provide softening and greenery to the residential environment.

There is very limited landscaping value to the existing scheme therefore it is proposed that wherever possible high-quality new trees will be planted to enhance the character. Other planting such as native/semi native species, ornamental shrubs and indigenous hedgerows will also be incorporated where possible.

Areas of hardscape frontages are proposed to be tarmacadam to reflect the surrounding properties. Parking zones will be broken up by tree planting and finished with tarmacadam to create an attractive streetscape. Footpaths to private houses will be concrete paving slabs in stone effect colour. The paving will indicate a transition towards private space away from the public footpaths in tarmac. The paving will then continue to provide rear access and patios for the houses. Hardstanding private parking in-front of housing will be separated with pin kerbs to differentiate private ownership.



## Development Principles – Appearance

The design looks to build on the issue of street types, scale and setting to ensure that the street context accurately reflects the character of the area of the site. The desire is to ensure that the scale and profile of the street are compatible with the existing housing along Meadow Road. It is key to ensure the proposals reflect an element of legibility through the site where new housing both complements and contrasts the slightly wider more traditional style of the existing housing stock.

Good character should be fit for purpose, durable, well built, take into account its context and surroundings and be pleasing to the mind and to the eye. Successful architecture is not a question of style and this Design and Access statement does not envisage a restrictive architectural approach. The important matter is that buildings should take account of their location in the overall setting of the place and the adjacent context to their architecture. Buildings must positively address their routes and spaces adjacent to them in a manner which reflects the hierarchy of those routes and spaces. Focal points in the layout should be strongly addressed, with buildings being clearly defined and boundary treatments designed in an integral way and not left to change. Roof form, pitch and detail will vary creating an informal and varied roofscape.

A quality development will be achieved by the use of a controlled palette of materials. A feature elevation with white render will be used at key intervals to provide a striking contrast whilst complimenting the render to the existing housing adjacent to the site. The white render together with a through coloured grey render will also be used throughout the scheme providing a contemporary feel whilst acknowledging the style of the existing properties. A blue soldier course, grey doors, grey windows, slate grey roof tiles and grey fascia's/soffits will be used to provide cohesion and bind the development together. Landscaping will be used to the front of the properties to create a softer appearance and to ensure the appearance of the buildings remain the main focus. Roof profiles are designed to evoke and reference the surrounding buildings



## Development Principles - Sustainability

The proposed dwellings are to be of modular construction and are therefore highly sustainable, efficient and air tight ensuring that workmanship is of the highest quality through precision engineered. All properties are generous in size and the 2 bed homes meet the National Described Space Standards as well as Approved Document M4(2) for accessible and adaptable dwellings. The Ilke Homes product cost 20% less to heat than other new homes and less than half the cost to run than the average UK home. Acoustic tests also show that Ilke homes are significantly quieter than traditional new builds. A high performance building fabric means that the Ilke product will exceed Building Regulations by 20% as standard.

