

## **DESIGN AND ACCESS STATEMENT**

**NIGEL KAY DEVELOPMENTS LTD.**

**LAND OFF DALZELL STREET,  
MOOR ROW**

**DOC. REF: 22/07/1026 – DAS**

### **PROCESS / USE**

The application relates to land off Dalzell Street, Moor Row hereafter referred to as '*the application site*'.

The application site benefits from an outline planning permission granted on 19/07/2024 under planning ref: 4/23/2076/001. The permission is subject to a s.106 Agreement for the provision of affordable housing.

The application seeks reserved matters approval for 60 dwellings including layout, scale, appearance and landscaping.

Separate applications will be submitted to address all pre-commencement planning conditions. Alongside this, a Full application will be submitted for the dry retention basin which is outside the red line but within the blue line owned/ controlled by the applicant.

The reserved matters application is accompanied by the following:

- Location Plan.
- Proposed Site Plan (enlarged).
- Proposed Site Plan.
- Dwelling type proposals (8 no.)
- Phasing Plan.
- External Material Schedule.
- Landscape layout.
- Design & Access Statement.

### **AMOUNT**

The proposed development comprises 60 dwellings in total including the required affordable provision of 10% i.e. 6 dwellings. The affordable provision aligns with the requirements of the s.106 Agreement in terms of numbers and tenure.

The 60 dwellings are made up of 8 dwelling types as follows:

The Langdale is a 4-bed semi-detached property on three levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling is 189.18m<sup>2</sup>.

The Rydal is a 4-bed linked property on three levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling is 160.90m<sup>2</sup>.

Derwent Cottages is a 3-semi-detached property on three levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling is 137.44m<sup>2</sup>.

The Grasmere is a 4-bed detached property with a study on three levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling is 241.82m<sup>2</sup>.

The Ambleside is a 5-bed detached property on three levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling is 316.92m<sup>2</sup>.

The Patterdale is a 2-bed detached property on one levels. The G.I.A of each dwelling is 104.88m<sup>2</sup>.

The Eskdale is a 3-bed detached dormer property on two levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling is 193.89m<sup>2</sup>.

The Bowness is a 4-bed detached dormer property on two levels, the upper level being room in the roof accommodation. The G.I.A of each dwelling is 224.08m<sup>2</sup>.

As can be seen, the dwelling types vary in accommodation, size and layout and result in a good mix of dwelling types catering for a variety of requirements and budgets.

## **LAYOUT**

The development is serviced by a main artery road running generally east: west through the site. Individual cul-de-sacs are created off the main artery road which results in smaller pockets of development.

Two footpath links are created to the NCN 72 to the south of the development. The footpath links are bordered by landscaping to soften the impact and improve amenity.

A detailed Landscaping scheme prepared by Barnes Walker accompanies the submission. The landscape scheme is extensive and includes areas of communal structure planting and specimen trees in key locations.

The road layout provides appropriately sized turning heads where required for general turning but also for ash-cart and emergency vehicle turning.

Minimum national separation distances between properties have been achieved.

Each dwelling has better than average private open space and adequate in-curtilage parking provision in line with the Cumbria Design Guide. Visitor parking has also been provided at the required ratio. Refer to 'Access' section below for further details.

It is considered that the proposed site layout ensures that adequate curtilage and a satisfactory level of amenity have been provided for all dwellings.

### **SCALE**

Scale and massing of the dwelling types are either 2-storey plus room in the roof accommodation or single storey plus room in the roof accommodation.

### **LANDSCAPING**

Please refer to the Landscape Layout prepared by Barnes Walker for details of all soft and hard landscaping.

### **APPEARANCE**

A detailed External Material Schedule has been submitted as part of the application.

### **ACCESS**

The new access junction with the public highway was approved in detail as part of the outline planning permission 4/23/2076/001.

The outline planning permission also required a traffic calming scheme to be implemented to reduce the traffic speeds on the public highway (Dalzell Street). The general principles of this were agreed as part of the outline consent but detailed designs will be submitted as part of a separate discharge of condition application.

The overall road design/ layout aligns with the requirements of the Cumbria Design Guide in terms of road widths, footpath provision and appropriately sized turning heads where required for general turning but also for ash-cart and emergency vehicle turning.

New street lighting will be provided both as part of the s.278 scheme on the public highway (Dalzell Street) and within the development itself. Detailed street lighting designs will be submitted as part of a separate discharge of condition application.

Bin storage for each plot will be in-curtilage and bin collection will be direct from each plot curtilage except for plot 30 and 31 where a bin collection point has been provided.

Adequate in-curtilage parking provision in line with the Cumbria Design Guide.

12 visitor parking spaces have also been provided at the required ratio of 1 space for every 5 dwellings.