

DESIGN CODE

SITE: BECKERMET SERVICE GARAGE, BECKERMET, CA21 2XB

PROPOSAL: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR 5 DWELLINGS

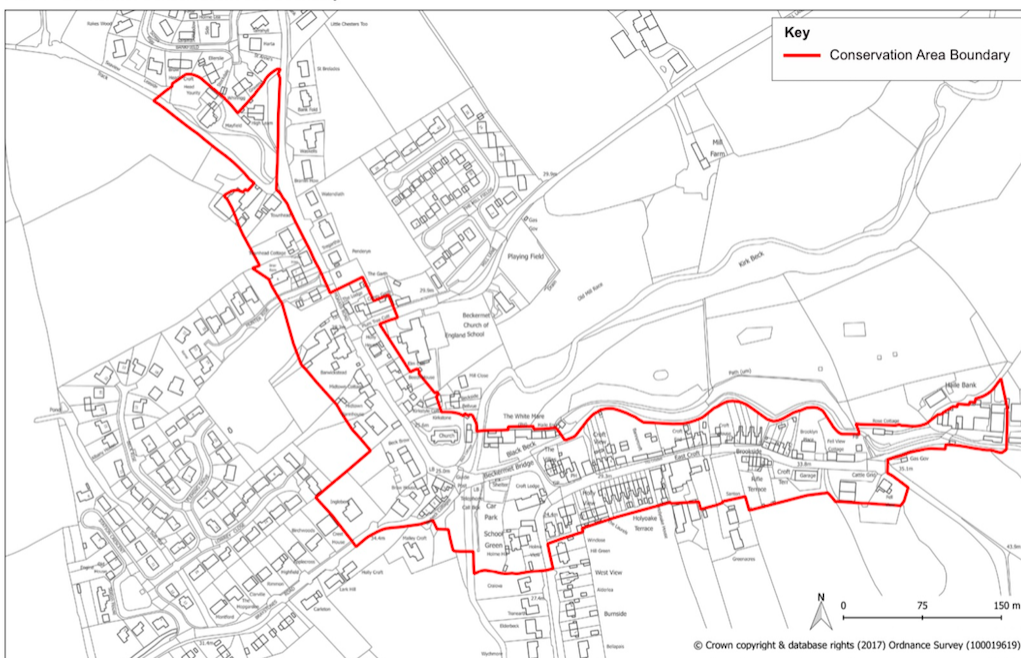
Introduction:

- This Design Code has been prepared and submitted in support of Outline Planning Application 4/24/2034/001 for the construction of five (5) residential dwellings to create design parameters to ensure that, via a subsequent Full Planning Application, a development is constructed which is complementary to its surrounding area and therein the site's locality in the Beckermets Conservation Area
- This Design Code has been prepared in accordance with the design parameters as set out in National, Regional & Local Guidance - including Copeland's Conservation and Design Guidance: [Conservation and Design Documents and Guidance | Copeland Borough Council](#)

Site Context:

- The application site is located on the southern side of main road of Beckermets village - towards the eastern end of the Beckermets Conservation Area

Plan 1 - Beckermets Conservation Area Boundary



Built Form, Identity, Type & Uses:

- Beckermets Conservation Area contains a number of historic properties including working farms, two pubs and a church - but with most buildings being of a residential usage
- The built form of the properties will be of a sustainable construction methodology whilst at the same time being of an aesthetic, utilising external materials, which is complimentary of the site's setting within the Beckermets Conservation Area - that being properties envisaged as being two (2) storeys in height with final designs subject to a Full Planning Application
- The fenestrations of the properties will be varied and if a design aesthetic as required to compliment and align with the character and 'of Beckermets' aesthetic of the surrounding residential properties as located within the Beckermets Conservation Area
- The proposed residential usage, for the development of five (5) residential dwellings will compliment the surrounding area - and via the use of local materials and a built form which is envisaged as being two (2) storey and which fronts the main road (which in turn creates south facing rear gardens and therein private amenity areas) the application proposal will enhance this section of the Beckermets Conservation Area





Scale & Layout of Development:

- The proposal is for the development of five (5) high quality and sympathetically designed residential properties that will compliment the surrounding area and reflect the site's location in the Beckermet Conservation Area - with final designs subject to a Full Planning Application

Materials:

- The properties will be constructed of locally sourced materials that are complimentary of the site's setting within the Beckermet Conservation Area



Access & Car Parking:

- The properties will be serviced via a bespoke car parking solution that is befitting of the Beckermets Conservation Area and compliant with the requirements of Cumbria Highways - with final designs subject to a Full Planning Application

Landscaping:

- It is envisaged that the frontages of the properties will be, as per the Design Brief supporting photos, constructed of 'hard-robust' materials to reflect the site's setting in the Beckermets Conservation Area - whilst the private amenity garden areas being predominantly 'green and of a soft landscape' and fitting to the surrounding rural environment

Height of Properties:

- The height of the development proposal will seek to reflect the surrounding area and therein the site's location in the Beckermets Conservation Area whereby residential properties are predominantly two (2) storeys in height - with final designs subject to a Full Planning Application

Roof Pitches:

- The roofs of the properties will reflect the 'of Beckermets' aesthetic in both pitch and materials

Orientation:

- The properties will front the road to compliment the streetscape of the surrounding area - which in turn will create south facing rear gardens providing high quality amenity space for family homes

Parking:

- The properties will be serviced via a bespoke car parking solution that is befitting of the Beckermets Conservation Area and compliant with the requirements of Cumbria Highways - with final designs subject to a Full Planning Application

Summary:

- The site offers the opportunity to create a high quality residential development that conforms with local, regional and national planning policies - and which will create sustainable, energy efficient dwellings which will be constructed to the recently adopted Part L Buildings Regulations relating to the conservation of fuel and power.
- With the proposed site located within Beckermets and therein a ST2 Local Centre the proposed development meets all local, regional and national planning policy criteria and therefore this outline planning application should be approved with conditions as appropriate.