

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 Reserved Matters or 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 which is identified as having the following key characteristics:

- Early origins, thought to date back to 7th Century
- Historic development pattern reflecting land ownership and tenure
- Remaining evidence of historic land cultivation patterns
- Confluence of two streams – Black and Kirk Becks that divided the former Parishes of Beckermets St John's and Beckermets St Bridget's
- No defined village centre, but open area around Beckermets Bridge acts as such
- Main building period – late C17 to 1919
- Most properties make a positive contribution to the Conservation Area
- In general buildings face the road, front elevation on
- Social hierarchy evidenced by back of pavement building line in lower status properties to more prestigious, later properties set well back in gardens
- Widespread use of local sandstone, particularly St Bees, as a building material
- Houses are mostly two storeys with chimneys
- Unbroken graduated roofs in local slate. Dormers on some later buildings
- Rendered houses, some brightly painted
- Wide range of buildings and architectural styles from vernacular agricultural farms and attached barns to later higher status detached properties.

• Cohesion and sense of place deriving largely from consistent palette of building materials – sandstone, render and local slate

• Sandstone boundary walls, many cobbled

• Extensive tree coverage

• Historic tracks from East Croft and Brookside leading down to Black Beck for watering cattle

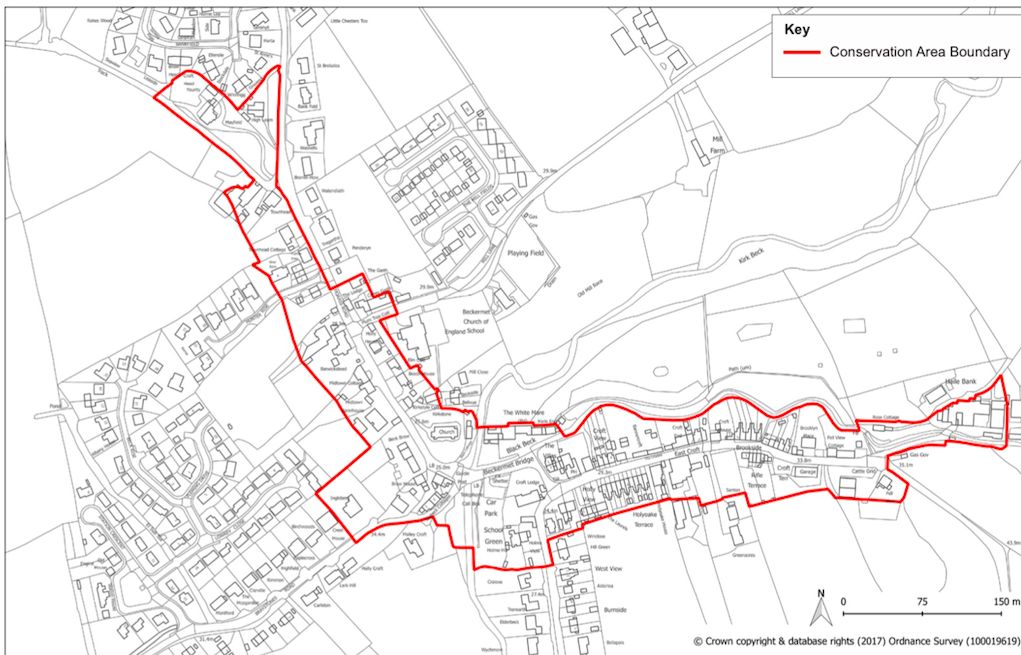
- This Design Code has been prepared in accordance with the National Model Design Code to establish design parameters as set out in National, Regional & Local Guidance - including Copeland's Conservation and Design Guidance: Conservation and Design Documents and Guidance | Copeland Borough Council:

- Built Form - Density, built form and urban design
- Identity - character of buildings
- Homes and Buildings - Type and tenure of homes.
- Uses - Mix of uses and active frontage

Site Context:

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

Plan 1 - Beckermat Conservation Area Boundary



Built Form, Identity, Type & Uses:

- Beckermat's 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, in compliance with the Part L Building Regulations relating to the conservation of fuel and power, whilst at the same time being of an aesthetic, utilising external materials as scheduled below and in italics, which is complimentary of the site's setting within the Beckermat Conservation Area - that being properties envisaged as being two (2) storeys in height and therein compliant with the historic character of the Conservation Area ... with final designs subject to a Reserved Matters or Full Planning Application
- The fenestrations of the properties will be varied and of a design aesthetic as required to compliment and align with the character and 'of Beckermat' aesthetic of the surrounding residential properties as located within the Beckermat Conservation Area ... with final designs subject to a Reserved Matters or Full Planning Application
- The proposed residential usage, for the development of five (5) residential dwellings will compliment the surrounding area - and via the use of local materials which are compliant with the historic character of the Conservation Area, such as sandstone and/or render to the external walls, slate to roofs and timber for windows and doors, plus 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 - and is compliant with the historic character of the Conservation Area) the application proposal will enhance this section of the Beckermat Conservation Area:

- Most properties make a positive contribution to the Conservation Area
- In general buildings face the road, front elevation on
- Widespread use of local sandstone, particularly St Bees, as a building material
- Houses are mostly two storeys with chimneys
- Unbroken graduated roofs in local slate
- Rendered houses, some brightly painted
- Cohesion and sense of place deriving largely from consistent palette of building materials – sandstone, render and local slate





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 Beckermat Conservation Area ... with final designs subject to a Reserved Matters or Full Planning Application

Materials:

- The properties will be constructed of locally sourced materials that are complimentary of the site's setting within the Beckermat Conservation Area and which are compliant with the historic character of the Conservation Area: such as sandstone and/or render to the external walls, slate to roofs and timber for windows and doors



Access & Car Parking:

- The properties will be serviced via a bespoke car parking solution that is befitting of the Beckermat Conservation Area and compliant with the requirements of Cumbria Highways ... with the final car parking design configurations being subject to a Reserved Matters or Full Planning Application

Landscaping:

- It is envisaged that the frontages of the properties will, as per this Design Brief supporting photos, be constructed of 'hard-robust' materials to reflect the site's setting in the Beckermat 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 - in compliance with the historic character of the Conservation Area ... with final designs subject to a Reserved Matters or Full Planning Application

Roof Pitches:

- The roofs of the properties will reflect the 'of Beckermets' aesthetic in both pitch and materials (ie. slate as summarised earlier in this design document) in compliance with the historic character of the Conservation Area ... with final designs subject to a Reserved Matters or Full Planning Application

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 Reserved Matters or Full Planning Application

Summary:

- The site offers the opportunity to create a bespoke, 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 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.