

## ***Flosh Meadows, Serviced Self Build Plots at Cleator, Cumbria CA23 3DT***

*Short walk to "The English Lake District National Park" - a UNESCO World Heritage Site  
Overlooked by Dent Fell leading to the Ennerdale Valley & Lake loved by Wordsworth & many others  
11c Cleator church pre-dating the Magna Carta, with Wainwright's Coast to Coast route and Roman Rd  
Neighbours with St Mary's church, with its Lourdes, style world famous Grotto  
Good schools, employment, shopping & transport readily available*



### **Self Build Housing Development at Flosh Meadows, Cleator.**

Flosh Meadows have produced a Design Code & Plot Passports in agreement with Copeland Borough Council Planning Department to assist & inform prospective plot purchasers.

Design codes and passports are the "best practice" guide for planning authorities and self-build facilitators and are in accordance with the government supported NaCSBA (National Custom & Self Build Association) which Flosh Meadows is a long serving member.

NaCSBA says:

1. Design Codes are particularly useful for developments involving ten or more homes
2. They should not be overly prescriptive – private homebuilders want to have a say in the design of their home, so Codes should not micro-manage their designs
3. A good Design Code should allow for design variation, creativity, innovation and originality. Where possible they should be style neutral so they can deliver both contemporary and traditional architecture and they should also allow for advanced methods of construction
4. Plot Passports have a role to play alongside Design Codes – they are a simple way of helping private homebuilders understand what & where they can build on a site
5. Flosh Meadows fully supports this nationally recommended self build code by providing each family home with views of open countryside from its tree lined roadways while supporting innovation, individuality, modern build and high conservation from beautiful homes.





## **Construction Phase Requirements**

- Plot owners are responsible for security and safety of all persons visiting their property
- Not to carry out or allow activities that would adversely affect others
- Site to be kept clean at all times
- Material to be secured in tidy and safe manner at all times
- All vehicles, including contractors vehicles, to be kept off the main road except during deliveries
- All machinery, plant and materials to be contained within the plot boundaries
- All surplus plant and materials to be removed prior to occupation of the dwelling
- Plot purchasers are required to inform Copeland Planning Department that this Design Code has been submitted to their Architect/Designer and the application conforms with this Design Code

## **Building Requirements**

- Primary entrances, front elevations of dwellings and garages should typically face towards the street;
- Dwellings should typically not exceed two storeys in height (two and a half storey will be supported where the roof void is utilised). One and a half storey dwellings or single storey dwellings will be acceptable
- All roofs to dwellings should be pitched between 25 and 40 degrees
- Detached garages must be behind main building front line
- Balconies of Juliette style only are permitted to the rear elevations
- Front of house will be garden use only with the exception of car driveway/parking and footpath

## **Material Palette**

- Exterior walls can be finished in natural stone, brick or render
  - Stone/Art Stone: Natural sandstone will be encouraged, with dressed stone for appropriate details such as string courses, window/door reveals and lintels
  - Brickwork: should normally be of a red/brown colouring with a hand-made appearance
  - Render should be a through-colour product with a light textured finish in an appropriate colour
- Drives and paths should be finished in permeable surfaces
- Roof shall be finished using traditional slate or low profile roof tiles
- If provided within the initial design Solar PV / Solar Thermal should be recessed into the roof plane
- All gutters and rainwater goods should normally be black uPVC, aluminium or cast metal
- Alternative materials providing increased energy conservation/sustainable credentials are acceptable
- All external finishes must be agreed with Copeland Borough Council
- Any deviation from the Design Code should be formally agreed with Copeland Borough Council

## **Front Boundary**

- The boundary treatment in front of the building line should be demarcated with soft landscaping. Hard boundaries will be discouraged due to the lack of visual continuity. The height of any boundary treatment that encroaches within the access visibility splay must conform to the County Council's Cumbria Design Guide
- Nominated plots will be required to have a tree or bush at a specified location
  - Two local market garden suppliers will determine the type of tree/bush

- Flosch Meadows with Copeland Planning Department and Highways Authority will show which plots will have a tree and which will have a bush
- Tree/Bush must be planted in first planting season following house & front drive build
- Any Tree/Bush being original or replacement that dies must be replaced by the home owners and at their expense in the next planting season with the same tree/bush

### **Rear Garden**

- The use of soft landscaping to enclose rear gardens is encouraged. The height of any hard rear boundary shall not exceed 1.8m above the ground level.

### **Refuse Storage**

- Bins, boxes and bags should not be visible from the street, all to be kept in bin stores behind front building line or within rear gardens.

### **Car Parking**

- Car parking provision will be in accordance with the County Council's Cumbria Design Guide.

**All Design Code and Plot Passport matters are subject to change.**

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**All above information and more can be seen at [www.floschmeadowsselfbuild.co.uk](http://www.floschmeadowsselfbuild.co.uk)  
&  
[Youtube](#)**