

FRIZINGTON VETERANS CLUB DEVELOPMENT

DESIGN AND ACCESS STATEMENT
AUGUST 2011



J. A. Pompet

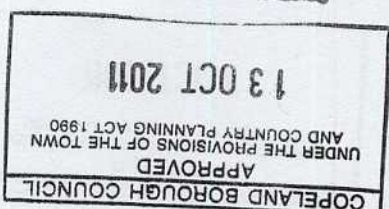
COPELAND BOROUGH COUNCIL
APPROVED
UNDER THE PROVISIONS OF THE TOWN
AND COUNTRY PLANNING ACT 1990
13 OCT 2011

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PROJECT	Frizington Veterans Club
CLIENT	Minochar Construction Ltd.
DATE	August 2011
AUTHOR	Jane Claxton
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INTRODUCTION

This Design & Access Statement is a supporting document for the application by Idir on behalf of Frizington Veterans Club and Minoaur Clubs Partnership for permission to build five three-bedroom dwelling houses on the site adjacent to Frizington Veterans Club on Lindow Street, CA26 3PU. The site is owned by the club.

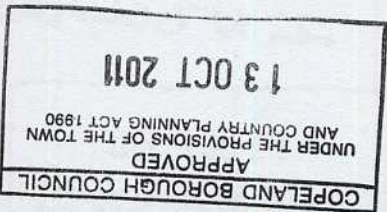
The club is a social focal point for the village of Frizington. Adjacent to the existing site of the clubhouse on Lindow Street, there is an under used piece of land, presently occupied by a few ramshackle lock-ups. It is a gap in the existing street facade, which is otherwise filled with terraced family homes. This document will explain the application for outline permission to construct five new houses on this plot. It will appraise the context of the proposal, identify the design principles and concepts which have been applied in its development, identify the access principles, both for the scheme and for the site, explain the design solution being proposed and outline the access arrangements.

Due to gradual decline over the years, the Veterans Club is in dire financial straits. This proposal will help the club by maximizing the value of its land. The capital receipt will be used to pay off debts, improve the clubhouse, increase membership from across a range of age groups and retain the club. Ultimately, the scheme will save one of the last community assets in Frizington.

Although maximizing the benefit to the club is an important outcome, Minoaur and Idir are also totally committed to excellent standards of design, access and sustainability for the proposed development. It is for this reason that we are applying for outline permission with only matters of internal layout and appearance reserved, so that when the land is sold with permission attached, we can be sure that the development which occurs is of a high standard, maintaining the urban character of Lindow Street and the village of Frizington.



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PROJECT	Frizington Veterans Club
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PLANNING CONTEXT

Planning policies relevant to this proposals are in the Copeland Local Plan 2001-2016. They are summarized below:

POLICY HSG 4 : Housing Within Settlement Development Boundaries

- Within the settlements prescribed by Policy DEV 4 (1), proposals for small scale housing development will be permitted subject to the requirements of other plan policies.

POLICY HSG 8 : Housing Design Standards

- Car parking - in accordance with the standards in Parking Guidelines in Cumbria (September 1997), 3 bedroom houses require 2.5 spaces per unit
- Separation distances - end of group dwellings min. 1.0m clear between walls and side boundaries; min. 21.0m between face elevations of dwellings containing windows of habitable rooms
- Supplementary Guidance on design of residential development and crime prevention must be considered

POLICY DEV 6 : Sustainability in Design Planning

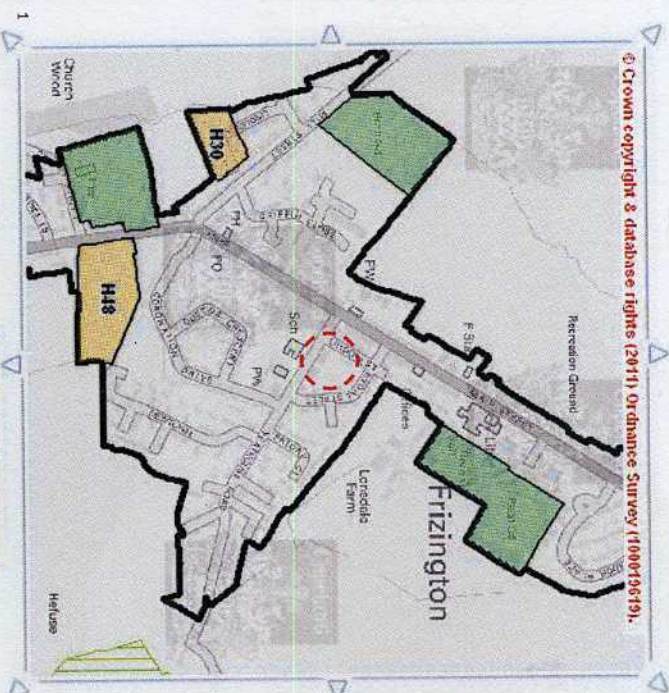
- High standard of design, choice of materials, building scale, density and proportion, landscaping and overall layout contribute to maintaining a strong sense of place and an efficient use of land
- Safe and convenient access, egress and internal circulation for users of public transport, walking, cycling and the needs of people with impaired mobility
- Appropriate and safe provision for car parking
- Avoid loss or damage to important natural or built conservation interests, landscapes or architectural character
- Energy efficiency and waste minimisation, recycled materials and renewable energy technology as far as possible
- No adverse impact on air and water quality and meets good practice requirements in the efficient disposal of waste water and sewage - provision of water saving devices and sustainable drainage systems
- Does not exceed the capacity of services necessary in terms of community

provision and physical infrastructure

- Does not increase the risk of flooding either on site or elsewhere
- By design and choice of location maintains reasonable standards of general amenity and helps to minimise risk or fears for personal safety, health and the security of property
- Does not prejudice the comprehensive development of an area particularly where any master plan or action plans have been adopted by the Council

PLANNING OFFICER

The proposal has been developed with the kind assistance and advice of Simon Blacker of Copeland Borough Council with whom Idrif have been in e-mail and telephone contact.



MapWidth: 1000 meters



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BACKGROUND

Frizington is a village in Cumbria. Historically, it was a collection of farms and houses, but became a unified village as coal and iron ore mining grew in the area. The village is known for its church, which was built in 1867-1868. Historically a part of Cumberland, Frizington is in the civil parish of Alledon and Frizington, which has a population of 3,678, and is in the Borough of Copeland. Housing stock in the village varies in terms of style, density and condition and includes stock from the 19th, 20th and 21st centuries.

On Lindow Street, the majority of the houses are 19th century mining workers' terraced cottages, clad in pebble-dash [1] and painted in a range of colours. Some of these properties appear to have had loft extensions, with velux windows apparent on the aerial photograph. There is also a terrace of four new houses built in the last five years, made from an orange-toned brick with protruding porches and uPVC windows, clad in cream pebble-dash. [2] Immediately next to the proposed site is a detached house with an adjacent off street parking space on one side and a garage accessed directly from the street on the other. [3] Finally opposite the site is a large, detached 19th century stone-clad house on the corner of Lindow Street and Yeahouse Road [4]. The final two typologies [3] and [4] are two-storey dwellings, but because of their age, the floor-to-floor dimension is approximated 3.2m.

Throughout the street, windows and doors have been replaced in a style not in keeping with the original, and various styles of property sit adjacent to one another.



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FRIZINGTON VETERANS CLUB

Originally established as a form of mutual self-help in many industrial communities, the club has been a central focus of village life for more than fifty years. It is a cooperative, owned and run by its members, and a democratic institution: the like of which are increasingly difficult to find in contemporary British society. The club is also one of the very few remaining community facilities in Frizington. With just one pub, and pubs in neighbouring Rheda and Aleton well beyond walking distance for local people, it could possibly serve as a venue for bingo, parties, christenings and similar events. With a little imagination, the club has great potential to evolve to meet the needs of the 21st century, to continue to foster community life and cohesion in Frizington.

MEMBERSHIP

Active membership at the club is around 80 people, and there are 500 registered members. But membership is declining, due to the aging of existing members and difficulty in attracting a younger demographic.

FINANCIAL POSITION

On a week-to-week basis, the club is just about 'trading solvent', taking between £1,500 and £2,000 per week, from sales of alcohol, food and use of the club's facilities. This is just enough to cover its outgoings, but naturally varies from week to week (notwithstanding adverse weather conditions), and the club is financially vulnerable with no economic contingency.

The club also has accumulated debts of approaching £30,000, which at present levels of turnover, it has no means of settling. The club is coming under increasing creditor pressure, particularly from the Inland Revenue, and there is a very real risk that they will be served with winding-up proceedings, forcing them to close.

SAVING THE CLUB

Valuations carried out for the club illustrate that, if the land were to be sold without planning permission, then it might get an offer for the 'hope value' of about £20,000. However, if the club had the benefit of planning permission for

the scheme proposed in this application, a value of £15,000 - 20,000 per plot would be achievable.

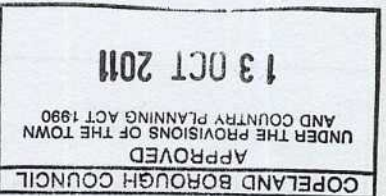
COMMITTEE INVOLVEMENT

The Club Committee has been instrumental in the development of this proposal. They are very keen to preserve their club, and see it as their responsibility for future generations of Frizington residents. They also are enthusiastic about providing development land for high quality family homes in Frizington, and are in full support of Idl's outline designs.

It is important to everyone concerned that the club's future is preserved. If the club does not get planning permission, they will inevitably have to close in order to meet their debts. This would be a real tragedy for the town, but it can be avoided. We would respectfully urge the Local Planning Authority to favourably consider and approve our regeneration proposals for five terraced houses, so a quick sale can be achieved, and much-needed additional funds generated for the Frizington Veterans Club.



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THE SITE

Site is shown on photographs [1] and [2] outlined in red.

The site proposed for development is adjacent to the existing Veterans Club, which is a single storey pebble-dashed building on the south-east end of Lindow Street. [1] It sits on a approx 0.3 acre site, which is much bigger than the club requires. The site is between the club, and a tall two-storey dwelling house with attached garage. [2] It is presently under used, with occasional parking by club members, and with a number of ramshackle lock-ups which are either vacant, or which the club uses as storage, which can easily be relocated. [3]

There are no trees on the site.

There have been no previous planning applications made for the site.

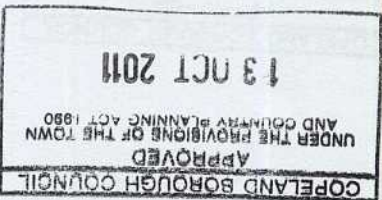


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1. Frizlington Nursery & Pre-school
2. St Joseph's Primary School
3. Supermarket
4. Pharmacy & shops
5. GP Surgery
6. The Griffin pub
7. St Joseph's Catholic Church
8. Newsagent
- Bus stops



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DESIGN PROPOSAL

The proposed design is a terrace of 5 no 3 storey, 3 bedroom 6 person dwelling houses, on the site adjacent to Frizington Veterans Club on Lindow Street. Externally the design of the houses is similar to the rest of the terraces on Lindow Street, with two full floors and an inhabited loft space.

Like the rest of the street, the houses are directly accessed from the pavement, and do not have a front garden. However, the parking is sited to the rear of the houses, so it is likely that the rear door will most often be used to enter the houses. To the rear of the houses is a car port which also serves as outdoor and family storage, and as an entrance space. There is a second door leading in to an internal hall, connecting to the kitchen diner, and to a WC (with potential to convert to a shower room) and storage space. On the first floor is a large family living room with a lean-out balcony addressing Martin Way and providing additional street surveillance, a double bedroom and a family bathroom. The bedroom and bathroom are adjacent to one another and have the potential to be converted for direct access via hoist if a person of reduced mobility was to occupy the house. On the top floor in the loft space are two further double bedrooms.

URBAN GRAIN

The proposed buildings complete the terrace on Lindow Street. The geometry of the houses respond to the line of the adjacent detached house. The buildings are in-keeping with the Frizington setting, with material elements from the Victorian terraces opposite. The design aims to maintain the proportions and civic character of Lindow Street.

BULK AND MASSING

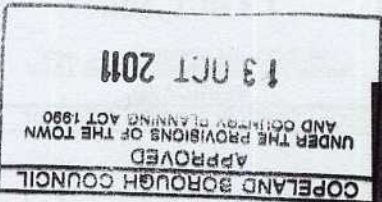
The proposed design maintains the 4.5m width of the terraced houses opposite and further up Lindow Street and respects the existing building line and height of the eaves. Whilst retaining an internal floor to ceiling height of 2.5m, the houses do not exceed the height of the adjacent detached house, and are 7.95m at their tallest point. The front-to-back dimension is 12.35m which is approximately the same as the immediate neighbour.

MATERIALS

Although this is an outline application, so approval for specific materials is reserved, IdR are keen that the design is of the highest quality. We therefore suggest materials for the proposal. The facade is to be clad in stone, similar to that on the large detached house on the corner of Lindow Street and Yeathouse Street. The gable wall reflects the cladding of the clubhouse in colour and texture, and also gives the club more of a presence through new signage. The roof is to be clad in a slate which matches the other properties on the street.

REFUSE

A bin store, able to hold 2 x 120ltr bins will be provided in the carport area for the storage of refuse. Like the other houses on the street, when the refuse is collected the occupants of the houses will put their bins out for collection and replace them once emptied.



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PARKING

As mentioned previously in this statement, the Frizington Veterans Club is in a very difficult financial position. The club sits on an approx. 0.3 acre site on the south eastern side of Lindow Street. The site is bigger than the club requires for its own clubhouse and office parking so in order to maximise the return from a sale to benefit the club, the Minotaur Clubs Partnership intend to acquire outline permission for a terrace of five no. family homes.

PARKING FOR THE CLUB

The club will have one dedicated disabled parking space and six additional shared spaces, making seven spaces in total. The vast majority of members live within a ten-minute walk, and many will be consuming alcohol when they are using the club; so walking is the preferable means of transport. Usually spaces are only provided of the active Officer of the club, the Secretary, plus one disabled parking space. In this instance, a balance must be reached between loss of parking provision and maximization of saleable land.

PARKING FOR THE NEW HOUSES

In accordance with the standards in 'Parking Guidelines in Cumbria' (September 1997), 3 bedroom houses require 2.5 spaces per unit. This is fulfilled amply by the proposal. Each unit has one dedicated parking space internally in a carport, in an arrangement with direct access from Martin Way. In addition, the units will have one on-street space in front of each dwelling. There will also be six shared car parking spaces next to the club, which will replace the approx. 700 informal spaces which are used on the site at present. In total therefore there are 3.2 spaces per unit, of which 1.2 is shared.

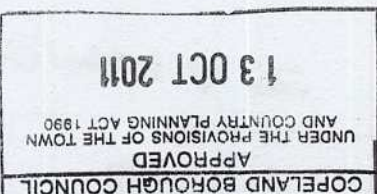
ON STREET PARKING

For any additional occasional parking, eg. for visitors, there will be space on-street. Lindow Street currently contains 18 dwellings, and with five additional homes there will be 23 dwellings. The street is approx. 90m in length, and with the five parking spaces outside the club, there will be a total of 35 parking spaces and two garages. The street is never crowded with cars, and the surrounding streets will also be available for occasional use.

Valuations carried out for the club illustrate that if the land were to be sold without planning permission, then it might get an offer for the 'hope value' of about £20,000. However, if the club had the benefit of planning permission for the above scheme, a value of £35,000 - 20,000 per plot would be achievable. Clearly five plots would be a very substantial increase in return for the club and the committee is very willing to reduce their on site parking in order to maximize the financial benefits.



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