



Jefferson Park, Whitehaven, CA28 9HE

Design and Access
Statement

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Contact Details



Home Group
2 Gosforth Park Way,
Newcastle Upon Tyne
NE12 8ET

T: 0845 155 1234

Email: DesignTeam@homegroup.org.uk

Introduction

This Design and Access Statement (DAS) has been prepared by Home Group. It accompanies a full planning application for the development of the land at Jefferson Park, Whitehaven.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out detailed requirements for the contents of Design and Access Statements. Further advice is provided in Guidance on Information Requirements and Validation (2010) published by the Department of Communities and Local Government (DCLG) as well as, in 'Design and Access Statements' as published by the Commission for Architecture and the Built Environment (CABE). As such, one statement is required to cover both design and access, allowing applicants to demonstrate an integrated approach delivering inclusive design, responsive to context alongside addressing accessibility for intended user throughout the design process.

This Statement will provide an overview of the research and analysis which underpins the design of the residential development proposals at Jefferson Park, Whitehaven.



The vision

Our intention is to provide high quality, attractive housing for affordable rent, that suits the needs of the local community.

The project aims to provide an attractive, affordable and secure development, with dwellings which appeal to young couples and families. The layout and dwelling design aims to respond to its context, such that it complements the existing community.

The development will focus on place making to enhance the public realm, providing high quality streetscapes and landscaping to improve the aesthetic appearance, security and social infrastructure for residents. The design will be attractive, have its own identity and be well connected to the surrounding area.

Design ethos

Building the right homes in the right places is one of Home Group's strategic goals, which helps us deliver our customer promise of helping communities grow and providing safe places to live.

Alongside this, our fundamental design ethos is creating great places to live, that feel safe and allow communities to thrive. This is achieved through a focus on urban design that is responsive to context and need, creating homes, spaces, and communities for people.

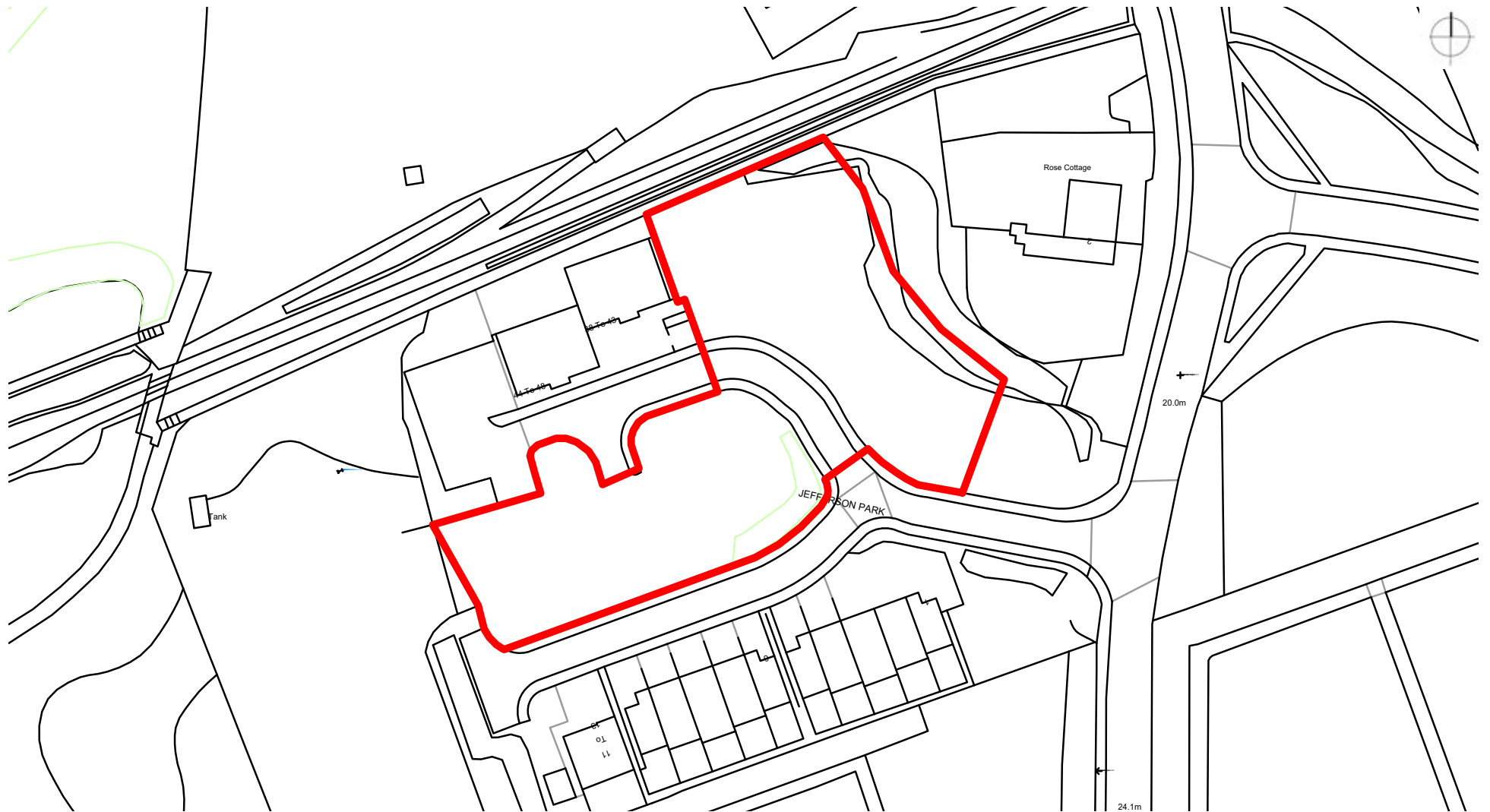


CGI of Home Group Development Woolner Brook, Cumbria



CGI of Home Group Development Woolner Brook, Cumbria

Site location plan



Locality

Located in Whitehaven, Cumbria, the proposed residential development benefits from clear views east of the local area and natural environment. The site is owned by Home Group and spans 0.32ha.

Whitehaven is a town and port on the North West coast of England, near the Lake District National Park and 38 miles south west of Carlisle.

1.3 miles away from the town centre, Jefferson Park benefits from urban amenities alongside more rural privacy and access to the natural environment. With excellent transport links; the site is located in close proximity to the A595 connecting it to the A69, as well as providing good links with the town centre.

The site forms part of a wider Home Group housing development, currently being used as an informal green/play space.



Site location

Local amenities

The site is situated just over a mile away from the centre of Whitehaven, which is just a 5 minute drive or a 25 minute walk.

Key amenities include;

- Shops
- Local newsagents
- Nature reserves and the coast
- Post Offices
- Health Centres
- Care Homes
- Sports Centres
- Places of religious worship
- Schools
- Cafés/Bars/Restaurants
- Parks and play areas
- Public Transport Links

The diagram to the right illustrates immediate amenities within a 0.5 mile radius.



Sustainable development

The National Planning Policy Framework (NPPF) defines the purpose of the planning system as contributing to the achievement of sustainable development. This is broken down into three overarching objectives which are interconnected and should be considered in conjunction:

- Economic dimension - aid in building a strong, responsive and competitive economy, ensuring sufficient land of the appropriate type is available in the right places and at the correct time in order to support growth, productivity and innovation.
 - Social dimension - support strong, vibrant and healthy communities, through the provision of a sufficient housing supply which meets the needs of present and future generations; and by creating a high quality built environment, with accessible services, open space facilitating the communities health, social and cultural well-being.
 - Environmental dimension - contribution to the protection and enhancement of the natural, built and historic environment; helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, alongside being able to mitigate and adapt to climate change i.e. moving to a low carbon economy.
- This application seeks to bring high quality residential development to the site. The benefits of this development include:
- Economically - New development supports the employment of people both within the building industry and in the wider context and provides tax revenue through council tax.
 - Socially - Development of the site will return a long standing vacant site to beneficial use; providing a much needed affordable housing to help boost local housing supply.
 - Environmentally - The development of new housing contributes directly towards the progressive modernisation of the housing stock, helping to reduce both energy use and carbon emissions.

Site photographs



1. View south from north eastern corner to existing houses.



2. View west showing blank gable from existing flats.



3. View of northern boundary, showing subtle level change.



Site photographs map

Site photographs



4. View of north boundary and flats private external space.



5. View of north east corner.



6. View west of main development parcel and level change.



7. View north west showing existing parking court and trees.



8. View east showing boundary and main route into the site.



9. View of south west corner, level change and turning head.



10. View north showing level change across main parcel.



11. View to east showing existing highway infrastructure.



12. View east showing existing private road and houses.

Constraints & opportunities

Key constraints

- Level changes across development area, with a general slope to the east and north.
- Potential drainage route through development parcels, this may require an easement which cannot be developed on.
- Existing properties are being retained, consider overlooking requirements for new development and placement of drives.
- Majority of existing trees to south of parking court to be maintained, 4 poor quality trees to be removed, see [JEFFERSON PARK_BS5837 Tree Report_V1.0_17-06-21](#) for further detail.
- Existing road infrastructure to be maintained.

Key opportunities

- The existing road structure for the development can be utilised for the proposal, this already accommodates turning heads.
- The site is located within an existing Home Group development, and Home Group has more stock in the wider area.
- Opportunity to enhance existing assets and increase density of the development to meet the needs of the local area.
- Existing stock is a mix of housing and apartments.
- To the west of the site there is a communal car park providing 18 spaces. The car park is not currently well used, offering the opportunity to be integrated into the design and reduce parking requirements.



Opportunities and constraints diagram

Planning considerations

The National Planning Policy Framework emphasises the need for high design quality and that planning should be a driving force in raising the standards of a development.

A Planning Statement accompanies this application, setting out the key planning policies that have shaped the proposed residential development.

In addition to the formal Planning Policy and guidance relevant to the proposal, established Best Practice guidance sets out criteria for good design, utilising practical examples that demonstrate the benefits and value of good design.

Guidance considered

- Cumbria Design Guide
- Manual for Streets
- National Planning Policy Framework
- Building for a Healthy Life 2020
- Copeland SHMA
- Copeland SHLAA
- Copeland Local Plan and Appendix documents
- Secured by Design

Planning and design considerations

Below is a summary of key design principles encouraged by Cumbria County Council and Copeland Borough Council;

- Schemes will promote good design, car parking, access, conservation and ecology.
- A development should be responsive to context not reactive, respecting and enhancing the quality of the area.
- Elevation treatments and material choice should take inspiration from local vernacular or create a distinct new character.
- Good quality public realm, which is attractive and inviting should be at the heart of any new developments. Materials chosen should be robust and low maintenance.
- Hierarchy of streets should be well defined with good permeability throughout, using high quality pedestrian and cycling routes.
- Ample parking spaces should be provided for residents and visitors which should be well integrated within the development, preventing issues of congestion, obstruction and diminishing the character of the site.

Parking requirements

Below is a table establishing the parking requirements for a development of over 10 units. Should the development be under 10 units, the requirement changes to just the provision of spaces for residents.

Dwelling Size	Amount of Parking Spaces Required		
	Resident	Visitor	Disabled
1 Bed	1.5	1 per 5 dwellings	1 for every 10 grouped spaces
2 Bed	2	1 per 5 dwellings	1 for every 10 grouped spaces
3 + 4 Bed	2.5	1 per 5 dwellings	1 for every 10 grouped spaces

Separation distances

Privacy distances of 21 metres (main facing windows) is advisable for 2 storey dwellings. A distance of 13m separation is required to between a main facing window and a side elevation, When 2 blank elevations are facing each other, a minimum distance of 2m is required.

Aspirations and design development

The aim of this project is to provide an attractive, affordable and secure development, with dwellings which appeal to young couples and families. The layout and dwelling design aims to respond to its context, such that it complements the existing community.

About Home Group

Home Group have over 80 years of experience of developing homes within the UK working as one of the biggest housing associations in the UK. Home Group's mission is to build homes, independence and aspirations.

As one of the UK's largest providers of high quality housing and integrated housing, health and social care, Home Group is helping people live happily in their homes and working with the NHS to improve lives.

Providing great housing, Home Group are putting roofs over the heads of 115,000 people live in their 55,000 homes across England and Scotland. Over the last year, they have worked with 13,000+ vulnerable people in their supported housing and health services.

Design development

Home Group were approached by Paul Cook developments Ltd with the opportunity to purchase the development site at Jefferson Park in 2011. Jefferson Park had been part developed but went up for sale when the developer filed for bankruptcy.

Home Group purchased the site in 2012 and completed phase 1 of the development - 24 properties including houses and apartments. As part of the original application ([application reference number: 4/06/2681/0](#)) the development site was granted permission for a total 48 units (see next page for layout) however only 24 were completed by Home Group on 2012. Home Group made a decision to complete Phase 1 but review and redesign phase 2 to accommodate demand, utilise the space and create a more attractive neighbourhood. The original design was very dense and heavily dominated by apartments, something at the time our customer services team were concerned with.

As part of the redesign Home Group have begun consultation with the local residents currently living on the site and we consulted with Copeland Borough's housing team, who supported the proposed mix of housing. Pre-app meetings have been held with the Council to ensure that the scheme is in accordance with the Council's aspirations. Notable areas of discussion and collaboration included; car parking, highways

and elevation treatments.

A key aspiration for the design team has been to meet car parking requirements without creating a car dominant design. Home Group have conducted observations of the car park located to the north west (hosting 18 parking bays), determining that it is not currently well used. Producing 3 proposals for review with the council;

- Policy compliant - 2 spaces per dwelling with 3 visitor parking bays
- 1.5 spaces per dwelling with 3 visitor parking bays
- 1 space per dwelling with 3 visitor parking bays

The council have agreed to the preferred option of 1.5 spaces per dwelling with 3 additional visitor parking bays (following a meeting with Michael D. Robinson on 27/05/21) in order to provide a development which addresses the needs of the customer and considers place making to improve the wider community.

Following discussions with the local authority and local residents the importance of a sympathetic design which is modern adding to the character of the development became apparent. Taking inspiration from local material palettes and maximising use of existing infrastructure, the proposed residential development aims to provide much needed affordable housing for the wider area whilst adding to the existing community.

Original Approved Site Layout

Application Reference Number 4/06/2681/0










Concept

Design principles

- Layout should be well integrated, connected and responsive to the wider context.
- The public realm should provide distinctive open spaces and legible routes to improve well-being and add value.
- The development should have a coherent identity and be visually attractive and distinctive, offering enjoyable experiences to its occupants and other users.
- Thresholds and boundaries ought to be well designed, to evoke a sense of pride; people want to care for and make them their own.
- Homes ought to be strategically laid out to create active streetscapes and public spaces that are overlooked, feel safe, and are easy to navigate.
- The tenure of properties will not be able to be detected through architecture, landscape or other differences.
- Massing will relate to the wider development with all units being 2 storey.

Key:

 Development parcel	 Road
 Landscaping/POS	 Strong frontage
 Hard surfacing	 Access
 Key corner	



Concept design

Site plan

Detailed design considerations

- Newly proposed housing will be well integrated and responsive to the wider context.
- Front doors will face onto streets and public spaces creating strong levels of natural surveillance.
- A combination of landscaping and housing face main streets, provide a balance between strong frontage and privacy, whilst reducing impact of traffic noise.
- Careful external treatments will be used to blend new housing with existing stock as well as paying homage to local context.
- A mix of front to back and gable roofs will be used to further unite the new and existing design.
- The design will take advantage of existing land form, amenities and services, proposing minimal new road, retaining walls and drainage.
- Following a survey of existing trees, the majority will be retained within the design proposal, 4 poor quality trees to the north of plot 1 are proposed to be removed, with new trees/planting to be provided. For further details please see [JEFFERSON PARK_BS5837 Tree Report_V1.0_17-06-21](#).



Site plan

Accommodation schedule

Details of mix

Name	Type	GIFA (m2)	Quantity	Parking
HT01	2B3P H	70	14	1.5 PS
		Total:	14	21

Principles

- Units are all affordable rent and NDSS compliant.
- Provision of 2B3P units will meet local demand. Despite all internal layouts being identical, careful external treatments will allow for 3 distinct arrangements/blocks to be created.
- All units will be 2 storey responding to surrounding massing.
- Each dwelling is provided with a reasonably sized garden that is secure and accessible.
- Retaining walls help cope with level changes across the site.
- Material treatments will be sympathetic to context and add interest to the streetscene, facilitating the integration of new properties with existing stock.
- 3 visitor car parking spaces are provided.

Key:

HT01

4

21

3

14



Site layout

Building For a Healthy Life

Overview

Building for a Healthy Life is the newly revised criteria for a building for life assessment. Following the guidance, the development has been reviewed against the 12 criteria.

Below is a summary of a Building for a Healthy Life Assessment for the design proposal (with 1.5 parking spaces per dwelling). An in-depth report can be provided on request.

Integrated Neighbourhoods

- Natural connections
- Walking, cycling and public transport
- Facilities and services
- Homes for everyone

Distinctive Places

- Making the most of what's there
- A memorable character
- Well defined streets and spaces
- Easy to find your way around

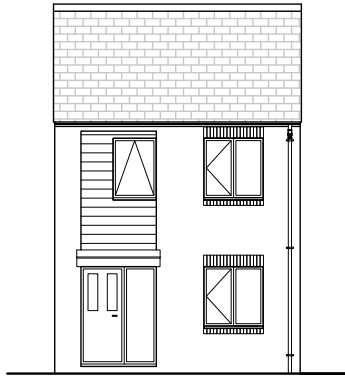
Streets for All

- Healthy streets
- Cycle and car parking
- Green and blue infrastructure
- Back of pavement, front of home

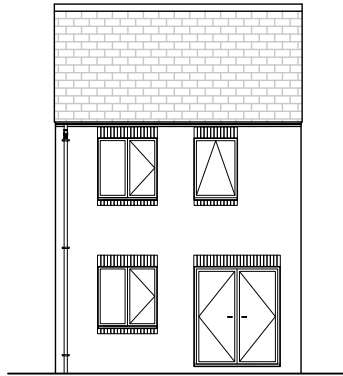


Site layout

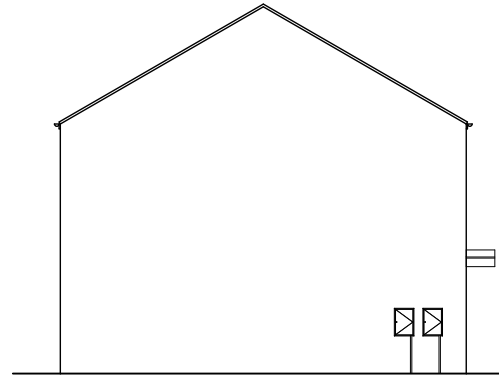
House Type



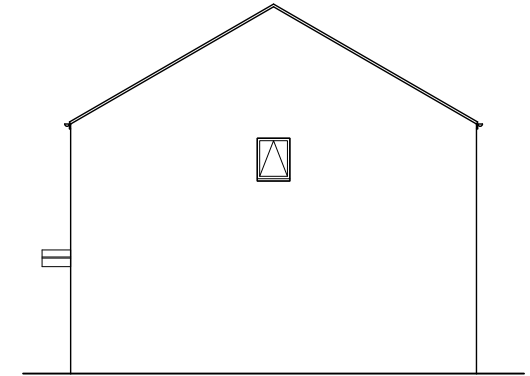
Front Elevation



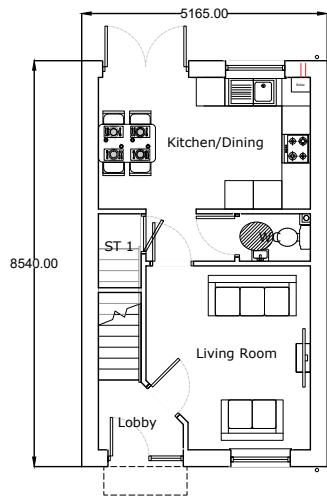
Rear Elevation



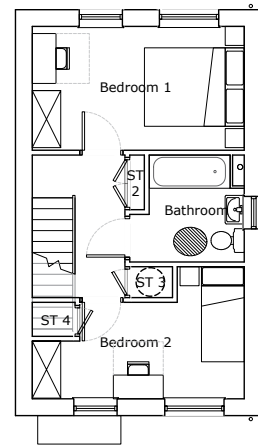
Side Elevation



Side Elevation



Ground Floor



First Floor

Room Schedule	
Room	Area (m2)
Living Room	12.5 m2
Kitchen	12.4 m2
Kitchen Unit Length: 5770 mm	
Bedroom 1	11.6 m2
Bedroom 2	10.8 m2
WC	1.5 m2
Bathroom	4.5 m2
Store 1	1.4 m2
Store 2	0.4 m2
Store 3	0.6 m2
Store 4	0.6 m2
GIA: 70 m2	

Design Principles

- Units are all affordable rent and NDSS compliant.
- Provision of 2B3P units will meet local demand. Despite all internal layouts being identical, careful external treatments will allow for 3 distinct arrangements/blocks to be created.
- All units will be 2 storey responding to surrounding massing.
- Material treatments will be sympathetic to context and add interest to the streetscene, facilitating the integration of new properties with existing stock.

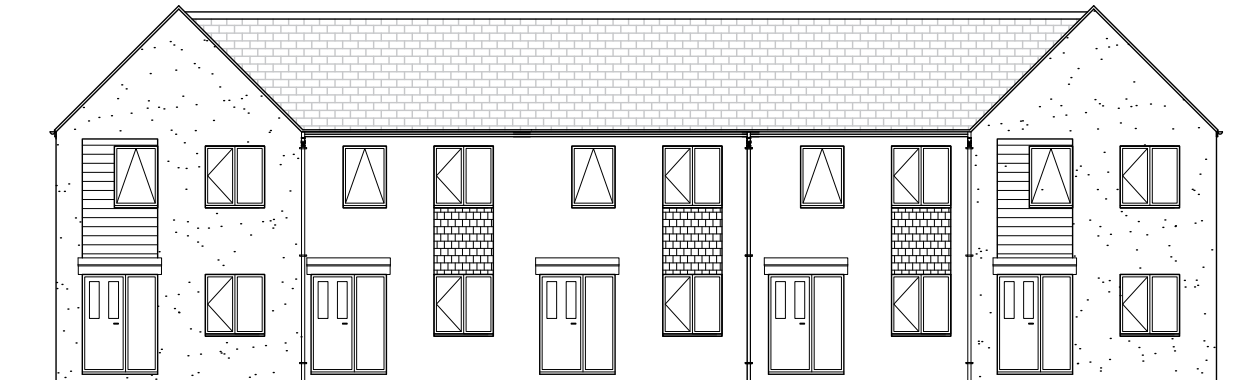
Proposed Arrangements



(1) Typical semi detached elevation



(2) Typical terrace of 3 elevation



(3) Typical terrace of 5 elevation



Elevations key

Site Sections



(1) Section A-A



(2) Section B-B



Sections key

Materials Palette

An assessment and understanding of the local character is essential to creating a distinctive place. Utilising regional vernacular whilst also acknowledging contemporary design we have created a community which is integrated with existing properties whilst being modern.

Notable features of existing properties

- Feature dormer windows on a typical front to back pitched roof.
- Elements of changes of materials to add interest to elevations and provide rhythm to the street scene.
- Mixture of cream render, red brick and grey weatherboarding make up the facade with black roof tiles.
- Distinct stone heads and sills, frame and emphasise windows against the different materials.
- Some low level planting and shrubbery is used to break up car parking.

Proposed materials

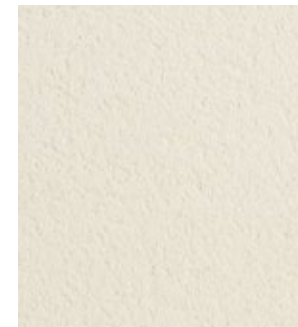
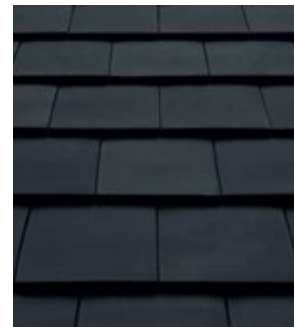
Home Group propose to use a mix of red multi brick, grey weatherboarding and cream render for elevations to create a sympathetic design.

Variations in roof pitch will provide a key connection between the gables of existing stock on the northern and southern edges.

See [Jefferson Park Material Schedule](#) for further details.



Images of existing housing stock



Example materials

Rendered Elevations



(1) Typical semi detached elevation



(2) Typical terrace of 3 elevation



(3) Typical terrace of 5 elevation



Rendered elevations key

Boundary and Materials Plan

Low level evergreen planting and soft landscaping will help soften the development and add character.








The existing fence line where properties 9-14 are proposed will be moved to provide ample private external space with some planting being used to increase privacy. With all properties facing out on to the surrounding roads to create an attractive street scene. The majority of the boundaries will be to the rear of the properties. As such close boarded timber fences are proposed to ensure resident privacy.

The long rear fence line to the plots 1-3 will include a retaining structure to the base in order to mitigate the topography of the site. Other retaining walls will be integrated into areas of landscaping with attractive materials to create a feature out of a functional wall.

See [Jefferson Park Material Schedule](#) for further details.



Legend:

-  Road surface/Tarmac
-  Paving
-  Private Garden
-  Soft Landscaping
-  Close Board Timber Fencing
Alternate Board Widths, Capping Rail
-  Close Board Timber Fencing
75mm Vertical Timber slats
-  Retaining Walls

Boundary and materials plan