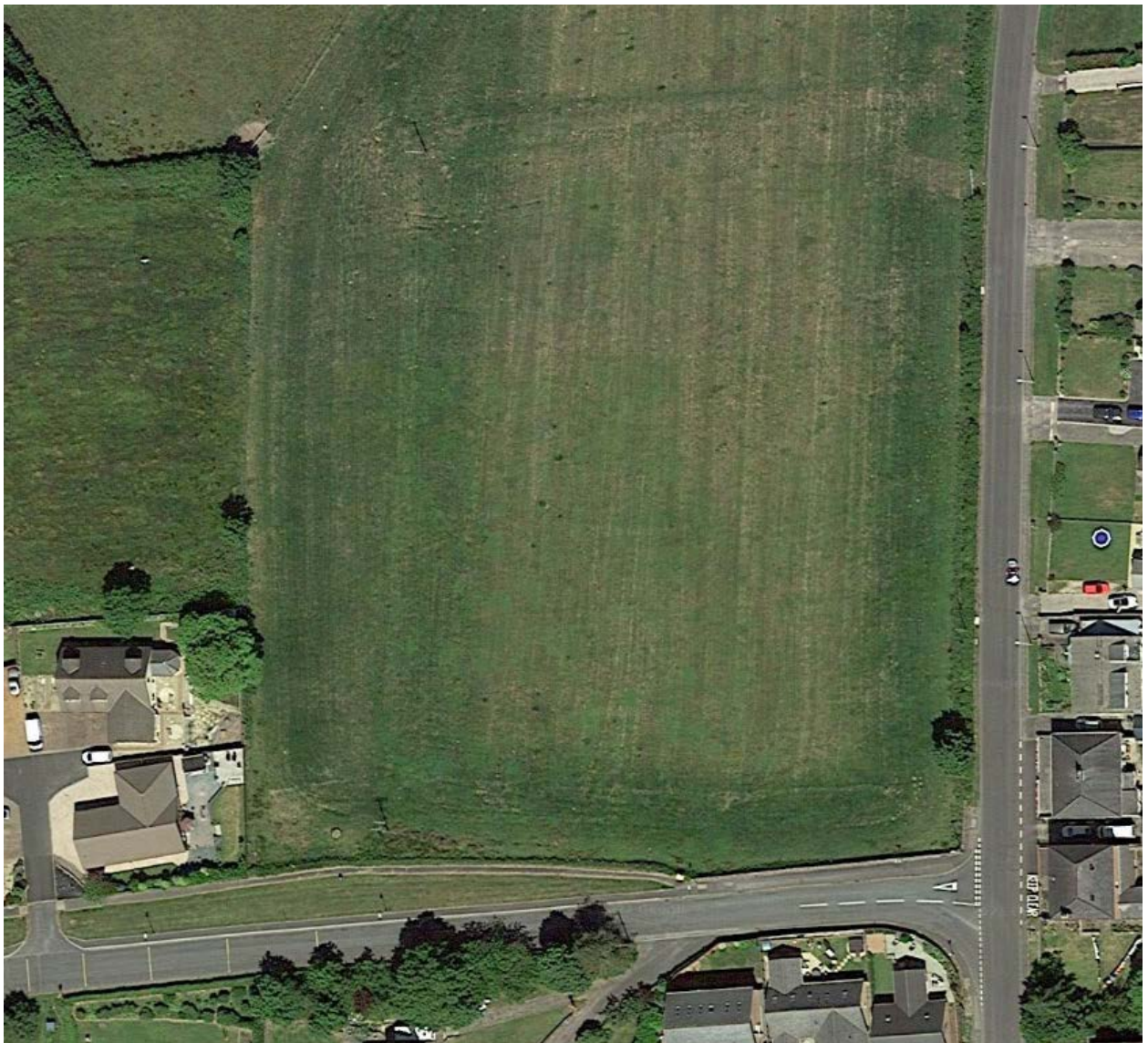


Project Design Code

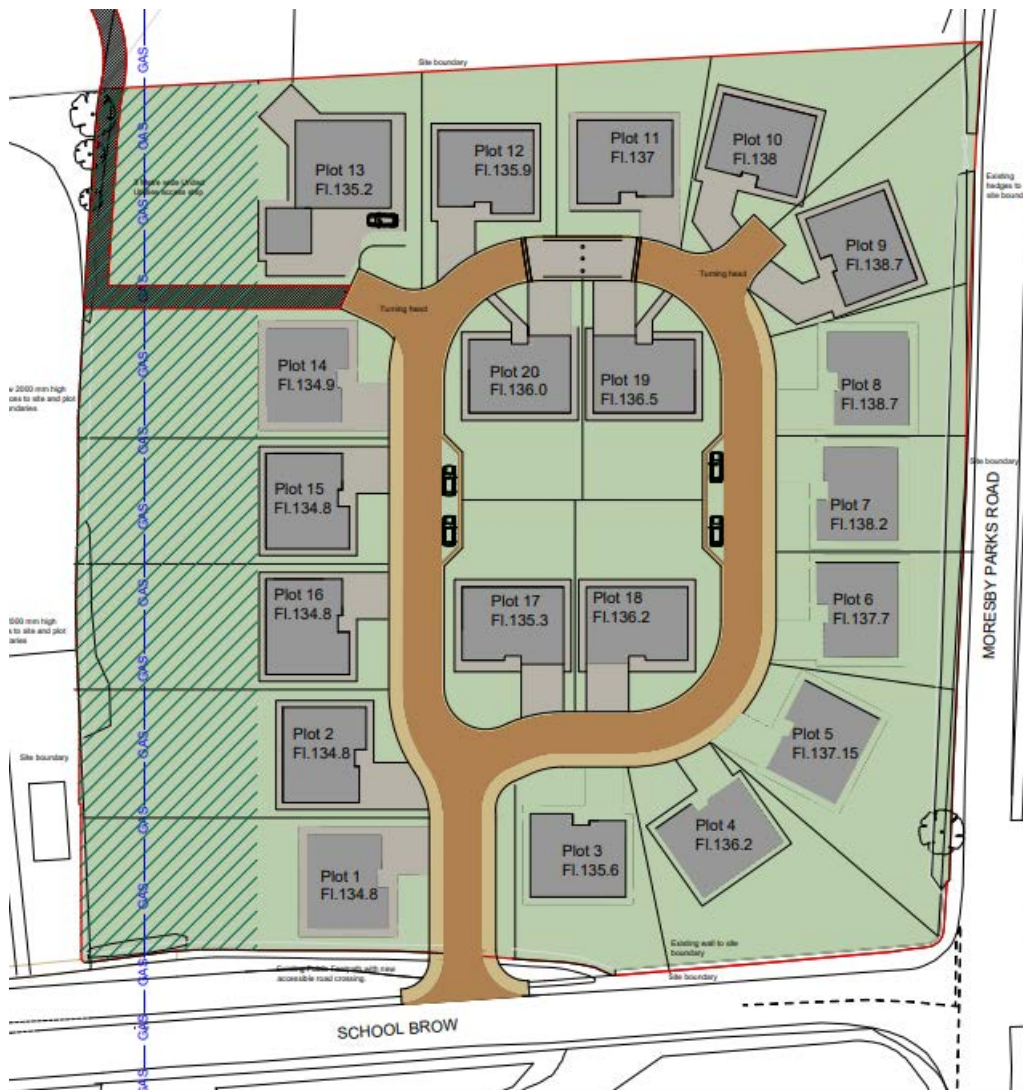
Moresby Parks School Brow Development

Raemore Developments Ltd



Plot layout

The proposed layout has been designed with the intention of creating a new residential community of executive style housing with a distinctive sense of place that exploits existing topography and landscape features. Working with existing topography, plots shall be arranged in a dual cul-de-sac arrangement, following the approximate site levels. The roads and plot levels have been determined and set specifically to be able to install a gravity fed sewer system which will enter the UU system off school brow before the school, and the design is also determined by an underground high pressure gas main, with build over restrictions of 14m either side of the mains, stipulated by Northern gas networks in the west of the site.



Indicative plot positions for guidance.

Garden hatched area indicating restrictive habitable development area, easement by Northern Gas networks.

Design Code

A Design Code can offer detailed guidance that is particularly useful for complex scenarios involving multiple land ownerships or a series of different developers/designers.

A Design Code can offer a way of simplifying the complex processes associated with new development to give more certainty to all those involved and help to make high quality places.

The Need for a Design Code

The Design Code will provide advice and guidance to owners and developers on the key design standards that will be expected within the Site.

The Design Code has been collated to provide a design tool that helps establish quality thresholds for development across the Site as it is likely that there will be a number of different phases or developers involved in the proposal delivery. Reference to the Design Code will therefore help deliver an integrated project of consistent quality.

The Design Code seeks to ensure that individual homes and their surroundings can be identified as a part of a coherent scheme and no individual property is designed and built not in keeping with the scheme.

The Design Code will not provide fixed solutions for each plot, but it will establish a clear vision for the development of each plot whilst being flexible enough to accommodate bespoke and unique design features that offer variety and interest - contributing to an attractive and coherent development.

Implementation

The Design Code is to be used by planners, developers and plot buyers. Any development on the plots within the Site will need to refer to the Design Code. Buyers of individual plots and their design professionals must follow the guidelines set out in the Design code with the final approval given by Copeland Borough Council (CBC).

Vision

It is envisaged that the Site will incorporate house styles that have a large, glazed front-facing gabled walls with a steep pitch of around 50 degrees. The vision, of all brickwork housing with a pre-determined available brick acceptable to the planning department and site developer.

On the southern edge of the Site, by the entrance to the site, all frontages will address School Brow and will include parking and turning for three to four cars per plot.

East Side – plots 5-9.

These plots allocated for bungalow design only and are on the highest topography of the site to limit the visual impact from Moresby Parks Road.

Existing Moresby Parks Road 2m hedgerows to be maintained along east boundary, for plots 5-9 rear garden privacy.



North End – Plots 10-12.

All rear facing gardens facing north with views towards the Irish sea and Scotland.



West End – plots 13-16

These plot sizes are determined by the underground gas line, with a 14m restrictive building over area either side of the pipe. These have large west facing rear gardens as the restriction prevents building within the zone.



Plots will vary in size with frontage width varying from 16 metres.

Plot 1.....	833 sq. metres approximately
Plot 2.....	800sq. metres approximately
Plot 3.....	450 sq. metres approximately
Plot 4.....	780 sq. metres approximately
Plot 5.....	660 sq. metres approximately
Plot 6.....	405 sq. metres approximately
Plot 7.....	402 sq. metres approximately
Plot 8.....	410 sq. metres approximately
Plot 9.....	500 sq. metres approximately
Plot10	575 sq. metres approximately
Plot 11	405 sq. metres approximately
Plot12.....	408 sq. metres approximately
Plot 13.....	1076 sq. metres approximately
Plot14.....	714 sq. metres approximately
Plot 15.....	693 sq. metres approximately
Plot 16	693sq. metres approximately
Plot 17.....	470 sq. metres approximately
Plot 18.....	470 sq. metres approximately
Plot 19.....	470 sq. metres approximately
Plot 20	470 sq. metres approximately

Plot Coverage - Build Area

Plot coverage is the proportion of the Site that is covered by buildings and ensures that built elements shall not dominate the natural environment.

All dwelling footprints must not occupy more than 40% of the total area of the plot regardless of the plot size. This provision combined with the max boundary parameters will ensure that there is flexibility in the design and that each plot is not over-developed.

Building Line

This section specifies the relationship between a proposed building and it's 'Frontage Building Line'.

The Frontage Building Line is a key element and must not be exceeded by projections, extensions or balconies. Its purpose is to ensure consistency within the overall development whilst providing developers with enough flexibility over the layout of buildings within their plot.

The distance between the Frontage Building line (gable element) and the front plot boundary may vary but be positioned to accommodate parking provisions within the plot and a green space area.

There should be variation in the overall Frontage Building Line to add interest and variations to the streetscene. 'Wings' should be set back at least 0.5m from the Frontage Building Line.

Separation between dwellings

Providing an adequate gap between dwellings is one of the most important requirements to achieve the overall vision for the Site.

A distance of at least an average 1.5m shall be provided between the building and adjacent side boundary producing a separation of at least 3.0m between buildings.

Rear Line

A principal rear building line shall be positioned within each plot to allow for amenity space and to avoid over-saturating the plot with a building. Rear small single-story extensions or sunrooms may be acceptable as long as they leave adequate amenity space, and the dwelling footprint does not exceed 40% of the plot. The dwelling design and positioning along with the amenity space should take into account natural sunlight.

Corner plots.

Fencing or walls of up to 1.80m may be erected back from the Frontage Building Line to provide security and privacy in rear gardens where they are adjacent to the road. The road frontage boundary can be defined with a small brick wall or natural hedges no higher than 0.9m for continuity across the site. Some walls will be required to be retaining walls to level off front and rear gardens, these shall be faced with brickwork to match the dwelling.

Internal Plot Layout

Each plot must benefit from amenity space in the form of front and rear gardens that are enclosed by a secure boundary at the rear with a clear access point from the side path.

Parking

At least three car parking spaces in addition to the garage shall be provided within each plot and behind the Frontage Building Line in each case. There must be a minimum driveway length of 5.5m as parked cars shall not 'hang over' the public footway. The width of any opening (drive) shall not exceed 10m along its frontage, which would allow parking for four cars width, and will keep a green space area to each plot frontage. No caravans or boats will be permitted to be parked in front of the Frontage Building Line.

Residents vehicles being parked on the streets will be discouraged. Parking provisions within the plot boundaries must be provided. This is to ensure that there is sufficient access for delivery, refuse, emergency vehicles, and beneficial access for all other residents.

Rear Private Amenity Space

Private amenity space should be provided at the rear of all dwellings and be directly accessible from the living areas of the houses.

Due to the existing topography and some slopes to some plots, some levelling work will be required within gardens. Sloped and uneven terrain can often provide more interesting spaces if carefully planned. The use of large retaining walls will be discouraged.

Any outbuildings, sheds, greenhouses shall be situated at least 1.0m away from the plot boundaries.

Dwelling Parameters

Each individual house shall pay regard to the basic principles described below. This will ensure that all buildings provide continuity and together, with neighbouring properties, create a strong, well-defined and coherent character along the street.

Floor levels

Finished floor levels are to be set as a recommendation on the site plan in keeping with the overall theme of the site elevations, to minimise large retaining walls between properties, and to ensure service connections to drains and sewers. Any frontage retaining walls must be of a sympathetic build to blend in with their surroundings.

Building Height

The maximum ridge height for each dwelling shall be no higher than 8m and no lower than 5m with eaves no lower than 2.1m when measuring from the ground level.

Appearance

The use of architectural design augmented by a variety of high-quality materials shall create a contemporary appearance for the new houses. Particular attention should be paid to the provision of large areas of glazing and articulation of ground floors to provide modern living arrangements, security and privacy.

Materials

As highlighted throughout the Design Code, the aspiration for the Site is to create a harmonious and uniform street scene with bespoke and varied architecture and building styles.

A simple palette of materials has been created for the Site that ensures a cohesive and complementary development, with each house sitting comfortably alongside its neighbours.

Walls

All building materials utilised shall be of a high-quality and the innovative use of traditional materials such as brick and stone. Minor rendering details may be permitted but discouraged on full height front and side elevations.

A Weinerberger Hathaway brindle brick is the preferred choice of style and colour and conformation of supplies have been assured.



Brick example



Glazing

Anthracite grey colour UPVC or aluminium windows and doors. Tinted glass can be acceptable where required on facing facades to prevent overheating.

The front facing elevation of any dwelling should accommodate a high percentage of glazing. Large, floor-to-ceiling windows are encouraged to allow natural light to flood inside. Factors that affect overheating should be addressed at the design stage. Mechanical ventilation and heat recovery (MVHR) units are encouraged for air quality within the homes.



The use of complimentary stone heads and cills in a bathstone buff colour.

Roof

The roofs will be covered in simple profile roof tiles, Marley Modern or similar in grey, anthracite cladding.

Dormers and roof lights shall also be in keeping with the overall appearance of the building. Preferably dormers should have pitched roof to match any gable features. Rooflights shall be well integrated with the roof structure, so they do not project excessively over the roof finish.



Roof detailing

Drives footpaths and hard standing construction

The natural topography and ground conditions create a poor draining surface with high level clay layer preventing a permeable ground condition.

The site surface water system is designed to take away all surface water generated into the site detention area in the adjacent field for controlled release into the watercourse.

There will be no requirement for permeable paving as this will only result in localised soaked ground areas.

While the site developer will review plans before applications are made, the final decision on each design will rest with CBC

Plot landscaping fence and boundaries

The front boundary that demarcates the boundary line between a public highway and private garden can be open, a small wall of brickwork, or natural hedge, all no higher than 0.9m to retain an open feel to the street scene. Small individual trees within the plot frontage may add to the overall look but must be sympathetic to all neighbouring properties and not block any natural light and cause shading to any other properties and in any case no larger than 4m in height

No front gates will be permitted

Front side boundaries up to 1.8m high shall be in line with the principle front façade of the dwelling to maintain the open space front gardens throughout the development, this includes corner plots adjacent to the roads.

Rear side boundaries shall be timber post and vertical rails, for security purposes, or a walled garden. The fences or walls should be no higher than 1.8m measured from the ground level.



Typical vertical timber fence

Front gardens should be maintained as lawns with the planting of specimen small trees or shrubs.

Rear gardens can be landscaped to each individual plot owners' design but the use of high trees of 4m or more or fast growing and intrusive conifers such as leylandii will not be permitted. No perimeter foliage will be permitted to be higher than the 1.8m fencing for the benefit of all residents.

Particular landscaping features will need to be adhered to within the gas line building restrictive zone so as not to impact the gas pipe, which is approximately 2m below the surface. These are set out by the gas network operator Northern Gas Networks and will be strictly adhered to.

Properties

The developers are co-ordinating a scheme that is in the interests of all plot buyers.

The developers are experienced in self-build properties and the challenges that these types of developments can bring. The main issues arise from uncompleted plots, or plots bought as speculative investments and not built on, and subsequently lying dormant for years, which detracts from the Site as a whole and the residents.

It is the intention of the developers to obtain a section 38 and S104 agreement with Cumbria County Council for the adoption of all roads and drains. These can only be completed and adopted once all plots are complete and roads and drains finished to surface levels. There is a statutory maintenance period for a highways adoption for a period of 1 year for the site developer to rectify any damage occurred to the road and drains after these have been initially accepted for adoption.

This presents problems for other plot owners who have bought and developed in good faith, but unfortunately have no recourse to have the development completed within a reasonable time period.

Therefore, for the protection of all plot owners, the developers propose to co-ordinate and set reasonable timescales for individual plot builders, to be able to construct and complete their respective houses ready for occupation as determined by a final building control completion certificate. This is to protect the remaining home builders from having to live on an incomplete estate and prevent speculative buyers from buying up a building plot and not completing in a reasonable timescale.

The developers require that any self-builder has to start within 1 year of plot purchase and deem a maximum of a 3-year building period sufficient for completion, from the purchase of the building plot. There is a requirement for plot owners to complete within this timescale, for the benefit of themselves and all the other residents on the estate.

If circumstances arise outside of the plot owners' control whereby, they are either unable or unwilling to complete the housing to final completion, then the developers may take a legal option under terms and conditions in the sale contract to re-purchase the plot at the market value of the uncompleted plot at whatever stage it may be. The valuation will be set by an independent valuer. The developers will then complete the plot to allow the roads and drains to be completed and adopted.

House types

The developers have had four house types designed in accordance with the Design Code under copyright of the designer. These types and layouts can be utilised or amended to bespoke individual requirements in-keeping with the Design Code.

A set of the designed plans will be made available with layouts prepared for presentation.

The designer will be available to amend his designs as required to suit individual owners or design a bespoke dwelling within keeping within the Design Code, if the prospective buyers wish to amend those already prepared.



Wilton: 1.5 Storey (Detached Bungalow)



Dovenby: 2 story House
Double garage 2 story house type
Cladding or glazing options to gable frontage in keeping with site scheme design.
Attic loft storage



Borrowdale: 2.5 Storey (Detached House)

Single garage 2.5 story house type

3rd floor rooms in loft space



Lorton: Double garage 2.5 story house type

3rd floor rooms in loft space

Garaging and Parking

The Site layout shows garaging as part of the dwelling footprint from the four house types presented.

There will be a parking requirement for each individual plot based on the Cumbria County Council Highways Design Guide for off-street parking based on the number of bedrooms to be provided in each dwelling.

- 4 bedrooms 3/4 parking spaces
- 5/6 bedrooms 4 parking spaces

Conclusions

Once the Design Code has been approved by CBC, plot purchasers will be asked to submit their proposals to the developers for approval, prior to their own independent submission of a planning application. Acceptance of the design by the developers cannot be taken as agreement that the proposals will necessarily get planning approval from CBC.

The vision of the developers is to secure a high-quality designed and well-executed build, achieved within a short time period that everyone can be justly proud of.