

# **Raemore Developments Ltd**

**Project Design Code**

**Moresby Parks School Brow Site B development**



# 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 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, and access to the surface water retention basin.

Moresby Parks Self build, site B, plot location and dimensions.

Plot No.	Plot area Sqm	Plot width Metre	Plot depth Metre	Plot development area. Max Sqm	Proposed plot Dwelling Sqm	Ground floor level Above sea level. M	Min distance To front principal Building line, from kerb	Comments
1	704	16	44	208	140	134.35	7	Lorton House
2	688	16	43*	182		134.4	7.5	
3	672	16	42	162.5		134.45	8	
4	672	16	42	196		134.5	8	
5	736	16	46*	195		134.55	10	
6	930	26	36	316	165	134.8	10	individual house +access track
7	513	19*	27*	182		135.4	8	
8	638	22*	29*	204		136.3	10	
9	594	18*	32	168		139.25	9.8	Bungalow plot
10	536	16	31.5	168		139.1	9.8	Bungalow plot
11	528	16	31	166		139.0	9.8	Bungalow plot
12	528	16	31	164		138.8	9.8	Bungalow plot
13	528	16	32	162		138.52	9.8	Bungalow plot
14	693	21	33	168	139	137.5	9	Wilton bungalow
15	612	18	34*	170	135	136.3	8	Dovenby house
16	551	19*	29*	143	135	135.4	9	Borrowdale house
17	528	16.4	33	189		135.7	9	
18	511	16.4	32	182		135.9	9	
19	522	18*	29*	154		136.0	8	

\*Average plan dimension

**Design Code**

1.01 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.

1.02 A 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**

1.03 Self-Build Site offering advice and guidance to owners and developers on the key design standards that will be expected within the Site.

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

1.05 It helps 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.

1.06 It is not intended that the Design Code will provide fixed solutions but establish a clear 'vision' for the future development of each individual plot, and be flexible enough to accommodate bespoke and unique designs features that offer variety and interest - contributing to an attractive and coherent overall development.

**Implementation**

1.07 This Design Code is designed to be used by planners, developers and plot buyers. Any development on the plots within the Self-Build Site will need to consult this Design Code. Buyers of individual plots and their design professionals shall follow guidelines set out in the Design code with the final approval given by Copeland Borough Council (CBC).

**Vision**

2. The site has been envisaged to incorporate house styles that have a large glazed front facing gabled wall with a steep pitch of around 50 degree. The vision, of all brickwork housing with a pre-determined available brick acceptable to the planning department and site developer.

Southern end. Entrance into site. All frontages of plots 14, 15, 16 facing onto School Brow with internal private road from main entrance. Parking for 3 to 4 cars per plot frontage.



Eastern side of the site – plots 9-13. 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. These will having sloping drives into the site to allow minimal slopes on rear gardens. A split level design of this design type will work to make access to garden area without the need for steps and retaining walls to the rear garden.



A new footpath will be constructed and all individual drive access to each plot taken off Moresby Parks Road.

- Northern end – Plots 6-8. All rear facing gardens facing North with views towards the Irish sea and Scotland.
- Western end – plots 1-5. These plot sizes are determined by the underground HP 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.



Indicative vision of potential house types

### **Plot Coverage - Build Area**

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

3.01 All dwelling footprints must not occupy more than 35% of the total area of the plot regardless of the plot size. This provision combined with the minimum boundary parameters will ensure that there is flexibility in the design and that each plot is not over developed.

### **Building Line.**

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

3.03 The Frontage Building Line' is a key element and not be exceeded by projections, extensions or balconies once determined. Its purpose is to ensure consistency within the overall development. That also provide developers with enough flexibility over the layout of buildings within their plot.

3.04 The distance between the Principal 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. These are identified in the red line on the plan

3.05 There should be variation in the overall frontage building line 'Wings' should be set back at least 0.5m from the Principal Building line.

### **Separation between dwellings**

3.06 Providing an adequate gap between dwellings is an important requirement for plot developers to help achieve the overall vision for the Site.

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

### **Rear Line**

3. A principal rear building line shall be positioned within the Plot Area to allow an amenity space and not to over saturate the plot with a building, rear small single story extensions or sunrooms may be acceptable in some plots, with leaving an adequate amenity space, as long as the dwelling footprint overall only covers up to 35% of the plot. The dwelling design and positioning along with the amenity space are to be encouraged to take into account natural sunlight. There must be a minimum of 10.5m to boundary from rear wall.

3.09 Fencing or walls of up to 1800mm may be erected back from the principal rear building line to provide security and privacy in rear gardens. The road frontage boundary can be defined with a natural hedge no higher than 600mm, for continuity across the site.

### **Internal Plot Layout**

3.10 Each plot must benefit from private 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 and house rear.

### **Parking**

3.11 At least 3 parking spaces additional to the garage shall be provided within each plot area and behind the Front Boundary 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 allow parking for 4 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 principal building line.

It will be discouraged that residents vehicles will be left parking on the streets on a regular basis through poor individual planning not incorporating parking provisions within the plot boundaries.

**Reason.** To allow free access for delivery, refuse, emergency vehicles, and beneficial access for all other residents.

### **Private Amenity Space**

3.12 Private open space areas should be provided at the rear of all dwellings and be directly accessible from the living areas of the house.

3.13 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 are discouraged but will be down to each plot owner to decide on requirements which will not impact other properties.

3.14 Any outbuildings, sheds, greenhouses shall be situated at least 1.0m away from the side boundary.

### **Dwelling Parameters**

#### **Massing**

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

## Floor levels

3.16 Finished Floor Levels of the new buildings are to be set as a requirement as on the site plan, in keeping with the overall theme of the site elevations and to minimise large retaining walls between properties, and to ensure service connections to drains and sewers. Any frontage hedging must be sympathetic to blend in with their surroundings of other plots and that of the maintained green areas installed under the development.

## Building Height

3.17 The maximum ridge height for the Principal Building shall be no higher than 11m and no lower than 7m with eaves no lower than 2.1m when measuring from the external ground level.

## Appearance

3.18 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
- Articulation of ground floors to provide modern living arrangements, security and privacy.

## Materials

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

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

## Walls

3.21 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 from the developer and conformation of supplies have been assured.



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

## Glazing

- Anthracite grey colour pvc or aluminium windows and doors
- Tinted glass where required on facing facades to prevent overheating.

The front facing elevation of any Principal Building should accommodate a high percentage of glazed area. Large, floor to-ceiling windows are encouraged to look out and allow rooms 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.



## Roof

- 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. Dormers should have pitched roof to match any gable features. Rooflights shall be well integrated with the roof structure.

## Drives footpaths and hard standing construction

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

3.23 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.

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

3.25 While the site developer will vet plans before the reserved matters applications are made for the design the final decision on the design approval will be made by the local planning authority.



## Plot landscaping fence and boundaries

3.26 The front boundary that demarcates the boundary line between a public highway and private garden can be open, or a small natural hedge, all no bigger than 600mm will be permitted to retain an open plan feel to the whole of the road frontage, and to add natural habitats for insects and birds. Small individual trees within the plot frontage may add to the overall look but must be sympathetic to all neighbouring properties and not block off any natural light and cause shading to any other properties and in any case no larger than 4m in height

3.27 No front gates will be permitted

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

3.29 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 1800 mm measured from the adjacent ground level.

Fig 4 Typical vertical timber fence



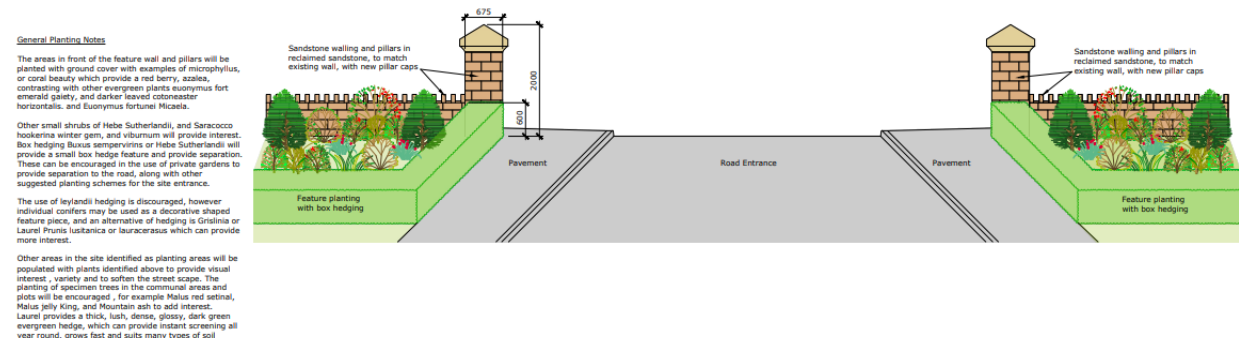
3.30 Front gardens should be maintained as lawns with the planting of specimen small trees or shrubs, and box hedging if desired.

3.31 Rear gardens can be landscaped to each individual plot owners own 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.

3.32 Particular landscaping features will need to be adhered to within the gas line building restrictive zone so as not to impact with the gas pipe, which is approximately 2m deep. These are set out by the gas network. NGN and will be strictly adhered too.

3.33. **Site Landscaping.** The original sandstone wall will be retained along the SE boundary onto School Brow, and extended towards the new site entrance with reclaimed sandstone. New sandstone pillars will be constructed to provide a feature entrance along with planting of shrubs and ground cover to provide a pleasant visual feature. A new wall will also be constructed to the west of the entrance to match in with the east. A rear hedge behind the wall will be planted and be allowed to grow up to 1.8m tall to provide privacy to the rear garden of No1.

### Proposed entrance feature



The areas in front of the feature wall and pillars will be planted with ground cover with examples of microphyllus, or coral beauty which provide a red berry, azalea, contrasting with other evergreen plants euonymus fort emerald gaiety, and darker leaved cotoneaster horizontalis. and Euonymus fortunei Micaela.

Other small shrubs of Hebe Sutherlandii, and Saracocco hookeriana winter gem, and viburnum will provide interest.

Box hedging Buxus sempervirens or Hebe Sutherlandii will provide a small box hedge feature and provide separation. These can be encouraged in the use of private gardens to provide separation to the road, along with other suggested planting schemes for the site entrance.

The use of leylandii hedging is discouraged, however individual conifers may be used as a decorative shaped feature piece, and an alternative of hedging is Griselinia or Laurel Prunus lusitanica or lauracerasus which can provide more interest.

Other areas in the site identified as planting areas will be populated with plants identified above to provide visual interest, variety and to soften the street scape. The planting of specimen trees in individual plots are encouraged, for example Malus red setinal, Malus jelly King, and Mountain ash to add interest.

Laurel provides a thick, lush, dense, glossy, dark green evergreen hedge, which can provide instant screening all year round, grows fast and suits many types of soil.





## Properties

4.0 The site developers are trying to co-ordinate a scheme that is in the interests of all potential house owners

4.01 The developers are very experienced in self build properties and the challenges that these types of developments can manifest. The main issues arise from uncompleted plots, or plots bought as speculative investments and not built on, and subsequently lay dormant for years, which detracts from the site as a whole and the residents living on it.

4.02 It is the intention of the site developer to obtain a section 38 and S104 agreement with CCC for road and drains adoption. These can only be completed and adopted if 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.

**Reason,** the kerbs, road and drains are often inadvertently damaged during building works, by diggers, deliveries etc by others. It is not feasible for the site developer to have the final road finishes in place unless all plots are complete, as all damage rectification falls upon the site developer. The adoption process will not be accepted until there is a likelihood of site completion.

4.03 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.

4.04 Therefore, for the protection of all plot owners, the site developers propose that it is the intention to co-ordinate and set reasonable timescales for individual plot home builders, to be able to construct and complete their respective houses ready for occupation as determined by a final building control 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.

4.05 The site 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.

4.06 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 back at the market value of the uncompleted plot at what ever stage it may be. The valuation will be set by an independent valuer. The site developer will then complete the plot, and re sell onto allow the roads and drains to be completed and adopted.

**Reason.** For the protection of all other residents and site developers to be able to complete the development

## House types

5.0 The developers have had 4 house types designed to the site code under copyright of the designer. These types and layouts can be utilised or amended to bespoke individual requirements within keeping with the site code and will be available to purchase at a reduced cost from the designer.

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

5.02 The designer will be available to amend his designs as required to individual owners, or design a bespoke dwelling within keeping within the site code.

**Wilton.** 1.5 Storey (Detached Bungalow) Plots 9-14 . Rooms in roof



**Dovenby** 2 story House.

Double garage 2 story house type. Attic loft storage



**Borrowdale** 2.5 Storey (Detached House)

Single garage 2.5 story house type, 2nd floor rooms in loft space



**Lorton**, Double garage 2.5 story house type, 2nd floor rooms in loft space



### **Parking**

5.03 The site layout shows parking as part of the dwelling footprint from the 4 house types presented, along with additional visitor parking areas.

There will be a parking requirement for each individual plot based on the Cumbria County 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 this design brief has been issued to Copeland Borough Council and approved, plot purchasers will be asked to submit their proposals to the site developer for approval by them, prior to their own independent submission of reserved matters application. Acceptance of the design by the site developers in no way suggests that the submitted proposals will necessarily get full design approval from Copeland Borough Council planning Department.

It is the vision of the site developers and Copeland Borough council planning department to ensure a quality of design, and execution of build , is all achieved within a short timescale, and that everyone is justly proud of.