

Land at North Park, Rheda, Frizington – Phase 2

Design Response to the Design & Access Statement accompanying Outline Planning Approval ref 4/18/2426/001

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Introduction

Outline Planning Approval was granted for this site in January 2019, reference 4/18/2426/001. Subsequent to this, Reserved Matters Approval was granted for Phase 1 of this site in March 2020, reference 4/19/2261/0R1 and this application seeks Reserved Matters Approval for the remaining areas of the site not included in Phase 1, namely Phase 2.

This Design Response document explains how our application has addressed requirements of the Outline Planning Approval including, specifically, how the design philosophy responds to both the Design & Access Statement supporting that Approval and the requirements set out in the National Design Guide. This Design Response should be read in conjunction with accompanying plans and documents.



Extent of Outline Planning Approval



Extent of Reserved Matters Application, Phase 2

Application Site

North Park, Rheda—Phase 2 (“Phase 2”) is approx. 2.1 hectares in size, is currently greenfield agricultural land and is physically and visually contained by existing development at Rheda Park to the west, Home Farm to the northeast, existing woodland and housing to the east and permitted Phase 1 development (Beckstones by Genesis Homes) to the south. The northern site boundary overlooks relics of a parkland landscape with open countryside beyond. Vehicular and pedestrian access to Phase 2 is provided from an existing spine road running through Phase 1 and connecting to the B5294 in accordance with the Outline Planning Approval.

Topographically, land gently rises through Phase 1 up towards Phase 2; within Phase 2 itself, land is highest in the centre of the site dropping gently towards its boundaries. The mutual boundary with Phase 1 is marked by a perfectly straight post & wire fence, where simple landscaping is proposed, while dwellings within Phase 1, once constructed, will sit approx. 11m inside this new and previously undefined boundary.

Vision

The following text was provided within the Design and Access statement to support the Outline Planning application ref 4/18/2426/001):

Rheda North Park will be an aspirational development built to provide high-quality living in a tranquil, woodland setting.

The development will provide housing to meet the needs of a growing and economically thriving workforce who seek a higher quality of home in a location which is convenient for their employment. Whilst being only a stone's throw from the heart of the Centre of Nuclear Excellence, Rheda North Park will provide rural exclusivity in an inspirational setting.

The development will provide housing to meet the identified needs for executive homes, large family homes and bungalows in the area and will create a new community which will support and enhance the vitality of the nearby village of Frizington.

The layout and design reflects and reinforces the existing characteristics of Rheda Park and the rich local landscape setting. Defining features of the site will comprise a series of residential clusters, each being distinct in character, generous public space and landscaping, gently curving streets and avenues, attractive views and a strong sense of visual connection with the surrounding landscape and woodland.

The proposal will be an outstanding example of sustainable development in action with green infrastructure being at the heart of the application, through a multi-functional network of green corridors, recreational spaces, blue/wet areas and footpaths providing wildlife enhancement, drainage enhancement, connectivity and relaxational benefits.

Whilst being made as an outline application, with all matters reserved except access, the vision for the proposal is strong and ambitious. The design principles set out in this document show the design evolution from context analysis to layout optioneering, resulting in a proposed development of the highest quality.

Site Context

Rheda Estate

Remnants of the historic Rheda Estate remain in the vicinity of the site.

Home Farm lies immediately to the northeast of Phase 2 and is very visible from within it. Accommodation at Home Farm appears to comprise of a single two-storey dwelling plus various one and two-storey ancillary buildings (former farm buildings) arranged around a gated courtyard.

West Lodge is not visible from Phase 2 being located at the northern end of Rheda Park. It is a lodge house associated with the former Rheda Estate, set within modest grounds and surrounded, in part, by ironwork railings. The Rheda Estate entrance gates immediately abut West Lodge although they are now incomplete and in a significant state of disrepair.

Within Rheda Park and located approx. 75-100m to the northwest of the site, the former stables and tower block have been converted to residential use relatively recently. These impressive buildings are not visible from the site. The range of accommodation is not easy to discern. However, the form and arrangement of buildings generally comprises two or three-storey buildings arranged formally around a central courtyard. A taller tower structure and courtyard entrance archway enclose one side of the courtyard.

Historic buildings that were formerly part of the Rheda Estate are generally constructed of red sandstone walls, under local slate roof. Windows (original) would appear to be dark coloured metal frames; chimneys are prominent; dormer windows are present with either flat or pitched roofs; roof pitches are relatively steep; projecting eaves and bargeboards are utilised while some buildings have gable parapet detailing, occasionally with a ball finial. Gutters are generally half-round cast iron while all external ironwork is painted black. There is an interesting 'eyeball' window/ventilation feature used repeatedly on outbuildings.





Rheda Park

Set within the grounds of the historic Rheda Estate, this is a relatively modern development comprising numerous individual dwelling types built since approx. 1980, most probably as self-build plots. There are one, one-and-half and two-storey dwellings in a variety of architectural styles, including a sympathetic conversion of the historic former stables and tower as noted above.

It is noted that a previously wooded area adjacent to West Lodge has recently been cleared for additional development.

Recently constructed dwellings have render and Lakeland slate walls under slate roofs while older properties are predominantly brick facades with either slate or tiled roofs. There are prominent gables, including to front elevations, both with and without gable parapet detailing. Roof pitches vary from relatively shallow (particularly on bungalows) to relatively steep. Floorplans are generally relatively simple although a front projection of some sort is common (either a gable or a porch). Plots are usually generous in size with large dwellings surrounded by large driveways and mature/lush landscaping in the majority of instances. Many boundaries are defined by either low boundary walls with gateposts (but without gates) or by hedging, while fences are not prominent.



Images by SEL and from publicly available documents

Rheda Close

This is a relatively modern development of standard house-types, without strong character. The absence of landscaping throughout this development is particularly noticeable and contrasts strongly with Rheda Park and, to a lesser extent, with Beckstones, as it matures.

There are few architectural features of note although there are front gables and porches, low-level roofs across frontages, occasional bay windows, small peaks to roofs and some plots with strongly defined front boundaries.



Images from Google Maps Streetview

Beckstones

Beckstones is the most obvious reference point for design of Phase 2, as it forms Phase 1 of the approved development at North Park, Rheda. Density is relatively low by modern standards at 14.1 dwellings/ha.

The developer, Genesis Homes, has used standard housetypes throughout but these are reasonably characterful and attractive; they also appear to be built to a high standard using good quality materials. Walls are generally brick with some white wet-dash to projecting front gable elevations that break up massing and provide a visual focal point. The bricks themselves are a textured soft mud multi type in brown tones laid in light mortar. Windows have buff artstone heads and cills (to front elevations) with grey framed PVCu windows. Windows to rear elevations have simple brick-on-end heads and cills. Front doors are generally dark grey 4-panel type with glazed upper lights while garage doors are vertically boarded up-and-over style in dark grey. Roofs are exclusively grey tile with black verges and bargeboards. Chimneys are not used, nor are dormers.

Where dwellings are located on corners, specific housetypes are used that incorporate bay windows – these add visual interest to visible gables and allow a wider degree of passive surveillance.



Across the development, dwellings appear to have open-plan front gardens, block paved driveways, buff slab perimeter footpaths and turfed front gardens. Presently, most gardens appear to lack any planted landscaping, but this may be planned for the next planting season. As plot sizes are relatively generous, there is scope for extensive landscaping across the estate. There is considerable use of shared surface finished in high quality block paving. Where rear gardens abut the highway in prominent locations, 1800mm high garden walls are used to hide timber plot dividing fences. It is understood that higher capacity roads will be finished in tarmac, perhaps with traffic calming features in a contrasting block paved materials.

The D&A Statement supporting the Phase 1 Reserved Matters Application identifies a number of character areas across Phase 1 that take advantage of existing mature parkland trees. Although Phase 1 is still under construction, it is possible to discern how the finished estate might look as it matures.

However, it is also noted that character areas are not identified specifically on the ground by, for example, use of different architectural styles, materials, and boundary treatments. Character areas, in this context, appears to refer to groupings of dwellings that relate to each other, set around a central feature or focal point, and with appropriate plant species, rather than a distinctly identifiable area within the overall development.





Opportunities and Constraints

North Park, Rheda—Phase 2 site is an agricultural field in the ownership of the applicant and covers the remaining area of consented infill development. Other than to the north, it is physically and visually contained by either existing or proposed development and by mature woodland.

A stand of mature woodland lies within the eastern site boundary. This woodland will be retained in its current format, with potential for additional woodland planting between the development and Home Farm. Two parkland trees immediately within the northern site boundary are also to be retained and root protection zones of all existing trees, including those immediately beyond the western site boundary, must be respected.

The site 'crowns' in its centre but falls away in all directions towards the site boundaries. When viewed from within the Beckstones development, the 'crown' provides a subtle visual focal point at the end of the Phase 1 spine road and requires an appropriate design response within Phase 2 in accordance with the stated Design Principles.

Several large parkland trees are located immediately beyond the northern boundary and these would partially screen and filter views into the site from the north. The potential for additional parkland planting in this area (also owned by the applicant) is recognised and to be considered, because it would further enhance screening as well as helping to rejuvenate the parkland character.

The very straight and blunt boundary of Phase 1 surely contemplates development of the remainder of the approved site and incorporation of a more sinuous and organic boundary with open countryside to the north. Phase 1 has standard development offset distances of c11m for rear gardens so additional development within Phase 2 will need a similar offset distance as a minimum.

To the immediate northeast of Phase 2, the impact on amenity of Home Farm must be considered. Similarly, to the west and northwest of the site, existing dwellings in Rheda Park are relatively close to the site boundary and sit relatively low. Appropriate housetypes, suitable offset distances and respectful dwelling orientation must be adopted.

In accordance with the Outline Planning Approval, site access is to be taken from the connection point at the end of the spine road within Phase 1.



Design Principles (Outline)

The following design principles were adopted and approved within the Outline Planning Approval for North Park, Rheda:

1. *A high quality, low density development with larger plots and executive style housing and bungalows to meet the identified need;*
2. *A development which is aspirational in layout, house types and plot orientation, making the best use of the land available;*
3. *A development which respects and builds on the historic character of the site and its surroundings;*
4. *A scheme which is landscape led, with the gentle hill at the centre of the site forming a focal point for the new community;*
5. *Development which takes the form of 5 distinct clusters of housing, each with their own unique characteristics;*
6. *Pockets of green and open space will lead along the green spine road of the development which gently curves through the site;*
7. *Retained and enhanced belt of trees to frontage, maintaining characteristic 'avenue' of trees;*
8. *A development which will respect the visual amenity of existing residents;*
9. *Houses on western boundaries will be set back with large gardens to provide sufficient separation from existing housing and additional planting to soften any views of the new development;*
10. *Improved biodiversity through extensive landscaping and planting, and encouragement of the movement of wildlife through the site.*
11. *Housing will be orientated to ensure that existing and proposed windows do not look directly into each other.*

Additionally, within the Reserved Matters Application for Phase 1, extra design principles emerged that may inform design development of Phase 2:

12. *A scheme which is landscape led, with a distinctive woodland character throughout.*
13. *Improved incorporation of existing mature trees within central POS space offering open woodland relief area.*

Collectively, these design principles apply to the whole consented site but they may need specific consideration when approaching the design of Phase 2 only. It is considered that point 13 is not applicable to Phase 2 and that point 5 should consider an appropriate number of character areas for Phase 2.



Layout - introduction

There is a single point of access to Phase 2 (both vehicular and pedestrian) located approx. mid-way along the width of the southern site boundary. Roads throughout Phase 2 are shared surfaces in a variety of surface finishes where footpaths are not required and service strips are generally laid out as grass – this contributes to a softer and more rural feel to the development while still respecting required road and infrastructure standards.

It will be noted that the approach from Phase 1 into Phase 2 is relatively straight and rises naturally towards the high point of the overall development – providing an obvious focal point within Phase 2 for our first character area, The Green, comprising of nine dwellings placed around a traditional village green incorporating a feature tree and, behind this, a small country lane meandering north-westwards.

From The Green looking westwards, the land falls gently towards the boundary with Rheda Park where existing single storey dwellings are placed sporadically just within the woodland immediately beyond the site boundary. Mature existing trees and landscaping partially filter views of these dwellings from within Phase 2. In the foreground of Rheda Park is our second character area, The Copse, where eight dwellings nestle between new and existing woodland surrounding a circle of open space in which a copse of trees is planted.

Looking eastwards from The Green, the landform falls slowly towards Home Farm with a backdrop of existing woodland ahead of you. In the foreground lies our third character area, Farm Courtyard, where five dwellings are carefully grouped around a hard landscaped open space. Lying just beyond the courtyard, a five-bar farm gate gives pedestrian access into the existing woodland beyond.

Overall development of Phase 2 comprises 22 dwellings within a site of 2.1 Ha, equating to an average density of 10.5 dwellings/Ha which is significantly less than that approved for



Extract from Site Layout—NTS



The Green

You arrive at The Green having passed through Beckstones (Phase 1) and your view is framed by the dwellings, gardens and gateway of Plots 1 & 22, looking towards a generous open space of high visual amenity in which a feature tree, with circular seat beneath, are located. Plots set around The Green are more formally laid out and squarely face each other across the open space.

Although the roads curve through The Green, three sides of the open space are defined by straight boundaries of traditional iron railings, creating a semi-formal appearance. The boundary to the north (Plots 7-11) is not defined in the same way and contributes towards a softer character along the northern edge of The Green and the lane beyond it. To create an airy countryside appearance, estate railings are used in this location and match those used within Phase 1.

Plot 12 directly overlooks The Green and its prominence within this character area is given greater impact by its larger floor-to-ceiling heights, more opulent architectural detailing, an ashlar stone front facade and higher status external works/boundary treatments. Describing Plot 12 as The Manse would seem appropriate and remaining dwellings around The Green, while being of a very high standard, defer in architectural terms to The Manse.

Dwellings in The Green are exclusively two-storey with generous separation distances between gables of 4m (min). Garages are detached, allowing the majority of cars to park behind the primary building line and they are interspersed between dwellings along the northern boundary to contribute towards the very varied roofline along this rural edge.

Similarly, further along the lane, a single-storey bungalow on the northernmost plot and generous landscaping beyond contributes towards an irregular, organic edge to the development. Dwellings along the northern site boundary benefit from extensive view across the landscape to the north.

High walls with gateposts and railings adjoin the garages of Plots 13 & 20 and the road surface changes as you look into The Copse. The same approach is used between the garages of Plots 2 & 7 to frame the entrance into Farm Courtyard. Walls, gateposts and railings are inspired by those at West Lodge and at Home Farm. The purpose of this detailing is not just to help develop a strong sense of place within the site, but also to respect and reinforce the local landscape and townscape character.



The Copse

Views into The Copse from The Green are framed by the walls, gateposts and railings noted above and it will be obvious that dwellings in The Copse are laid out more informally than The Green, along a sinuous shared surface road and facing into a central open space. Boundaries in The Copse are defined by hedges and planting rather than formal structures and, unlike The Green, there is no hierarchy of dwellings here.

To the western and northern fringes of The Copse, spacious single-storey bungalows (comparative with those in Rheda Park) are set within generously sized plots. They are carefully positioned to avoid direct overlooking into existing dwellings and their reduced height and massing respects existing residents. Two-storey dwellings back onto Phase 1 where offset distances considerably exceed required standards. Minimum distances between gable walls of plots are a very generous 4m in all instances.

The plan form of the bungalows with their integrated garage provides visual containment of parked cars, while detached garages for two-storey dwellings breaks up massing and ridgelines. Garages are located deep behind the primary building line, further assisting the visual containment of parked vehicles.

The looser grain of development in The Copse respects the stated Design Principles adjacent to the western site boundary while the planting style is intended to marry in with that of Rheda Park; wooded, informal and with an enclosed, secluded feeling.

An architectural site plan of a residential development. The plan shows several plots of land, some with building footprints and others with landscaping. A central area is labeled 'Farm Courtyard'. The plan includes various lines representing boundaries, roads, and landscaping. The text 'Woodland P' is visible on the right side of the plan.

Farm Courtyard

Moving through the gateway from The Green into Farm Courtyard, you will immediately note a different character where buildings are slightly closer together and carefully positioned to create an impression of a converted farm development set around a paved yard. As would be found in a working farm courtyard, this area is lighter and has fewer trees than in other character areas, although existing woodland and newly planted trees along the eastern site boundary provide a significant woodland backdrop.

Immediately ahead of you stands an imposing feature property, Plot 4 or, more appropriately, The Farmhouse. The approach of developing a hierarchy of house styles and sizes is similar to that used in The Green; as with Plot 12 (The Manse), Plot 4 (The Farmhouse) is the primary building within the Farm Courtyard grouping and incorporates identical characteristics: larger floor-to-ceiling heights, more opulent architectural detailing, an ashlar stone front facade and higher status external works/boundary treatments.

In contrast, Plots 2, 3, 5 & 6 very obviously have less “status” than Plot 4 because they have reduced eaves heights and dormer windows to front elevations and their simple architectural detailing is reminiscent of converted farm buildings or workers cottages. You will note that gaps between Plots 2 & 3 and Plots 5 & 6 are kept to a minimum and the building line is staggered so that, when entering Farm Courtyard from The Green, Plots 2/3 and 5/6 visually read as though each pair of dwellings is one single building rather than two detached properties. Garages are detached and pushed back within plots, allowing vehicles to be parked behind the primary building line in most instances. Separation distances between gables are kept to a minimum.

Plots 5 & 6 benefit from views to the north while the arrangement of dwellings and garages in this area breaks up ridgelines in conjunction with carefully considered landscaping to the northern site boundary, and replacement/supplemental tree planting within parkland to the north that is scheduled for Winter 2021 planting season.

The turning head to the roadway has been incorporated into a generously sized square courtyard and two stands of trees support landscape character. The courtyard is further softened by modest front gardens framed by simple railings. Between The Farmhouse and the garage of Plot 5, a further set of railings and gateposts separates the courtyard from the woodland beyond, while a five-bar gate provides pedestrian access into this area.

Wider Landscape

Replacement and supplemental parkland tree planting within the landscape immediately to the north of the site is scheduled to be completed in Winter 21 planting season. This will reinforce historic landscape character and further soften/screen the development when viewed from the north.



Specific Development Characteristics

Green Infrastructure, Ecology & Environment

The site design has been landscape led and introduces:

1. Retained woodland to the eastern boundary with additional woodland planting in the vicinity of Home Farm.
2. A new village green at its centre, and also the highest point of the development, containing a feature tree with circular seating beneath.
3. An informally laid out 'copse' adjacent to Rheda Park that provides a landscape character transition between existing and new developments.
4. Strong public realm landscaping forming three distinct focal points across the development using both soft and hard landscaping, with supplemental landscaping and tree planting in further public spaces across the development.
5. Extensive use of hedges to define private front and rear boundaries in a soft and appropriate way.
6. A new species-rich hedgerow and tree to the northern boundary, to soften views of the development from the north, to help restore the parkland character and to support bat foraging/commuting by connecting eastern and western sides of the sites.

Collectively, these proposals provide exceptional visual appeal within the site environs while the extensive and well considered green network provides appropriate biodiversity corridors throughout the site.



Frontages and Corners

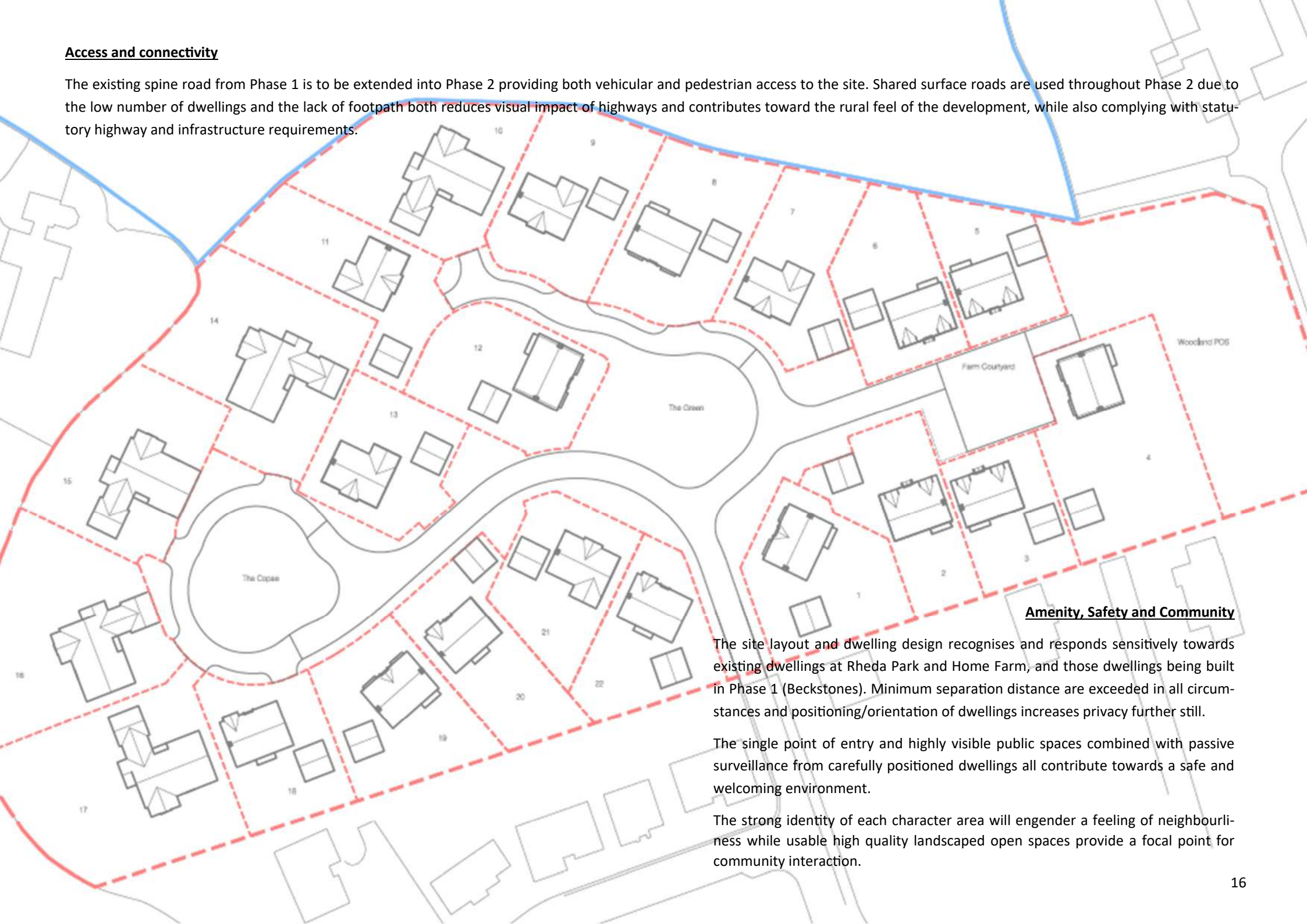
Sharp external corners have been deliberately avoided with roads following flowing curves except in Farm Courtyard, where an appropriate 'square' design format is followed.

Dwellings, and windows within them, are located to provide passive surveillance across the whole site. Public open spaces, in particular, are very well overlooked.

Character areas are enhanced by use of feature buildings in specific locations and this contributes towards an obvious building hierarchy in both The Green and, more strongly, within Farm Courtyard. The Manse (Plot 12) is the feature property of The Green while The Farmhouse (Plot 4) is the primary plot within Farm Courtyard. The informality of The Copse is reinforced by there being no obvious hierarchy in that area. The different planting styles and species used in the three character areas also helps to make them distinctively different.

Access and connectivity

The existing spine road from Phase 1 is to be extended into Phase 2 providing both vehicular and pedestrian access to the site. Shared surface roads are used throughout Phase 2 due to the low number of dwellings and the lack of footpath both reduces visual impact of highways and contributes toward the rural feel of the development, while also complying with statutory highway and infrastructure requirements.



Amenity, Safety and Community

The site layout and dwelling design recognises and responds sensitively towards existing dwellings at Rheda Park and Home Farm, and those dwellings being built in Phase 1 (Beckstones). Minimum separation distance are exceeded in all circumstances and positioning/orientation of dwellings increases privacy further still.

The single point of entry and highly visible public spaces combined with passive surveillance from carefully positioned dwellings all contribute towards a safe and welcoming environment.

The strong identity of each character area will engender a feeling of neighbourliness while usable high quality landscaped open spaces provide a focal point for community interaction.

Housetype design and detailing

A range of housetypes has been designed specifically for this site with elevational treatments, detailing and materials being considered on a plot-by-plot basis.

The Langdale housetype, utilised on Plots 4 (The Manse) and Plot 12 (The Farmhouse), is a feature property. It is very traditional in appearance with a symmetrical front elevation and simple square floorplan. As befits its feature property status, a Langdale benefits from:

1. Larger floor-to-ceiling heights to increase massing and visual impact.
2. Richer architectural detailing, including:
 - a Two chimneys
 - b Quoins
 - c Corbelling and flush eaves
 - d Gable parapets
 - e Flat roofed projecting bay windows with low-level buttressed walls
 - f Feature front door with twin sidelights and fanlight, pilasters with pedestals and ornate feature lintel/entablature
 - g Full window surrounds with mullions
 - h Glazing bars to windows of front elevation
 - i Ogee profile gutters



The Blencathra housetype is based on a similar floor plan to the Langdale. It features:

1. Standard floor-to-ceiling heights
2. Simple architectural detailing:
 - a Single chimney
 - b Brick detailing to verge
 - c Brick detailing at ground floor cill level on front elevation
 - d Closed eaves between projecting corbels
 - e Flat roofed projecting bay windows
 - f Feature front door with twin sidelights and fanlight, plain pilasters and simple feature parapet lintel
 - g Window cills and lintels (without matching jambs or mullions)
 - h Glazing bars to windows of front elevation



The Ennerdale is a variant of the Blencathra housetype and is identical except for:

1. Omission of first floor balcony to rear
2. Architectural detailing:
 - a Two chimneys instead of one
 - b Central projecting roof and flush gable to front elevation with larger landing window below

The Glaramara is also a variant of the Blencathra housetype has a similar floor plan, albeit with the addition of a single full height projecting bay window with gable to the front elevation. The frontage is therefore asymmetrical in appearance although windows are positioned in a symmetrical pattern. The projecting ground floor rear bay is also located differently to the Blencathra housetype. Key architectural features of the Glaramara are:

1. Standard floor-to-ceiling heights
2. Simple architectural detailing:
 - a Single chimney
 - b Flush verges without bargeboards
 - c Closed eaves between projecting corbels
 - d Double height pitched roofed projecting bay window with buttressed walls
 - e Feature front door with twin sidelights and fanlight, plain pilasters and simple feature parapet lintel
 - f Full window surrounds with mullions
 - g Glazing bars to windows of front elevation
 - h Feature 'eyeball' detail (picking up detail from Home Farm)
 - i Ogee profile gutters



The Lingmoor and Grisedale differ only by the inclusion of a first floor balcony to the rear elevation on the Grisedale. The floorplan is similar to that of a Blencathra housetype with minor internal modifications. Key architectural features include:

1. Lower eaves line to front elevation to reduce massing and create impression of a one-and-a-half storey dwelling.
2. Simple architectural detailing:
 - a Single chimney
 - b Flush verges without barges
 - c Closed eaves between projecting corbels
 - d Twin flush projecting pitched roof dormers with front gable
 - e Projecting pitched roof open timber front door canopy on posts with dwarf walls below
 - f Feature front door with twin sidelights and full door surround
 - g Window cills and lintels with mullions to front elevation
 - h Glazing bars to windows of front elevation
 - i Feature 'eyeball' detail (picking up detail from Home Farm)
 - j Ogee profile gutters





The Ellerbeck and Skiddaw share a common floorplan and differ only in their elevational treatment. Both feature a full height projecting gable centrally located on the front elevation plus a slightly larger full height projecting gable on a rear corner. The front elevation is generally symmetrical except for a single chimney, an offset front door and a ground floor cloaks window. Key architectural features include:

1. Standard floor-to-ceiling heights
2. Simple architectural detailing:
 - a Single chimney
 - b Flush verges without barge
 - c Brick detailing to verge of front gable – Ellerbeck only
 - d Closed eaves between projecting corbels
 - e Feature front door with single sidelight
 - f Feature first floor window with semi-circular head
 - g Full window surrounds with mullions – Skiddaw only
 - h Window cills and lintels (without matching jambs or mullions) – Ellerbeck only
 - i Glazing bars to windows of front elevation





The Loughrigg single-storey bungalow features a complex floorplan which results in a similarly complex roof profile creating multiple gable ends, including two 'feature gables' with high-level glazing elements. Key architectural features of the Loughrigg include:

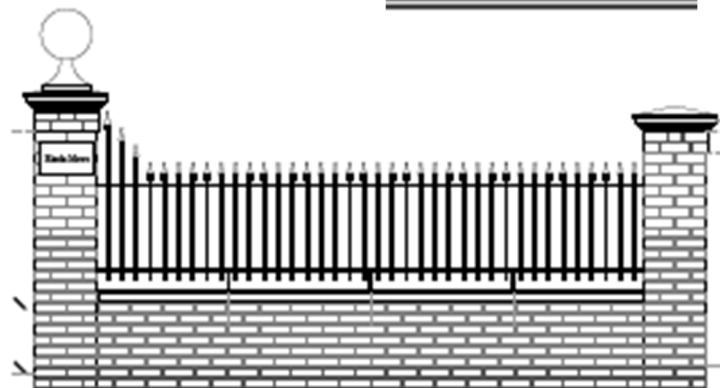
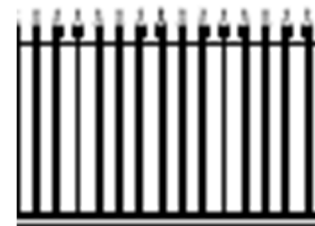
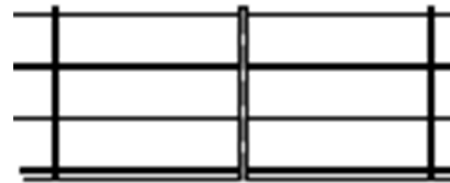
1. Standard floor-to-ceiling height
2. Attached double garage
3. Simple architectural detailing:
 - a Single chimney
 - b Projecting verges with bargeboards and soffits
 - c Projecting eaves and soffits
 - d Feature front door with twin sidelights
 - e Window cills and lintels (without matching jambs or mullions)
 - f Multiple sliding patio door sets
4. Ogee profile gutters



Boundary walls and external works

The inspiration for our suite of boundary treatments is found within the historic Rheda Estate and in local Cumbria villages. In addition to simply denoting the extent of respective ownerships, boundary treatments are frequently used to convey status (or lack of it), provide security, create enclosure and privacy, express individuality, stimulate visual interest and/or to complement (or contrast) with adjacent buildings.

Throughout the Phase 2 site, we have sought to provide boundary treatments that are appropriate to their location and that are of a quality consistent with the aspirations of this development.



Materials

A broad palette of high quality materials is proposed across Phase 2 selected for their aesthetic qualities and durability as well as their availability and cost. Appropriate materials are hugely important in adding value through their enhancement of beautiful places and buildings; amongst other things, they create depth, texture and warmth that reflects the aspirational qualities we seek on this site. A detailed Materials Schedule is submitted separately and summarised as follows:

Roofs are natural slate

Walls are either natural stone (random coursed ashlar or random rubble), facing brickwork or self-coloured wet-dash finish

Artstone architectural features are to be dark redf

Windows are to be PVCu frames finished in either dark grey

Front doors are composite PVCu finished in sdark grey

Garage doors are steel, GRP or PVCu finished in dark grey

Driveways are Granite coloured Beamish Cobble

Plot footpaths and patios are Argent Smooth in Luna

Roads are finished in either tarmac or Beamish Cobble

External boundary walls are in facing brickwork with stone/artstone dressings



Village green images from Google Maps Streetview



Summary

The extant Outline Planning Approval for North Park, Rheda recognises the unique characteristics of the overall site and sets out a number of Design Principles that are to be adopted within the detailed design. We have reflected heavily on those principles and our response embraces those principles wholeheartedly. This is summarised as follows;

DP1. A high quality, low density development with larger plots and executive style housing and bungalows to meet the identified need.

DP8. A development which will respect the visual amenity of existing residents.

DP9. Houses on western boundaries will be set back with large gardens to provide sufficient separation from existing housing and additional planting to soften any views of the new development.

DP11. Housing will be orientated to ensure that existing and proposed windows do not look directly into each other.

Rheda is recognised in West Cumbria as an aspirational place to live. We believe the residential community created at North Park—Phase 2 will literally and metaphorically fill the gap between Rheda Park and Rheda Close, and sit at the ‘top of the hill’ above Phase 1 (Beckstones).

Phase 2 will be characterful, aspirational, have lower density than Phase 1 and includes larger and more prestigious executive dwellings and bungalows set within generously large plots. Careful consideration of dwelling types, location and orientation demonstrates our commitment and respect for the amenity of existing and future neighbours and occupiers of this development.

DP2. A development which is aspirational in layout, house types and plot orientation, making the best use of the land available.

DP3. A development which respects and builds on the historic character of the site and its surroundings.

The design capitalises on Phase 2’s natural assets – elevation, views and the historic parkland setting with its obvious links to nearby historic buildings. The layout is simple while full of detail, legible and welcoming; there is a single point of access from Phase 1 (Beckstones) and there will be a very obvious sense of arrival created through a marked upwards step in architecture, materials, landscape and sense of place.

That character is informed by its local context, blending with and enhancing Phase 1 (Beckstones) while simultaneously taking inspiration from historic buildings within Rheda Park and Home Farm in particular.

DP4. A scheme which is landscape led, with the gentle hill at the centre of the site forming a focal point for the new community.

DP5. Development which takes the form of [5] distinct clusters of housing, each with their own unique characteristics.

DP12. A scheme which is landscape led, with a distinctive woodland character throughout.

There is a story to tell and it is built around three distinct, yet linked, character areas.

At the highest elevation of Phase 2 and providing the first point of arrival is, The Green. Overlooked by the stately Manse and enclosed by large, well proportioned dwellings, The Green provides a focal point of the whole development with its statuesque feature tree sitting atop the natural hill, with circular seating beneath, all set within a beautifully landscaped village green. There is a simple yet loose formality to The Green that embraces the village/semi-rural nature of this space.

Through a gateway to the west, lies the Copse, where dwellings sit informally around a central wooded space that complements existing woodland within Rheda Park. Plots abutting Rheda Park are very generous in size with housetypes carefully selected, positioned and orientated in order to minimise impact on existing neighbouring properties. This space feels more intimate and informal with softer boundaries and well concealed car parking.

To the east of The Green, is Farm Courtyard where The Farmhouse is imposing while plots on each side of the enclosed courtyard are reminiscent of converted farm buildings or workers' cottages. Neatly clipped and locally characteristic trees soften this space although planting is restrained here - as would be expected in a farm courtyard.

The woodland on the eastern site boundary is retained and enhanced with new tree planting, providing a buffer between this development and Home Farm.

Against the parkland boundary to the north, new hedgerows and tree planting strengthen landscape character while simultaneously softening views into the development from afar.

DP6. Pockets of green and open space will lead along the green spine road of the development which gently curves through the site.

DP7. Retained and enhanced belt of trees to frontage, maintaining characteristic 'avenue' of trees.

DP10. Improved biodiversity through extensive landscaping and planting, and encouragement of the movement of wildlife through the site.

The road and infrastructure network flows through the development, linking each character area and providing a landscaped corridor from west to east. The roads are shared surfaces and absence of footways reduces their visual impact while enhancing the semi-rural feel of the development.

Extensive tree, shrub and hedgerow planting offers strong visual appeal and provides biodiversity opportunities via trees and hedgerows that significantly strengthen and increase wildlife corridors.



Conclusion

In all respects, our proposals for North Park—Phase 2 respond positively to each of the stated Design Principles of the Outline Planning Approval and to each of the components of good design set out in the National Design Guide, namely that there is: context for places and buildings; due consideration of hard and soft landscape; integration of technical infrastructure, and; provision of appropriate social infrastructure.

This Design Response demonstrates how our layout complies with the requirements set out in the Outline Planning Approval and how it satisfies the long-standing and fundamental principles for good design in being fit for purpose, durable and bringing delight.



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