

# Design & Access Statement



**SOUTH NORTH GROUP**

## INTRODUCTION

This statement accompanies the Outline Planning Application for the St Bega's Chapel Site New Build Housing Development. Outlining 11 Residential Properties with a Private Access Road and associated off-street parking.

### AIM

The former Chapel has been vacant for several years and is an ideal urban infill site. The proposed development has been designed in consultation with Copeland Planning Department and Highways Department, to be sympathetic and complementary to the existing location.

The proposed development has been designed with careful regard to the amenity of local residents, the functioning of the local highway network, and important technical considerations such as the drainage of surface water within the site.

We believe that this Statement, which accompanies this application, demonstrates that the proposed development would be entirely acceptable in planning terms. It would comply with local and national planning policy requirements. As such, it would benefit from the presumption in favour of sustainable development, which directs that planning permission should be granted.

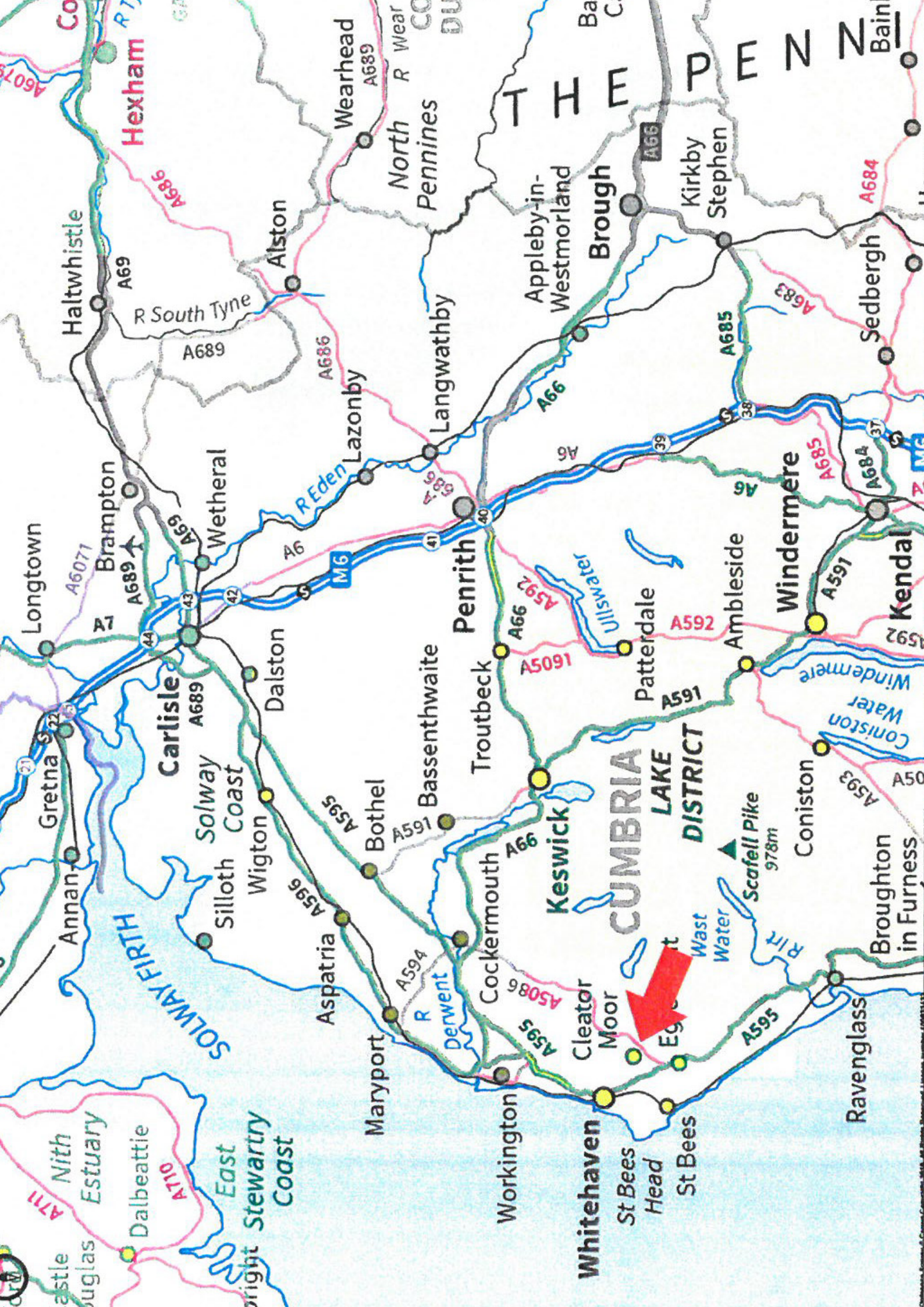
The proposed designs are in keeping with the aims and objectives to preserve and enhance the local area.

We believe the proposals will visually enhance the area and provide much needed good quality housing to meet local demand.

This Statement is set out in sections, to explain the proposed development and the local context to which it relates.





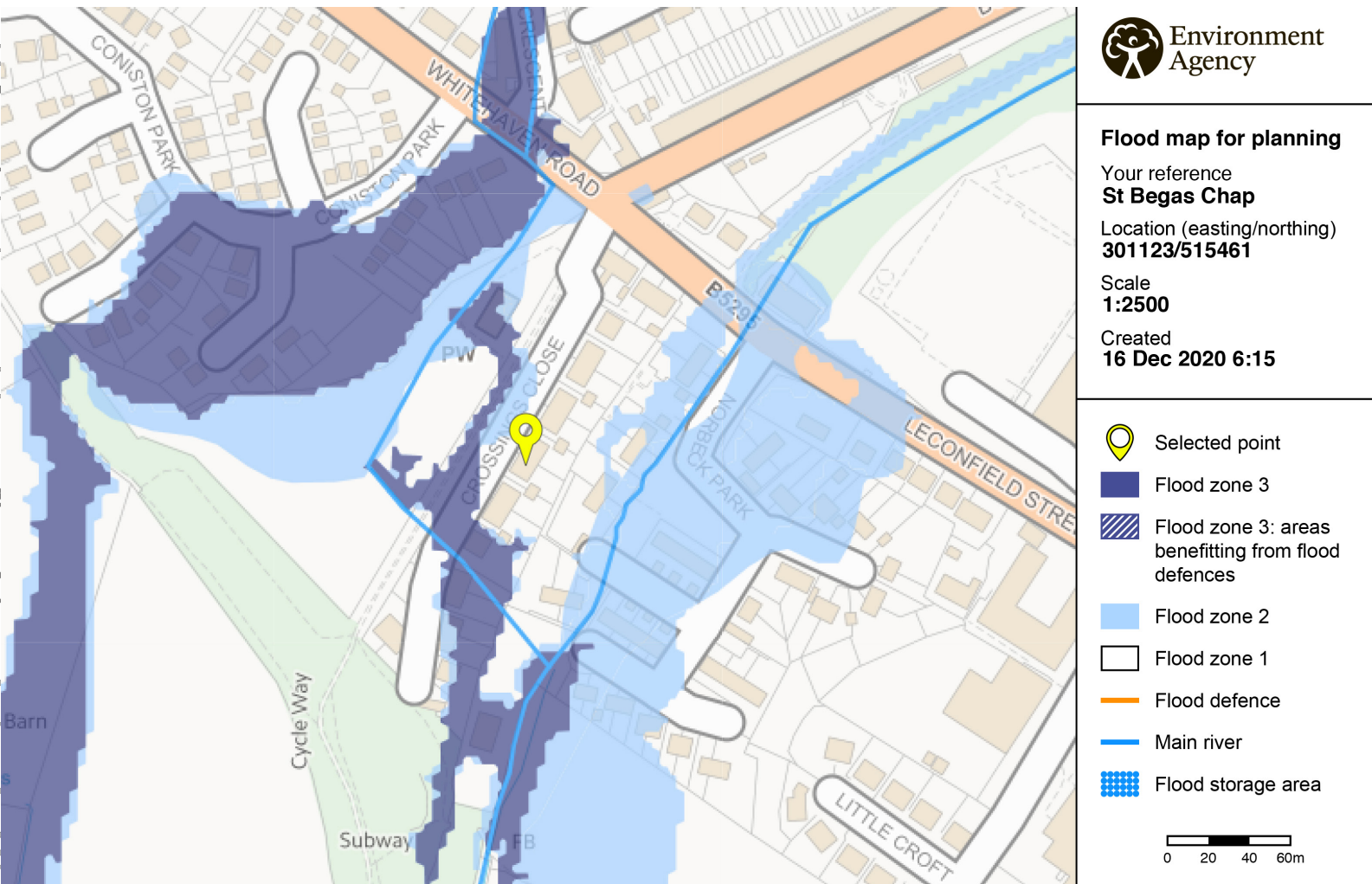






**Site Location**

# Floor Map of Site



A small part of the site is designated to be in zones 2 and 3 of flood risk.

The Proposed housing is however located in zone 1.

An initial Desktop Flood Risk Assessment has been carried out and the report is included within this Outline Application.

Subject to obtaining Outline Approval a full Flood Risk Assessment is to be carried out and the designs will incorporate a range of flood mitigation strategies as necessary to satisfy Environment Agency and Planning requirements.

Building in the flood plain requires that homes are raised to a safe level above potential flood waters. Additionally, developments within flood plains should allow space for flood water to flow within the site in a controlled and planned manner, improving conditions of ground water permeability from their current state.

The houses are to be built on raised piles, where necessary, with a flood-able zone below, guarded from debris by louvered screens.

The green space remaining is landscaped as rain gardens and swales to help retain and control water run-off. Full details are to be provided as a Reserved Matter.



# Design Precedent



Flood Resilient Homes  
Stratford-Upon-Avon, UK

Construction is complete on residential project comprising 11 high-quality homes located within a flood plain, designated by the Environment Agency as Flood Zones 2 and 3. Flood zone 3 means it has a greater than 1% annual probability of flooding.

The scheme has been designed to be resistant to this hazard.

The seemingly normal domestic setting is carefully designed to suit the context of the existing neighbourhood, yet rests on highly technical know-how. The design integrates engineering, environmental infrastructure, contemporary construction methods, urban planning and landscaping to create beautiful homes in a safe, dry environment.



# Context



Housing in the area is a mix of terraced, semi-attached and detached properties. With newer developments tending to be detached 2 storey properties, while some of the older developments also include bungalows.

# Proposals

It is proposed to demolish the existing disused Chapel Building, that is no-longer fit for purpose, is in a poor state of repair and a visual eyesore to the area potentially attracting anti-social activity.

It is then proposed to construct 11 new, high quality residential homes.

4 Three bedroom semi-detached houses

3 Three bedroom detached houses

4 Four bedroom houses

A new private access road is to be constructed along the edge of the site to serve these properties. With each property featuring off street parking.

The Hard standings to each property will be of a Water Permeable nature.

The Site is also to be landscaped to form terraces to control rain water runoff and protect the properties from flooding.

The entire site being further landscaped to form SUD swales to contain any flood water. as necessary. This site landscaping will also be of benefit to the local ecosystem and wildlife and ensure that the development is in keeping with its setting, enhancing wildlife conservation for the neighbouring section of the Whitehaven to Ennerdale cycle route.

# Traffic Statement

Crossings Close is a Private Road, as such it is not within the scope of the development to make alterations or improvements to the Road.

However it has been agreed by the Highways Department that when the Chapel was in use Vehicle and Pedestrian movement for the Site access would have been greater than the new proposed use. As such, the Existing Vehicle and Pedestrian Access is suitable and acceptable for the Proposals.

The proposals include provision for visitor parking and a turning point for Refuse or Fire service vehicles. The automated access gate within the site will be pre-programmed to provide access for refuse vehicles and will feature emergency override provision for emergency vehicles.

# Preliminary Ecological Appraisal P.E.A

The Preliminary Ecological Appraisal that includes a Bat Roost Assessment for the Chapel Building is included with this application.

No evidence of Bats roosting within the Chapel building, or on the Site was found.

No habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works will not impact upon any rare or valuable habitats.

## Tree Report

The Tree Survey & report for the Chapel Site is included with this application.

There are no Tree Preservation Orders on the site and all Tree's on site are classified as B or C.

Class B, Trees of moderate quality, with an estimated remaining life span of at least twenty years.

Class C, Trees that are of low quality with an estimated life span of at least ten years, or young trees with a stem diameter below 150mm.

Mitigation proposals for the removal of tree's to involve new planting that improves and enhances the natural environment are to be provided as a Reserved Matter as part of the Full Landscape Design.



