

Land at Ivy Mill, Main Street  
Hensingham, Whitehaven

# Supplementary Design Statement

---

on behalf of



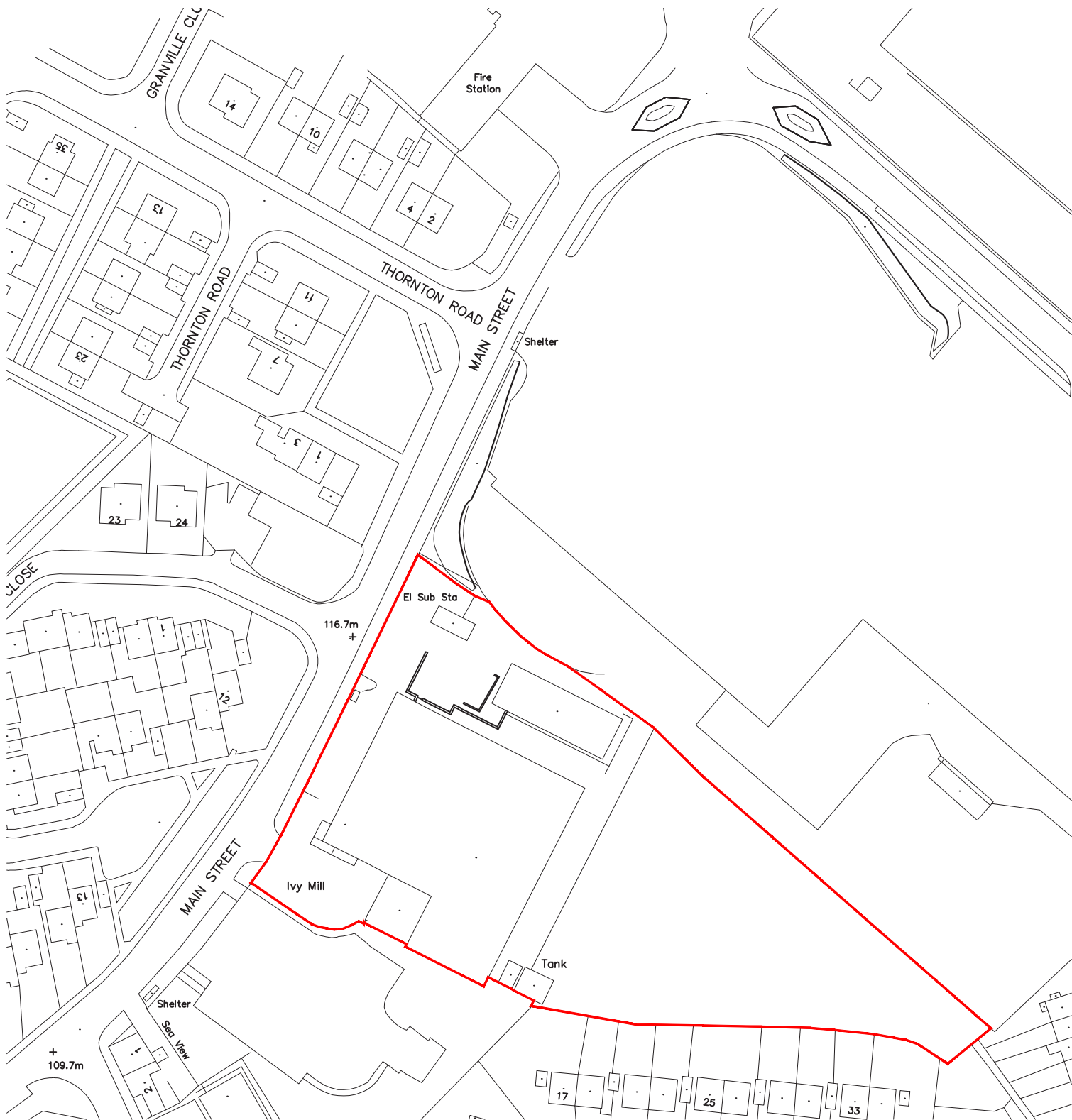
GLEESON HOMES & REGENERATION

January 2021

# Contents.

---

- 01. Introduction
- 02. The Site
- 03. Design
- 04. Landscaping
- 05. Appearance
- 06. Scale and Amount
- 07. Conclusion



Location Plan. 1:1250



# Introduction.

01

---

This Design Statement has been prepared on behalf of Gleeson Homes, in support of a Reserved Matters planning application for a residential development of 26 dwellings with associated infrastructure, on land at Ivy Mill, Main Street, Hensingham, Whitehaven.

This is a supplementary document which is to be read in conjunction with the Design and Access Statement submitted with the Outline planning application made by PFK Planning for demolition of the vacant factory and erection of residential properties. This application was approved on the 5th July 2017 (Application reference: 4/17/2143/001).

# The Site.

02

---

The application site extends to 0.91ha and is located in the suburb of Hensingham, approximately 2.2km from Whitehaven Town Centre.

The site was previously occupied by a large factory unit and two associated office buildings. These have since been demolished following grant of outline approval and the site has been cleared for development.

The site is bounded by Main Street and existing residential properties to the west, further residential properties to the south, a care home to the north, and cleared brownfield development sites to both the north east and south west.

---

A design review of the indicative site layout submitted with the approved outline application was carried out by Gleeson's design and marketing team, along with appointed consultants, to see where improvements to the layout could be made.

A revised site layout was subsequently produced taking into consideration the following:

[A] Proposed access off Main Street in accordance with the outline approval.

[B] Dwellings fronting Main Street served off a private shared drive to provide curtilage parking as opposed to remote and undesirable parking arrangement shown on the indication layout.

[C] Secondary frontage onto proposed access road and western boundary following pre-app response. Screen planting proposed to the front of these dwellings to maintain privacy.

[D] Increased parking provision in accordance with the Council's requirements (see car parking plan).

[E] Increased separation distances to comply with the Council's minimum standards, and also to reduce gradient of rear gardens due to sloping site.

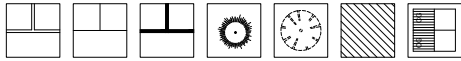
[F] Improved road pattern to create a more coherent layout and which addresses site topography. A footpath is also proposed alongside the carriageway for pedestrian safety throughout the site.

[G] Use of dual aspect dwellings to maintain active frontages and secure corners.

[H] Provide a varied mix of house types.



KEY

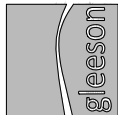


SCHEDULE OF ACCOMMODATION			
TYPE	SQ.FT	No.	
211 BOSTON	671	3	
301 TYRONE	759	7	
303 WICKLOW	772	4	
315 BRANDON	816	4	
358 -	984	3	
401 LONGFORD	1066	5	
<b>TOTAL</b>	<b>21,900</b>	<b>26</b>	<b>No.</b>

GROSS SITE AREA	2.25 ACRES
UNDEVELOPABLE AREA (INC SINGLE SIDED ROADS)	0.44 ACRES
NET SITE AREA	1.81 ACRES
GROSS DENSITY	11.55 U.P.A
GROSS FOOTAGE	9,733 SQ.FT/ACRE
NET DENSITY	14.36 U.P.A
NET FOOTAGE	12,099 SQ.FT/ACRE

NOTE: SITE TO BE RE-GRADED TO ENGINEER'S DETAILS.

A. BOUNDARY TREATMENT AND PARKING AMENDED.		JUL 20
REV	DESCRIPTION	DATE



GLEESON HOMES & REGENERATION

DRAWING

PLANNING LAYOUT

PROJECT

IVY MILL, WHITEHAVEN

SCALE	1:500@A2	REV.	A	DRAWING No.
DATE	JULY 20			
DRAWN	TWENTY10			MUG/PL-110

TWENTY 10

DESIGN AND PLANNING

Twenty10 Management Limited, 68 Whitehead Avenue, Boston, Cheshire, M97 8TE  
Tel: 01927 377 100 Email: info@twenty10.biz Fax: 01927 368911

IVY MILL, WHITEHAVEN

# Landscaping.

04

---

Detailed landscaping proposals are to be submitted in support of this application.

Individual dwellings are to receive landscaping treatment to soften edges between residential areas and public highway.

Tree species will be selected to provide seasonal interest throughout the year.

Rear gardens and private amenity spaces will be enclosed with a 1.8m high screen fence and screen walls are proposed in prominent locations, as shown on the Boundary Treatment Plan.

# Appearance.

05

---

The proposed dwellings will be of traditional brick and tiled roof construction, they will feature good quality detailing and provide a vibrant, welcoming, and high quality place to live. A robust material palette is proposed, consisting of Fronterra Abbey red Multi as the main brick, contrasted with Forterra Ashwell Yellow.

# Scale and Amount.

06

---

The application seeks reserved matters approval for 26 dwellings, comprising a mix of 2, 3 and 4 bedroom, semi-detached and detached dwellings, all dwellings will be 2 storey height. The design intent has been to achieve a development of a scale which reflects those of the existing surrounding residential areas.

# Conclusion.

07

---

The Design Review process has resulted in a coherent layout which responds positively to the constraints of the site and which also provides a varied mix of residential dwellings appropriate to local demand.



