

LAND AT FELL VIEW DRIVE, EGREMONT

Supplementary Design Statement

on behalf of



GLEESON HOMES & REGENERATION

March 2020

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Introduction.

01

This Design Statement has been prepared on behalf of Gleeson Homes, in support of a Section 73 Application for amendments to previously approved proposals for a Residential Development of 29 dwellings, under application number 4/19/2143/0F1, on Land at Fell view Drive, Egremont.

This is a supplementary document which is to be read in conjunction with the Design and Access Statement submitted with Application number 4/19/2143/0F1, which was approved on the 31st January 2020.

The Site.

02

The site is situated in a predominantly residential area to the south east of Egremont Town Centre. There are existing residential properties to the north, east and south, and open space to the west. There is an existing access onto the site from Fell View Drive, on the eastern boundary.

Amended Proposals.

03

Further market research has identified a higher demand for 4 bedroom properties in this area than that previously proposed. Furthermore, we received feedback from both the Town Council and Copeland Borough Council, that 4 bedroom homes would be welcomed in Egremont. The revised site layout provides for an additional three 4 bedroom dwellings. The total number of dwellings proposed is reduced from 29 to 28, in order to accommodate the changes.

Layout.

04

The proposed configuration of dwellings are shown on the attached site layout plan, which retains the previously approved access and road pattern, and which adheres to design principles established within the approved scheme.

The proposed amendments relate only to plots 12 to 20, where 8 dwellings are proposed to replace the 9 dwellings previously approved, in order to incorporate a further three 4 bedroom units within the overall scheme. The garages to plots 22 and 23 have also been re-located further back within the plot to create an additional 2 parking spaces.

Appearance.

05

The proposed amendments utilises the same house types previously approved and no new designs are introduced. Materials and finishes will also be as previously approved.

Scale and Amount.

06

As with the original application, all dwellings will be 2 storey in height, in-keeping with the surrounding area. The revised layout consist of 28 dwellings as opposed to 29 previously proposed, and the new schedule of accommodation is as follows:

Schedule of Accommodation

| Type | Description | sq.ft | no |
|--------------|----------------------|-------|-------------|
| 201 | 2 bed semi-det house | 651 | 4 |
| 301 | 3 bed semi-det house | 759 | 7 |
| 309 | 3 bed semi-det house | 788 | 3 |
| 304 | 3 bed detached house | 772 | 6 |
| 307 | 3 bed detached house | 807 | 2 |
| 314 | 3 bed detached house | 772 | 1 |
| 405 | 4 bed detached house | 1172 | 5 |
| Total | | | 28no |

Conclusion.

07

The amended proposes are in response to further market research and feedback from Copeland Council and Egremont Town Council, and results in a layout with a more even mix of 3 and 4 bedroom dwellings, whilst retaining an appropriate percentage of the 2 bedroom dwellings.

The proposals are based upon previously approved house types within a similar configuration to the approved scheme, and respecting overlooking distances and parking requirements previously established.



KEY



1.8m HIGH TIMBER SCREEN FENCE TO SEPARATE DETAIL

1.8m HIGH SCREEN WALL TO SEPARATE DETAIL

600mm HIGH POST & WIRE FENCE TO SEPARATE DETAIL

PROPOSED TREE PLANTING

SHARED DRIVE

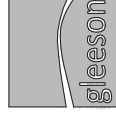
SCHEDULE OF ACCOMMODATION

| TYPE | SQ.FT | NO. |
|--------------|---------------------|--------------|
| 201 | 651 | 4 (14%) |
| 301 | 759 | 7 |
| 309 | 788 | 3 (36%) |
| 307 | 807 | 2 |
| 304 | 772 | 6 |
| 314 | 772 | 1 (32%) |
| 405 | 1172 | 5 (18%) |
| TOTAL | 22,809 SQ.FT | 28NO. |

SITE AREA 2.09 ACRES
 DENSITY 13.39 U.P.A
 FOOTAGE 10,913 SQ.FT/ACRE

SALES AND SHOW AREA - PLOTS 2, 3 & 4
 TEMPORARY SALES PARKING - PLOT 1
 SUBJECT TO SITE SURVEY AND LPA APPROVAL

| REV | DESCRIPTION | DATE |
|-----|---------------------------|----------|
| J | LPA COMMENTS. | 23.02.20 |
| H | INTERNAL REVIEW COMMENTS. | 09.02.20 |
| G | INTERNAL REVIEW COMMENTS. | 24.07.19 |
| F | PLOT 13 AMENDED. | 09.07.19 |
| E | LPA COMMENTS. | 17.06.19 |
| D | INTERNAL REVIEW COMMENTS. | 20.05.19 |
| C | INTERNAL REVIEW COMMENTS. | 13.04.19 |
| B | PLOT 13 HANDLED. | 20.02.19 |
| A | GENERAL AMENDMENTS. | 02.12.18 |



GLEESON HOMES & REGENERATION

DRAWING

PLANNING LAYOUT

PROJECT

FELL VIEW DRIVE, EGREMONT

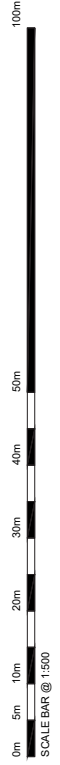
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| SCALE | 1:500@A2 | REV. | J | DRAWING NO. | |
| DATE | NOV'18 | | | | MJG/PL-107 |
| DRAWN | TWENTY10 | | | | |

TWENTY 10

DESIGN AND PLANNING

Twenty 10 Management Limited, 42 Newsham Avenue, Euxton, Chorley, Lancashire, PR7 6TE
 Tel: 01524727750 Fax: 01524726811 Email: info@twenty10.co.uk

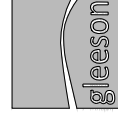
FELL VIEW DRIVE, EGERMONT



| DWELLING KEY | |
|--------------|--------|
| 201 | Red |
| 301 | Yellow |
| 309 | Green |
| 307 | Cyan |
| 304 | Blue |
| 314 | Purple |
| 405 | Grey |



| REV | DESCRIPTION | DATE |
|-----|---------------------------|----------|
| D | LPA COMMENTS. | 23.02.20 |
| C | INTERNAL REVIEW COMMENTS. | 09.02.20 |
| B | EXTERNAL REVIEW COMMENTS. | 09.02.20 |
| A | PLOTS AMENDED. | 09.07.19 |



GLEESON HOMES & REGENERATION

DRAWING
PLANNING LAYOUT (Colour Coded)

PROJECT
FELL VIEW DRIVE, EGREMENT

| | | | | | |
|-------|----------|-------|-------|--------------|--|
| SCALE | 1:500@A2 | REV. | D | DRAWING No. | |
| DATE | JUN19 | DRAWN | JUN19 | MJG/PL-107-6 | |

TWENTY 10

DESIGN AND PLANNING

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FELL VIEW DRIVE, EGREMENT





405 - plot 13

309 - plot 14

301 - plot 15

405 - plot 16

307 - plot 17

405 - plot 18

405 - plot 19

304 - plot 20

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
| - | | - |



GLEESON HOMES & REGENERATION
DRAWING
STREET SCENES

PROJECT
FELL VIEW DRIVE, EGREMONT
SCALE: 1/100 @ A1 REV: - DRAWING NO.
DATE: FEB 19 DRAWN: NJG/PL-107-12
DRAWN: TWENTY10

TWENTY 10

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FELL VIEW DRIVE, EGREMONT

