



AFFORDABLE HOUSING STATEMENT

August 2026

25030 Residential Development, Barf's Road, Distington

PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

This Affordable Housing Statement has been prepared by Architects Plus (UK) Ltd on behalf of Home Group in support of a Full Planning Application for the redevelopment of Barf’s Road, Distington, CA14 5TG.

Scheme Description

The site was originally developed in the 1940’s with flat roofed dwellings. The properties had long-term issues which could not be addressed and no longer met the needs of the community. These were demolished between 1997 and 2009. The proposals are to erect 61 no. new residential properties.

Mix

Table 1 summarises the proposed housing mix.

House Type	Count	Floor Area
HT-A 2 bed 3 person bungalow	9	61m2
HT-B 2 bed 3 person house	14	70.3m2
HT-C 3 Bed 5 Person House	30	94.1m2
HT-D 4 Bed 6 Person House	8	107.44m2

The proposed housing mix has been informed by engagement with Cumberland’s Strategic Housing Team, who were supportive of the approach. It reflects current housing demand in Distington with Cumbria Choice data. The scheme is for single tenure, affordable rented properties.

Tenure

The scheme will be 100% social rented house. The total development once fully occupied is calculated to have the potential to deliver affordable accommodation for up to 267people.

Ownership

The development site is wholly in the ownership of Home Group Housing Association. The scheme is being developed by Home Group and will be managed by Home Group. Therefore at no stage will ownership of the units be transferred away from Home Group who are the Registered Provider who will manage the properties (save for any requirement to dispose of a unit pursuant to a statutory right to acquire or similar).

Home Group is a social enterprise and charity and one of the UK’s largest providers of high-quality housing and integrated housing, health and social care. Home Group are committed to building thousands of new homes every year. As a Home’s England Strategic Partner - HESP Wave 1 ran from 2018 – 2026. It delivered 1,662 homes and

utilised £75.8m capital grant and £36.1 RCGF. Seven of these were schemes in Cumberland and delivered 104 homes.

Letting

All properties will be available via Cumbria Choice Based Lettings, which is supported by Cumbria Council , W&F Council; and 6 regional housing associations including Home Group. Allocation of letting will be in accordance with Cumbria Choice lettings policy.

Access

All properties will have a level approach from the public footpath and parking bay; and a level access front door threshold (bungalows will also have a level access to the rear door and patios areas). They will all comply with the requirements of Approved Document Part M M4(1) Visitable Dwellings, with suitable door opening widths and wc facilities on the ground floor. Bungalows also include an accessible shower room and an open plan layout suitable for future adaptation.

Sustainability

All the properties will be design in consideration to the Future Homes Standard, and will be gas free. Air source heat pumps will be installed to provide heating and hot water; and all properties will be installed with/or capable of future installation of photovoltaic panels and batteries. All properties will also have a EV charging point.





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