



DESIGN AND ACCESS 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.

1.0	INTRODUCTION	PAGE 4
2.0	CONTEXT	PAGE 7
3.0	DESIGN	PAGE 14



1 | INTRODUCTION

1.1 INTRODUCTION

5

This Design and Access Statement has been prepared to accompany a full planning application for the development of Barf's Road, Distington.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out detailed requirements for the contents of Design and Access Statements. Further advice is provided in Guidance on Information Requirements and Validation (2010) published by the Department of Communities and Local Government (DCLG) as well as in 'Design and Access Statements' as published by the Commission for Architecture and the Built Environment (CABE). As such, one statement is required to cover both design and access, allowing applicants to demonstrate an integrated approach delivering inclusive design, responsive to context alongside addressing accessibility for intended user throughout the design process.

This Statement will provide an overview of the research and analysis which underpins the design of the proposed dwelling.



1.2 THE VISION

INTRODUCTION

Our intention is to provide high quality, attractive housing for affordable rent that suits the needs of the local community.

The project aims to provide an attractive, affordable and secure development with dwellings which appeal to young couples, families and older residents. The layout and dwelling design aims to respond to its context, such that it compliments the existing community.

The development will focus on place making to enhance the public realm, providing high quality streetscapes and landscaping to improve the aesthetic appearance, security and social infrastructure for residents. The design will be attractive, have its own identity and be well connected to the surrounding area.

Design Ethos

Building the right homes in the right places is one of Home Group’s strategic goals, which helps us deliver our customer promise of helping communities grow and providing safe places to live.

Alongside this, our fundamental design ethos is creating great places to live, that feel safe and allow communities to thrive. This is achieved through a focus on urban design that is responsive to context and need, creating homes, spaces and communities for people.



Housing at Jefferson Park, Whitehaven



Housing at Woodhouse, Whitehaven



Housing at Grammerscroft, Millom



Housing at Walkmill Court, Whitehaven

2 | CONTEXT

2.1 LOCALITY
CONTEXT

Location

Site Address:

Barf’s Road

Distington

Cumbria

CA14 5TG

Grid Reference:

X (Easting) 300620, Y (Northing) 523800

What3words: drips.hypnotist.usage

The site area: 2.84Ha

Locality

The proposed development site in a residential area to the north of Distington. It is within walking distances of local convenience stores, primary school, community, centre, recreation and medical facilities.

The housing estate surround Barf’s Road comprises predominately of flat roofed properties constructed in the 1940’s. 90 of these properties were demolished in 1999

Site Description

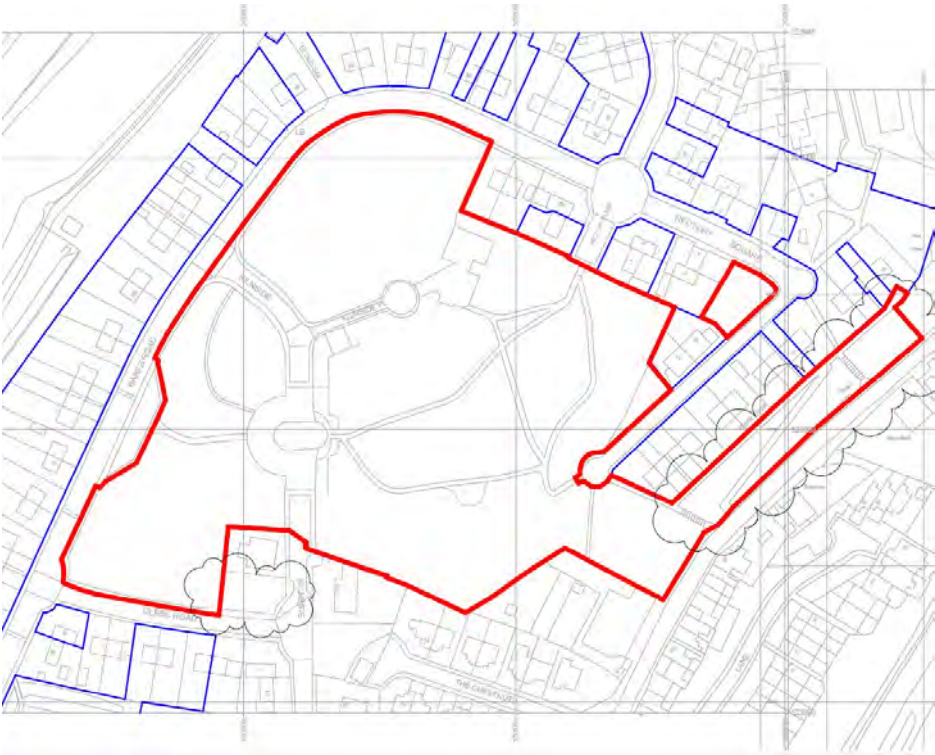
The proposed development site is currently a large open space with the remains of the existing roads, Kilnside, Kilnside Place and Rectory Place. The northern and eastern boundary is the residential street of Barf’s Road and to the south is Glebe Road and The Chestnuts. The site is mostly flat but falls away to the east with a steep fall on the eastern boundary to Main Street. There are two established tree belts to the east and south of the site with additional isolated trees within the development site.



Arial View of Site (Google Earth)



Arial View of Site from South East



Site Location Plan



Arial View of Site From South West



Arial View from North East



Arial View from North West



Arial View from South East



Arial View from South West



Site Access from Kilinside (Google Maps)



Site Access from Rectory Place (Google Maps)

2.3 SITE HISTORY

CONTEXT

Site History

Originally the site was developed in the 1940’s with flat roofed dwellings, constructed in concrete with rendered walls. The properties had long-term issues which could not be addressed and no longer met the needs of the community. 90 properties were demolished between 1997 and 2009.

Planning Approval History

- 4/97/0556 Demolition of 16 houses and creation of public space, Kilnside.
- 4/99/0089 Demolition of 2-17 & 20-29 Rectory Place and 79-86 Barf’s Road.
- 4/01/0056 Demolition of 1-4 Bank Side, 9-14 Glebe Road, 65-76 Glebe Road and 85-86 Barf’s Road
- 4/09/2408 Demolition of 14 properties Gilgarran View and Kilnside.



1961 OS Plan of the Development Site



View of Kilnside in 2009 (Google Street View)



View of Kilnside in 2009 (Google Street View)



Arial View of Site (Google Earth)

Tree and Hedges

A Tree and Hedge Survey was undertaken in February 2026 by Westwood Landscape Design.

Conclusion of Tree and Hedge Survey

- There is widespread strimmer / mower damage to the vast majority of trees on the site, except within the groups. All of this damage was avoidable and will likely have a detrimental impact on tree health.
- Ash dieback is widespread and the trees with significant dieback should be removed given the high usage of the area.
- Tree protection measures will need to be adequately set out and managed during construction.
- Given the number of trees on site an annual tree survey for safety is recommended.

Ecology

A Preliminary Ecology Survey was undertaken in February 2026 by Envirotech.

Conclusion of the Preliminary Ecology Assessment

- The site comprises predominantly species-poor modified grassland, with scattered urban trees, small areas of plantation woodland and lowland mixed deciduous woodland, and boundary hedgerows.
- The modified grassland has a very low species diversity and ecological value. This habitat does not constitute a Habitat of Principal Importance (HPI).
- The intact hedges bounding the site are species poor and contain a low diversity of woody plant species but all hedgerows are a HPI. They should be retained in any proposed scheme and where lengths need to be lost, they should be transplanted or new hedges planted as compensation.
- None of the hedgerows are classified as important under the Hedgerow Regulations (1997) as they are not “countryside hedges”.
- Trees within the site boundary comprise small trees within the parkland/ public open space. Trees are young to middle aged.
- There is no evidence of Japanese knotweed, giant hogweed or Himalayan balsam on the site. No other invasive or notable weed species listed on Schedule 9 (Section 14) of the Wildlife and Countryside Act (1981) (as amended) was identified within the site or adjacent land.
- Badgers. Badger setts do not occur on site and a lack of feeding signs or runs across the site would suggest that they do not occur within 30m of site boundaries. The proposed development will not impact on any existing badger runs or setts. The porosity of the surrounding fields to the passage of badgers will not be affected.
- Bats. The foraging habitat at the site is very poor for bat species being open and exposed. The modified grassland offers negligible foraging opportunities for bats. The hedge and tree lines are poor in terms of their structure, diversity and interconnectivity. It is not considered there would be significant degradation of foraging habitat as a result of the proposal so long as the hedgerows and trees are

retained and or their loss is compensated for in any landscaping scheme. We consider bat species are highly unlikely to rely on the site for feeding but may occur in the local area. Roosting by bats will not occur on the site.

- Birds. The intact hedgerow offer potential habitat for feeding and nesting birds. The modified grassland and trees have a low potential for use by nesting birds as the grassland is mown and as such is usually short. Trampling risks are also very high within this area of the site. The habitat on site is not considered to be of anything more than of local significance, habitats present are well represented in the local area. The impact on nesting birds is therefore considered likely to be minor.
- Red Squirrel. No dreys were however located in trees on the site and arboreal connectivity to adjacent woodland is limited.
- Other. The boundary hedgerows are species poor and provide little potential for use by hedgehog (*Erinaceus europaeus*). Fragmentation of habitat locally and existing land use do not provide optimal conditions for the free passage of this species across the site and slugs and snails are likely to occur only at very low numbers. The site may be crossed by species such as fox (*Vulpes vulpes*) which are known to occur locally.

Conclusion of the Preliminary Ecology Assessment

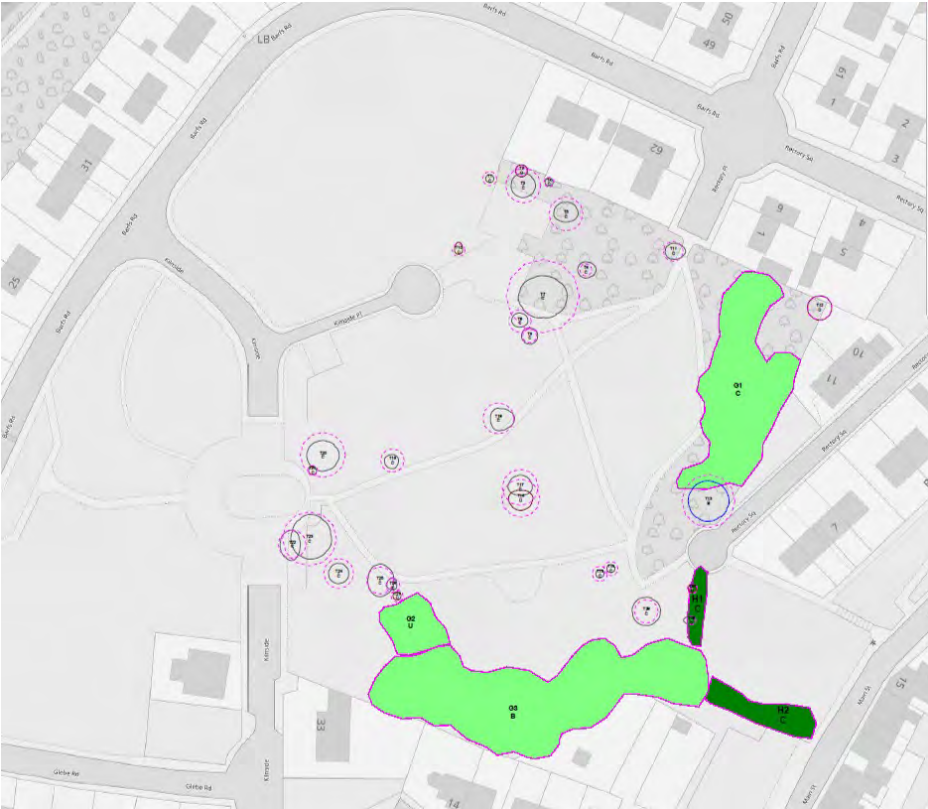
- The landscaping scheme should utilise plants which are native and wildlife friendly. In particular night flowering species would be beneficial to bats. Wildflower seed could be used to plant verges to enhance the ecological value of the site and continuity between the site and the wider area.
- Hedgerows around the site should be retained or improved where possible. Any lengths of intact hedgerow to be removed to facilitate development should be transplanted and or replanted in order that there is no net negative impact on this HPI due to development.
- New roosting provision for crevice dwelling bats could be incorporated into the buildings on site or bat boxes could be erected in retained trees.

Biodiversity Net Gain

A BNG assessment was undertaken in August 2026 by Envirotech.

Conclusion of the Biodiversity Net Gain Report

- There are no irreplaceable habitats on the site
- There are no Very High distinctiveness habitats on the site
- There is one High distinctiveness habitats on the site
- There are three Medium distinctiveness habitats on the site.



Extract from the Tree Constraints Plan (Westwood Landscape Design)

0 25 50 m



Habitat Survey (Envirotech)

2.5 CONSTRAINTS AND OPPORTUNITIES

CONTEXT

Key Constraints

- Existing trees and hedging to the boundaries will need retaining.
- Existing roads and public footpaths to be retained.
- Existing properties to the site boundaries.
- Sloping site to the eastern boundary.
- Existing live drainage below the site.

Key opportunities

- Predominantly level site.
- Good vehicular and pedestrian access.
- Good access to local facilities.
- Opportunity for public open space and BNG enhancement.
- Suitable aspect for photovoltaic panels
- Limited overlooking issues.

Planning Considerations

There is site is not within a Conservations Area and there are no Listed Buildings, Scheduled Monuments or TPOs within the vicinity of the site. The site has been used for residential development in the past.

Highways/Parking Requirements

The existing accesses from Kilside and Rectory Place will be retained. Existing Kilside roads will be reconnected. Kilside Place will be retained and a new turning head added. Rectory place will be extended and a new turning head included. Parking will be in accordance with the Cumbria Highways design requirements.

Separation Distances

Privacy distances of 21 metres (main facing windows) is advisable for 2 storey dwellings. 12m separation is required to between a main facing window and a side elevation, when 2 blank elevations are facing each other, a minimum distance of 2m is required.



Extent of Existing and Proposed Highways



Existing Drainage



Existing Site Plan



Existing Topography

2.6 CONSULTATION
CONTEXT

Public Consultation

The consultation was held at Distington Community Centre on 19 May 2026 between 3.30 -6pm.

Turnout was good with approximately with the local councillors and approximately 52 residents in attendance. Visuals of an initial scheme were presented with options for the house types and suggested materials. The feedback was positive, with 26 feedback forms received (24 positive and 2 negative) and included the following comments:

- "great to have new homes in the community"*
- "lovely design"*
- "Great to see lots of parking"*
- "Great to see new housing as the Flat tops are not suitable"*
- "Garden sizes look great"*
- "We need housing so this is great"*
- "Love the plans"*
- "Looks modern"*

- All the material options were like and a mixture would be welcome.
- There amount of additional parking was welcomed.
- The mix of house types were good but bungalows were particularly welcome.

United Utilities and Cumberland Council LLFA and Highways

Pre-application meetings with RG Parkins, Thomas Armstrong (Construction) Ltd, Cumberland Council LLFA and UU was held on 29 April 2026 and 29 June 20026 to discuss the site proposals, the drainage parameters and disposal options available to dictate the drainage strategy.



Consultation Board Isonometric



Consultation Site Plan



Elevation Material - Buff Brickwork



Elevation Material - Window Surround



Elevation Material - Render Panel



Elevation Material - Brick Band

Consultation Board Material Options



House Type A



House Type B



House Type C



House Type D

Consultation House Types

3 | DESIGN

3.1 SITE LAYOUT

DESIGN

Design Principles

- Retain the existing street layout
- Ensure affordable and accessible housing
- Enhance landscaping and streetscape
- Retain some previously developed land as public open space with Biodiversity Enhancement

Mix

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. As the scheme is a single tenure, affordable rented development, this affordable mix has been applied across the full site.

Layout

The site layout is largely dictated by the existing street pattern, drainage and landscaping. The existing site vehicular accesses from Kilnside and Rectory Place have been retained with addition pedestrian routes maintained from Barf's Road and Rectory Square. The existing site is characterised by connectivity with road and footpaths crossing the site, it was felt important to retain this in the proposed layout. There are existing tree belts to east and south which need to be retained and soften the edges of the development with the majority of trees have been retained across the site. The layout reflect the existing landscaping with existing and new trees acting as focal points in open spaces adjacent to pedestrian routes. Public open space has been retained to the eastern and western boundaries of the site.

Parking

All properties have at least 2 in curtilage parking spaces. There are in total in curtilage 125 parking spaces and 46 visitor parking spaces positioned where they can be overlooked. Overall there are 171 parking spaces which equates to 2 no. spaces per 2 bed dwelling and 2.5 spaces per 3 and 4 bed dwelling plus 20% visitor parking in accordance with Appendix 1 of the Development Design Guide. All properties have EV charging points.

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.

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.

Refuse

All properties will have sufficient in curtilage space for refuse and recycling bins with level footpath route to the kerbside for collection.

Security

All properties will have 1800mm high close boarded fencing with lockable gate to back gardens and rear access routes. All properties will have front and rear photocell low energy external lights and all doors and windows will be PAS standard.



Proposed Site Layout



Photoreal Axonometric View



Photoreal Image 48-51 Kilinside



Photoreal Image of Plots 55-61 Glebe Road



Photoreal Image of 42-45 Barf's Road



Photoreal Image of Plots 23 and 24 Kilinside



Photoreal Image 17-20 Rectory Place



Photoreal Image 15-20 Rectory Place



Photoreal Image 48-54 Kilnside viewed from Barf's Road



Photoreal Image of Plots 7-14 Rectory Place viewed from Kilnside

3.4 HOUSE TYPES B1 AND B2

DESIGN

Detailed Design Consideration

- All properties to be affordable
- Internal layouts to be efficient and practical
- To comply with NDSS standards
- To comply with Home Groups space standard and furniture schedules
- To be able of flexible is with alternative furniture layouts and meet the changing needs of residents
- To have sufficient dedicated storage space
- To be able to accommodate renewable technology including heat pumps, hot water cylinder, PVs and future battery installations.

Floor Area(s)

HT-A1 2 Bed 3 Person Bungalow— 61sqm

HT-B1 2 Bed 3 Person House—70.3sqm

HT-C1 3 Bed 5 Person House—94.1sqm

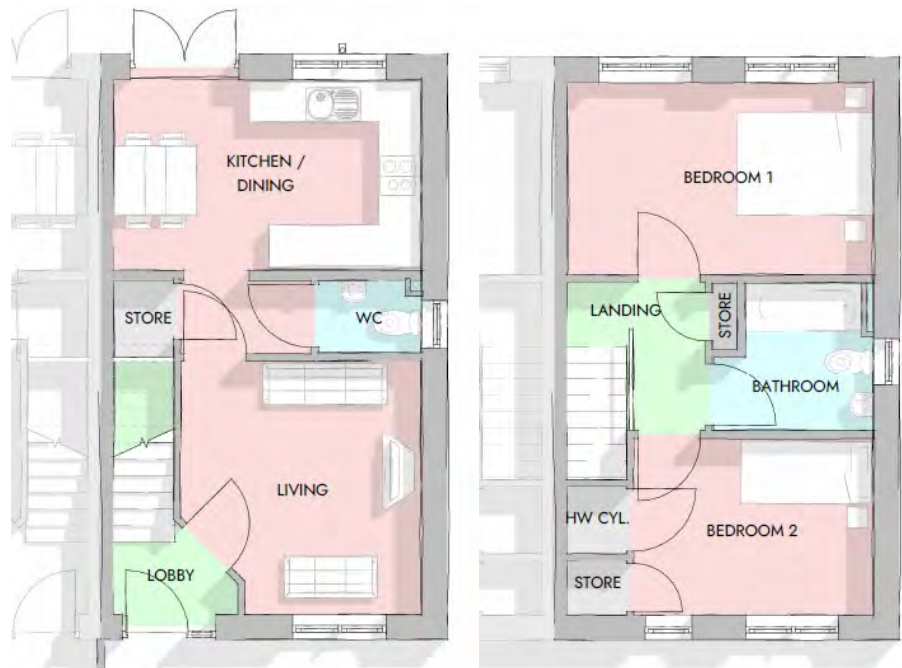
HT-D1 4 Bed 6 Person House—107.4sqm



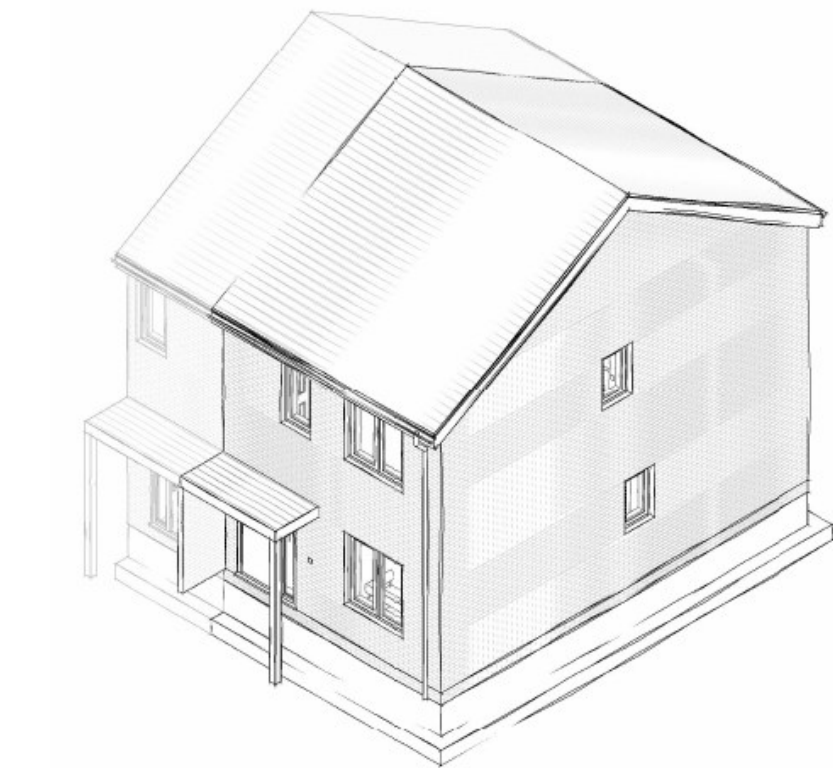
HT A1 Plan —2 Bed 3 Person Bungalow



HT B1— Axonometric 2 Bed 3 Person House



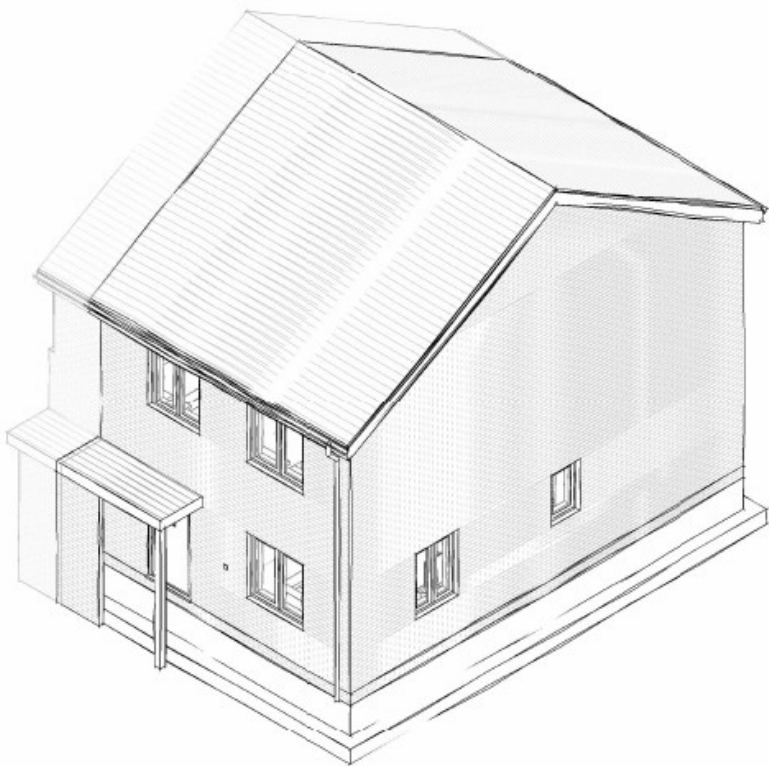
HT B1 Plan —2 Bed 3 Person House



HT B2— Axonometric 2 Bed 4 Person House



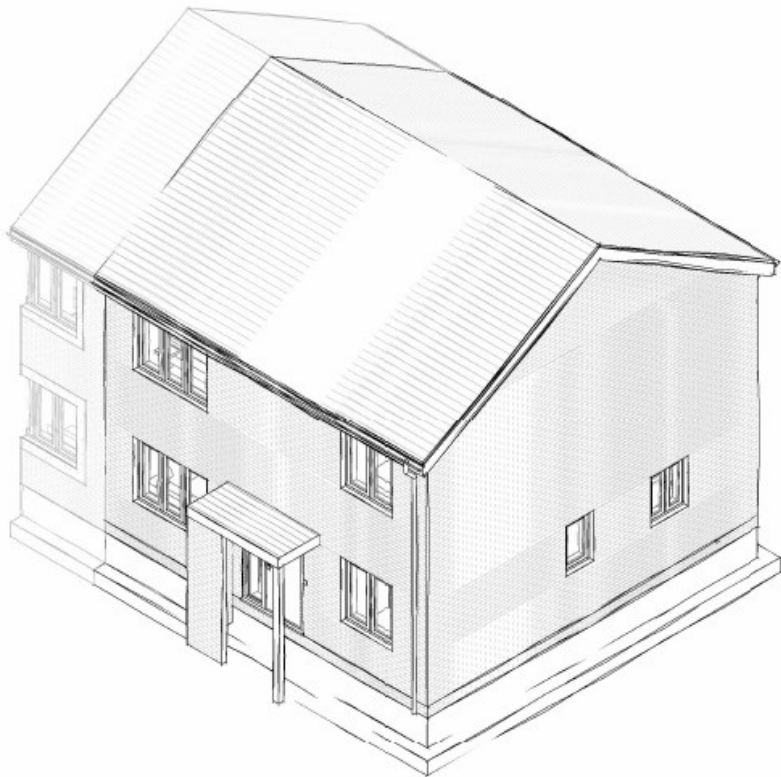
HT C1 Plan —3 Bed 5 Person House



HT C1— Axonometric 3 Bed 5 Person House



HT D1 Plan —4 Bed 6 Person House



HT D1— Axonometric 4 Bed 6 Person House

3.6 MATERIALS
DESIGN

Proposed Materials

- Roof: Plain grey pc roof tiles. Black UPVC fascias, bargeboards and soffits. Black UPVC rainwater goods.
- External Walls: Buff clay facing with light render/dark grey panels or window surrounds.
- Windows: UPVC double glazed casement windows with dark grey frames.
- External Doors: Dark grey composite insulated doors. Black canopies and posts.
- Front Boundary Treatment: Black vertical bar railings to front of dwellings and public footpaths. Hedges between plots to the front of dwellings.
- Rear Boundary Treatment: Close boarded timber fence to rear gardens.
- Boundary Treatment to Public Open Space: Black estate fencing and hedging.
- Public Road and Footpaths Surface Treatment: Macadam.
- Surface Treatments to Plots: Charcoal block paving to parking bays. Natural grey pc concrete paving flags to footpaths and patios.



Charcoal block paving to parking bays



Natural pc concrete paving flags



Black estate fencing



Black vertical bar railings

External Works Material



Buff clay facing brick



White Cream Grey Render



Plain pc concrete roof tile



Dark grey facing brick

House Materials



Photoreal Image of HT-C1 showing proposed Materials



Photoreal Image of HT-B1 showing proposed Materials

3.7 LANDSCAPING

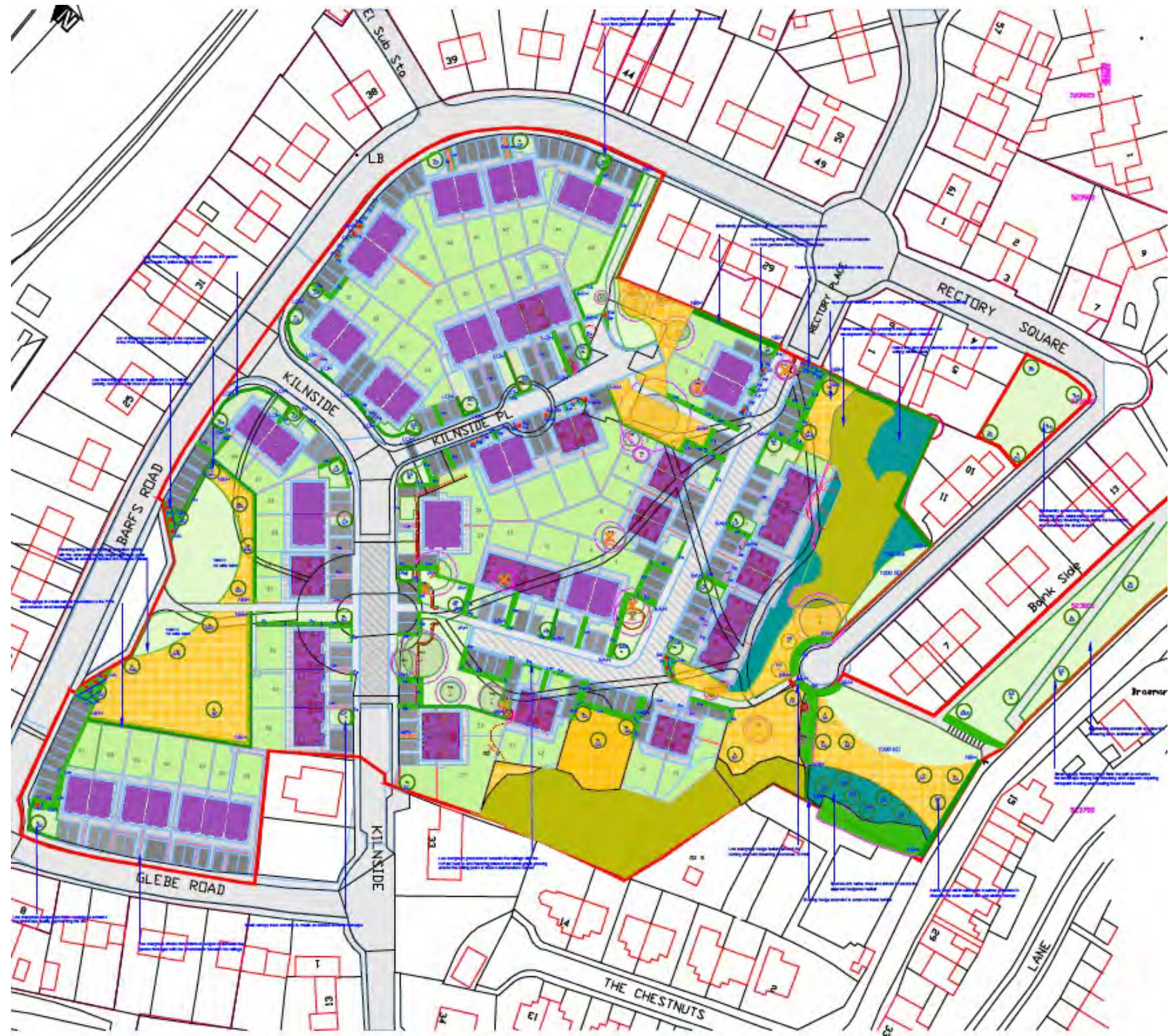
DESIGN

Landscaping Consideration

- To enhance the features of the existing site and proposed development
- To be appropriate and maintainable
- To enhance existing biodiversity
- To provide pleasant public open space
- To enhance the streetscape and assist in delineating public, private and semi-private spaces

Proposed Landscaping

- Retain and enhance the existing tree belts margins of the site
- Use of evergreen hedging to delineate property boundaries, public open space and to reduce the impact of parking areas
- Feature planting at focal points
- Enhancement to public open space with flowering lawn grass, wildflower meadow grassland; cut grass margins and footpaths, native species hedges and new tree planning.
- Defined public open space with estate fencing and hedge boundaries.
- Include biodiversity enhancement with species rich flowering lawns, flowering trees and species rich trees and shrubs.



Landscape Plan (Westwood Landscape Design)



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