

Distington

DISTINGTON BIG LOCAL: LEGION LAND PROJECT D&A STATEMENT

Revised-Updated

March 2021



CLIENT: **Distington Big Local.**
Distington Community Centre,
Church Road,
Distington,
Cumbria
CA14 5TE

GENERAL ENQUIRIES: 01946 834297 (info@distingtonbiglocal.org)

PROJECT MANAGER: Ingrid Morris (ingrid.biglocal@gmail.com)

PROJECT ASSISTANT: Lindsay Bodman (lindsay.biglocal@gmail.com)

AGENTS: **Halsall Lloyd Partnership**
98 – 100 Duke Street,
Liverpool L15AG.
Tel: 0151 7088944.

CONTACT: **Bill Halsall** Senior Partner - Architect
Alan Ravenhill Associate - Architect
(alan.ravenhill@hlpdesign.com)

DEVELOPMENT PROPOSAL

SITE AREA: 1.7 acres – 0.73 Hectares
British legion Land.
Land to the rear of Church Road, Main Street
and Chapel Street, Distington, Cumbria.

DETAILS



PROPOSED HOUSING MIX & DESIGN STANDARDS

BUNGALOWS

3x2 bed 3 person M4 (3)

Wheelchair user dwellings (with Dementia Adaptations)

Internal floor area of each unit 82m²

6x2 bed 3 person M4 (3)

Wheelchair user dwellings

Internal floor area of each unit 76m²

2x2 bed 3 person M4 (2)

Adaptable bungalow

Internal floor area of each unit 62m²

TOTAL 11

APARTMENT BLOCK UNIT MIX

9x2 bed 3 person M4 (2)

Accessible and adaptable dwellings

Internal floor area of each unit 65-67m²

26x1 bed 2 person M4 (2)

Accessible and adaptable dwellings

Internal floor area of each unit 55m²

TOTAL 35

OVERALL TOTAL 46 NO UNITS

The Distington Legion Land project is being developed to the best current standards of design for an ageing population.

These include:

- HAPPI principles
- National Described Space Standards
- Design for Dementia' Principles
- Building Regulations Part M4.

DETAILS

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1: INTRODUCTION



Distington Big Local Ltd is one of 150 Big Local areas that were awarded £1million pounds of Lottery Funding. The communities were chosen as they had missed out on previous funding programmes. The funding is to help local people improve their community and leave a lasting legacy for future generations.

Distington is situated in west Cumbria, between the towns of Workington and Whitehaven. DBL Ltd was set up in 2014. We became one of the first Big Local areas to become a limited company in 2016, which meant we were able to buy the former British Legion Land which came up for sale in the centre of the village. Distington Big Local is run by a Board and three subgroups. The Residents & Wellbeing group, Young People & Families group and the Land Development group. All Board members are Company Directors and local residents.

Nearly all board and subgroup members are made up of volunteers. The board, with recommendation from the subgroups, decide how the money will be spent. The spend needs to be agreed by Local Trust in London, who manage the Big Local funding, before we can draw the money down from them. DBL Ltd volunteers work very hard, giving many hours of their time to attend meetings and events, get training and make, often very difficult, decisions. In addition, we have two members of employed staff: Project Manager, Ingrid Morris and Project Assistant, Lindsay Bodman.

The Legion Land Plan is a unique opportunity for a significant project of community led homes.

DBL Ltd.'s vision is to turn this wasteland in the centre of the village into a high-quality housing development. They plan to build innovative, state of the art, dementia friendly and future proof housing for the over 55's. The development will enable residents to stay in their village rather than having to move out of area for appropriate housing which is currently not available. It will enable people who have, or had a local connection to Distington, to return to the village. It will also put Distington on the map for innovative housing, not just for local resident but also those from a wider area.

1: INTRODUCTION

As part of the practical process of formulating funding for the development, Distington Big Local are now working with Housing 21 and Castles and Coasts Housing Association to establish a realistic delivery programme for the project. Both organisations recognise the benefits that the development can bring to the local and wider community in offering a diverse selection of accommodation. The proposed new dementia bungalows are an example of this focused approach, and demonstrate a commitment to providing homes that are 'fit for purpose'.

Over recent months, the overall design layout has undergone a number of changes. The apartment block has been redesigned and repositioned on the site to meet the evolving brief of the partnering organisations and comments raised by the local planning department through constructive conversation.

Comments from the planning department have related to the scale of the development, overlooking of the adjacent school and the proximity of the apartment block with Chapel Street to the south. The new revised development has responded to these concerns in the following ways:

The overall development has reduced from 54 units to 46 units, (8 unit reduction within the apartment block). Along with a re-evaluation and reduction of the amenity areas and circulation space, the overall scale and footprint of the building has substantially reduced, allowing it to be pushed further back into the site in a northern direction away from Chapel Street, facilitating increased interface distances, a larger sensory garden and potential for additional sensitive tree planting creating a visual attractive buffer with existing houses.

The objection concerning overlooking of the school site raised by Distington Community School has been designed out of the new layout. 2 bedroomed apartments positioned at the end of the apartment block on the previous scheme have been relocated and replaced with 1 bed 2 person apartments, allowing the offending bedroom and bathroom windows on the end gable to be omitted, eliminating the problem.

1: INTRODUCTION

The reduction in apartment numbers and overall volume of the apartment block has released an area to the south east of the site previously accommodating 2 storey apartments. The new proposal now details two 2 bed 3 person bungalows designed to Part M4(2) adaptable standard, mitigating any height issues at this location.

The smaller apartment block has been redesigned to address planning concerns regarding the three storey height of the building. The new design details a simplification of the roof, which has been made possible by reducing the width of the 2 bedroomed apartments. Reductions to the central atrium and the addition of the sloping roof over this space, further reduces the mass and impact of the rear elevation.

Affordability has always been a primary consideration throughout the design and engagement process, which has involved both the local community and planning department from inception. While the site offers great potential for much needed affordable houses, issues concerning access, drainage, services, ground composition, affordable rents, have to be balanced with the size and build-ability of any scheme. Financial modelling as the design has progressed soon established that the viability of the project is only achievable with a 3 storey apartment building. A copy of the viability appraisal supporting these findings is enclosed for your review See appendix 6. The recent design changes relating to height, mass, overlooking and reduced unit numbers demonstrate the client's firm commitment in addressing both the concerns of the community and planning department to ensure that this lasting legacy for Distington is achieved.

1: INTRODUCTION

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2: OBJECTIVES

The Land Development committee, in conjunction with professional architects, have developed a care village design consisting of 11 bungalows (9 of which are wheelchair user) and 35 self-contained 1 and 2 bedroomed apartments within a communal building, which are presented in more detail within this document. The overall objectives of the proposed new development are as follows

1. To develop bungalows and apartments, to include a mix of sizes and specifications to include dementia friendly design.
2. To provide housing that is innovative and state of the art in design.
3. To include 1 and 2 bedroom homes consisting of semi-detached bungalows with their own gardens and an apartment block of 1 and 2 bed units. Innovative ideas on property types are encouraged.
4. To provide shared community and communal space, both inside and out, that enables residents to come together and encourages community spirit and pride.
5. To include beautiful landscaping and shared parking for residents along Church Road that back onto the site, as well as for the development.
6. To implement a cascading lettings policy plan prioritising and improving housing for local residents while at the same time ensuring high occupancy by being available to people from further afield.
7. To implement a long-term governance structure for the homes which has the residents at its core, creating long term resources for the local and wider community.
8. To use local people, where practicably possible to work on the project both in the build stage and into the future.
9. To deliver the homes in a way which safeguards DBL Ltd both financially and legally.
10. To create a long-term resource for the community prioritising local people.
11. To create a development that will provide a lasting legacy and have a positive impact on the whole of the village.

2: OBJECTIVES

In 2016 DBL Ltd purchased 1.7 acres of land in centre of village for the community.

Match funding was secured to help pay for a Community Consultation and Feasibility Study.

We commissioned architects and designers, Halsall Lloyd Partnership, to carry out the above. The community consultation showed a strong desire for housing for over 55's in the village, with an emphasis on dementia friendly design. The feasibility study confirmed that the site is suitable for a housing development.

In September 2018 we held a Legion Land Plan exhibition to show the community what a housing development on the site might look like.

79% of residents who took part in our lengthy consultation process were in favour of the proposed development.

The local authority identifies a clear need for older peoples' housing and is supportive of our plans.

The site provides a rare opportunity to implement an ambitious housing development that acts on local needs, to develop affordable, sustainable new homes led by the local community.

DBL Ltd has been awarded funding from Homes England to help take this project to full planning stage.

2: OBJECTIVES

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3: THE VISION



A clear vision has been developed by Distington Big Local for the redevelopment of the Legion Land, based on the new housing being at the heart of the village, responding to the needs of older people. Furthermore, it will promote and revitalise the village by attracting new people, freeing up existing properties for families and creating a 'Centre of Excellence' for elderly care in North Cumbria.

This vision has been developed over two years in close consultation with residents of the village and other stakeholders including the local authorities, Copeland and Cumbria.

Over the past 6 months detailed design for the project have progressed through a series of Design Panel meetings representing the local community. The wider community have also been consulted through events including the DBLs AGM and a 'Drop-in' day in November. Additional stakeholder consultation includes the local planning authority and highways authority as well as health care professionals.

The emerging 'Vision' is for a 'Care Village' within the village with good connection and linkage and designed to the highest possible standards in care provision, particularly focusing on design for all impairments, both physical and cognitive, enabling residents to 'age in place' while retain capacity and independence for as long as possible through the application of the highest design standards in elderly care.

3: THE VISION



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4: HISTORY AND PREVIOUS LAND USE

circa 1898



circa 1900



circa 1923

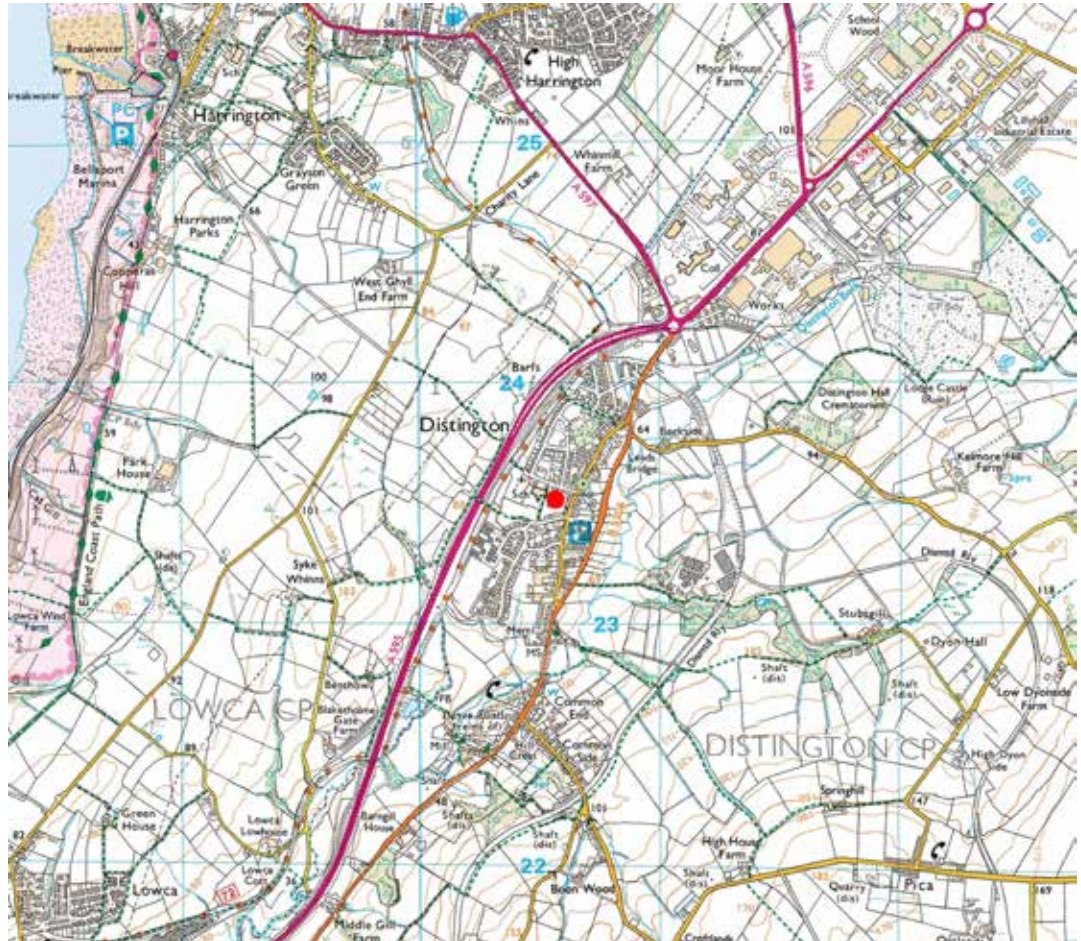


circa 1952



4: HISTORY AND PREVIOUS LAND USE

The site is currently a cleared site located centrally within the village of Distington.



The site currently has one pedestrian and vehicle access point, located off Church Road, which will be retained as the main vehicle and pedestrian access-way into the new development.

The British Legion Club was originally located at the northern end of the site, but this building was demolished a number of years previous. Historical records and investigations show that part of the site was recently used for a small market garden/allotments, but other than this limited use, historical plans indicate that the site has not been built upon. (see previous page with historical mapping information for the site)

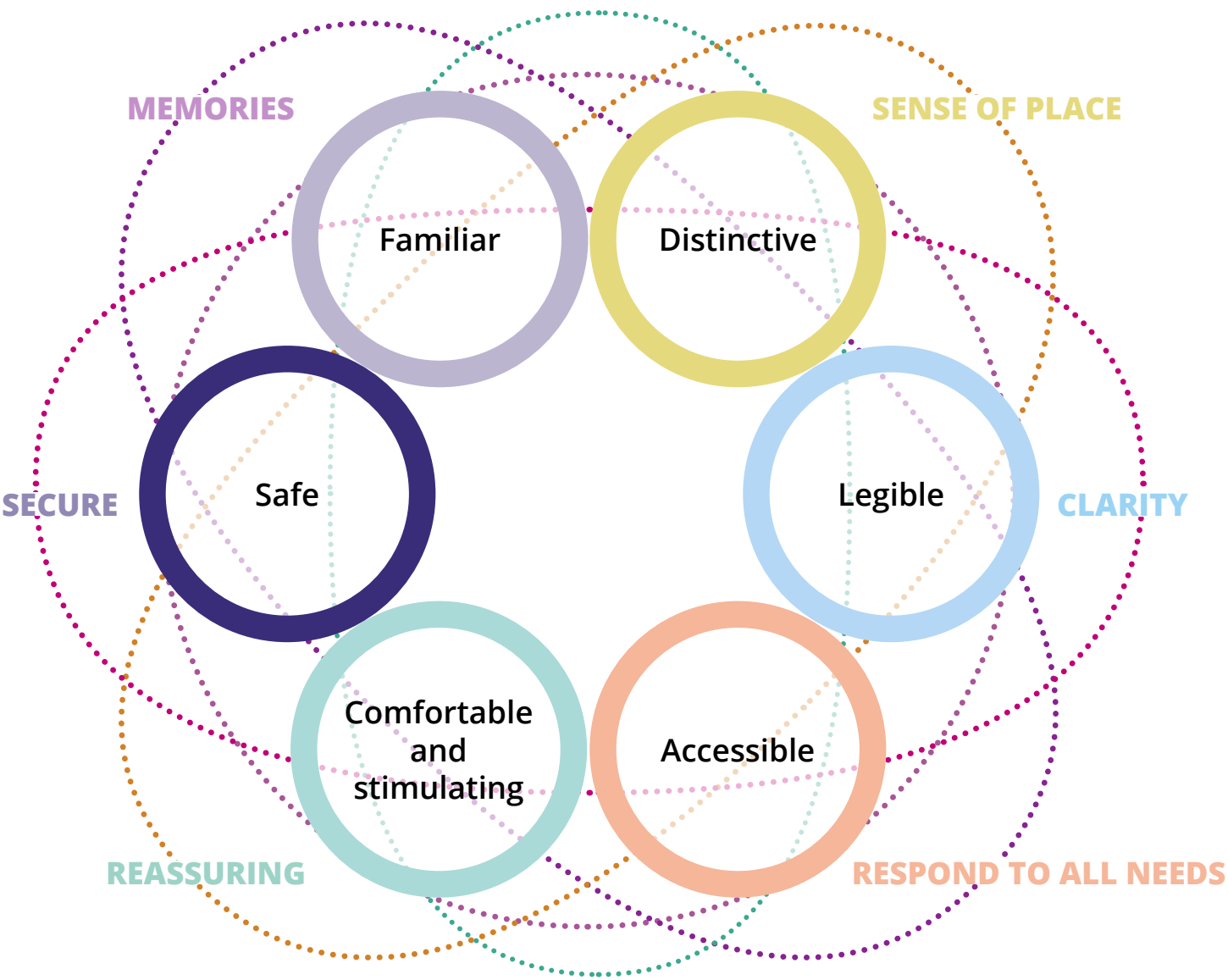
The edge of the site is bounded by residential housing/rear gardens on three sides and the 'fairy path' on the other, which leads from Chapel Street through to Distington Primary School on Church Road. A topographical survey of the site has been completed and shows a slope across the site in excess of approx. 2 meters in a north east to south west direction.

Site photographs detail a partially tarmac area which provided parking for the British Legion Building and rough open ground. Boundaries are a mix of timber and mesh fencing predominantly in poor condition. See site photographs in **Appendix 4**.

4: HISTORY AND PREVIOUS LAND USE

5: KEY DESIGN PRINCIPLES

KEY DESIGN PRINCIPLES



5: KEY DESIGN PRINCIPLES



The concept is of a 'Care Village' integrated into the wider village with good connections to facilities and public transport responding to the local need for high quality residential accommodation aimed at older people.

The project will be a 'Centre of Excellence' servicing the wider population of Copeland but with priority for the local people of Distington.

Built to the best modern standards, it will be 'future proofed' as far as possible, anticipating changing needs and requirements through inbuilt flexibility.

An accommodation mix will be provided which offers choice and diversity through a range of different types of accommodation including wheelchair user bungalows, bungalows with additional dementia adaptations and 1 bedroom and 2 bedroom apartments.

All the accommodation and the public realm and landscaped areas are dementia compatible. Three of the bungalows are more specialised in design to achieve a full 'Design for Dementia' standard. However, it is important that all the bungalows and apartments are designed as 'homes that anyone would want to live in' and that the design is inherently 'non-institutional'.

- 'Ageing in place' is a fundamental concept. Residents should be able to achieve all their needs and aspirations within the scheme.
- The apartments are designed for 'independent living' but with adaptations and design features which respond to design for dementia and physical impairment requirements now and in future.
- The design achieves unity through an inviting central 'square' which shares access between the bungalow and apartment accommodation
- Communal facilities are provided within the apartment block. These may be shared by bungalow residents as well as the wider village community, creating a central 'Hub'.
- The central atrium at the core of the apartment block serves as a covered street provided access to a range of services such as a salon, cafeteria, therapy and wellbeing suites.
- In view of the exposed environment of the site, the shared amenity space will encourage residents to come out of their apartments to enjoy the stimulus of communal activity.
- This principle extends to the landscaped environment of the scheme which is designed to provide sensory stimulus appealing to all the senses, reducing stress through a 'view to green' as well as stimulating ecological diversity.

5: KEY DESIGN PRINCIPLES

6: COMMUNITY CONSULTATION



6: COMMUNITY CONSULTATION

Since the purchase of the land in 2016 . Distington Big Local have made community consultation and engagement a fundamental priority in the development of the design, ensuring transparency from the start. Community consultation has allowed the local and wider community to contribute and comment ensuring all opinions are expressed and considered as the design has progressed.

A list of the community events is detailed below: -

Initial consultation - The community of Distington where initial consulted in February 2018, the consultation took the form of a short questionnaire which was delivered to houses within the village. Houses directly adjacent to the site where also visited by HLP Architects who had been appointed to undertake the consultation process. The aim of the consultation was to establish community opinion and preferred usage of the site.

The collated results of this first consultation are recorded in the Community Consultation Report 03.05.2018 which is enclosed within **Appendix 1.**

The results from the initial consultation established that the community favoured social housing aimed at older people, integrated with a community hub/resource for the village as the preferred option for the site.

Following up from this initial consultation, a follow up community event took place on 15th September 2018. The event was held on the site within a large exhibition tent. A collection of A1 boards was produced detailing initial concept designs based on the preferred older persons housing consulted on previously. A large central model was also produced as an aid to the discussion on the day. A copy of the boards and follow on reports are enclosed within **Appendix 1.** The event was also attended by local councillors and the MP for Copeland, Trudy Harrison who was very supportive of the development and the potential provision of new high-quality homes for the local area.

A further open day even was also held on 20th November 2019 between 2-7pm at Distington community centre. Display boards and a 3D computer model where displayed detailing the latest design proposal. While the numbers in attendance where low, the overall feedback was positive. **See Appendix 1.**

In addition to all of the community engagement events over recent months, Distington Big Local have maintained an ongoing day to day dialogue with the local community through other ongoing projects and works within the village. They have operated an open door policy and have been happy to talk at length about the proposal with any resident who wishes to learn more about the development and what it offers in terms of accommodation and as a community resource and legacy for the village.

6: COMMUNITY CONSULTATION

7: PLANNING PRE-APPLICATION ADVICE

It was noted from an early stage that consultation with the local planning and highways department was essential to ensure that the project was achievable, sustainable and fitted within the local plan and framework for Distington and the wider area of Copeland.

Two separate meetings have been held with the planning Development manager Nick Hayhurst, and his team, Sarah Papaleo, and Michael Robinson from West Cumbria highways. Copies of correspondence received after the meeting are enclosed within **Appendix 2**.

Overall comments regarding the proposal have been very positive.

7: PLANNING PRE-APPLICATION ADVICE

MAIN ENTRANCE



1 Br	100% Apartment (MUT)	Accessible - Adaptable
2 Br	100% Apartment (MUT)	Accessible - Adaptable
3 Br	100% Apartment (MUT)	Accessible - Adaptable
TTN	Apartment on First Floor	

Overall 35 N° Apartments
over 3 Storeys

GROUND FLOOR

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8: DESIGN AND MATERIALS

The design layout of the new care village has developed from our initial study of the site topography, access points on the site and its relationship with the existing buildings and houses surrounding the site.

The ground floor entrance point has been designed to maximise overlooking and maintain security. This flows directly into a central atrium space with a direct connection through to the sensory garden at the rear. The community café and communal facilities are all located on the ground floor at client request, the central multi use area which forms the hub of the building can be adapted and subdivided with folding partitions depending on usage of the space. The atrium is continued on the first and second floor at a reduced size and scale but provides important visual connections between floors, encouraging activity and interest and allowing light to penetrate into the space from roof lights above.

Apartments within the building are made up of 1 and 2 bedroomed units as detailed below: -

26 x 1 bed 2 person apartments M4(2)

Adaptable standard

Internal floor area of each unit 55m²

9 x 2 bed 3 person apartments M4(2)

Adaptable standard

Internal floor area of each unit 65-67m²

TOTAL 35 Apartments

The housing mix across the whole development has been formulated to meet existing and future housing needs within the local and wider area.

All apartments have been designed to meet National Described Space Standards areas. Each apartment layout also references HAPPI design principles. To ensure adaptability and flexibility within the layout. An additional option for a visitor Wc is also incorporated within each apartment, which would function as a store until the need for change was required.

The original brief was to provide a mixed tenure of apartments and bungalows to meet the existing and future needs of the building.

3 x 2 bed 3 person bungalow M4 (3)

Wheelchair user dwellings (with Dementia Adaptations)

Internal floor area of each unit 82m²

6 x 2 bed 3 person bungalow M4 (3)

Wheelchair user dwellings

Internal floor area of each unit 76m²

2 x 2 bed 3 person bungalow M4 (2)

Adaptable bungalow

Internal floor area of each unit 62m²

TOTAL 11 Bungalows

8: DESIGN AND MATERIALS

The bungalows are externally rendered with feature sandstone gables to the front. Windows are an anthracite UPVC in appearance. Roof tiles will be a concrete dark grey tile with black UPVC guttering and down pipes. A rough render to the external building envelope will be in keeping with the local vernacular.

The large apartment block will be traditional masonry construction. The linear nature of the development will be punctuated with feature red sandstone gables to break up the render and also emphasize the entrance. Steps created in the plan also translate to the elevations and help break down the form of the building creating a village scale to the development.

The exterior of the building will be predominantly rendered. Internal staircases separating apartments and connecting each floor will be glazed from floor to ceiling allowing light to penetrate into the central spaces. While there are some areas of flat roof over corridors and the atrium, the majority of the roof will be formed using a timber truss construction. The proposed new roof will be pitched at 35 degree, with a dark grey concrete tile to the approval of the planner. While the roof over the corridors and atrium is flat, the apartment roof will be a traditional pitched truss roof construction, As the drawings show, by providing each terraced row of apartments with a separate single roof, the overall heights can be kept to a minimum and relatable to the existing surrounding building.

8: DESIGN AND MATERIALS

9: LOCAL VERNACULAR & DESIGN INFLUENCES



Image courtesy of www.visitcumbria.com/churches/distington-holy-spirit-church/

9: LOCAL VERNACULAR & DESIGN INFLUENCES

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Distington is now a mix of many architectural period's styles and forms, ranging from 1960s /70s flat roofed 2 storey ex local authority housing to period properties within the village centre. The Holy Spirit Church which has a raised aspect over the village was constructed in 1886 and is a red sandstone structure. The majority of period character buildings run along Main Street which is still the main pedestrian and vehicle access route through the village. Prominent buildings within the village such as the Holy Spirit Church and the old school along main street are constructed with red sandstone blocks. Picking up on this theme, gables along both the front and rear elevations of the new apartment block are constructed in red sandstone with a with a raking gable coping and kneeler which is typical of the area. Limestone render is also a prominent elevational treatment within the village, it is proposed that a hard-wearing robust render will also be utilised on the new elevations, creating a rapour with the existing village vernacular. To minimise roof heights, each gable end of the building will be formed with a double pile roof which is also characteristic to larger lake district housing such as Blackwell House. This roof design feature allows a more proportional roof, scaled with the surrounding buildings.

9: LOCAL VERNACULAR & DESIGN INFLUENCES

10: LANDSCAPE DESIGN

The landscape design is fundamental to the overall success of the development and helps knit together the external environment with the buildings and internal spaces. At the initial design stages of the scheme, the proposal for a sensory garden as an extension of the building has been central to this proposal. The rear south facing garden will demonstrate the importance of quality outdoor space in assisting people to live well with dementia through simple inclusive design features and planting, which will provide opportunity for shared interaction or private relaxation. The proposed design of the new landscaped garden establishes a series of inter linking outdoor 'rooms' allowing the visitor to immerse themselves in activities or quiet contemplation. The sensory garden also offers the opportunity to enhance nature and habitat for local species identified within the ecology study (*see supporting documents accompanying application*). Selective tree and shrub/bush planting will also provide a visual buffer with the existing properties that back onto the new development and help maintain privacy.

All bungalows will be provided with front and private rear gardens. Front boundaries have been omitted to retain simplicity and ease of movements. This will also assist in maintenance. Discussions with Cumbria highways have been ongoing from the pre-application meetings and the current design indicates partial adoption of the entrance and parking areas while the central court will remain private. A mix of non-slip hard wearing materials ranging from sets to tegula blocks, pavers and tarmac will be utilised to complement the architecture of the new buildings and also respond to the existing materials within the local area. A proposed new lighting scheme will be discussed and implemented over the development in line with highways requirements in order to minimise light spillage. All adopted highways works will be constructed to Cumbria highways adoptable standards.

Boundaries will be reformed and new robust fences and boundaries created to re establish security and maintain privacy.

10: LANDSCAPE DESIGN

11: VISUAL IMPACT STUDY

A visual impact study to demonstrate that there will be no detrimental impact on the village has been completed in the form of a photographic study. The photographs show that as a result of the contained nature of the site, the 3 storey element of the main apartment block will be obscured by adjacent buildings bounding the site. It must also be noted that while there are currently no three storey buildings within Distington, the scale of the existing period properties and roof pitches currently demonstrate a 3 storey scale and massing in the village. The Visual Impact Study is detailed within **Appendix 3** of this document.

11: VISUAL IMPACT STUDY

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12: FINANCIAL VIABILITY

Homes England grant funding has been approved to progress the design up to a formal planning application which needs to be submitted and validated before the end of March 2020 to ensure compliance. Distington Big Local have recently commenced negotiations with a local housing association. This partnership will aim to secure Homes England funding for the construction phase of the development.

As part of the pre-planning phase a cost analysis and assessment has been ongoing to ensure that the project is financially viable and affordable. With the properties offering a mixed tenure, social rent, shared ownership, the 3rd storey ensures that the 46 units detailed within this application will generate sufficient rental income to ensure financial and sustainable viability into the future.

12: FINANCIAL VIABILITY



13: PARKING PROVISION

Pedestrian and vehicle access onto the site will be off Church Road. Church road is a residential street which provides through access to Distington Junior school, the community centre, Distington church and residential housing beyond. Residents residing within the terraced properties along Church Road adjacent to the site currently park on street *See Appendix 4 - site study and photographs.*

With access along this street already limited, a conversation was initiated with these residents to provide a safer off-street parking area which could be shared with the new development. A proposal to share the parking to the rear of the housing has been tabled at community consultation events and has been welcomed by the residents as a way of alleviating congestion and improving security along Church Road.

Overall parking numbers for the development are as follows: -

Bungalows 11 parking space in curtilage spaces

Shared parking provision 27 spaces (inclusive of 6 disabled spaces)

Within the Cumbria Development Guide, the parking standard required for a sheltered housing wardened is 1 space per 4 units plus 1 space per resident staff, and access for ambulance.

This current proposal provides 35 self-contained apartments. Therefore, the minimum standard required would be 9 spaces for residents and 3 for staff totalling 12 spaces. As the current layout for the development details 27 spaces (excluding bungalows which have separate in curtilage provision on a 1 space per 1 unit basis) this development standard is exceeded by 15 spaces.

A cycle stand to accommodate 6 cycles will be provided adjacent to the apartment building entrance in accordance with Cumbria Development guidance.

13: PARKING PROVISION

14: ACCESSIBILITY

It is proposed that all access points into the bungalows and apartment accommodation will be level access. External materials will be non-slip and selected to facilitate uniform contrast with the deterioration of the aging eye, this will avoid level misconceptions and prevent falls as experience by residents living well within the community with dementia. Doorways will be appropriately sized ensuring disability/wheelchair access is not impeded or limited. All bungalows will be designed to Min Part M (3) wheelchair access standard. In curtilage parking will be a min 2.4 width with a 1200mm access path to the side, 3600mm in total. 3 bungalows have been designed with dementia adaptations to allow flexibility of layout. Both apartments and bungalows will benefit from a site manager and a 'Lanyard' call system providing assistance and added safety which can be further tailored to meet individual needs.

14: ACCESSIBILITY



15: ACCESS STATEMENT

The proposed new development site is located within the heart of Distington.

Low car ownership means that residents rely heavily on public transport provision. A transport statement has been conducted and the full report ***(see supporting documents accompanying application)***. The report confirms that public transport provision is good with bus stops located within 400m of the site along Main Street adjacent to the local shop. Bus connections through to Workington and Whitehaven are achievable from this bus stop at regular interval throughout the day and evening. The report also makes references and confirms good pedestrian and cycle provision within the area which is discussed at greater length within the report.

The report also demonstrates that the proposed highways layout conforms to accessibility requirements for emergency and refuse vehicles turning requirements.

15: ACCESS STATEMENT



APPENDICES



Halsall Lloyd Partnership
ARCHITECTS & DESIGNERS



APPENDIX 1: CONSULTATION EVENTS



COMMUNITY CONSULTATION REPORT

3rd May 2018



**Halsall Lloyd
Partnership**

ARCHITECTS & DESIGNERS



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Community Consultation

Aims

A programme of consultation has been carried out to further understand and test opinion on issues, constraints, needs and aspirations for the Big Local former British Legion site to inform development of 'end use' options.

"I think this is a brilliant opportunity to bring some new things to the community - only if everybody works together and all people's views are taken"

Local Resident ~ March 2018

Methodology

Consultation was carried out by questionnaire issued to Distington residents by Big Local in early February 2018. Personal interviews were also carried out with other local stakeholders and residents immediately bordering the site on 19th and 20th February.

Structure of the questionnaire

The questionnaire tested opinion on a series of development options that emerged from the previous community engagement events, including the Big Local Fun Day Consultation in 2016:

Potential Landscape & Community Uses

- Sports facilities
- Social facilities
- Allotments
- Sensory garden
- Wildlife garden
- Health facilities

Potential Commercial Uses

- Market garden
- Community workshops
- Shared work place

Potential Housing Uses

- Housing for families
- Housing for older people
- A mix of different types of housing

A simple tick box priority scale (high, medium and low priority) has fed into graphical illustration of the results, supported by additional comments for each question. Comments were also encouraged by the following open questions:

- Do you have any other suggestions for use of the Legion Land?
- Do you have any specific interest in the 'Legion Land' site which you think we should take into account?
- Do you have any other comments to add?

Feedback Summary

31 responses were received by questionnaire and a further responses by personal interviews, questionnaire responses comprise the following demographic profile:

Gender	
Male	12
Female	20

Age	
31-40	2
41-50	4
51-60	5
61-70	6
71-80	11
80+	6

Community comment was very broad ranging, however it included the following key issues and suggestions:

Issue - Church Road has issues with traffic, particularly in the evening and at start and end of school

Issue - Tight access onto site, during both construction and operation of the development

Suggestion - Several people requested a parking opportunity on the site to alleviate on-street congestion

Issue - A lack of appropriate unlicensed/licensed social venues in Distington now the Legion has gone.

Suggestion - Include a small café conducive to impromptu catch up with friends, or evening pint and game of darts

Suggestion - Improve other existing facilities in the village and include new signposting to them

Issue - Pensioners bungalows are currently located a long walking distance from the centre of the village

Issue - A lack of options exist for downsizing within the village

Suggestion - Include older people's bungalows

Suggestion - Consider purpose-built sheltered or residential housing

Issue - Parking issues also on Chapel Street

Suggestion - If possible include car access/parking from Chapel Street

Issue - History of the site use should not be forgotten

Suggestion - Include a lasting acknowledgement of its use for ex-servicemen and women

Issue - Poor site drainage and problems with waterlogging

Suggestion - Repair land drains and reconnect to sewers on Chapel Street

Issue - A fear of misuse where access is not limited or supervised

Suggestion - Secure the boundaries, ensure there is natural or supervised surveillance of use of the land.

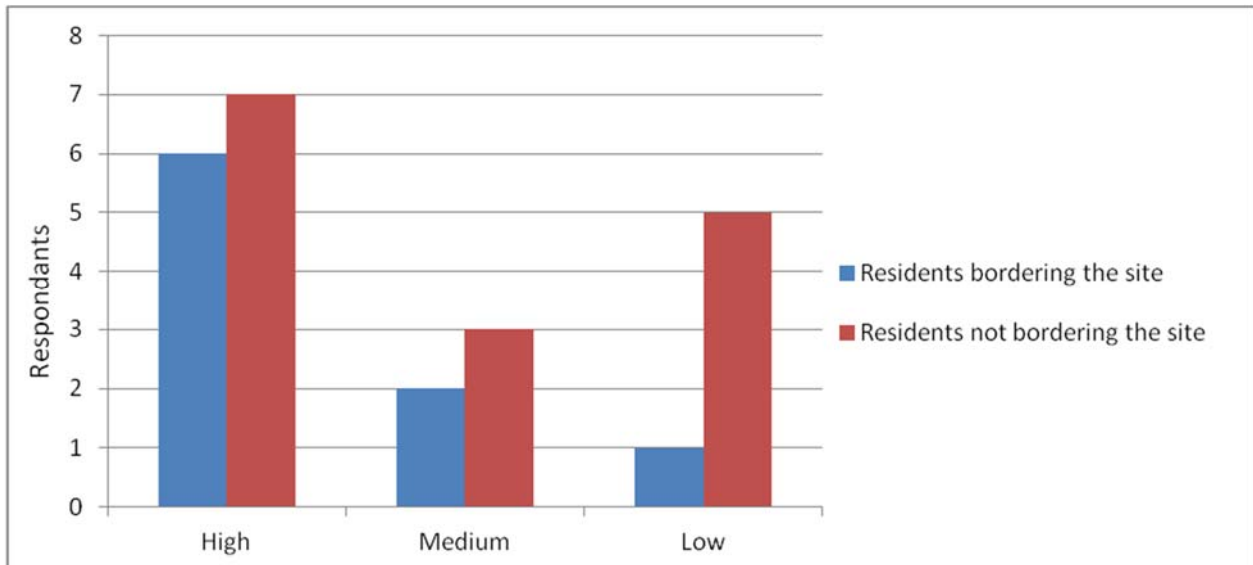
Issue - A fear of the potential for problem families being 'placed' by housing providers if social housing is developed

Suggestion - Include housing for older people at a quality similar to Scholars Green

The following sections record the responses for each question:

Social Facilities

High	13
Medium	5
Low	6

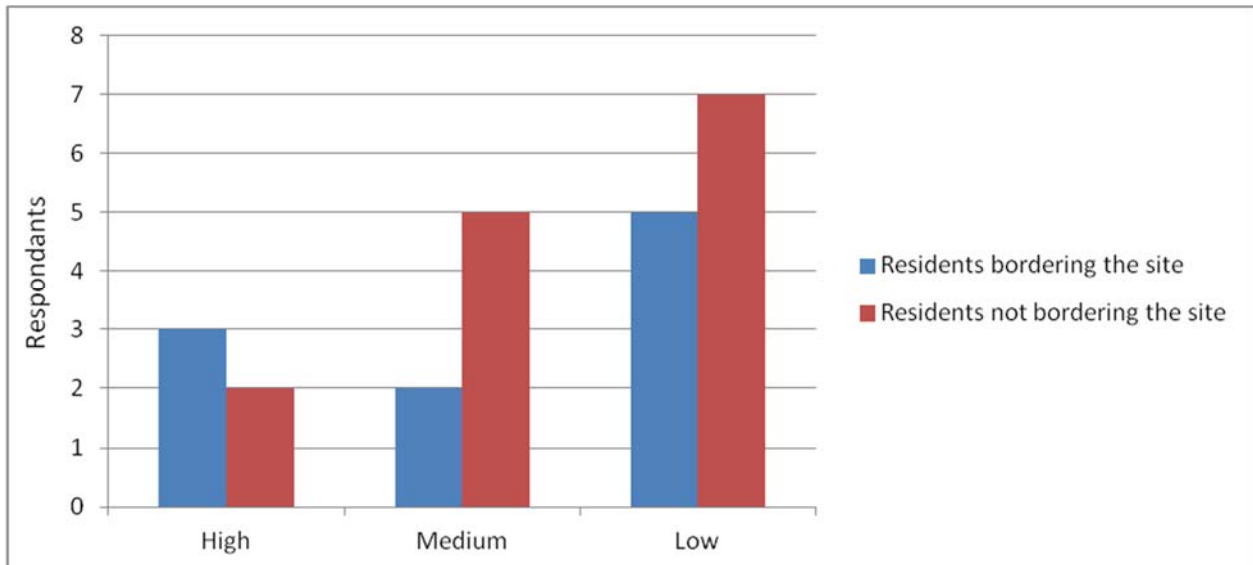


Comments

- Nowhere to currently socialise
- Needs something to pull village together
- Need something for older generation
- Clubhouse – did like it handy (RBL)
- A licensed club
- More needed for males 60+
- Community centre club for young people, rugby club and sports / arts facility at school
- Need improved community centre. Young adult and children's activities. Need a website!
- Bistro/café
- Park yes
- Upgrade existing community centre and other facilities

Allotments

High	5
Medium	7
Low	12



Comments

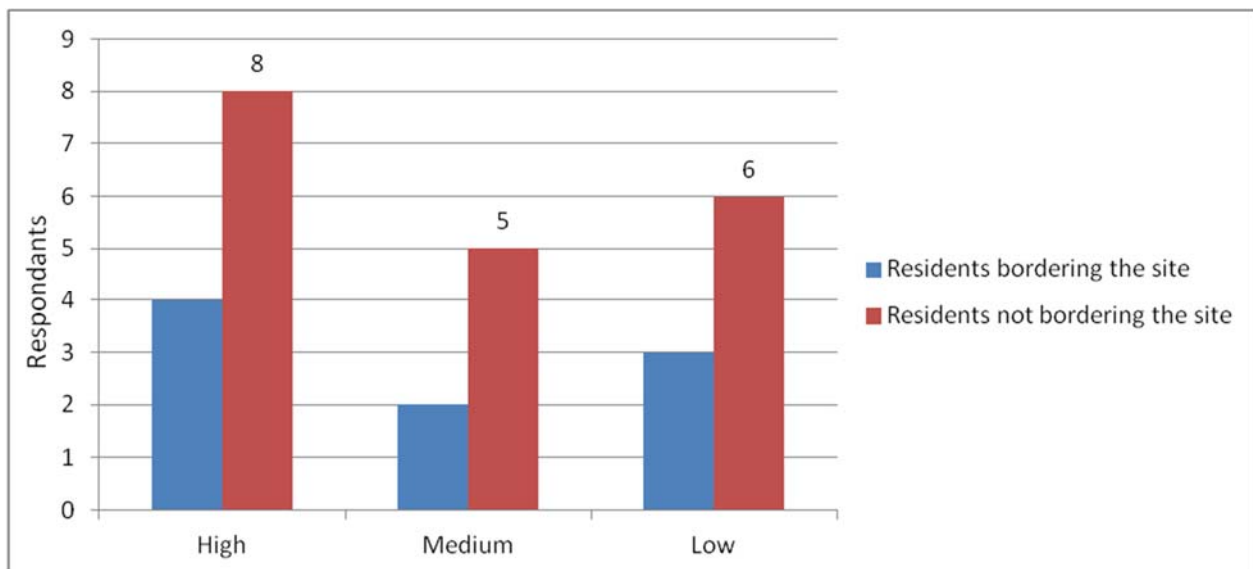
- Needed
- Allotments would be leased to members of the public
- Lack of self sufficient gardening and allotment areas
- As there aren't any this must be considered
- A mixture of all these would be good somewhere for everybody to enjoy.
- Would allotment spaces be used as majority of housing has gardens?
- Cannot see anyone would want one
- Don't think enough interest
- Would get tired of them
- Looks scruffy. People keep dogs in kennels on allotments, barking all night

Section A

Potential Landscape and Community Uses

Sports Facilities

High	12
Medium	7
Low	9

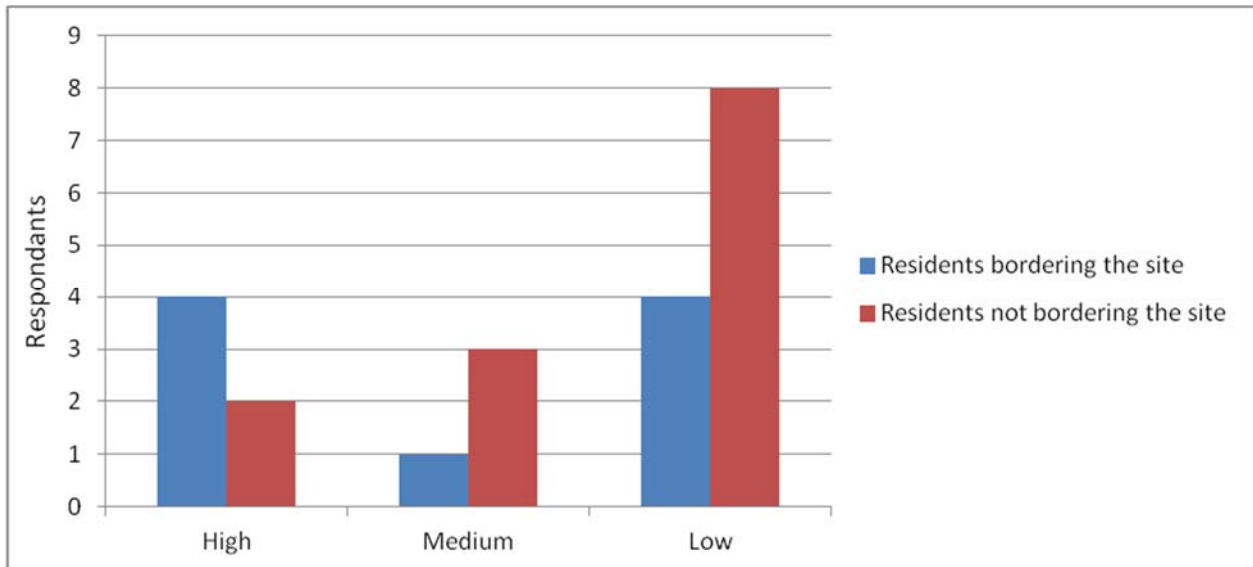


Comments

- Definitely do not want more as the village has already got these facilities
- Already well provided for
- Good facilities in school if we could use them
- School facilities
- Sports facilities at Grass Road, the school and all weather pitches at Lakes College
- All currently at rugby club
- Primary school would like football field - would get funding for kids for school and community.
- Fitness suite would benefit all and give older children/younger adults something productive to do.
- Would suit the school
- Fenced off floodlight area. Could bring in an income.
- Would this be for youngsters and teenagers
- Tennis/other sports combined courts
- Bowling green & swimming pool

Sensory Garden

High	6
Medium	4
Low	12

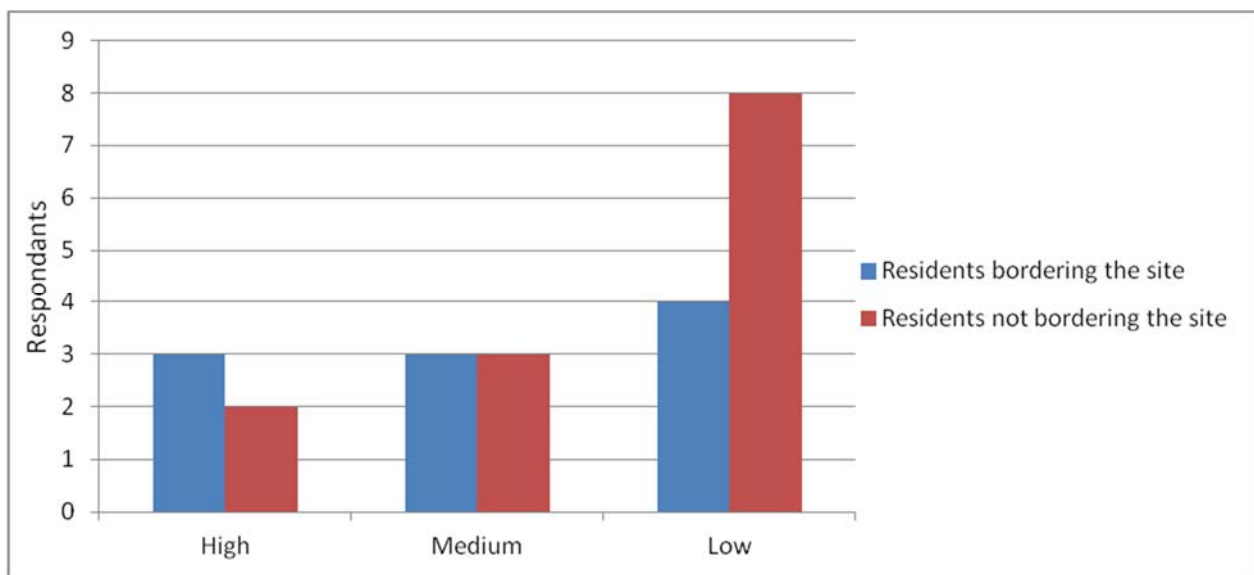


Comments

- Nice addition to the area that everyone can enjoy
- A mixture of all these would be good somewhere for everybody to enjoy No requirement for a sensory garden which will not be maintained and will be a hidden gathering place for kids
- Already in place near Doctors surgery
- Cannot afford it/to keep them up

Wildlife Garden

High	5
Medium	6
Low	12

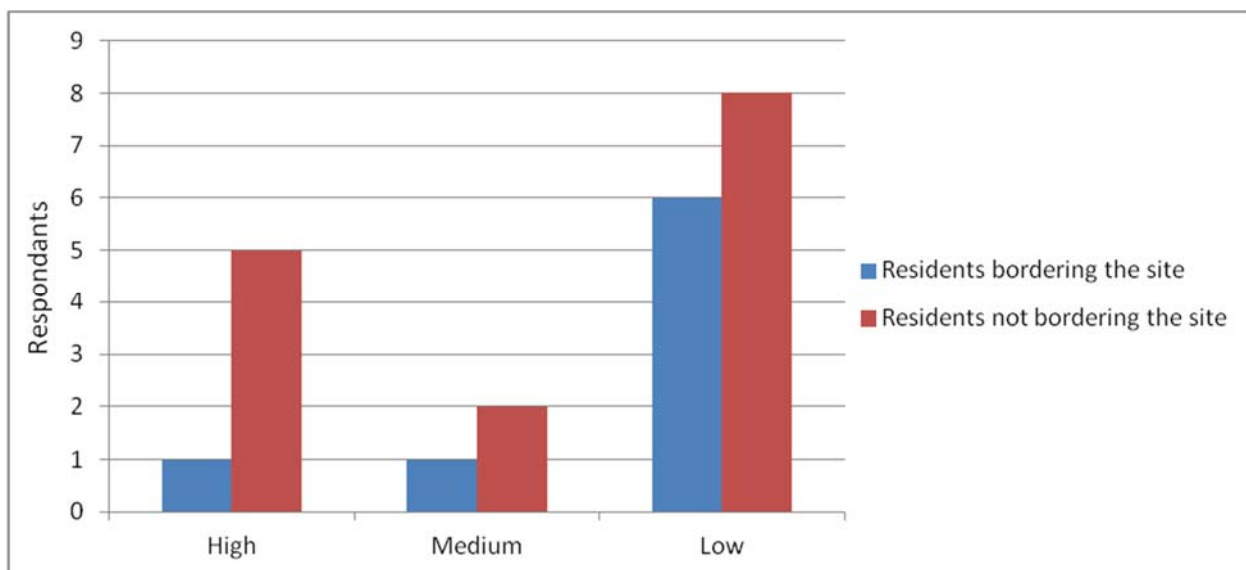


Comments

- Plenty of wide open, mixed habitat areas around village.
- A mixture of all these would be good somewhere for everybody to enjoy.
- Needs maintenance
- Cannot afford it/to keep them up
- Many houses have these
- Ragwort is an issue on the site

Health Facilities

High	6
Medium	3
Low	14



Comments

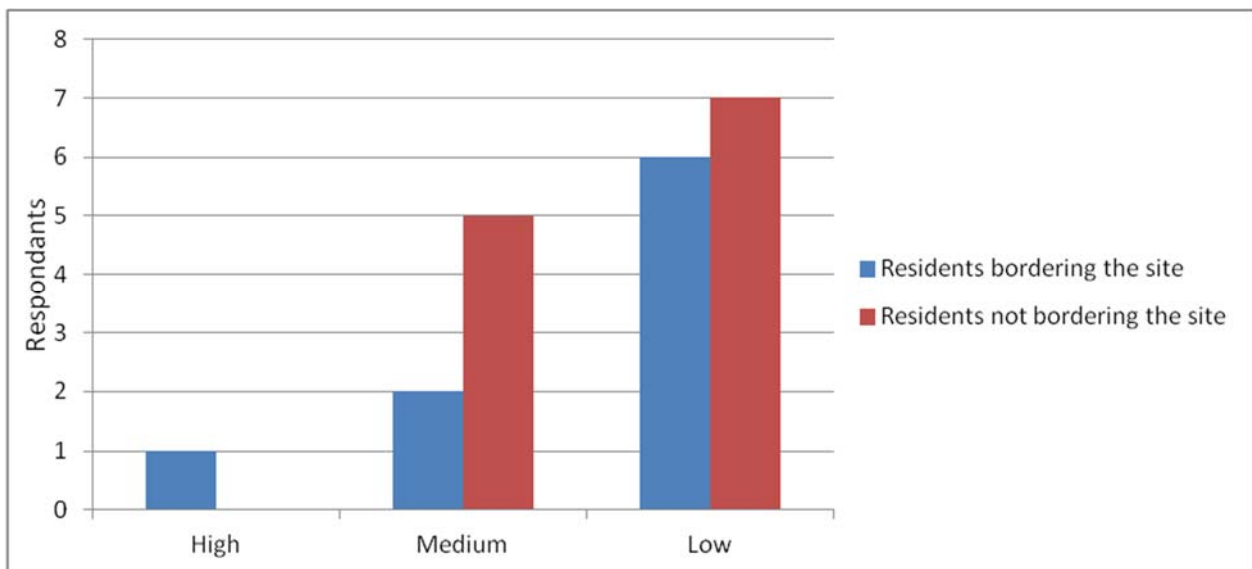
- Plenty of gyms in town. There is a rumour the old post office will provide massage & physiotherapy.
- The same as the garden. A mix of sports area and perhaps an outside gym for everyone to use, young and old
- Gym, dietician etc
- Outdoor gym? Running track
- Large surgery already in village
- Doctor surgery around the corner, unless they wanted to re-locate.
- Car parking is terrible at current surgery
- Distington surgery in village. Cycleway and walking routes exist in and around village

Section 2

Potential Housing Uses

Housing for Families

High	1
Medium	7
Low	13

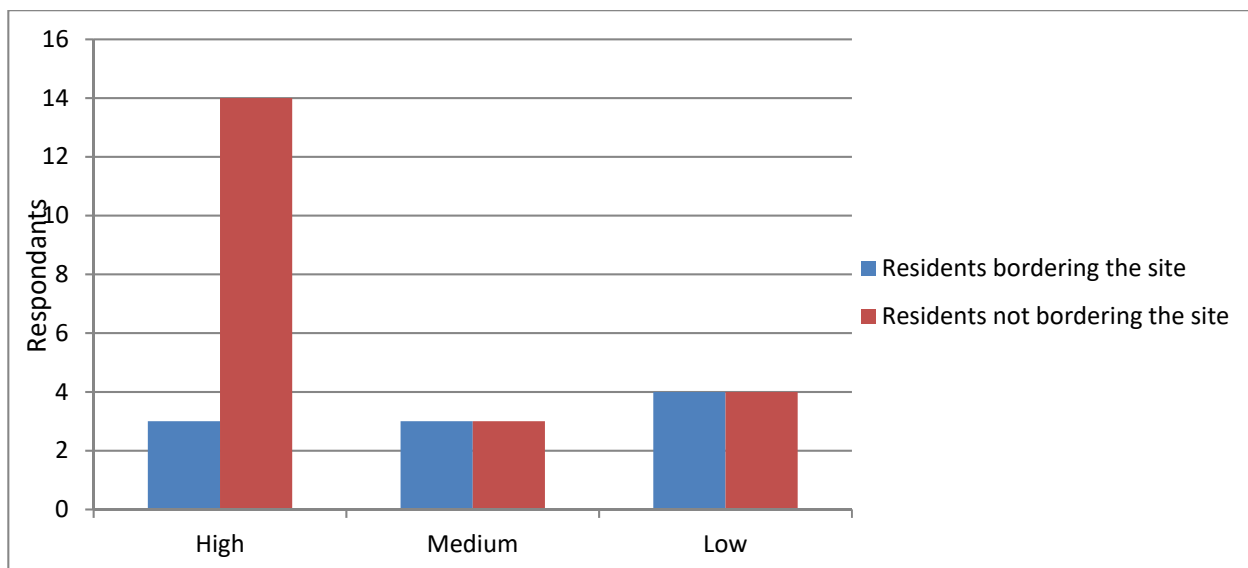


Comments

- They bought it for the village
- How would building houses benefit the community as a whole?
- No requirement for housing of any kind on old legion site. Plenty of spaces for housing already in village where Council properties were demolished.
- Many houses are being built elsewhere not too many yet enough in village
- Can live anywhere in the village
- No shortage for housing
- Lots of space for houses elsewhere
- There seems to be plenty of 3 bed houses in village
- Houses surrounded by houses? They would just look at back gardens/yards
- Housing in the villages for families in place
- Don't want social housing
- People are 'placed' in Distington by Home HA

Housing for Older People

High	17
Medium	6
Low	8

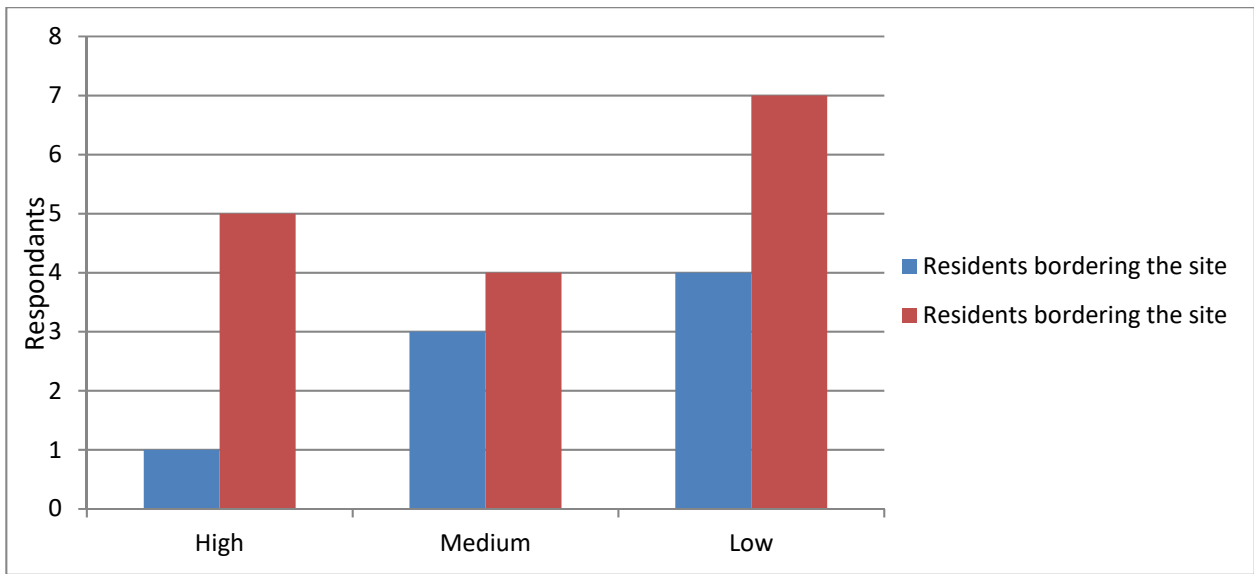


Comments

- All currently in housing
- Some housing for elderly is a long way from village centre
- 90% are by rugby club
- Those in existence not suitable. Would suit younger people
- This would release the existing bungalows for others
- Bungalows with a view
- Forever increasing old, sheltered housing, warden control

A mix of Different Housing

High	6
Medium	7
Low	11



Comments

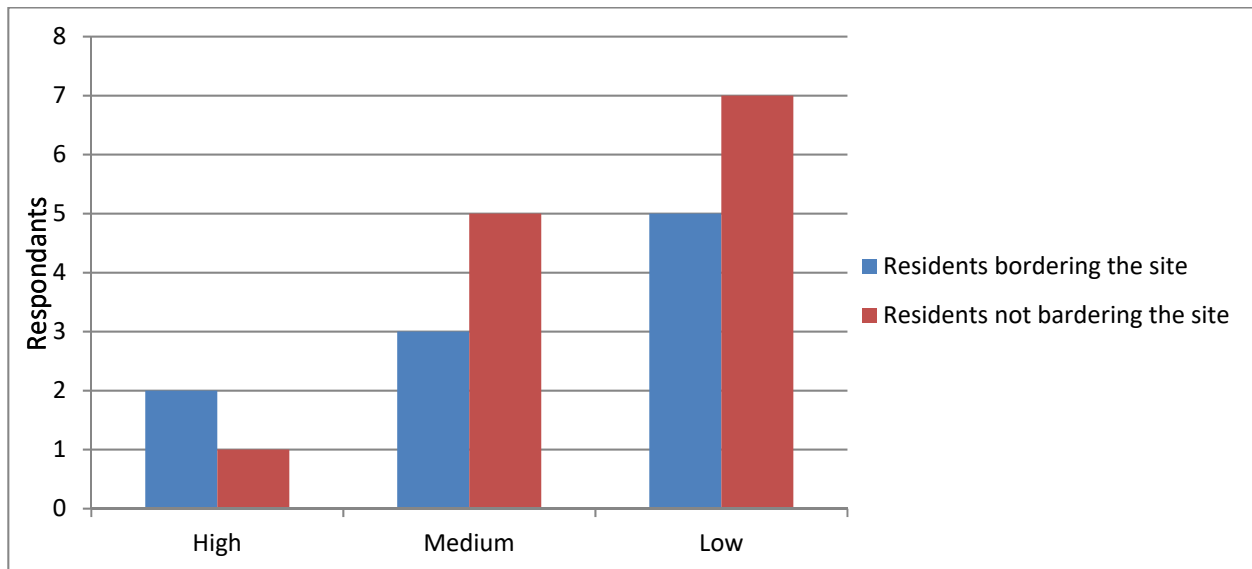
- A mix would be best then everyone would be happy
- Housing or flats for all ages
- Would not like flats due to the type of residents they attract in the area. No 'halfway' houses for drug & sex offenders etc
- Disabled provision may be needed
- Sheltered accommodation care home

Section 3

Potential Commercial Uses

Market Garden

High	3
Medium	8
Low	12

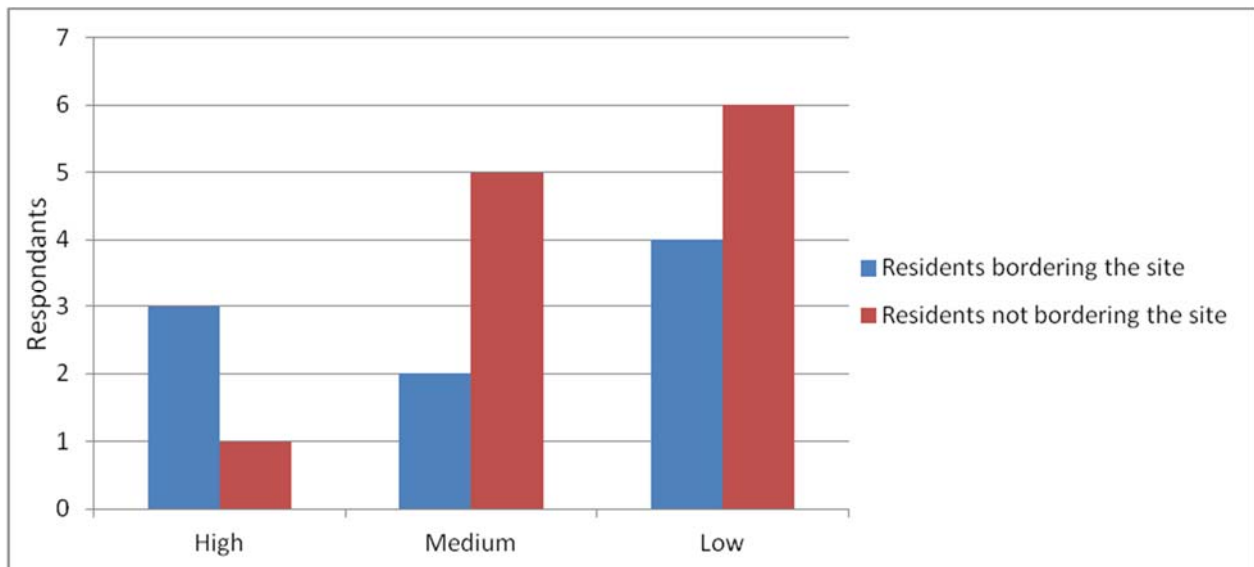


Comments

- Should be considered
- There is one near cremation
- Used to have walled garden by crematorium
- Distington community walled garden
- Been tried in the past not sustainable – lack of interest
- Who would take that on to maintain it?
- Land should not be used for commercial use.
- These could also work together in one place – Leisure and commercial
- Local produce, art & craft by local people
- This would be good for the village

Community Workshops

High	4
Medium	7
Low	10

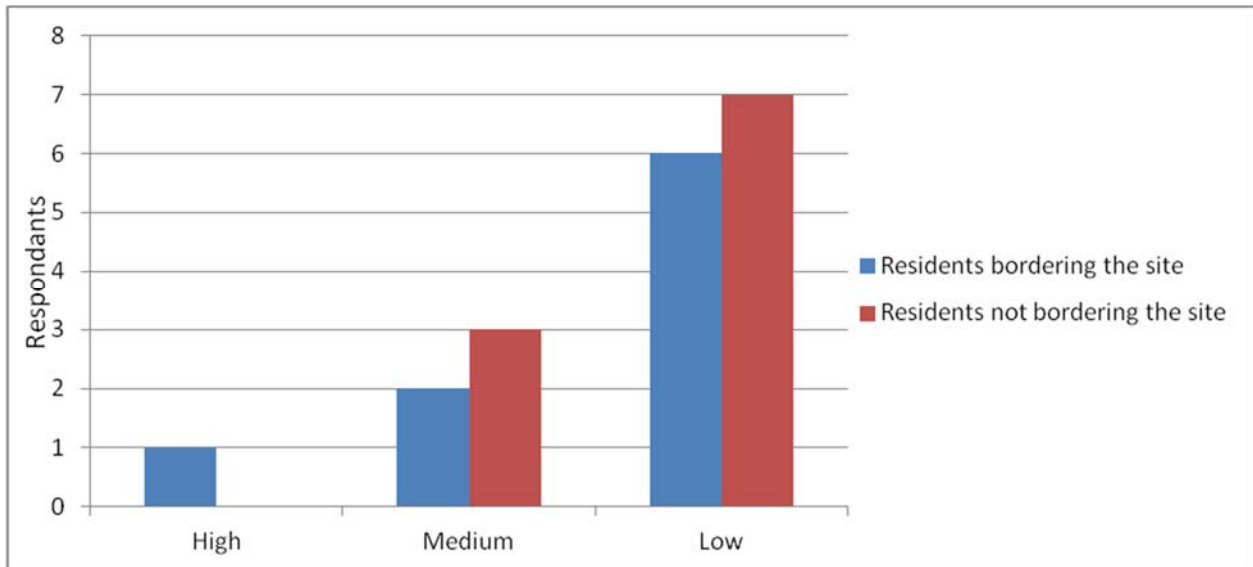


Comments

- Good idea
- Should be considered
- If it brings people into the village
- Can do them at the community centre.
- Empty units already available on main street
- Much better use but will it be used?
- For leisure activities and employability skills

Shared Work Place

High	1
Medium	5
Low	13



Comments

- These have been empty for some time now
- Should be considered
- Don't think anyone would want it

Do you have any other suggestions for the use of the Legion Land?

- 2 way traffic is very busy on Church Road when school in/out. Would ideally like a car around the back.
- If it was possible, a mixture of everything that has already been suggested. I would just like something for everybody to use for home and leisure. This could work for the whole of the community. Also maybe an area behind the houses on Church Road could be put aside for parking to alleviate congestion on Church Road (for residents only).
- Small café.
- Play area for young children and babies. Gardens to sit in and watch them.
- Private domestic dwellings similar to Scholars Green (for locals and outsiders) to encourage diversity of population, and a permanent project. The site might be named Legion Close, Legion Place (suggestions only). We have major doubts about the above ideas because of the following past experiences. Abusive adults (drink and drugs), abusive children and teenagers, vermin (rats or mice) dog fouling, fly tipping, daily litter, horses (foul smell from piles of manure), traffic.
- Tidy up and make a space for people to sit especially those who garden.
- To be used in a social aspect. Whatever that may be.
- To use as social facilities for all ages. Café / pub / social place at night. All kinds of use through the day - café / sport / soft play etc.
- Allotments to get the older people of the village to get together.
- Why not build a young people's club on the legion field, when everything has been relocated. Demolish the old club which is only single tier breeze or brick, and has been damp since it was built. Sell the ground to the Health Authority for car parking facilities for the surgery which would eliminate the traffic congestion on Coronation Crescent.
- Bowls for over 50's and other games.
- Mixed use of the land would benefit the most people in the village, but there is a need for some good quality elderly housing central to the village.
- Could the village please appreciate that this land has been actively used by the Royal British Legion for many years. Many servicemen from the legion/village enjoyed many great days on that land, so a lasting acknowledgement would be great. Whether the land to be 'named' or some lasting memorial (maybe end of WW1) would be appropriate.
- To clarify above 'housing for older people', there are no present options for 'downsizing' for elderly people with bigger houses, moving to smaller suitable houses to free up larger housing. No sheltered housing available with supervision. A portion of these houses should be '*dementia friendly*'. The above combination to *provide 5% index linked* return to community.

- There is no sheltered housing or residential housing or purpose built housing for dementia/disabled people in the village (modern & well equipped). Housing should be retained for villager's use in future years. Income generated may be ploughed back into a 'pot' to run village facilities after DBL finishes. Anything provided should be sustainable.
- Ideal for pensioners bungalows for village.
- If sports facilities are going to be in a building it would be great for Distington football team the 'Grassroad Sharks' to train in over winter. Also a sports facility would be good for the school to use as well.
- Residents of Church Road should be given the opportunity to buy or rent part of the car park for garages or parking at the rear of their houses, or at least given access to the rear of their homes. It might relieve some of the parking on Church Road
- Allocating some of the area for designated parking for people on Church Road would alleviate some of the traffic problems on the road. Perhaps with allocated space per household. Perhaps one of the main traffic problems here.
- Car park needed to clear Church Road (priority).
- It would be nice for the residents of Chapel Street to be offered the chance to buy a small portion of land (behind their houses) to use as a garden.
- We do not think it necessary to build a care home as there is already one, Harriet's Care Home, this is just off main street and is currently not in use. Also the roads surround the Legion Land are narrow and not practical for regular ambulance (emergency/transport) access. If houses were to be built it would be nice if they were traditional style, such as the John Swift Homes built at Scholars Green.
- Be nice to have more than just one social building in the village.
- As land is near bus stops and the shop, it would be an ideal site for bungalows for elderly and infirm people.
- Include for biodiversity and wildlife in any proposal.
- Need something for both young and old.
- Youngsters are looking for something to do, they currently play football outside chippy.
- Teenagers hang around – both boys & girls go to boys club.
- Pool table and table tennis for the young and something to do.
- Exercise and socialise for the elderly.
- Elderly people don't go to Rugby Club.
- All the options sound good except wildlife garden / allotments.
- Housing for older people and exercise opportunities.
- Meeting area/gardens – play area for toddlers, enclosed. Mums could sit and have a rest.
- Allotments ok but maintenance is an issue.

- Little café run by village people – take break while kids play.
- Not skater park/pitches.
- Enough elderly bungalows are in the village.
- Distington lacks bigger council housing and bigger houses being freed up. Also there is a lack of smaller accommodation (1&2 bedrooms).
- Bungalows, seating area – independent living.
- Houses for ex-servicemen – accept them in village (no other houses)
- Affordable housing would be ok but not half-way housing.
- Will accept anything other people would accept behind their own houses.
- Include little club for older people of village people who don't go into the rugby club which is too noisy and small.
- A place for a game of cards or dominos.
- Market garden.
- Fruit & vegetable – healthy for the village people.
- Employment potential.
- Maybe some secure parking.
- Similar housing to Scholars Green. Nothing that might devalue their property.
- Need a diversity of population – bring in outside.
- Workman ship/man shed.
- Social facility with a warden.
- Housing – is a good idea.
- Kids in the village don't have much to do, hang around. Need a covered play park or a fitness suite.
- Community uses as the existing community centre is old. Need one with nice garden and kitchen facilities, one that people could hire as a nice venue for parties or events
- Distington needs better community events but not any more half-way house type accommodation. Elderly housing ok, but not care home. Housing like Scholars Green – traditional style.
- Allotments not acceptable (dogs, kennels, pigeons).
- Scholars Green was built by John Swift developments. They also did the 'Mount' in Whiteheaven.

Do you have any specific interests in the 'Legion Land' site which you think we should take into account?

- Complete new drainage is required before any development can take place, and boundary fence replacement.
- Just a concern where the access will be, as it is a very busy area.
- I live in front of it. Road access is very busy already due to local shop, school and church.
- We are obviously very concerned about the heavy traffic needed for any project, with serious impact on our lives, houses, foundations and services (sewage, water and drains). We need to consider the price of our property when selling it in the future. Solicitors fees when and if work commences. The other potential road access would be preferable for the obvious reasons. Distington is a lovely village with lovely people, spoiled by only a few. We wish you best wishes with your future endeavours.
- Our house at Main Street immediately backs onto the legion land, and any re-use or changes will have a major impact for us.
- Parking is a real problem on Chapel Street. Would pay / buy land to park. Partner is a builder.
- Car parking for Church Road, very difficult if congested.
- Access onto Church Road during construction and operation is an issue.
- Don't want to be overlooked.
- Access to back garden from rear is needed.
- Passages connect the road to gardens at the rear of houses on Church Road.
- Gardens on Church Road flood now. There is standing water on ground and in the paddock caused by rainwater.
- Football is played against gable end of houses on Church Road – trouble.
- Young children going to school rush across Church Road and this is dangerous.
- Construction vehicles accessing the site may be a real problem.
- Another concern is the water main services.
- The back alley is used to access all houses except No16 who have built a wall.
- Within the 1m of ground level, is the water meter for the British/Legion.
- Frightening of vandalism etc.
- Entrance – belong to Kirwan Estate/Lansdale Estate.
- Volunteers – some people would get involved.
- All the best villages have a hub.
- Village friendly – but lacking in facilities.
- The village is too quiet at night.
- Lonely people.

- Drainage problems in field. Drains only 1ft down. Big tractor made a mess of it – check drainage.
- Land drain leads to bottom of school path on Chapel Street. , Poor ground water and run off from site.
- Accumulation of water on land is a problem.

Do you have any other comments to add?

- Wouldn't want any of the land at the back for houses.
- Housing suits the site - it is more central in the village and is also easily accessible given that the area is quite flat.
- Housing for OAP's living in the village for a fixed number of years with no right to buy.
- Rear alley of Chapel St: Frank and Kitty only own the paved seating space at back of alley. We sit out on it in the summer.
- On the plan drawing a red boundary line has been drawn around the legion land and various labels. One of these highlights a derelict barn; The barn is actually a garage / workshop which is being taken down. The land it is on and the land fenced off at the top of the old post office car park belongs has planning permission already in place on it. The plan also shows potential alternative road or pedestrian access. There is no access to the legion land here and there never will be, the access is already in place off Church Road where it has always been.
- Could use a signpost to show where the Distington Rugby club is, as it would stop buses and coaches coming down the bottom of Hinnings Road. They having difficulty turning or have to go back up in reverse.
- My suggesting for a sheltered home, warden controlled for ever increasing old people is essential especially for those who are not able to live on their own.
- Children need activity, eg healthy walks.
- Whitehaven and Workington are close with a good bus service.
- Sports hall at primary school – but can the community use it? Kids need to be under supervision.
- Evening: flexibility of school.
- Kids hang around the chippy/shops and cycle path.
- Community look to achieve good grade 4s at early key stage. Children move on to Workington Academy and St Joseph's Catholic High School, Workington.
- Money for sports funding, Workington Sports Centre.
- Methodist Chapel has got funding to be renovated as drop-in for teenage girls, led by Distington Church.
- Liked the British Legion - a place to have a drink, meeting people, social meals (x200), a lounge. It's a disaster that it has now gone and there is nowhere for him to go.
- Need a venue for dances and concerts.
- Scout and guide groups – somewhere to meet
- Do need a hall.
- Football ground ok only if lockable and the design caters for parking.
- Think children have enough.
- Buy pub out, a post office and a library.

- Vandalism is a real issue/thefts from allotments.
- Queens Head & Victoria Hall – someone bought it to develop but no-one's done anything yet.
- Miss Steel lived at 95 Main Street said former access to the land was from beside PO building (on the cleared site by the Methodist Chapel).
- Housing needs to pay for road access.

The Legion Land Plan

WELCOME

to the
'Legion Land Plan' Exhibition

Please help us by
giving us your
views about
the plan.



Thank you for your help

Distington



For more information, or if you would like get involved in Distington Big Local, please take look at our website www.distingtonbiglocal.org.uk and contact Vic or Ingrid on 01946 834297, or speak to any of our volunteers.



APP 1: CONSULTATION EVENTS

2808 | D&A | MAR 21 | BH/AR/JM | REV B | APP1:25

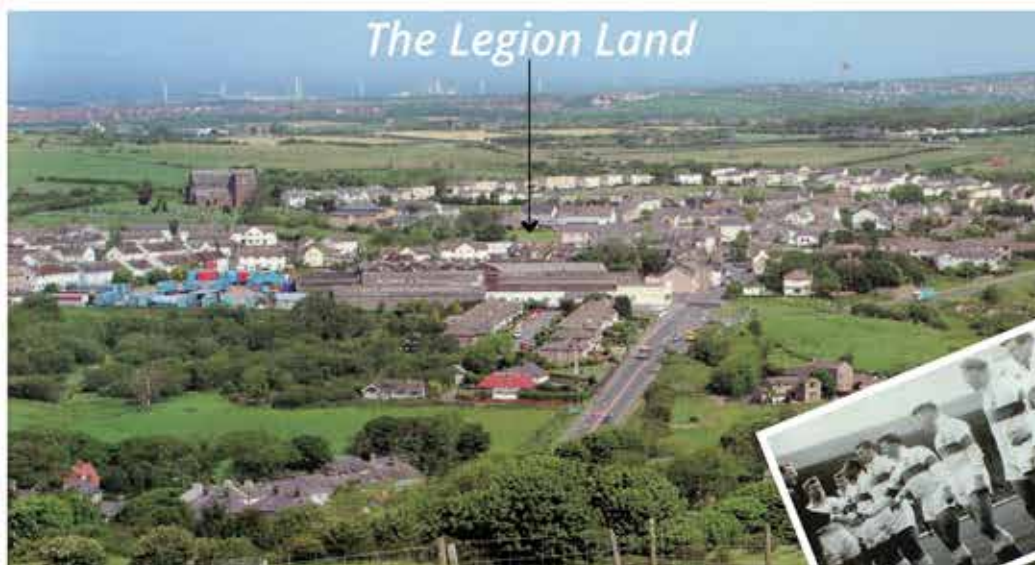
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The Legion Land Plan

HISTORY & BACKGROUND OF DISTINGTON



Distington has a long tradition as a working village with a mining and engineering history.



APP 1: CONSULTATION EVENTS

The Legion Land Plan

WHAT IS THE DISTINGTON BIG LOCAL

DBL is one of 150 Big Local areas that were awarded £1 million of Lottery Funding. The communities were chosen as they had missed out on previous funding programmes. The funding is to ensure local people can improve their community and leave a lasting legacy for future generations.

THE FUNDING MUST BE USED TO HELP THE COMMUNITY TO:

- Be better able to identify local needs and take action in response to them
- Provide residents with increased skills & confidence to identify and respond to local needs in the future
- Make a real difference to the needs they prioritise
- Make Distington and even better place to live

DISTINGTON BIG LOCAL IS RUN BY A BOARD AND 4 SUB GROUPS:

- The Community & Environment Group
- The Residents Wellbeing Group
- The Young People & Families Group
- The Land Development Group

In 2016 we became one of the first Big Local areas to become a limited company, which meant we were able to buy the former British Legion Land. DBL Ltd is made up of a board of directors, all are board members and local residents.

Nearly all Board & Sub Group members are made up of volunteers. The Board, with recommendation from the sub groups, decide how the money will be spent. The spend needs to be agreed by Local Trust in London before we can draw the money down from them. Our DBL volunteers work very hard, giving many hours of their time to attend meetings and events, get training and make (often very difficult) decisions! To date the volunteers on the Land Development Group have given 132 hours of their time. Board Members alone have worked in excess of 1,152 hours since DBL started in 2014.



In addition to our volunteers, we have the following members of staff: Village Maintenance Man (Ronnie Hewer), Village Maintenance Assistant (temporary over the summer). Project Assistant (Vic Pooley) and Project Manager (Ingrid Morris)



Left to right: Julia Powley, Rhoda Robinson, Ingrid Morris, Norma Pritt, Sue Hunter, Karen Hodgson and Vic Pooley.



APP 1: CONSULTATION EVENTS



The Legion Land Plan

WHAT IS THE DISTINGTON BIG LOCAL

WHERE DOES THE MONEY FOR THE LAND DEVELOPMENT COME FROM?

In order for us to be able to develop the land, Distington Big Local will need to apply for funding to cover the majority of the costs. To date we have been successful in securing £15,440 match funding from Cumbria Community Foundation and Copeland Borough Council to help pay for the Feasibility Study and Community Consultation.

This means that we will still have money left to deliver other projects in the village over the coming years until the funding runs out, or 2025, whichever happens first.

LEGACY

The Board are working hard to provide a legacy for Distington that will enable work to continue for the benefit of the community once the £1 million Big Lottery money has been spent. The aim is that a housing development will generate the income needed to continue some of the work that we do.

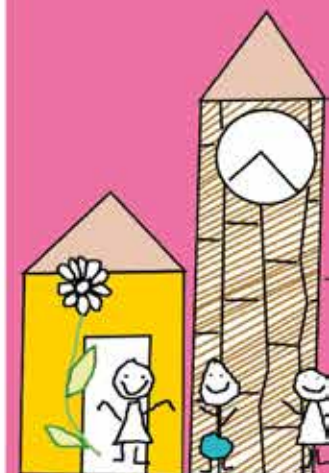
PROJECTS TO DATE INCLUDE: COMMUNITY CHEST & TRANSPORT GRANTS

Local Groups who have benefited:

- Distington in Bloom/Kids & Co/Distington Club for Young People/Distington Old Folks Reunion/ Distington Mothers' Union/Spectrum Art Group/Lunch Club/Church of the Holy Spirit Toddler Group/Solway Good Neighbourhood Scheme/Grassroad Sharks FC/ Distington ARL/Workers Education Association/Distington Family History Society

OTHER PROJECTS

- Solar Panels for the Community Centre
- WC & Kitchen for the Church
- Distington Club for Young People funding
- Bus shelters : 2 new ones installed, 3 repaired
- Citizens Advice sessions in Distington
- Befriending Scheme
- Grassroad Sharks FC
- Distington ARL
- Installed 5 new CCTV camera
- Set up the Health Walk
- Computer for Public use in the library
- Funded IT equipment in the school
- Re-instated Football Pitch
- Installed a Defibrillator outside Community Centre
- Health Walk
- Summer Fun Days
- Touring Theatre Performances
- Comedy Shows
- Magic Shows
- Race Night/Job club
- Good Grub Club/Digi Club
- Raspberry Pi Club



VILLAGE MAINTENANCE

- Greatly improved the upkeep of village -Kubota Mower
- Grass cutting service –subsidised for residents

LAND SURVEY

- PURCHASE OF THE LAND
- Feasibility Study & Public Consultation on the land

The Big Local Board are working hard to be able to leave a legacy for the village once the funding has come to an end. Through public consultation, housing for elderly people in the village has been identified as a priority. A high quality and housing scheme would be an asset to our village and provide necessary housing suitable for elderly people and could at the same time provide an income which could be used to continue and develop new projects for our village beyond the funding life of the Big Lottery.



For more information, or if you would like get involved in Distington Big Local, please take look at our website www.distingtonbiglocal.org.uk and contact Vic or Ingrid on 01946 834297, or speak to any of our volunteers.

APP 1: CONSULTATION EVENTS



The Legion Land Plan

THE SITE - THE LEGION LAND



The 'Legion Land' is at the heart of Distington and development will stimulate the life of the village



APP 1: CONSULTATION EVENTS

The Legion Land Plan

CONSULTATION CARRIED OUT

- Village wide Opinion Survey
- Door to door consultation of people neighbouring the site
- Local Authority, planners and highway engineers
- Regular meetings with the land and development committee.



POTENTIAL LANDSCAPE AND COMMUNITY USES

SPORTS FACILITIES			SOCIAL FACILITIES			ALLOTMENTS			SENSORY GARDEN			WILDLIFE GARDEN			HEALTH FACILITIES		
12	7	9	13	5	6	5	7	12	6	4	12	5	6	12	6	3	14
COMMENTS - Definitely do not want more as the village has already got these facilities - Already well provided for - Good facilities in school if we could use them - School facilities - Sports facilities at Grass Road, the school and all weather pitches at Lakes College - All currently at rugby club - Primary school would like football field - would get funding for kids for school and community - Fitness suite would benefit all and give older children/younger adults something productive to do - Would suit the school - Fenced off floodlight area. Could bring in an income - Would this be for youngsters and teenagers - Tennis/other sports combined courts - Bowling green & swimming pool			COMMENTS - Nowhere to currently socialise - Needs something to pull village together - Need something for older generation - Clubhouse - did like it handy (RBL) - A licensed club - More needed for males 60+ - Community centre club for young people, rugby club and sports / arts facility at school - Need improved community centre. Young adult and children's activities. Need a website - Bistro/café - Park yes - Upgrade existing community centre and other facilities			COMMENTS - Needed - Allotments would be leased to members of the public - Lack of self sufficient gardening and allotment areas - As there aren't any this must be considered - A mixture of all these would be good somewhere for everybody to enjoy - Would allotment spaces be used as majority of housing has gardens? - Cannot see anyone would want one - Don't think enough interest - Would get tired of them - Looks scruffy. People keep dogs in kennels on allotments, barking all night			COMMENTS - Nice addition to the area that everyone can enjoy - A mixture of all these would be good somewhere for everybody to enjoy. No requirement for a sensory garden which will not be maintained and will be a hidden gathering place for kids - Already in place near Doctors surgery - Cannot afford it to keep them up			COMMENTS - Plenty of wide open, mixed habitat areas around village - A mixture of all these would be good somewhere for everybody to enjoy - Needs maintenance - Cannot afford it to keep them up - Many houses have these - Ragwort is an issue on the site			COMMENTS - Plenty of gyms in town. There is a rumour the old post office will provide massage & physiotherapy - The same as the garden. A mix of sports area and perhaps an outside gym for everyone to use, young and old - Gym, dietician etc. - Outdoor gym? Running track - Large surgery already in village - Doctor surgery around the corner, unless they wanted to re-locate - Car parking is terrible at current surgery - Distington surgery in village - Cycleway and walking routes exist in and around village		

POTENTIAL HOUSING USES

HOUSING FOR FAMILIES			HOUSING FOR OLDER PEOPLE			A MIX OF DIFFERENT HOUSING		
1	7	14	17	6	8	7	11	
COMMENTS - They bought it for the village - How would building houses benefit the community as a whole? - No requirement for housing of any kind on old legion site. Plenty of spaces for housing already in village where Council properties were demolished - Many houses are being built elsewhere not too many yet enough in village - Can live anywhere in the village - No shortage for housing - Lots of space for houses elsewhere - There seems to be plenty of 3 bed houses in village - Houses surrounded by houses? They would just look at back gardens/yards - Housing in the villages for families in place - Don't want social housing - People are 'placed' in Distington by Home HA			COMMENTS - All currently in housing - Some housing for elderly is a long way from village centre 90% are by rugby club - Those in existence not suitable. Would suit younger people - This would release the existing bungalows for others - Bungalows with a view - Forever increasing old, sheltered housing, warden control			COMMENTS - A mix would be best then everyone would be happy - Housing or flats for all ages - Would not like flats due to the type of residents they attract in the area. No halfway houses for drug & sex offenders etc. - Disabled provision may be needed - Sheltered accommodation care home		

POTENTIAL COMMERCIAL USES

MARKET GARDEN			COMMUNITY WORKSHOPS			SHARED WORK PLACE		
3	8	12	4	7	10	1	5	13
COMMENTS - Should be considered - There is one near crematorium - Used to have walled garden by crematorium - Distington community walled garden - Been tried in the past not sustainable - lack of interest - Who would take that on to maintain it? - Land should not be used for commercial use - These could also work together in one place - Leisure and commercial - Local produce, art & craft by local people - This would be good for the village			COMMENTS - Good idea - Should be considered - If it brings people into the village - Can do them at the community centre - Empty units already available on main street - Much better use but will it be used? - For leisure activities and employability skills			COMMENTS - These have been empty for some time now - Should be considered - Don't think anyone would want it		

The survey results indicate a demand for older people's housing as a popular use of the Legion Land and the local authority identifies a clear need for older people's housing.



APP 1: CONSULTATION EVENTS



The Legion Land Plan

THE WIDER PICTURE OF DISTINGTON



THE OLD CHAPEL PROJECT

Church of the Holy Spirit, Distington & Solway Methodist Circuit are working together to put this building to good use for a variety of functions

NEW FACILITIES IN THE COMMUNITY CENTRE

Distington Community Centre have drawn up plans to upgrade and extend the centre

INVESTMENT IN FOOTBALL PITCH

DBL has reinstated the football pitch (next to the rugby pitch) in 2016 at a cost of around £6,000, we have also provided a shipping container to be used by Grass Road Sharks football team to store their equipment in.



THE LEGION LAND

When the former British Legion land came up for sale in 2016, we were approached by residents asking if we could buy the land for the village. We held a public meeting where it was unanimously agreed that DBL should try and buy the land - which we succeeded in doing! There followed many more meetings and public consultations with the help from HLP.

THE BIG LOCAL PROGRAMME

DBL has supported the following community organisations: Distington Community Centre, Distington Amateur Rugby League, Distington Community School, Distington Church of the Holy Spirit, Distington Club for Young People.

Distington



Local Trust Big Local

We are working hard to ensure that Distington is a thriving village, offering community spaces, drop-in centres, events, sports facilities, organisations and opportunities for all our residents to enjoy and benefit from.



APP 1: CONSULTATION EVENTS

The Legion Land Plan

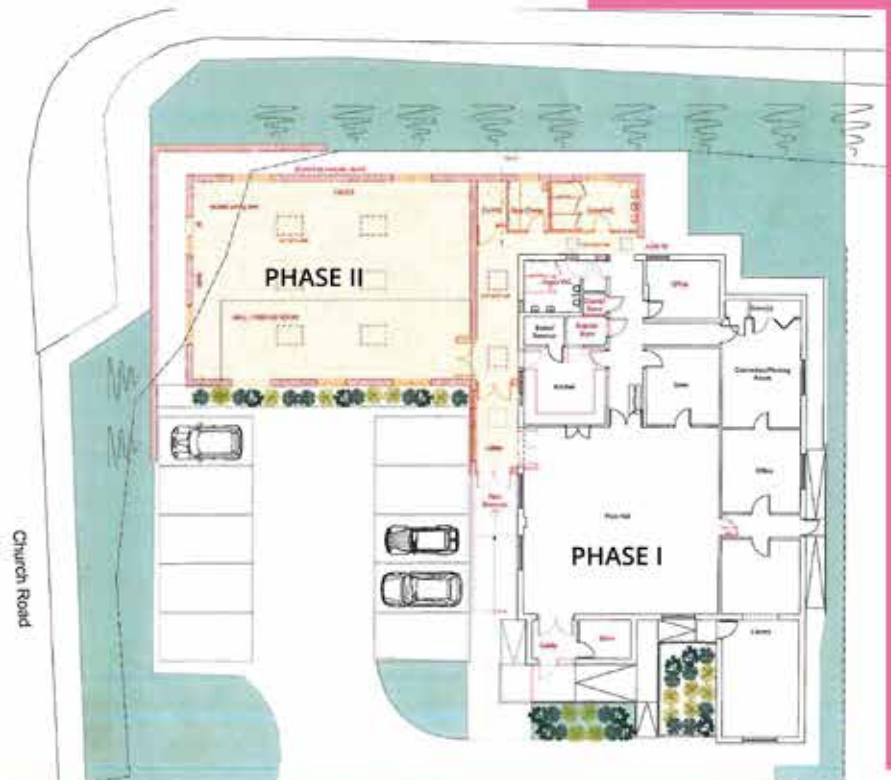
PROPOSED DEVELOPMENT OF COMMUNITY CENTRE

PHASE I

- New entrance, office and toilet block
- Extend kitchen and complete refurbishment to professional standard
- Main Hall, new flooring, lighting, decoration and furnishings
- Mabel Knowles Room to be extended to incorporate the old office
- New entrance will provide better access for disabled to all rooms
- Kitchen refurbishment will provide better facilities for catering, opening up opportunities for use of the Main Hall for functions, etc.
- The Parish Council and Community Centre Committee are planning to extend the Community Centre
- Planning permission has been submitted to Copeland Borough Council.

PHASE II

- Large Function Room to be built as currently many groups wishing to hire hall are turned down due to lack of space and availability



APP 1: CONSULTATION EVENTS



The Legion Land Plan

THE OLD CHAPEL PROJECT

This is a joint project between the Church of the Holy Spirit, Distington and the Solway Methodist Circuit, who own what was the Methodist Chapel in Distington. The Chapel was closed for weekly services because most of the people there were coming in from outside the village.

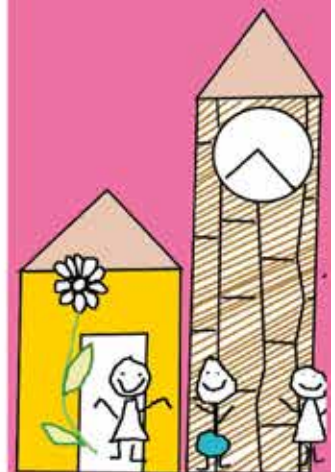
We have put new windows and doors into the Chapel, and taken out the old dividing screen. The most urgent need is for replastering and making good from damp. There is already a kitchen and toilets, but they could be extended.

The plan is to make the building good and use it for a variety of functions such as:

- Coffee mornings
- As a drop in, where folk can pop in for a cuppa and a chat
- For bereavement support
- For dementia friendly activities
- For family friendly church activities
- For events such as the family service and strawberry tea which was held there on July 22nd, attracting more than 50 people.
- As a drop in for young people who just want a space to chat, with non-alcoholic drinks.

The main aim is to have a community-friendly space in the middle of the village where both young and old can drop in and enjoy some company.

There is a form in the chapel where we have asked the community what they would like to see going on there, with a few suggestions but also with the option to put on other suggestions which interest them.



Methodist Chapel , Drop-in centre



APP 1: CONSULTATION EVENTS

The Legion Land Plan

YOUNG PEOPLE - DCYP

Distington Centre for Young People offers young people a warm friendly environment where they can meet their friends and make new friends. Safe space area accessible to everyone within the community. Open 5 nights a week (more during holiday) and some weekends. There are 94 members at present.

ACTIVITIES INCLUDE:

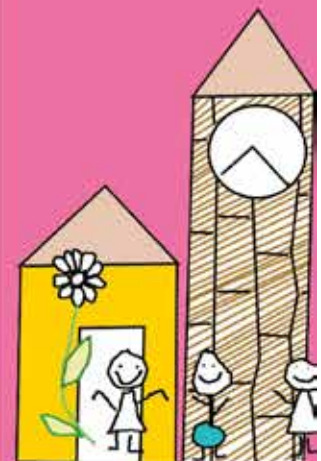
- Detached/outreach work
- A rural safety group
- Trip activities
- Fund raising events
- Training courses to help create a safe and happy environment

SOME OF THE WORK CARRIED OUT BY YOUNG PEOPLE DURING THE YEAR

- Car wash days/coffee days for fund raising
- Litter pick days
- Planning the summer trips and activities
- Coffee mornings and car boot sales.

Other groups are encouraged to use the facility such as young mums and the 'Evergreens' over fifties group.

There are plans to refurbish the club and the club are looking for funding.



Distington



Local Trust Big Local



The club has a strong volunteer base of people who are committed to help. If you would like any other information please contact Christine Pattinson on 01946 832 882.

APP 1: CONSULTATION EVENTS

The Legion Land Plan

DISTINGTON RUGBY CLUB AND CASC

The CASC committee are currently looking into refurbishing the club and adding a small extension to the lounge area. This would include: new windows/doors all new paint work, revamp of the bar area, new kitchen and toilet areas, an extension of the lounge, new floors and all new electrical work.

This is a long and over-due project for Distington CASC, as the club hasn't had any refurbishments for over 30 years. Going forward, we want the CASC to be the hub of our village; with youth football and rugby now flourishing and the club being the only social place there is to support this. We want to ensure that the CASC will continue for many more years in Distington.



Distington Rugby Club and CASC



VILLAGE MAINTENANCE

VILLAGE MAINTENANCE MAN

Our village maintenance man, Ronnie Hewer, works hard to keep the village looking good. He cuts grass, kills weeds, repairs fencing and walls, cuts down problems trees on footpaths and maintains the cycle track. He cleans drains and gutters, grits icy paths, keeps the bus shelters clean and painted, reports problem street lights and potholes, picks up litter and keeps the church grounds looking good! In addition to this he provides a gardening service to local residents at a cost subsidised by Big Local. During the busy summer months we also employ a Village Maintenance Assistant to help Ronnie. He can only be in one place at a time, so please help to keep our village tidy!



Litter clearance

Distington



Village maintenance man



APP 1: CONSULTATION EVENTS

The Legion Land Plan

'FARESHARE AND FOODBANK'

DISTINGTON SUMMER FOOD SCHEME

WHAT IS FARESHARE?

FareShare takes surplus, in-date food from the food industry which would normally go to waste and redistributes it to those in need. Last year 16,992 tonnes of food was managed by FareShare, which reached over 1500 towns and cities across the UK. Citizens Advice Copeland collected food from the FareShare van and took it to Distington, where food is sorted and bagged ready to be collected by residents. We are given a variety of mainly fresh food each week. A minimum donation of £1 per bag is requested to cover the cost of FareShare membership. Over the summer we provided 202 bags of food to Distington residents, helping approximately 34 families per week. Anybody wishing to get involved in this scheme please contact Distington Big Local.

WHAT IS THE FOODBANK SUMMER LUNCH SCHEME?

The Foodbank summer lunch scheme is a replacement for free school meals children would get in term-time at primary school. During the school holidays, families have to provide 5 extra meals a week for each child which is financially difficult, therefore this scheme provides bags of tinned food to cover children's lunches over the Easter, Christmas and summer school holidays. Families take enough bags to 2 weeks of lunches.

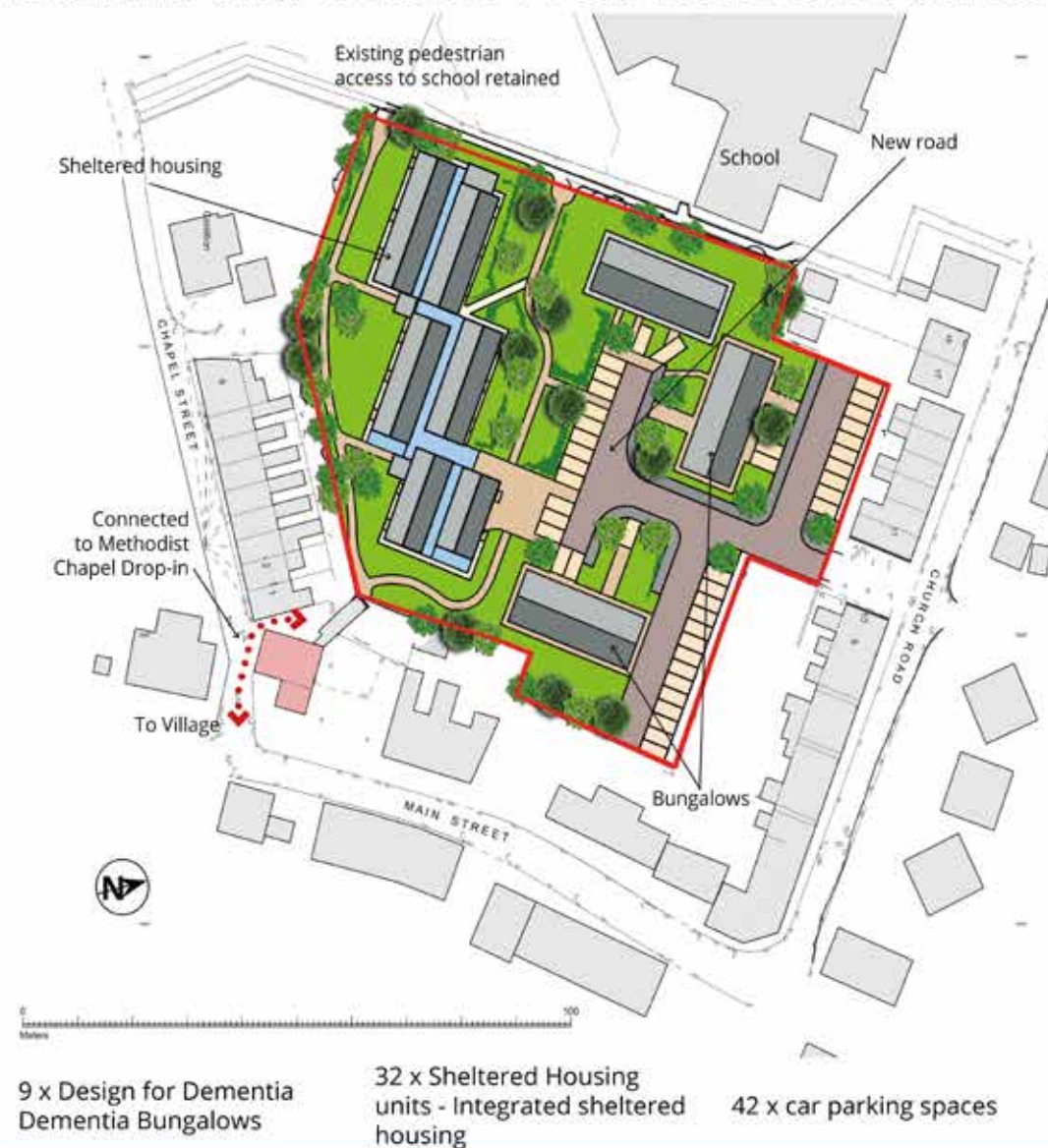
Citizens Advice Copeland, Distington Big Local, Whitehaven, Egremont & District Credit Union, Foodbank and FareShare have been working in partnership, with the help of volunteers, to be able to offer this provision for Distington. For more information about either of the above schemes please contact Distington Big Local.



APP 1: CONSULTATION EVENTS

The Legion Land Plan

PRELIMINARY CONCEPT FOR THE LEGION FIELD



HOW IT MIGHT BE

- Older persons housing including bungalows and sheltered housing
- Affordable for local people
- Access from Church Road
- Additional parking to ease congestion on Church Road
- Sensory garden
- Footpath link to the Old Chapel and the Village Centre
- Footpath link to the 'Fairy Path'



Distington



APP 1: CONSULTATION EVENTS

The Legion Land Plan

FREQUENTLY ASKED QUESTIONS

Q1 WHERE WILL THE MONEY TO BUILD THE SCHEME COME FROM?

Up to 50% of the costs of building the new homes will probably come from the Government's Community Housing Fund – a new source of funding specifically aimed at community-led schemes like this, we may also get funding from elsewhere. The balance will need to be raised as a long-term mortgage which will be repaid through rental and sales. Some funding may come from the Distington Big Local (DBL) budget – some of this has already been used to buy the land.

Q2 WHEN WILL IT BE BUILT?

We hope to make a start on construction during 2019/20, subject to a successful planning application and agreement with funders.

Q3 WHO IS THE SCHEME FOR?

The new homes will be of a high quality & targeted at people over 55 years old who either live in the DBL area or have a family connection to the village. Rented homes will only be offered to other people once we are sure that local needs have been met.

Q4 WHO WILL MANAGE THE SCHEME?

That has not yet been decided. It could be DBL, which would give local people control over the design of the scheme and how it is managed; or it could be managed by a housing association with experience of this type of housing

Q5 WHAT IS COMMUNITY-LED HOUSING?

Community-led housing is about local people playing a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities in ways that are difficult to achieve through mainstream housing.

Q6 HOW MUCH WILL IT COST?

The whole scheme is likely to cost between £4m and £5m

Q7 WHO OWNS THE LAND?

DBL Limited owns the land – it is a community asset

Q8 HOW WILL IT AFFECT MY PROPERTY?

During the construction phase there will inevitably be some disruption for local residents, but this will be kept to a minimum through the Considerate Constructors Scheme.

In the longer-term, this development is likely to increase property values in the village, by adding well-designed high quality homes and helping to make Distington an even better place to live – a key aim of the Big Local project.

Q9 WILL THE NEW HOMES BE RENTED OR FOR SALE?

This has not yet been decided. They are likely to be a mix of at least 50% for rent with the balance for sale or part rent/part sale. We aim to make sure that all the new homes will be affordable by local people – there will be no 'Executive Homes' built on the site. It is hoped that some of the income generated from the development will raise funds for some projects to continue in Distington once the Big Local time & money has come to an end.



APP 1: CONSULTATION EVENTS



The Legion Land Plan

WHAT IT COULD BE LIKE



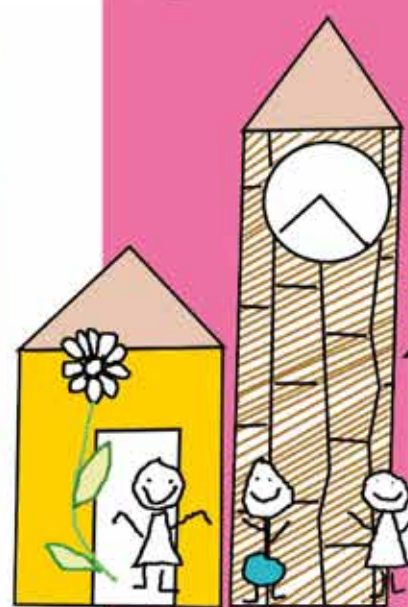
Typical interiors



Sheltered housing



Design for Dementia Bungalows



Distington

Sheltered housing

Local materials - Slate, Sandstone and Render



APP 1: CONSULTATION EVENTS

The Legion Land Plan

WHAT HAPPENS NEXT

- Please fill in your feedback form and place in the box
- We will analyse what people said during the Legion Land Plan event
- We will circulate a leaflet to let you know
 - Results of the consultation
 - Proposals for the Legion Land
- Based on further design and studies we will submit a planning application to the council
- Seek further funding for the Legion Land scheme



Thank you for your help

Distington



For more information, or if you would like get involved in Distington Big Local, please take look at our website www.distingtonbiglocal.org.uk and contact Vic or Ingrid on 01946 834297, or speak to any of our volunteers.



APP 1: CONSULTATION EVENTS





APP 1: CONSULTATION EVENTS



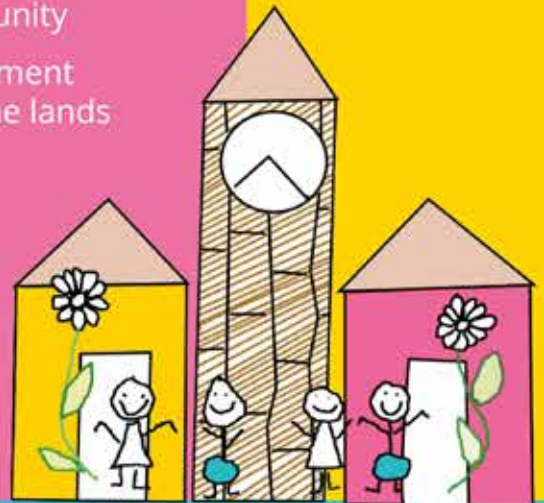
APP 1: CONSULTATION EVENTS

The Legion Land Plan

WELCOME

to 'The Legion Land Plan' EXHIBITION

- At the last community consultation event held on 15th September 2018, 79% of those residents who attended the open day were supportive of the proposal to develop the land for sheltered housing
- Over recent months, Big Local have been developing the design proposal in more detail, to ensure that the housing provided meets the existing and future needs of the community
- Early consultation with Copeland Planning Department has been favourable and they are supportive of the lands development for the sheltered housing
- Further studies are currently underway which will support a formal planning application in early 2020
- Please review the current design proposals and tell us what you think. Your comments and opinions will form part of any future planning application



Distington



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APP 1: CONSULTATION EVENTS

The Legion Land Plan



APP 1: CONSULTATION EVENTS



The Legion Land Plan

HISTORY & BACKGROUND OF DISTINGTON



The Heart of The Village



The Legion Land

Distington has a long tradition as a working village with a mining and engineering history.



WHAT IS THE DISTINGTON BIG LOCAL

WHERE DOES THE MONEY FOR THE LAND DEVELOPMENT COME FROM?
In order for us to be able to develop the land, Distington Big Local will need to apply for funding to cover the majority of the costs. To date we have been successful in securing £15,440 match funding from Cumbria Community Foundation and Copeland Borough Council to help pay for the Feasibility Study and Community Consultation.

This means that we will still have money left to deliver other projects in the village over the coming years until the funding runs out, or 2025, whichever happens first.

LEGACY

The Board are working hard to provide a legacy for Distington that will enable work to continue for the benefit of the community once the £1 million Big Lottery money has been spent. The aim is that a housing development will generate the income needed to continue some of the work that we do.

PROJECTS TO DATE INCLUDE: COMMUNITY CHEST & TRANSPORT GRANTS

Local Groups who have benefited:
Distington in Bloom/Kids & Co/Distington Club for Young People/Distington Old Folks Reunion/ Distington Mothers' Union/Spectrum Art Group/Lunch Club/Church of the Holy Spirit Toddler Group/Solway Good Neighbourhood Scheme/Grassroad Sharks FC/Distington ARL/Workers Education Association/Distington Family History Society

OTHER PROJECTS

- Solar Panels for the Community Centre
- WC & Kitchen for the Church
- Distington Club for Young People funding
- Bus shelters: 2 new ones installed, 3 repaired
- Citizens Advice sessions in Distington
- Befriending Scheme
- Grassroad Sharks FC
- Distington ARL
- Installed 5 new CCTV camera
- Set up the Health Walk
- Computer for Public use in the library
- Funded IT equipment in the school
- Re-instated Football Pitch
- Installed a Defibrillator outside Community Centre
- Health Walk
- Summer Fun Days
- Touring Theatre Performances
- Comedy Shows
- Magic Shows
- Race Night/Job club
- Good Grub Club/Digi Club
- Raspberry Pi Club

VILLAGE MAINTENANCE

- Greatly improved the upkeep of village - Kubota Mower
- Grass cutting service - subsidised for residents

LAND SURVEY

- PURCHASE OF THE LAND
- Feasibility Study & Public Consultation on the land.

The Big Local Board are working hard to be able to leave a legacy for the village once the funding has come to an end. Through public consultation, housing for elderly people in the village has been identified as a priority. A high quality and housing scheme would be an asset to our village and provide necessary housing for elderly people and could at the same time provide an income which could be used to continue and develop new projects for our village beyond the funding life of the Big Lottery.

WHAT IS THE DISTINGTON BIG LOCAL

DBL is one of 150 Big Local areas that were awarded £1 million of Lottery Funding. The communities were chosen as they had missed out on previous funding programme. The funding is to ensure local people can improve their community and leave a lasting legacy for future generations.

THE FUNDING MUST BE USED TO HELP THE COMMUNITY TO:

- Be better able to identify local needs and take action in response to them
- Provide residents with increased skills & confidence to identify and respond to local needs in the future
- Make a real difference to the needs they prioritise
- Make Distington and even better place to live



DISTINGTON BIG LOCAL IS RUN BY A BOARD AND 4 SUB GROUPS.

- The Community & Environment Group
- The Residents Wellbeing Group
- The Young People & Families Group
- The Land Development Group

In 2016 we became one of the first Big Local areas to become a limited company, which meant we were able to buy the former British Legion Land. DBL Ltd is made up of a board of directors, all are board members and local residents.

Nearly all Board & Sub Group members are made up of volunteers. The Board, with recommendation from the sub groups, decide how the money will be spent. The spend needs to be agreed by Local Trust in London before we can draw the money down from them. Our DBL volunteers work very hard, giving many hours of their time to attend meetings and events, get training and make (often very difficult) decisions! To date the volunteers on the Land Development Group have given 132 hours of their time. Board Members alone have worked in excess of 1,152 hours since DBL started in 2014.

In addition to our volunteers, we have the following members of staff: Village Maintenance Man (Ronnie Hewer), Village Maintenance Assistant (temporary over the summer), Project Assistant (Vic Pooley) and Project Manager (Ingrid Morris)



Left to right: Julia Powley, Rhoda Robinson, Ingrid Morris, Norma Pratt, Sue Hunter, Karen Hodgson and Vic Pooley.

THE SITE - THE LEGION LAND



The 'Legion Land' is at the heart of Distington and development will stimulate the life of the village

Distington



Local Trust Big Local

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APP 1: CONSULTATION EVENTS

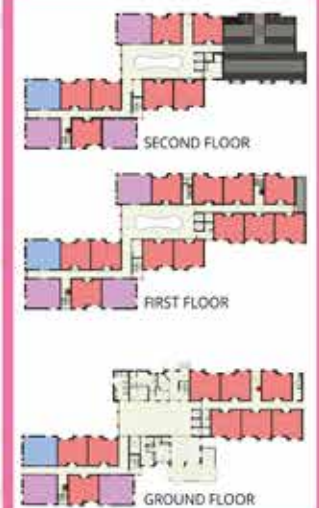
The Legion Land Plan

PROPOSED LAYOUT FOR THE LEGION FIELD



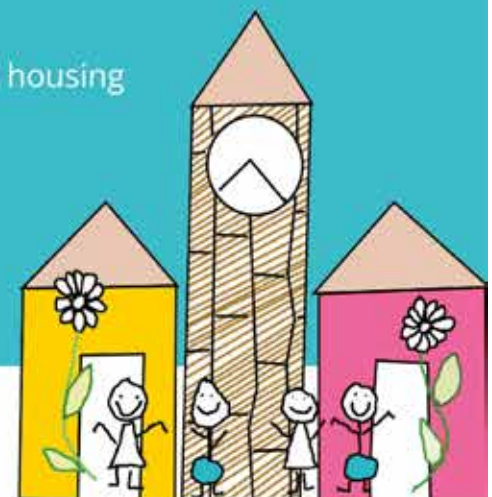
KEY

3	2BED 3PERSON BUNGALOW
6	2BED 3PERSON BUNGALOW
TOTAL 9 BUNGALOWS	
28	1BED 2PERSON APARTMENT
8	2BED 3PERSON APARTMENT
3	2BED 3PERSON APARTMENT
TOTAL 39 APARTMENTS	



HOW IT MIGHT BE

- Older persons housing including bungalows and sheltered housing
- Affordable for local people
- Access from Church Road
- Additional parking to ease congestion on Church Road
- Sensory garden
- Footpath link to the 'Fairy Path'



Distington



Local Trust Big Local



APP 1: CONSULTATION EVENTS

The Legion Land Plan

APARTMENTS



DISTINGTON M4(3)
1BED 2PERSON APARTMENT
62m²
Wheelchair user dwelling



DISTINGTON M4(2)
2BED 3PERSON APARTMENT
50m²
Adaptable dwelling



DISTINGTON M4(2)
2BED 3PERSON APARTMENT
62m²
Adaptable dwelling

Aerial view from Southeast of sensory well being gardens



Open plan living with Juliet balcony - to wheelchair standards

Distington



Local Trust Big Local



Open plan living with Juliet balcony - for 2 bedrooms



Open plan living with Juliet balcony



APP 1: CONSULTATION EVENTS

The Legion Land Plan

BUNGALOWS



DISTINGTON M4(3)
2BED 3PERSON BUNGALOW
78m²
Wheelchair user dwelling



DISTINGTON M4(3)
2BED 3PERSON BUNGALOW
82m²
Wheelchair user dwelling and Dementia adaptations



Front view facing the Village 'square'



Rear winter garden & private gardens facing the 'Fairy Path'



APP 1: CONSULTATION EVENTS

The Legion Land Plan



APP 1: CONSULTATION EVENTS

The Legion Land Plan

What Happens Next

- Based on further design and studies, we will submit a planning application to Copeland Council
- Seek further funding streams to construct the new development
- Throughout this process, the community will be kept updated at each stage

Please fill in your feedback form and place in the box



Thank you for your help

Distington



For more information, or if you would like get involved in Distington Big Local, please take look at our website www.distingtonbiglocal.org.uk and contact Vic or Ingrid on 01946 834297, or speak to any of our volunteers.



APP 1: CONSULTATION EVENTS





Consultation Event Nov 19

APP 1: CONSULTATION EVENTS

APPENDIX 2: CORRESPONDENCE FROM PLANNER



PRE PLANNING DISCUSSIONS

Initial pre planning discussions have been ongoing with the planning development manager Nick Hayhurst and his team. Copies of his comments follow.

APP 2: CORRESPONDENCE FROM PLANNER

RE: Distington big local - Proposed New development Apartments and Bungalows

[Details](#)

To: Alan Ravenhill, Cc: Chloe Unsworth, Sarah Papaleo, Robinson, Michael D

Hello Alan

Thank you for your e mail and attached plans following our recent meeting.

I have noted that your latest revisions have addressed some of the points that we have previously raised. The separation distances are more appropriate and appear to meet the standards set out in our Local Plan policy. You have also attempted to mitigate overlooking issues by restricting or moving windows on the 2 storey element. I think there is still scope to improve the position on the top flat that we discussed at our meeting. It would be good if you could work up an alternative layout for this unit for our further consideration.

The main planning issue to resolve is the scale and height of the three storey element of the scheme. I acknowledge that the number of units is key to make the scheme viable. In our previous meeting you suggested that you would look at opportunities to incorporate accommodation within the roof space of the three storey block. I am not sure if you have explored this option fully or demonstrated that it is not feasible. Notwithstanding this I note that you have attempted to show some views of the development from outside of the site boundary in order to demonstrate that the third floor will not have a significant visual impact when viewed in the context of the overall village. Whilst this is useful I would also like you to undertake further analysis of longer term views from both within Distington village itself and also from the approaches into the village to allow further assessment. I would appreciate it if you could provide views from the north of the village looking south and also from the southern entrance into the village looking north. In terms of points within the village, views from Barf Road which is slightly elevated in comparison to the development site might be the best option to enable an assessment of visual impact.

As agreed at the meeting we have sent across a copy of your plans across to Michael Robinson at Cumbria County Council so that he can advise on highways and drainage issues.

I hope the above comments are useful. Let me know if you need to discuss anything else.

Regards

Nick

Nick Hayhurst
Planning Development Manager
Copeland Borough Council

☎ - Phone: 01946 59 8331

✉ - Email: nick.hayhurst@copeland.gov.uk🌐 - Website: www.copeland.gov.uk

Copeland Borough Council, The Copeland Centre, Catherine Street, Whitehaven, Cumbria, CA28 7SJ. Tel: 0845 054 8600. Fax: 01946 598303. www.copeland.gov.uk.

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APP 2: CORRESPONDENCE FROM PLANNER

RE: re - Distington Proposed New Extra Care facility and Bungalows - Pre Application meeting

[Details](#)

To: Alan Ravenhill, Cc: Sarah Papaleo, Chloe Unsworth

Hello Alan

Following on from our last meeting we have now had the opportunity to visit the site to consider your draft proposals further.

The site comprises brownfield land and lies within the settlement boundary of Distington which is listed as a Local Centre within the adopted Copeland Local Plan. On this basis the principle of development is considered to be acceptable. The nature of the use is welcome and this would help meet the local housing needs.

The main issues raised by the proposal include:

- Scale of the development proposed
- Impact on character and appearance of Distington
- Impacts on residential amenity
- Highway safety

The character of Distington is essentially two storey and although the site is surrounded by existing housing and therefore relatively contained, the three storey element of the proposal is a concern. It will make the proposed development clearly visible when viewed from outside the site and would be out of scale with the general built form of the village.

In addition, the impacts of the three storey development and the proximity to existing houses is a major concern. The separation distances (marked on the attached plan) fall below the separation distances set out in Policy DM12 of the adopted Local Plan. The minimum separation distances are as followed:

- A minimum of 21 metres between directly facing elevations of dwellings containing windows of habitable rooms
- A minimum of 12 metres between directly facing elevations of dwellings containing windows of habitable rooms and a gable or windowless elevations

The three storey element and the proximity to the boundary will accentuate impacts on the amenities of the occupiers of the existing housing.

As referenced in our recent meeting, access and highway safety is also an issue. You should investigate options to control the protection of the required visibility splays. The provision of additional car parking to the rear of houses to serve these existing units is welcome and will help to reduce on street parking requirements along Church Road.

On the basis of the above I would advise you to consider a reduction in scale of the three storey units and a reconfiguration of the layout to improve the separation distances and reduce impact on residential amenity in accordance with the standards outlined in the Local Plan.

I hope the above comments clarify matters. Please do not hesitate to contact me should you require any further information. We are keen to continue discussion on this proposal.

I look forward to your response.

Regards

Nick

Nick Hayhurst
Planning Development Manager
Copeland Borough Council

☎ - Phone: 01946 59 8331

✉ - Email: nick.hayhurst@copeland.gov.uk

🌐 - Website: www.copeland.gov.uk

Copeland Borough Council, The Copeland Centre, Catherine Street, Whitehaven, Cumbria, CA28 7SJ. Tel: 0845 054 8600. Fax: 01946 598303. www.copeland.gov.uk



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APP 2: CORRESPONDENCE FROM PLANNER

APPENDIX 3: VISUAL IMPACT ASSESSMENT



Image 1 - School View



Image 2 - Access onto Site



Image 3 - High Street



Image 4 - High Street Gap In Street Facade



Image 5 - High Street Gap In Street Facade



Image 6 - Chapel Street Alley



Image 7 - Chapel Street Gap in Facade



Image 8 - Chapel Street

EXISTING VIEWS FROM OUTSIDE SITE



Image 1 - School View



Image 2 - Access onto Site



Image 3 - High Street



Image 4 - High Street Gap In Street Facade



Image 5 - High Street Gap In Street Facade



Image 6 - Chapel Street Alley

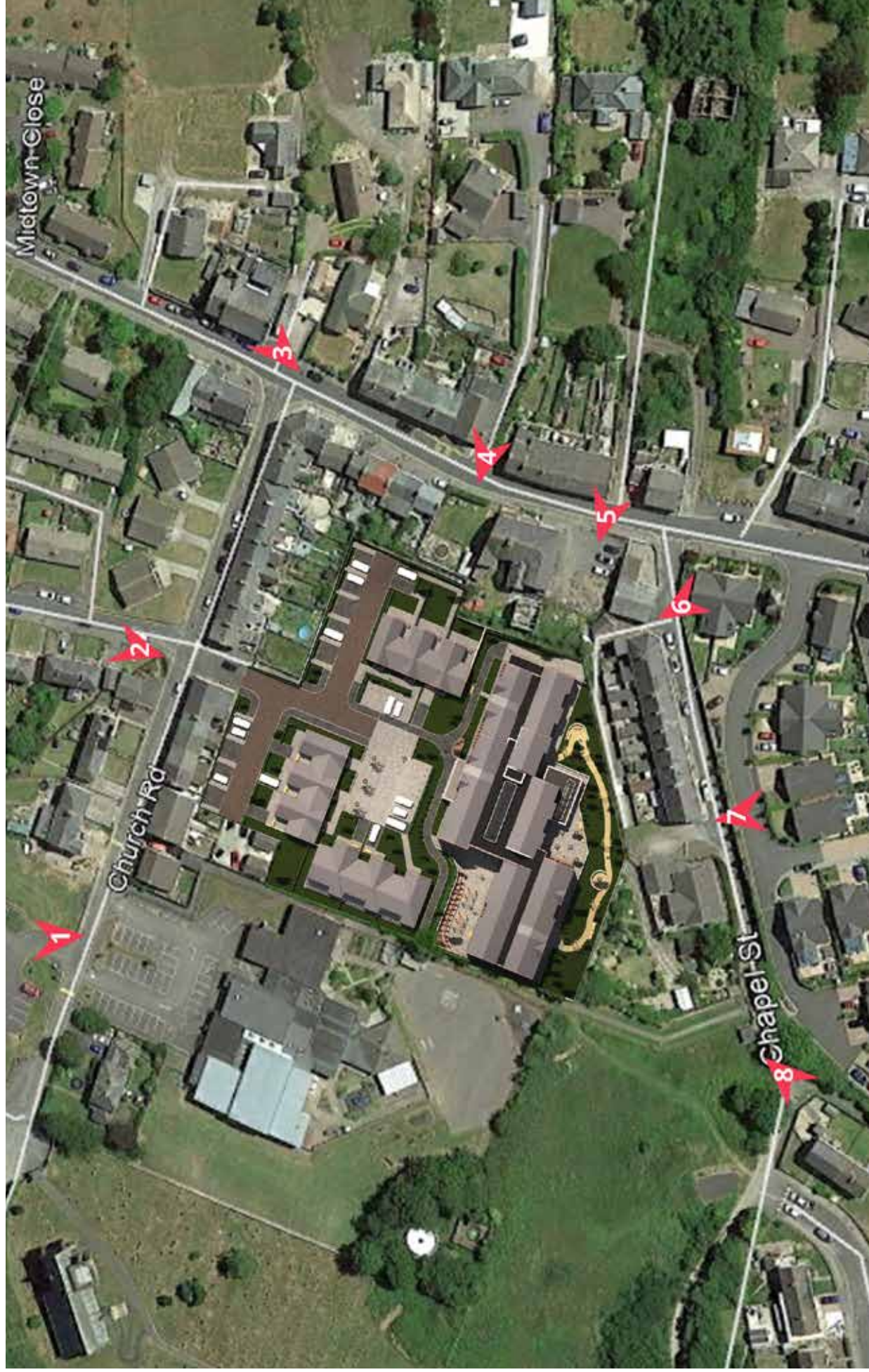


Image 7 - Chapel Street Gap In Facade



Image 8 - Chapel Street

PROPOSED VIEWS FROM OUTSIDE SITE



VIEWS FROM OUTSIDE SITE



Image 9 - Existing Central Avenue



Image 9 - Proposed Central Avenue

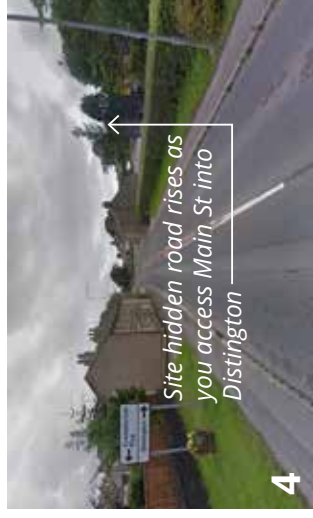


Image 10 - Existing Barfs Road



Image 10 - Proposed Barfs Road

VIEWS FROM OUTSIDE SITE



SITE VIEW ASSESSMENT



SITE VIEW ASSESSMENT

APPENDIX 4: PHOTOGRAPHIC SURVEY



APPENDIX 5: PHOTOGRAPHIC SURVEY

2808 | D&A | MAR 21 | BH/AR/JM | REV B | APP4:2

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APPENDIX 5: PHOTOGRAPHIC SURVEY



**Halsall Lloyd
Partnership**
ARCHITECTS & DESIGNERS

Liverpool

98 Duke Street,
Liverpool,
L1 5AG
0151 708 8944
liverpool@hlpdesign.com

Nottingham

53 Forest Road East,
Nottingham
NG1 4HW
0115 989 7969
nottingham@hlpdesign.com

www.hlpdesign.com

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Designers