



Design and Access Statement

Land off Flish Meadows, Cleator
for Thomas Armstrong Construction Limited

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Design & Access Statement

1.0 Background

This Application is for a Full Planning permission for the erection of fifty one houses & bungalows on land to the rear of Flosch Farm, Cleator.

The site has previously been consented for forty seven dwellings, split over three planning applications, it is believed these are extant permissions.

This application combines all three parcels of land included within these consents and is presented as single application. The current proposal is for market led housing for sale and includes for two discounted sales properties in line with the current S106 for the site.

1.1 Volume

The proposal sees the development of an existing agricultural field extending to approx. 3.3Ha to the North of Flosch Farm, Cleator. The proposal is mixture of 2,3,4 & 5 bedroomed houses and bungalows across the site. A schedule for the mix of houses / bedrooms is provided on the overall site plan drawing for reference.

1.2 Layout & Scale

The site is laid out with access directly off Flosch Meadows being an adopted highway, and via a current field access. The site has a primary estate road running in a Northerly direction with smaller cul de sacs running directly off this road.

Following discussions with the planning department the houses alongside the primary estate road site are on larger plots with greater separation between houses. These are all set back behind a landscape belt providing a green entrance into the estate. Along this avenue, planting and trees are proposed to provide an attractive gateway into the site. To the west of the entrance a short cul de sac serves five houses and access to a large detention pond.

As part of the design process all new housing is kept away from the existing houses on Flosch Meadows and whilst their current outlook has changed the landscape design is intended to soften and reduce any potential impact.

The location of the originally consented plots 1 – 7 adjacent to the Grotto on the Eastern boundary have been retained as per the current consent however a landscape / BNG buffer provided to this boundary

to remove private gardens away from the privacy and seclusion of the Cemetery.

1.3 Appearance

The designs of the properties are modern in design, being a mixture of render and brickwork under a concrete tiled roof. This palette of materials has been used across Cumberland and currently under construction at our current site in Moor Row.





The house designs are carefully considered to meet the aspirations of the home owner in relation to size and layouts. The mixture of housing

allows for a spread of ownership profiles from single occupants to larger family homes and bungalows to satisfy the Housing Needs.

1.4 Landscaping

The proposed site layout is supported by a detailed landscape and planting schedule by Westwood Landscapes. This provides for an important softening of the perimeters of the site alongside important internal planting schemes to remove the hardlines of housing estates. To the Northern edge of the site a swale is to be provided and this then links down the Western boundary of the site linking in with an existing discharge point for the surface water.

1.5 Access

Vehicular and pedestrian access is via the existing Flosch Meadows cul de sac being an adopted highway which joins the A5086 in approximately 50m. Visibility splays joining the A5086 and are acceptable for the speed restrictions on this road and this remains as per the extant permissions, the approved location.

Pedestrian access will also be via Flosch Meadows with pavements being extended into the site in compliance with the Cumbria Highways guidance for the development. This allows for pavements to both sides of the access road and then single sided into the cul de sacs.

Whilst a further pedestrian link to join the A5086 to the South West of Flosch Farm was considered, due to the constraints placed upon the site due to the size of the detention pond this is not available to us.

Planning permission does currently exist for a temporary highway access point for construction purposes to the South West to Flosch Farm and this may be utilised for this current scheme to reduce the impact on the residents of Flosch Meadows.

A field access is being retained adjacent to Plot 8 for field access for the land owner.

1.6 Renewable Energy / Construction

The proposed houses will be constructed with a timber frame and masonry outer leaf. The heating source will be gas boilers with solar PV to the roof. We are currently achieving EPC A rating using this specification. The number of solar panels is house and plot specific and will be subject to a detailed design during the technical design, these panels will be integrated in the roof slope

1.7 Parking

Across the site we are providing 154 parking spaces which equates to 3.02 spaces per house in line with Highway guidance. Due to the layout of the site parking spaces do vary per house type, with the smaller two bedroomed houses having a minimum of two spaces each.

Included within these numbers are seven designated visitor parking spaces outside of general on street parking.

The above figures do exclude any garages provided for the dwellings and these add a further forty one spaces over and above the statutory requirements.

1.8 Conclusion

The scheme is a considered approach to a consented residential site and the layout has been reviewed with the planning department during the design process. As proposed this provides the LPA with good quality housing on a consented site. The accompanying reports provide a cohesive design solution to all matters including BNG, surface water and landscaping within one application.