

LAND AT HOW BANK FARM, EGREMONT AND
FORMER ORGILL INFANTS SCHOOL, EGREMONT

Design & Access Statement

on behalf of



GLEESON HOMES & REGENERATION

October 2020 (Revised Nov 2022)

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Introduction.

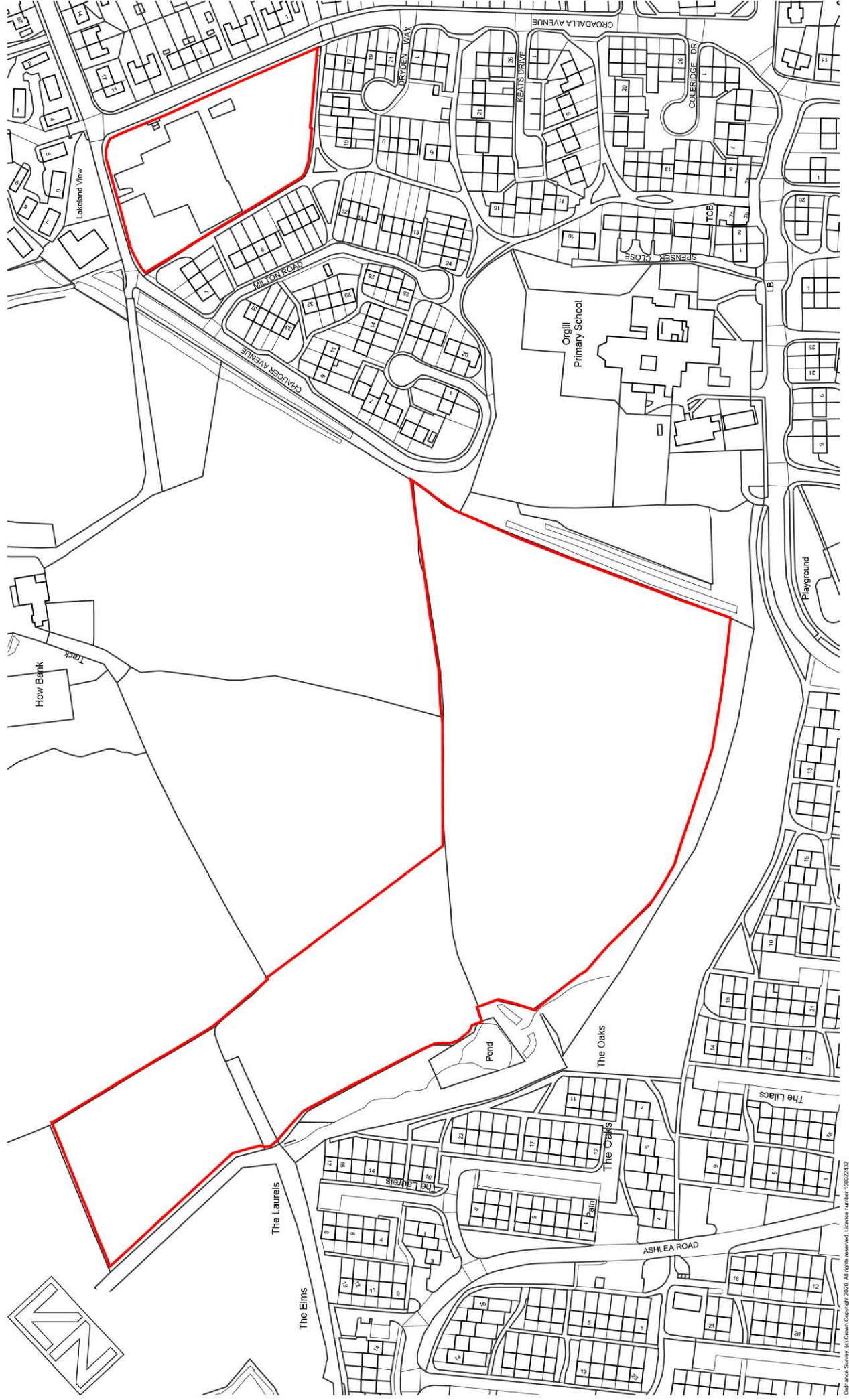
01

This statement has been prepared by Twenty10 Management Limited to accompany a full planning application for development of land at How Bank Farm, Egremont and Former Orgill Infant School, Egremont.

In accordance with the requirements of government policy, this statement sets out the design and access principles that have been adopted in relation to the site and it's wider context. It shows how we have considered the design in an analytical and positive way with thought given to respecting and complimenting the existing area.

The detailed drawings of the proposed development comprise 105 residential dwellings in total, in place of previous proposals for 114 dwellings. These drawings illustrate the layout, configuration and individual dwelling types of the development within its environment.





The Site

This application relates to two sites within close proximity to each other.

The larger of the two sites is referred to as How Bank Farm, which comprises 4.15 hectares (10.26 acres) of agricultural land. The site is irregular in shape, and falls significantly from its northern boundary towards the south and the east. The land is currently accessed from Chaucer Avenue.

The smaller site is the Former Orgill Infant School, which is a cleared site, regular in both shape and topography. The site extends to 0.64 hectares (1.57 acres) and is currently undergoing Environment Agency works.

The Surrounding Area

The application sites are situated in a predominantly residential area.

How Bank Farm adjoins open fields to the north and to the east, with existing residential properties to south and west.

The Former Orgill Infant School is situated at the junction of Chaucer Avenue with Croadalla Avenue, and is surrounded by existing residential properties.

Sustainable Location

The sites are located within 1.5km to Egremont Town Centre, where there is a range of shops and amenities, including post office, library, dentist, doctor's surgery and supermarkets.

The A595 by passes Egremont , providing strong links to Sellafield to the south and to Whitehaven and Workington to the north.

Junction 40 of the M6 motorway is approximately 43 miles from Egremont.

Bus services are available to Seascale, Gosforth and towns to the south of Egremont, as well as services to Whitehaven, Workington and Penrith.

The largest employer in Cumbria is the Nuclear site at nearby Sellafield.

There is one Secondary School, West Lakes Academy, and several Primary Schools within close proximity to the site, including Bookwell Primary School, St Bridget's Catholic Primary School and Orgill Primary School, which is situated next to the How Bank Farm Site.

Planning Policy and Planning History

[See Planning Statement]

Consultation

Following comments received from Copeland Council and Cumbria County Council in relation to the previously submitted scheme, the revised proposals seek approval for 105 dwellings as opposed to 114 dwellings, resulting in a reduction of 9 dwellings, to facilitate the following:

- o Set dwellings back from Baybarrow Road to ensure minimal impact on the local landscape.
- o Introduce bungalows into the housing mix.
- o Provide a pedestrian link to the existing PROW adjacent to the western boundary of the larger site.
- o Increase parking provision to meet the council's requirements.
- o Issues relating to visibility splays.
- o General highway comments.



The A595



Egremont
Town Centre



**Orgill Primary
School**



**West Lakes
Academy**

This planning application is submitted in full and proposes the erection of a high quality residential development with associated parking, set in attractive landscaping.

The scheme is based upon a number of design principles which will ensure a comprehensive and coherent development, these include the following:

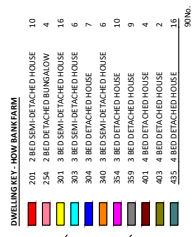
- o To design a layout which takes into careful consideration the topography of the site, and which eliminates the need for excessive and unsightly retaining walls throughout the larger site.
- o To take advantage of elevated views towards the east in careful orientation of proposed dwellings.
- o To utilise undevelopable areas within the site for surface water attenuation and to create areas of public open space.
- o To retain existing trees and hedgerow where possible.
- o Utilise existing access to form pedestrian and emergency link.
- o Increase depth of rear gardens to accommodate levels where applicable.
- o Observe location and easement to newly constructed culvert.
- o To seek a sustainable pattern of development providing a balanced mix of house types appropriate to the location that responds to local needs.
- o To provide a layout which incorporates continuity of street frontages and enclosure of spaces.
- o To ensure a safe, healthy and secure environment for both people and property.
- o To create interesting and varied street scenes by the use of a range of house designs varying in size and shape.
- o To ensure that all public spaces are adequately overlooked.
- o Provisional of suitable drainage solutions to both sites.
- o Set dwelling back from Baybarrow Road to minimise impact on the local landscape.

Use and Amount

This application seeks planning approval for 114 dwellings comprising a mix of 2, 3 and 4 bed semi-detached and detached properties, including 5 bungalows. A Schedule of Accommodation for both sites combined is provided as follows:

SCHEDULE OF ACCOMMODATION

Type	Name	Description	sq.ft	no.
254	Moy	2 bed bungalow	656	5
201	Cork	2 bed semi-detached	651	11
301	Tyrone	3 bed semi-detached	759	21
302	Galway	3 bed semi-detached	759	2
303	Wicklow	3 bed semi-detached	772	6
340	Keady	3 bed semi-detached	839	6
304	Kilkenny	3 bed detached	772	7
354	Strade	3 bed detached	904	13
359	Clifden	3 bed detached	984	10
401	Longford	4 bed detached	1066	5
403	Carlow	4 bed detached	1048	2
435	Dublin	4 bed detached	1221	17
TOTAL				105no.



DWELLING KEY - FORMER OR GILL INFANTS SCHOOL	
	201. 2 BED SEMI-DETACHED HOUSE 1
	254 2 BED DETACHED BUNGALOW 1
	310 3 BED SEMI-DETACHED HOUSE 5
	302 3 BED SEMI-DETACHED HOUSE 2
	354 3 BED DETACHED HOUSE 3
	359 3 BED DETACHED HOUSE 1
	401 4 BED DETACHED HOUSE 1
	435 4 BED DETACHED HOUSE 1

A	UPDATED IN ACCORDANCE WITH PLANNING LAYOUT REV. F	15.11.22
REV	DESCRIPTION	DATE



GLEESON HOMES & REGENERATION

DRAWING

PLANNING LAYOUT (colour coded)

PROJECT		HOW BANK FARM & FORMER ORGILL INFANTS SCHOOL, EGREMONT	
SCALE	1:5000 AS	REV.	A
DATE	APRIL 2022		
DRAWN BY	THOMAS DAVIES		
		DRAWING NO.	
		MUG/PL-111-2	

HOW BANK FARM, EGREMONT

TWENTY10
design

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Scale

Proposed dwellings will be generally 2 storey in height, with the exception of 5 bungalows.

Layout

The proposed configuration of the development is shown on the site layout plan. The proposed layout has been informed by the site's constraints and opportunities.

Appearance

The proposed dwellings will be of a traditional brick and tiled roof construction. They will utilise dormers and gables within the roof pattern to create a varied roofscape and be articulated with good quality detailing.

A robust material palette is proposed, consisting of Forterra Abbey Red Multi as the main brick, contrasted with Forterra Ashwell Yellow Multi, and vice-versa.

Landscape

Detailed landscape proposals are submitted in support of this application.

Existing trees and hedgerow to How Bank Farm are to be retained where possible.

Individual residential units to receive landscaping treatment to soften edges of residential areas and public highway.

Rear gardens and private amenity spaces will be enclosed with a 1.8m high timber fence, as shown on the site layout plan.



**Junction of
Croadalla Avenue
with Chaucer
Avenue**



**Park Homes Site
at opposite side
of the junction**



**Croadalla
Avenue looking
north**



**Existing houses
on Croadalla
Avenue**



**Former school
site viewed from
Croadalla Avenue**



**Existing houses
and footpath
adjacent southern
boundary**



**Northern
boundary of
former school site**



**Existing footpath
along Western
boundary of
former school site**



**Chaucer Avenue
looking west
towards How Bank
Farm Site**



**Existing access to
How Bank Farm
to be used as
emergency link**



**How Bank Farm
site, view from
Baybarrow Road**



**Location of
proposed access
off Baybarrow
Road**



**Internal view
towards Chaucer
Avenue**



**Open views from
within the site**



**Site falls from
north to south east**



**Existing Play Area
on Baybarrow
Road**



Existing Housing in the immediate vicinity of both sites

Technical Considerations

REFUSE:

All properties will have provision for the safe storage of wheelie bins and recycling bins. All waste bins will be collected kerbside and provision is made for this on the layout. The bin recycling system adopted by the council will be available to all dwellings.

SECURITY:

The layout has been carefully designed to incorporate continuity of street frontages and enclosure of private spaces to create a safe and attractive living environment.

Provision is made for cars to be parked on private driveways and garages within the curtilage of the properties they serve. Gravel driveways are proposed which will act as a noise deterrent.

Proposed dwellings overlook and provide natural surveillance over public spaces and footpath throughout the development.

The Maximising Security through Design document, prepared by Gleeson Homes, a copy of which is submitted with this application, demonstrates the company's commitment to enhancing the security of its homes and developments. The document identifies design solutions which reduce vulnerability to crime.

Proposed dwellings on the Former Orgill Infant School site, will have direct frontage onto Croadalla Avenue and Chaucer Avenue, with some dwellings served off a private parking court.

A new access is to be constructed off Baybarrow Road to serve the How Bank Farm development.

The proposed road layout within this larger site will consist of a 5.5m wide carriageway with 1.8m wide footpath to both sides, reducing to a 1m footpath where there are no dwellings fronting on.

An emergency access and pedestrian link is proposed in the eastern corner of the site, connecting to Chaucer Avenue, in the location of the current field access.

Future access provision is made to adjoining land to the east.

Access to individual dwellings will be in accordance with Part M of the Building regulations: Providing level access into all properties and adequate manoeuvrability for wheelchair users on the entrance of all dwellings.

Parking provision to serve the development is in accordance with the highway authority's requirements, and visitor parking spaces are located throughout the scheme.

A footpath link is proposed through an area of POS to the existing PROW, along the western boundary of the How Bank Farm site.

Sustainability.

05

In addition to the site being in a sustainable location as referred in the Site Context section, the proposed development addresses further sustainability principles including:

- o The provision of a range of house types and tenures to meet the needs of the local area.
- o The site layout will achieve a strong community identity with a range of homes catering for a range of people with a variety of lifestyles.
- o A neighbourhood with distinctive character creating a sense of place.
- o High quality homes which exhibit architectural quality.
- o A development which makes efficient use of land.
- o The design of the buildings and layout is fully in accordance with all relevant standards including current building regulations which provide for numerous requirements for the efficient energy use and resistance to climate change.

House Type Mix.

06

The proposed mix of types and sizes are based on Gleeson Homes' assessment of the local market and reflects what the company considers to be appropriate to meet the demand in this area, and takes into consideration the council's preference to incorporate bungalows within the mix.

The requirements of design policy objectives at all levels have been considered carefully and is evidently absorbed within the scheme design.

Whilst relating to its environment with care and responsiveness to the circumstances to be found around its boundaries, this development makes maximum use of the site in terms of development potential and architectural form.

The use of traditional and contemporary building materials which will relate to the elements around the proposed development assists in providing continuity with the traditional features of the area.



SCHEDULE OF ACCOUNTING, HOW BANK FARM			
ITEM NAME	DESCRIPTION	SQ.FT.	NO.
154 May	2nd subpaw	656	4
155 May	2nd semi-stick	651	20
156 May	1st semi-stick	772	1
157 May	3rd semi-stick	839	6
158 May	4th semi-stick	772	2
159 May	3rd detached	772	2
160 May	3rd detached	772	2
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162 May	3rd detached	772	2
163 May	3rd detached	772	2
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REV	DESCRIPTION	DATE
F	QUESTIONS COMMENTS	04.03.22
E	LAYOUT RE-PLANNED	20.08.21
D	PLOTS 55, 91 AND 159 FENCE AMENDED TO WALL; PLOT 111 DUE W/TH AMENDED.	15.04.21
C	FORMER COLLEGE INFANTS SCHOOL RE-PLANNED	11.03.22
B	HIGHWAYS AND ENGINEERING COMMENTS	20.01.22
A	ADDED PARKING, SHARP TURN, TOP OF ROAD ADDED TO ORIGINL SCHOOL.	08.11.20

DRAWING

**GLEESON HOMES & REGENERATION
PLANNING LAYOUT**

PROJECT

**HOW BANK FARM & FORMER ORGILL
INFANT'S SCHOOL, EGREMONT**

SCALE	1:50000	REV.	1	COUNTING NO.
DATE	SEP 2010			
BY	JW			MJG/PL-111
FORWARD	TWENTY TWO			

HOW BANK FARM, EGREMONT

TWENTY10
design

