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architects



GENESIS
HOMES

Parkside Road, Cleator Moor Design and Access Statement

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View of existing hedgerows on the site

1.0 Introduction

This Design and Access Statement has been prepared to support a Planning Application by Genesis Homes for the development of land at Parkside Road, Cleator Moor, Cumbria, for new residential development.

The site is currently in use as agricultural land, and is located on Parkside Road (A5086) on the north western side of Cleator Moor.

1.1 Description of Development

The application is for the delivery of 95 new high-quality 2 to 5-bedroomed homes to benefit the local community, together with associated streets, footways and public open space. The scheme also includes a SuDS area to the north of the housing site. The proposals aim to maximise choice of homes and enhance public open space.

This Design and Access Statement (DAS) explains the design and access rationale and the design evolution and resolution of the proposals.

The overall site red line covers 5.05 Ha. The site lies to north-east of Cleator Moor and is identified by the Local Plan as an allocated site for housing (Policy HCM2 - Land north of Dent Road).

1.2 Background and Vision

Genesis and Russell Armer Homes are looking to develop a new high-quality residential scheme that will create a place where people aspire to live, with standards set by the Building for Life 12 principles. Genesis and Russell Armer Homes are looking to achieve the following vision objectives:

- Creating an attractive and sustainable new community in an exceptional landscape setting;
- Helping to meet local housing needs and contributing to local infrastructure requirements;
- Create a new market area with a strong vision;
- Delivering a landscape-led master-plan through

- preservation of the rural setting and creation of a distinctive, characterful development, sensitively embedded within the existing landscape;
- Helping to enable future residents and the existing community to benefit from access to high-quality amenity open space and enhancing habitats; and
- Integrating Sustainable Urban Drainage Systems (SuDS) to help to enhance the ecological value of the site.

The application, as described in this Design and Access Statement, develops principles for development, design quality and place-making.

This statement is therefore structured to describe the development of the masterplan and objectives through detailed design and place-making considerations and design development, and in response to more detailed consideration of site-specific opportunities and constraints.

The document demonstrates how the site would be developed in accordance with current urban design guidance and good practice. It demonstrates how a high-quality development would be achieved in terms of development use, amount, layout, scale, landscape, appearance, access to the site, and the relationship between the proposed new development and its surroundings.

It describes the integration of architectural, landscape, ecological, highways and engineering considerations into an overall holistic masterplan process with high-quality and site-specific place-making at its heart.

This Design and Access Statement should be read in conjunction with the application drawings, reports and supporting information.

1.3 Scope and Content

The following sections of the DAS are structured as follows:

Section 2.0: Planning and Design Policy Background and Context

This section includes details on the following:

- Local plan and current allocation

Section 3.0: Constraints and Opportunities

This section provides a detailed technical consideration of factors influencing development, including:

- Topography and Views
- Access and Movement
- Landscape and Ecology
- Drainage
- Utilities and Services
- Existing Buildings
- Composite Opportunities and Constraints

Section 4.0: Masterplan Development and Vision

This section sets out the evolution of the development proposals and how the emerging masterplan prompts overlay to promote design quality:

- Landscape
- Route Hierarchy
- Block Structure
- Buildings and Frontages
- Concept Framework

Section 5.0: Detailed Design

This section builds on the parameters set out in Section 4.0 to provide more detailed proposals with regard to the following masterplan components relating to the Reserved Matters application:

- Design Layout
- Housing
- Landscape Strategy
- Access

Section 6.0: Conclusion and Summary of the Main Principles

This section sets out a concise summary of the key design principles and their delivery through the Reserved Matters proposals.

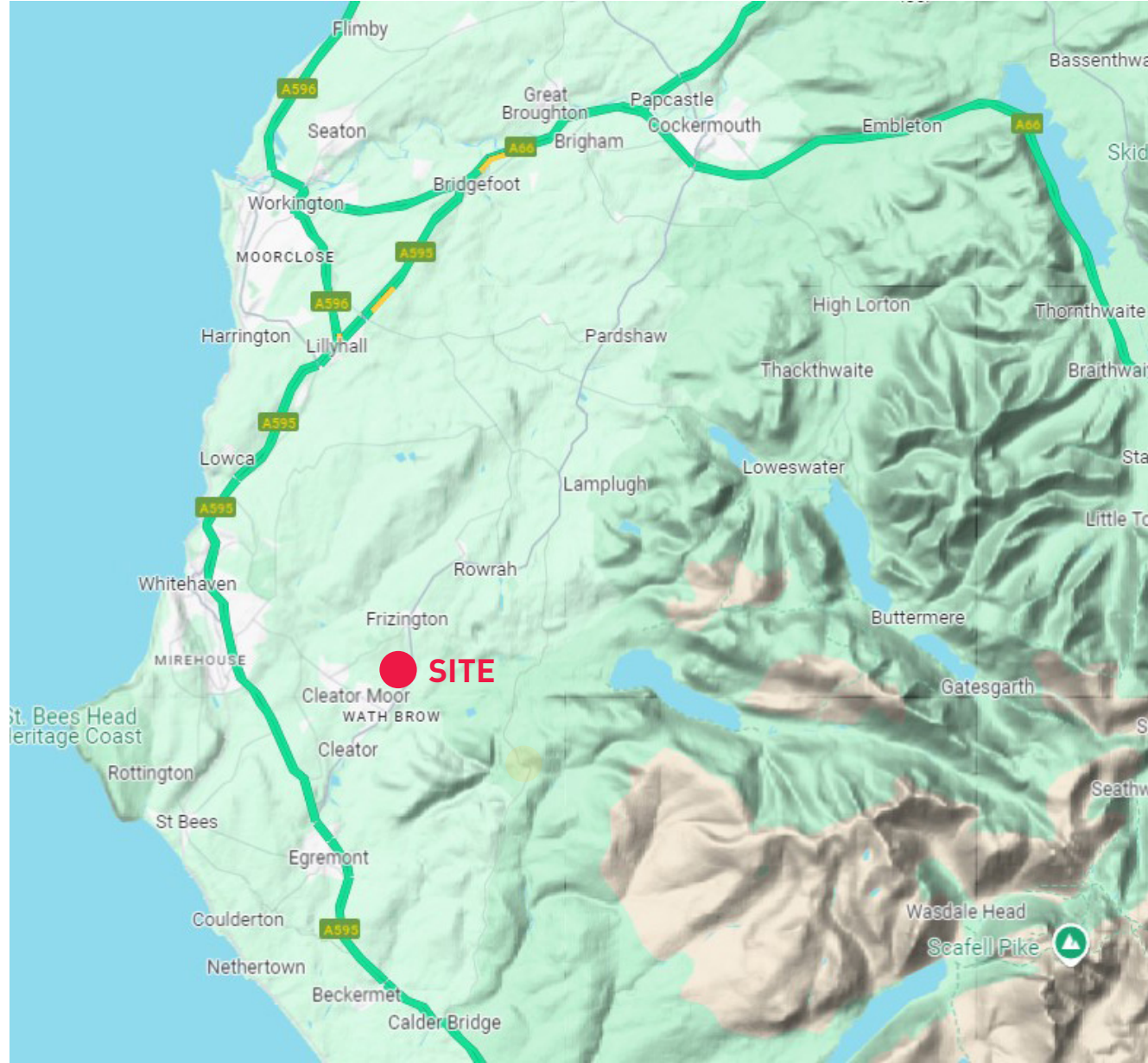
1.4 Consulting Team

Genesis Homes has assembled a full and experienced consultant team to progress development proposals for the site including:

- AFL Architects (Architecture and Masterplanning)
- RG Parkins (Drainage)
- Egg (Highways)

This comprehensive team of specialist consultants has undertaken site studies and researched and reviewed available technical information relating to the site and its context in order to accurately and robustly develop a deliverable scheme for the site.

Site Location



1.5 The Site

The site is located on the northern eastern edge of Cleator Moor, to the north of the existing Dent Road residential area.

Along its western and northern boundaries the site is bordered by agricultural land. To the south there is existing post-war housing. The A5086 (Parkside Road) runs along the eastern boundary of the site, and forms the means of entering the site.

The site area covers 5.05Ha.



Views of the site and existing hedgerows

Site aerial view



2.0 Planning and Design Policy Background and Context

2.1 Purpose

This section of the report summarises key aspects of the planning background and context for the full planning application.

Genesis and Russell Armer Homes’ masterplan design layout for the Phase 2 site has been undertaken with the objective of delivering high levels of design quality through the carefully considered application of principles of sustainable and locally-distinctive place-making.

2.2 Relevant Planning Policy

The application has been prepared in accordance with national and local planning and design policy and guidance.

2.2.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was originally published in March 2012, revised in July 2018, and most recently updated in December 2023. The NPPF must be considered in preparing Development Plans and is a material consideration in planning decisions.

It provides overarching guidelines for the planning system which replaces all previous planning policy statements and planning policy guidance notes.

The document states that: “The purpose of the planning system is to contribute to the achievement of sustainable development” (para.7) and the central theme of the framework is the introduction of a presumption in favour of sustainable development. The document states that “Plans and decisions should apply a presumption in favour of sustainable development” (para.11).

Regarding design, paragraph 131 of the NPPF states that: “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work

and helps make development acceptable to communities.”

Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Regarding design, paragraph 135 states that: “Planning policies and decisions should ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future user and where crime and disorder, and the fear of crime, do not undermine the quality of life for community cohesion and resilience.”

The Applicants are committed to delivering a high-quality scheme. As such, the proposals have also been reviewed against and influenced by the following national design guidance:

- Safer Places - The Planning System and Crime

Prevention (ODPM, 2004)

- Manual for Streets 1 & 2 (DOT/DCLG 2007/2010)
- By Design (DETR/CABE, 2000)
- Design and Access Statements - How to write, read and use them (CABE 2006)
- Secured by Design Homes (SBD, 2019)

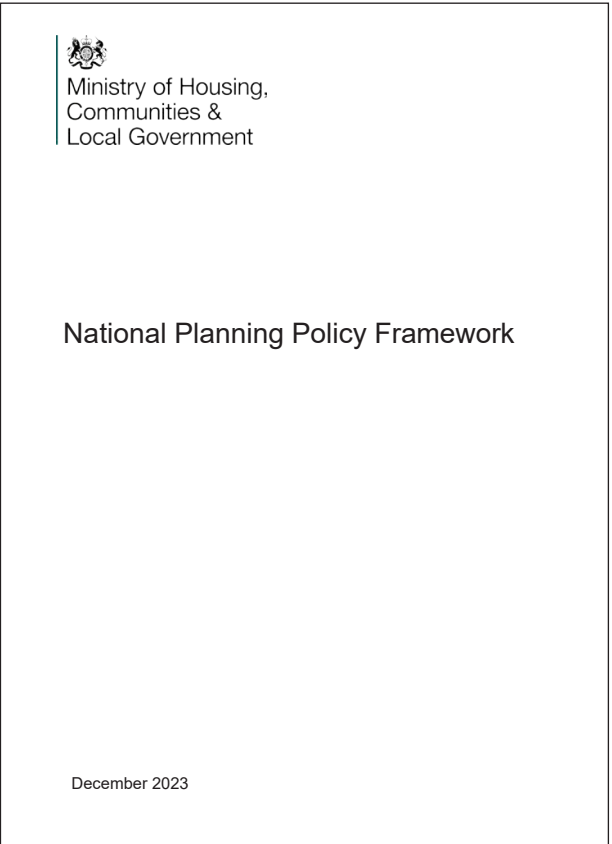
2.2.2 Cumbria Development Design Guide

The application has also been reviewed against and influenced by the Cumbria Development Design Guide, which was updated in 2017. The updated Cumbria Development Design Guide takes into account recent national standards and includes guidance in relation to Sustainable Drainage Systems (SuDS), as well as detailed guidance in relation to highways, rather than having two separate guidance documents. The update has ensured that County Council’s policy is in line with national guidance.

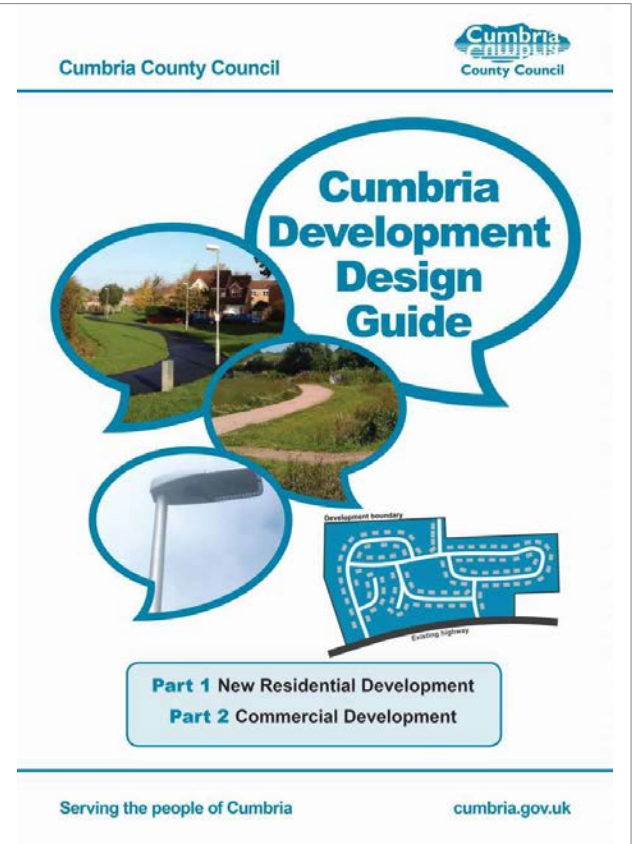
2.2.3 Copeland Local Plan

Planning policy for the Cleator Moor area is set out in the Copeland Local Plan 2021-2038. The Copeland Local Plan is still in its final stages of preparation, and is scheduled to be adopted in late 2024, but draft documents are available.

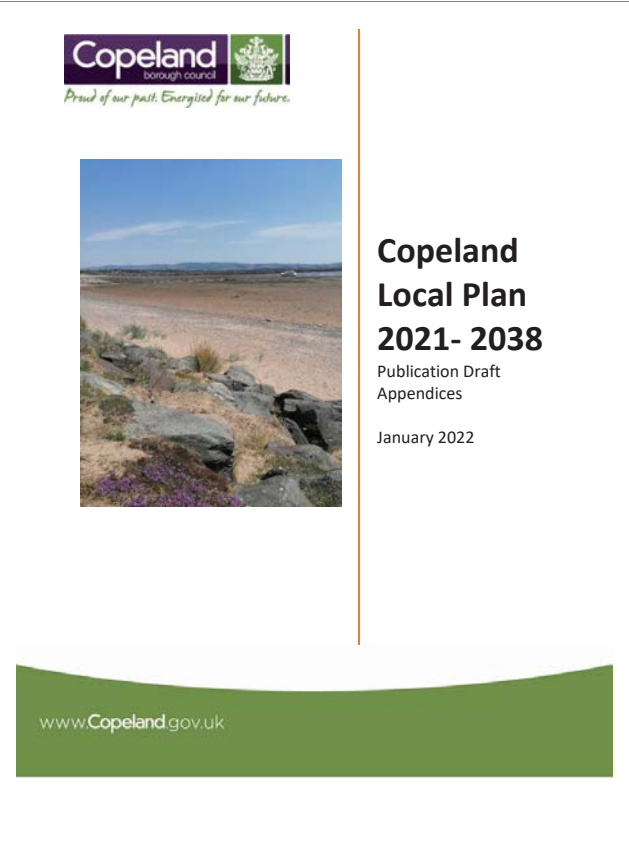
The document ‘Copeland Local Plan 2021-2038 Publication Draft Appendices January 2022’ identifies the site as allocated for future housing : Land Allocation Reference HCM2, and provides a development brief. Key details from this development brief are set out below.



National Planning Policy Framework (2023)



Cumbria Development Design Guide (2017)



Copeland Local Plan 2021-2-38
Publication Draft Appendices (Jan 2022)

2.2.3 Details from the Copeland Local Plan

The Copeland Local Plan includes a development brief for the site, setting out potential opportunities and constraints. Extracts from the Local Plan are illustrated opposite.

Housing Allocation Site Profiles – Local Plan Publication Draft 2021-2038

Local Plan Allocation Reference: HCM2

SHLAA Ref: CM061/CM082



General Site Information

Site Name:	Land North of Dent Road, Cleator Moor		
Site Area:	4.75 hectares	Land Type:	Greenfield
Stage Introduced:	Local Plan Preferred Options Draft		
Ownership:	Private ownership		

Extracts from the Copeland Local Plan 2021-2038

Housing Allocation Site Profiles – Local Plan Publication Draft 2021-2038



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Site development brief from the Copeland Local Plan

Highways and accessibility issues (please see the Copeland TIS and SAA for more details):	- The SAA outlines that an EVA would be required for development of this site. - The 30mph should be relocated north to encompass the site access and ensure that MfS compliant visibility splays could be achieved. - It is considered that improvements to the existing sub-standard width footway on the A5086 would be required (to minimum 2.0m) or 3.0m for shared footway/cycleway.
Flood Risk Zone:	FRZ 1
Flood and Water Management Issues:	The SFRA recommends that the site could be allocated, subject to a Flood Risk Assessment being produced to support a planning application
Utilities:	Electrical infrastructure may require reinforcement
Landscape Issues:	- A high quality landscape buffer would be required between new and existing development. - Site extends into prominent high ground as identified in the SLCA – development would need to respect this setting and provide an attractive edge to the settlement.
Ecology Issues:	- Project specific HRA required to demonstrate avoidance of water pollution and urbanisation effects. The following ecological surveys are recommended to enable a more detailed assessment of ecological constraints and /or opportunities should this land be proposed for development, to accompany the planning application: - Extended Phase 1 Habitat survey of the whole site including production of a habitat map during the optimal survey period from April to September – this will form the basis for any more detailed survey work. The following lists surveys which may be required following more detailed extended Phase 1 survey. Please note that other surveys may be identified during the more detailed Phase 1 survey: - GCN survey (at least 4 ponds within 500m of the site, of which 2 are within 250m). - Hedgerow Survey - Bat survey if mature as is to be removed

	Pre-construction checks - Construction should ideally be undertaken outside the bird breeding season which extends from March to September. Any habitats to be removed should be checked for nesting birds no more than 48 hours prior to clearance. - Hedgehogs present on the site along hedgerow; pre-construction check required before site is cleared. - Badger within 30m of the northern boundary and hedgerows if potential found during the Phase 1 surveys.
	Summary of Main Ecological Constraints to Development Site is within an area designated by Natural England as Network Enhancement Zone Category 1. Within the SSSI Impact Risk Zone with respect the River Ehen SSSI/SAC.
	Opportunities for Biodiversity Enhancement The site provides foraging and nesting habitat for wild birds in the hedgerows, so these habitats could be retained and enhanced as wildlife corridors within the development, together with the addition of nest boxes. The site is close to areas of higher biodiversity immediately to the north so appropriate buffer zones should be provided along the northern and western edges of the development. Such buffer zones would be determined in relation to development type proposed for this allocated site. If possible, created habitats should enhance the linkages across the site and offer protection to the core of the Network Enhancement Zone 1 proposed here.
Heritage Impact Assessment Summary:	Mitigated Impact: low.
Additional Considerations:	Development should avoid creating a hard settlement edge.

3.0 Opportunities and Constraints

This section sets out a detailed appraisal of the site and its surroundings in terms of the following physical constraints:

- 3.1 Topography and Views
- 3.2 Landscape and Ecology
- 3.3 Drainage and Hydrology
- 3.4 Utilities and Services
- 3.5 Existing Buildings and Streets
- 3.6 Summary of Opportunities and Constraints

Through appraisal of the above physical site conditions, key design themes and prompts can be identified to inform the development of the masterplan. Masterplan prompts are key design considerations that are carried forward to subsequent Masterplan Development section of this report.

3.1 Topography and Views

The topographic plan, provided opposite, indicates that the eastern side of the site slopes gradually towards the north-east corner of the site. This slope increases steeply beyond the existing hedge line to a low depression in an area that has potentially been identified for the location of Suds features. The eastern area slopes from a high point of 102m AOD on the southern boundary with the existing residential area, down to 94m AOD in the northeast corner adjacent to the hedge. Beyond the hedge, the site slopes down to 90m at the lowest point.

There is a 'hump' in the centre of the site running south to north at an approximate level of 102m. Beyond the hump the site slopes down to the western boundary, to a low point of 93m AOD.

3.1.1 Views Out

There are long-distance, unobstructed views from the eastern area of the site, looking eastwards towards Ennerdale and the western mountains of the Lake District. The sloping topography gives an opportunity for many of the proposed new homes to take advantage of this view. There are also long-distance views looking northward from the site, though these views are obstructed in some areas

by the existing hedging.

Views looking westward from the site are limited by the existing belt of trees and hedges along the western boundary. Views from the site looking southwards are also limited. The southern boundary is defined by fencing and hedging to the existing residential areas.

3.1.2 Views towards the site

The site is in a prominent location when viewed from the A5086. The level of the site rises from a low point along Parkside Road, and many of the proposed new homes will be visible from the road. Housing facing the road and the northern boundary will need to avoid a hard edge, and provide a frontage that enhances the rural environment.

Masterplan Prompts

- Develop a street and block structure that reflects and aligns where possible with the underlying topography.
- Frame views out to the wider surrounding countryside along new streets and routes, particularly looking eastwards towards the Lake District mountains.
- Create a suitable frontage to the eastern and northern boundaries, avoiding hard edges, and aiming to enhance the rural environment and to integrate with the existing hedgerows.

1 View looking towards west towards Lake District



2 Views looking west from centre of the site

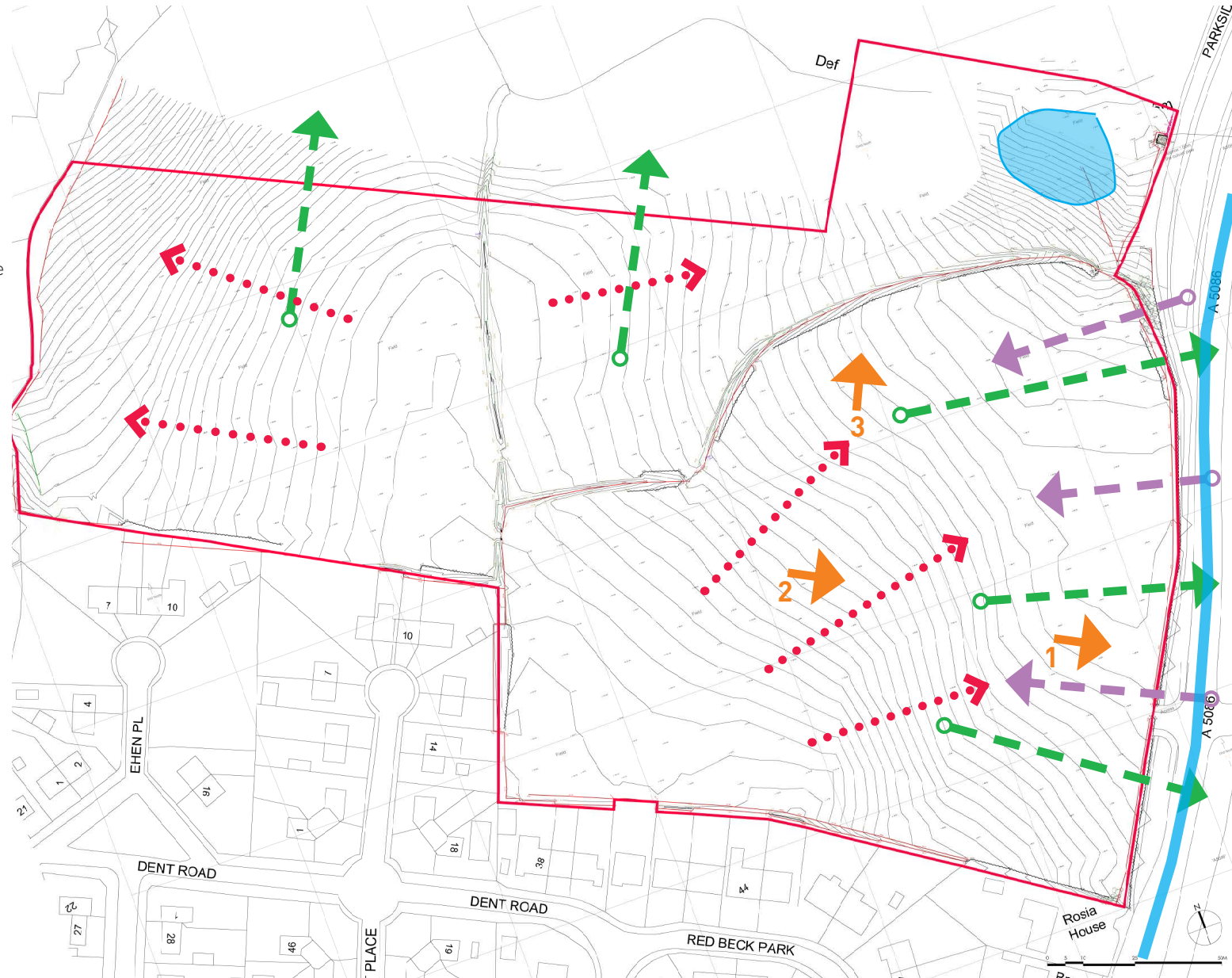


3 View looking north from centre of the site



Topography and Views

- KEY
- Site red line
 - Views out to landscape
 - Views into site from surrounding area
 - ... Direction of fall across site



3.2 Landscape and Ecology

3.2.1 Landscape

The site is located in Landscape Character Area 5a: Low-land, Ridge and Valley, as defined by the Cumbria Landscape Character Guidance and Toolkit. The key characteristics of this character area include:

- A series of ridges and valleys that rises gently toward the limestone fringes of the Lakeland Fells.
- Well managed regular shaped medium to large pasture fields
- Hedge bound pasture fields dominate, interspersed with native woodland, tree clumps and plantations.
- Scattered farms and linear villages found along ridges

The site could also be considered under Landscape Character Area 5d, defined as Urban Fringe, as it abuts existing residential areas on the edge of the town. The key characteristics of this character area include include long term urban influences on agricultural land, recreation, large scale buildings and industrial estates with wooded valleys, restored woodland and some semi-urbanised woodland.

The local area is defined by suburban residential development to the south of the site, and agricultural land to the north, east and west, with a belt of existing woodland along the western boundary. The overriding character of the local area is rural in nature with swathes of open fields and agricultural land located to the northern edges of the site.

The site’s existing landscape features include extensive open agricultural land bounded by hedgerows and trees to the perimeter of the site, which vary in density and height. The eastern boundary to the A5086 is lined by a dense hedgerow and a grass verge. To the northern and western boundaries there are also existing hedges. These hedges vary in density and are interspersed with some small trees.

The site has a gently sloping character, with a ‘hump’ or ridge at the centre of the site, running north-south.

3.2.2 Existing Trees and Hedgerows

A Preliminary Ecological Appraisal has been carried out by Envirotech. This report examines existing trees, hedgerows and wildlife habitats across the site.

Existing hedges within the site (eg H5 and H4) are generally unmaintained, and in mixed to poor condition, with large gaps. Parts of these hedges are on top of slight banks. Whilst not in good condition, the Envirotech report recommends that existing hedges around and within the site should be retained and improved where possible.

There are two existing trees of Category B2 standard which should be retained. These are on the southern boundary of the site, and should not be affected by the new development.

The Envirotech report recommends that the site could be enhanced using a package of additional planting. That would include the provision of fruit and nut bearing tees to support birds and other wildlife.

3.2.3 Ecology

The Envirotech report notes that there was no evidence of any specifically protected species regularly occurring on the site or surrounding areas which would be negatively affected by site development following the mitigation proposed in the report.

1 Hedgerows to Parkside Road A5086



2 Existing hedgerow within the site



3 Trees and hedgerow to western boundary



Landscape and Ecology



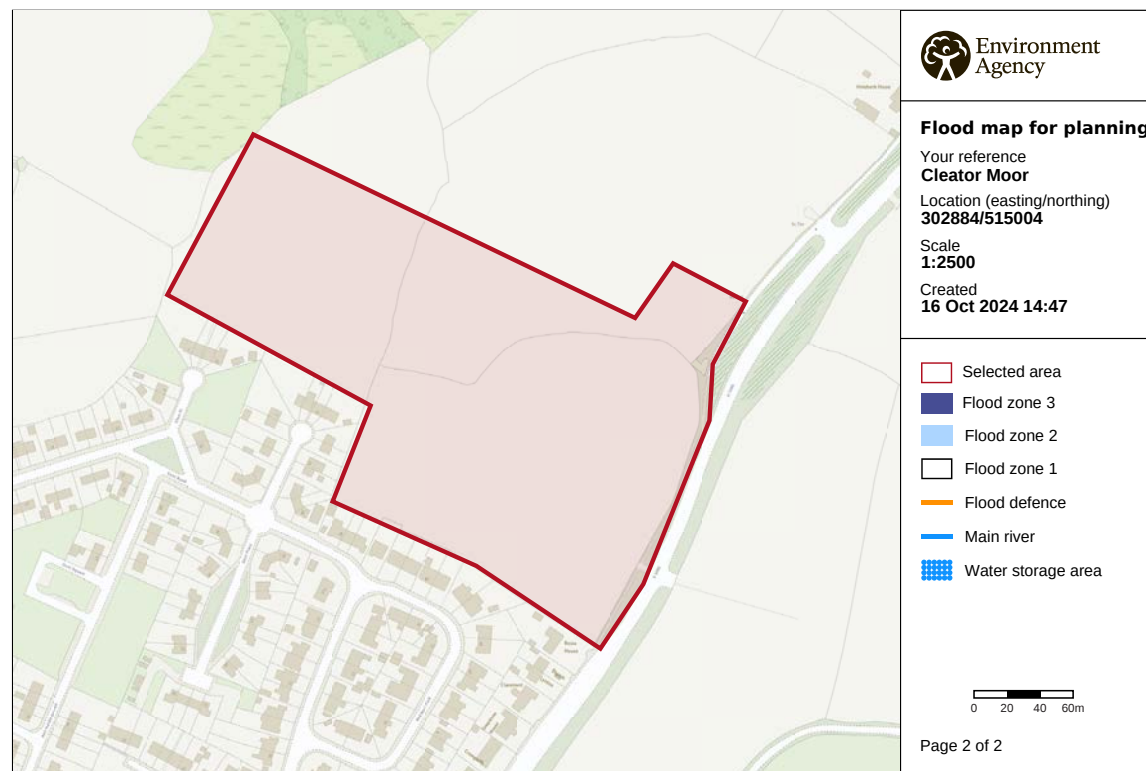
3.3 Drainage and Hydrology

The site is located in a Flood Zone 1 area.

The EA Risk of Flooding Map shows that the entire site is located in Flood Zone 1, an area at very low risk of flooding from surface water

Masterplan Prompts

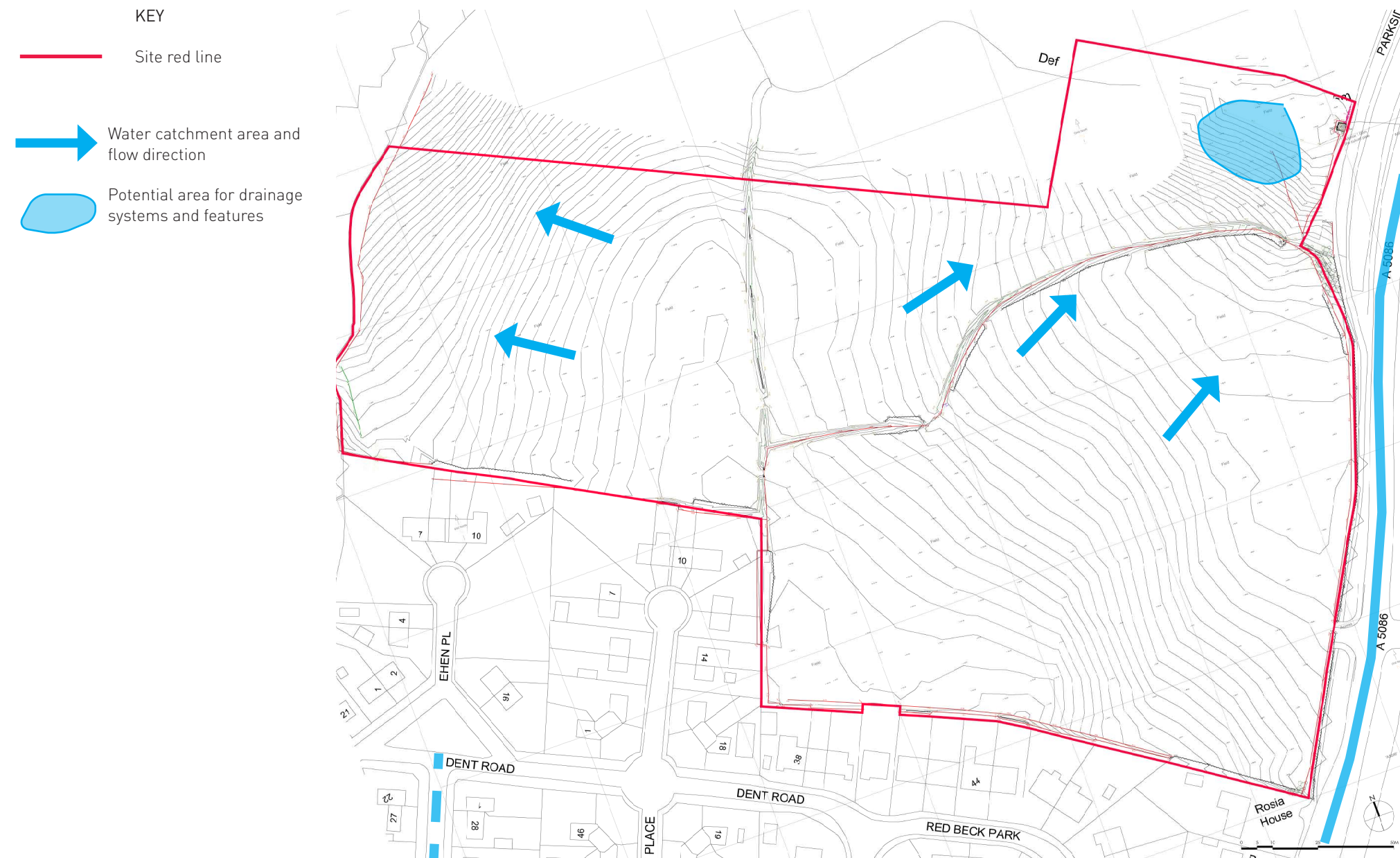
- Integrate proposed drainage systems and features with existing landscape areas to manage drainage and run-off to provide an interconnected blue and green infrastructure network.
- Maximise the potential for multi-functional blue infrastructure, such as SuDS and swales across the site and its surroundings.



Views towards proposed Suds area at NE of site



Drainage and Hydrology



3.4 Existing Buildings and Streets

Dent Road

To the south of the site there is an estate of low density, two storey post-war housing, centred around Dent Road. These houses have deep gardens running up to the southern boundary of the site, with a mix of fencing and hedging along the boundary. Some of the plots are vacant or may have had houses demolished. The house designs are typical of the time, and make little reference to the surrounding Cumbrian vernacular.

Parkside Road – A5086

Parkside Road runs along the eastern boundary of the site, separated from the site by a grass verge and hedgerow. There is an existing field gate off Parkside road to the south west of the site.

Parkside Road is a busy A-road, and the design of the new development will need to consider effects of noise and achieving adequate separation from the road.

Road users will have direct views of the site from the north and south approaches.

To the east of the road there are expansive views across the western fringes of the Lake District.

The main access to the site will be from Parkside Road. The existing gate is a possible location for the site access, though visibility splays will need to be considered to check if this will provide a safe junction.

Parkside Road becomes Frizington Road to the south of the site. There is a housing frontage to this area, which is a mix of 2-storey housing and bungalows, with a parking layby in front of the houses.

Masterplan Prompts

- Provide new varied development forms that respond positively to site characteristics.
- Create positive, characterful, outward facing streets to the northern and eastern edges of the site, that provide attractive views from the A5086 and the surrounding countryside.
- Respect the existing houses to the south of the site in the Dent Road area by providing a suitable green buffer and decent separation distances.

1 Existing houses - Dent Rd to south of site



2 Approach to site from south along Parkside Road



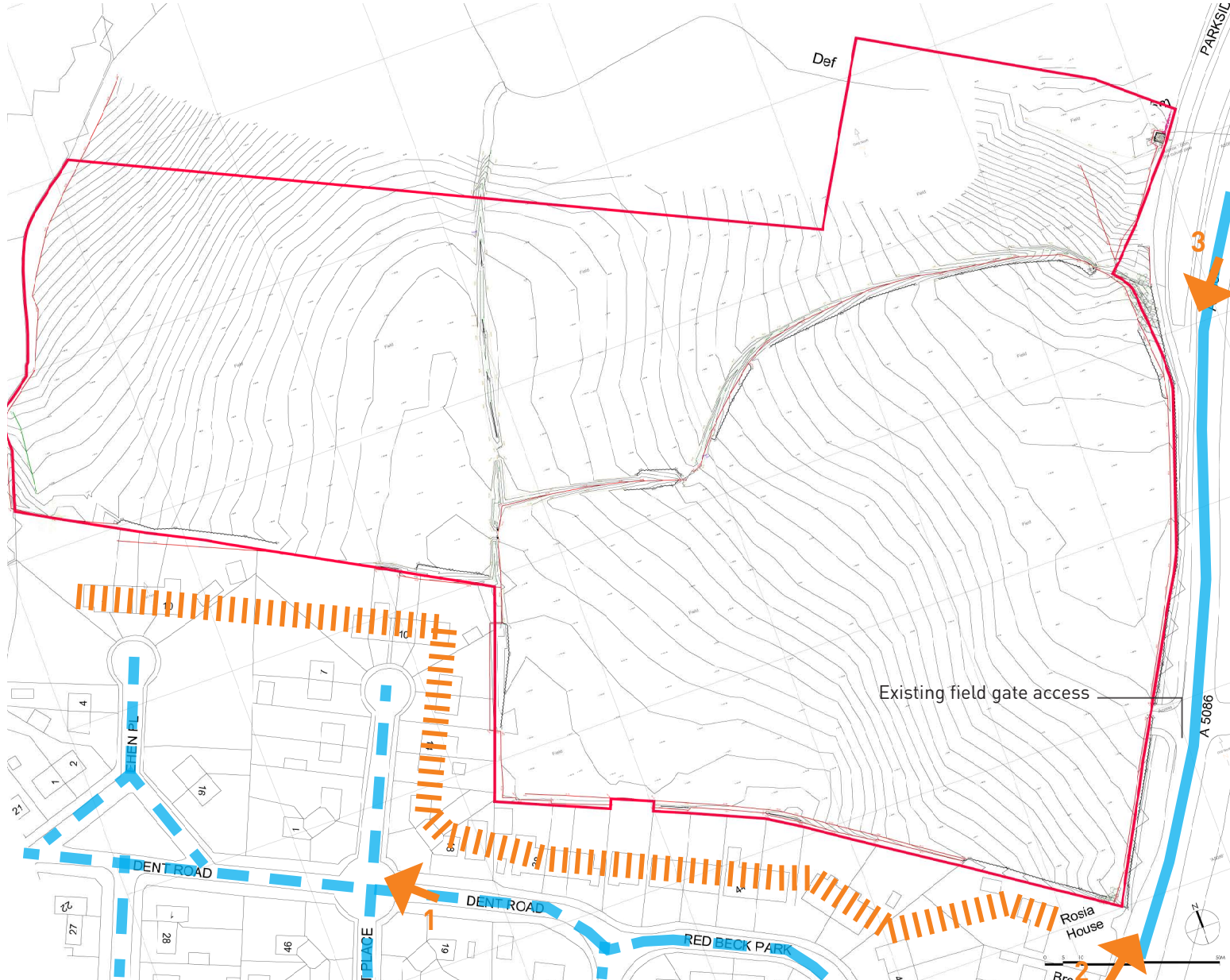
3 Approach to site from north along Parkside Road



Existing Buildings and Streets

KEY

- Site red line
- Developed edges
- Arterial route
- Local street



3.5 Summary of Opportunities and Constraints

- Topography and Views

 - Develop a street and block structure that reflects and aligns where possible with the underlying topography.
 - Frame views out to the wider surrounding countryside along new streets and routes, particularly looking eastwards towards the Lake District mountains.
 - Create a suitable frontage to the eastern and northern boundaries, avoiding hard edges, and aiming to enhance the rural environment and to integrate with the existing hedgerows.
- Existing Buildings and Streets

 - Provide new varied development forms that respond positively to site characteristics.
 - Create positive, characterful, outward facing streets to the northern and eastern edges of the site, that provide attractive views from the A5086 and the surrounding countryside.
 - Respect the existing houses to the south of the site in the Dent Road area by providing a suitable

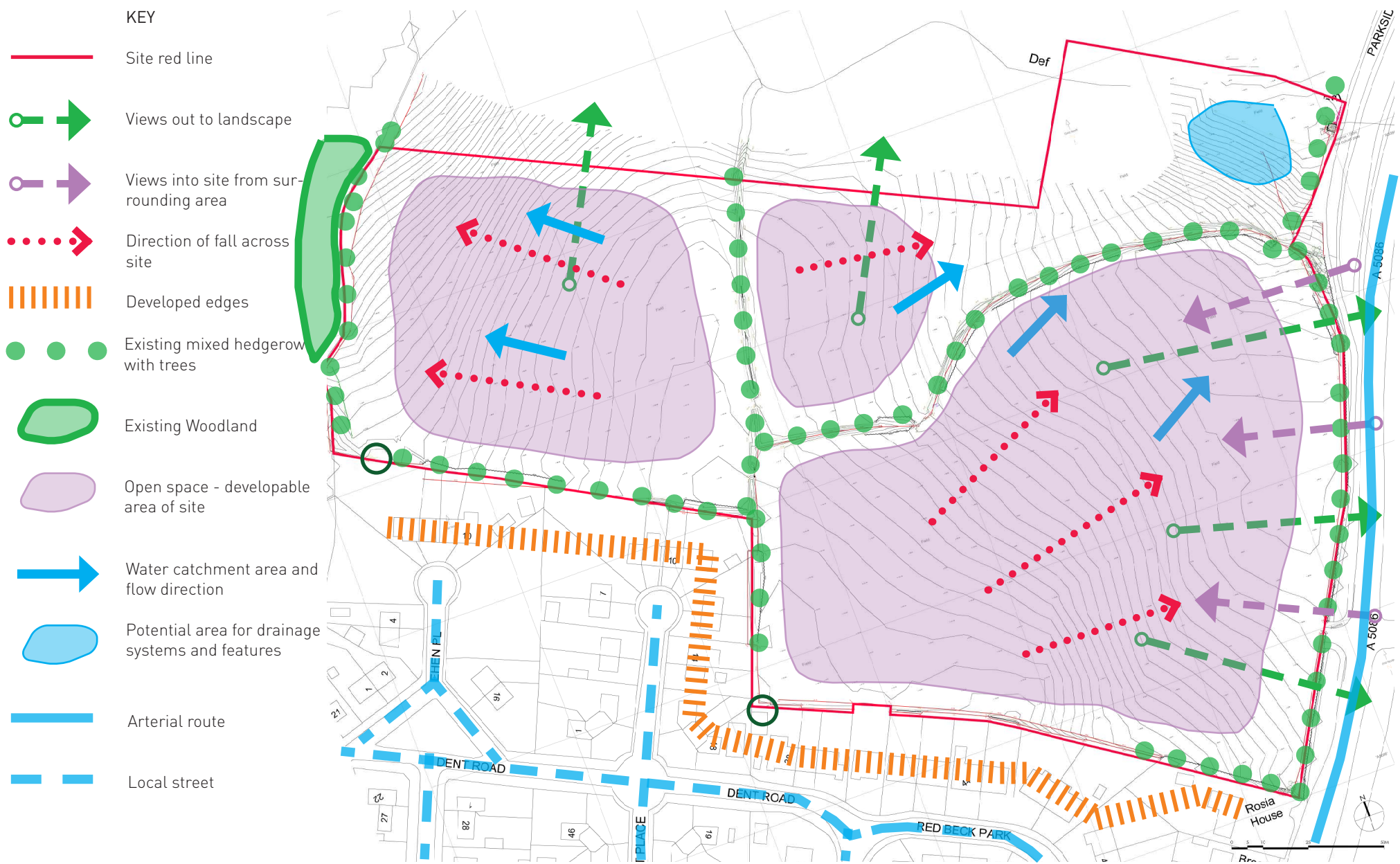
- Landscape and Ecology

 - Incorporate landscape and ecological features
 - Incorporate landscape and ecological features positively and sensitively throught the masterplan design process..
 - Retain and enhance existing landscape features as integral components of a sustainable and high quality series of linked spaces.
- Drainage and Hydrology

 - Integrate proposed drainage systems and features with existing landscape areas to manage drainage and run-off to provide an interconnected blue and green infrastructure network.
 - Maximise the potential for multi-functional blue infrastructure, such as SuDS and swales across the site and its surroundings.



Summary of Opportunities and Constraints



4.0 Masterplan Development and Vision

This section of the DAS describes how the contextual and site analysis studies and masterplan prompts identified through analysis studies have informed the development of masterplan proposals that promote design quality and placemaking objectives.

4.1 Design Evolution

This section comprises:

- **Master Steps** – key steps in the development of the Masterplan illustrated by a series of simple diagrams. The diagrams and supporting text demonstrate how the analysis of the site has identified a number of masterplan prompts to influence the envisaged masterplan structure.
- **Masterplan Concept** - details of the development demonstrating how the scheme is informed by inherent site characteristics and framed by a network of high-quality green spaces and streets.

4.2 Masterplan Vision and Layout

The Masterplan demonstrates how the creation of connected and sustainable new residential neighbourhoods can sit comfortably within the site, whilst providing 95 new dwellings and public open space, and incorporate existing landscape and ecological features around the site.

The masterplan illustrates the proposed delivery of the vision to create well-connected, characterful residential area in which new high-quality homes of a mix of size and tenure appropriate to local needs are set within a public realm framework of neighbourhood streets and lanes to create attractive and convenient connections both throughout the masterplan area and to local facilities and adjacent town districts beyond.

The delivery of masterplan development proposals will ‘unlock’ the site and allow it to not only provide valuable local housing, open space and environmental provision and benefits to the wider district, but also to provide new access and connections across the site.

The delivery of the masterplan provides a positive complement to Cleator Moor, and the existing landscape around the site.

Design principles are developed as an evolution from the earlier site analysis and ‘master steps’ design concepts which underpin the masterplan.

The masterplan layout shows the optimal arrangement and inter-relation of buildings, streets and open spaces through which the identified site-specific masterplan principles can be applied to the site. The result is a series of connective character areas in which built form, movement and landscape components combine to create varied and distinctive places.

4.3 Masterplan Framework Plan

Site layout plans illustrated the masterplan framework plan.

4.1 Design Evolution

4.1.1 Site Development Area

Of the overall red line site area of 5.05Ha, built development comprising roads and buildings is limited to approximately ??Ha of the site. 3 main pockets of development are distributed across the site, located between existing landscape features.

For the remaining parts of the site, features and components identified to be of landscape, amenity and ecological value are retained for habitat development and enhancement, and for site drainage purposes.

The site presents the provides the opportunity for the development of new

streets, homes and landscapes that deliver the key identified objectives:

- Develop a thriving residential community , making good use of the topography of the site.
- Meet the challenge of providing a distinctive, high-quality neighbourhood that concentrates on meeting local needs.
- Preserve and enhance the mature landscape on the site, to create a distinctive and characterful residential environment..
- Enhance the ecological value of the site through new habitat creation and management.
- Deliver affordable housing and to contribute to wider infrastructure improvements.

4.1.2 - Landscape

Within the developing street pattern and block structure, careful consideration is given to the characteristics of built frontages to streets and open spaces that:

- Incorporate landscape and ecological features positively and sensitively throught the masterplan design process.
- Retain and enhance existing landscape features as integral components of a sustainable and high quality series of linked spaces.
- Incorporate new public space as an integral part of the layout, linking new development, and helping to enhance the setting of the existing landscape

features.

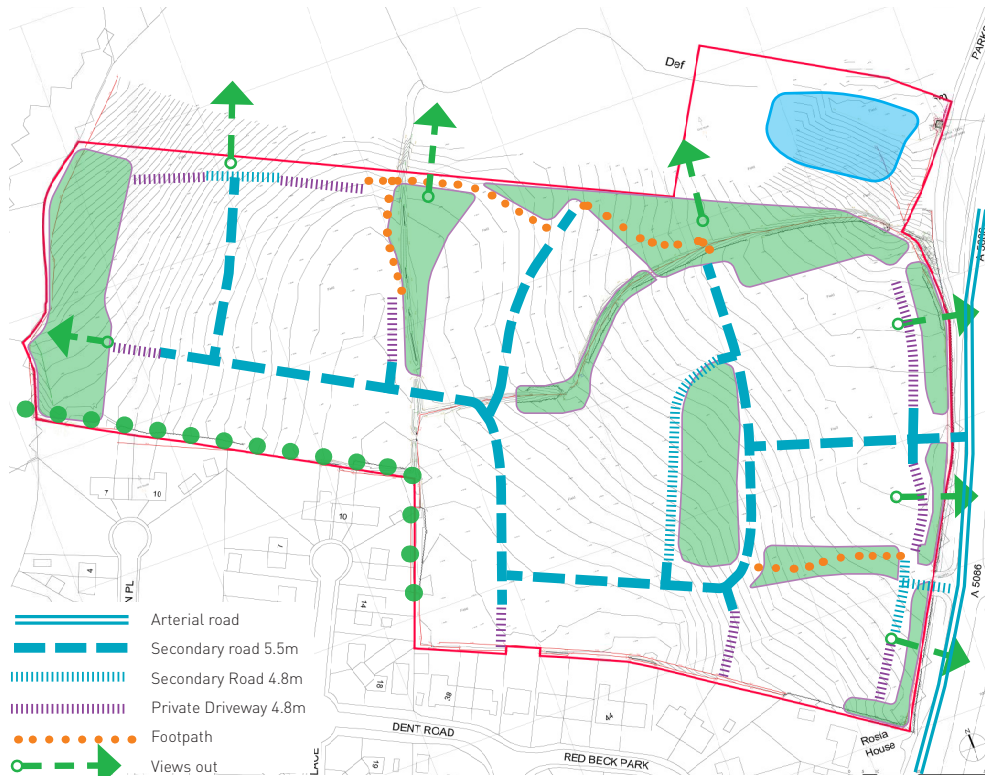


4.1.3 - Street Hierarchy

The masterplan structure is developed through the formation of a legible and connective hierarchy of streets and routes that:

- Provides a positive link to to the A5086, and its connections to surrounding districts, open spaces and community facilities.
- Develops a hierarchy of street typologies that appropriately respond to and reflect the rural setting of the site.
- Creates connective secondary streets leading off the main 'spine' roads to create more informal roads, which also have direct links and views to the existing green edges of the site, takes

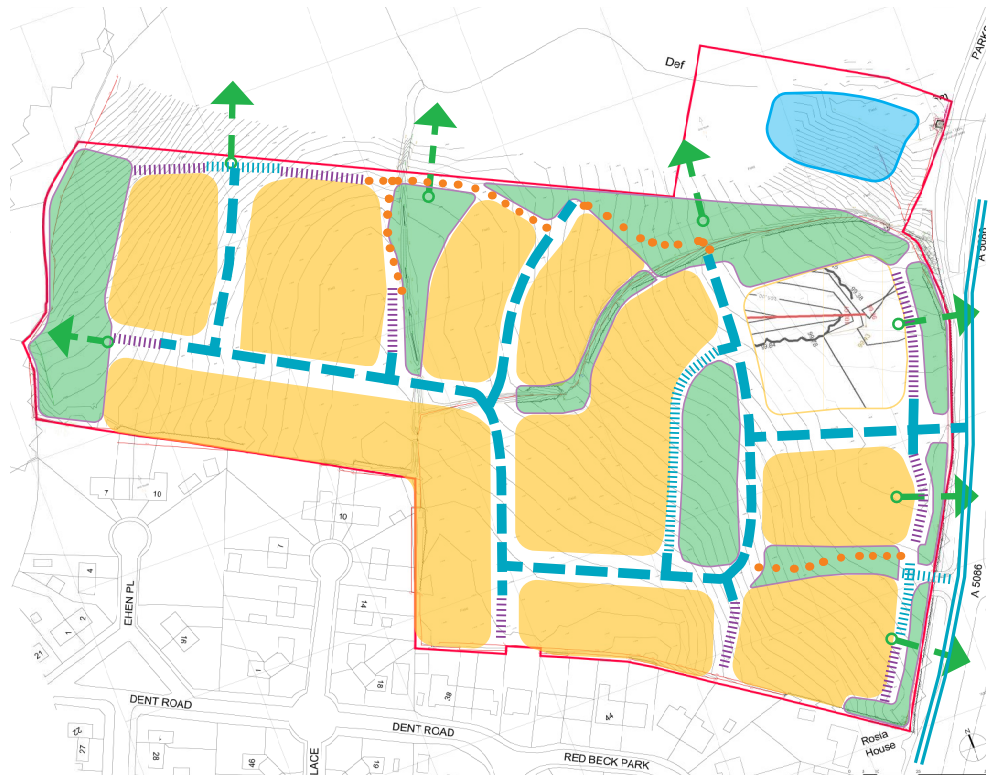
- advantage of the views to the western lakes and also reflect the existing landforms.
- Creates shared surface streets that provide a distinctive informal character as a setting for new homes that enhances the semi-rural characteristics of the locality, and naturally traffic-calmed shared routes for vehicles, cyclists and pedestrians



4.1.4 - Block Structure

The emerging pattern of open spaces, streets and lanes defines development blocks of a suitable scale and orientation for new homes within a masterplan framework that enhances the identified site assets, which:

- Positively reinforce and enclose the defined hierarchy of streets and routes.
- Creates a new public green space that links existing landscape features and creates new views to the surrounding fells.
- Frames long views out to the north of the site from roadways, paths and the green space leading off the main spine road.



- Creates a strong outward looking frontage to the east towards the A5086, and to the north across the existing fields.
- Create good separation and privacy when viewed from the existing housing to the south..
- Ensure the arrangement and orientation of development blocks 'fits' with existing landform and topography.

4.1.5 - Buildings and Frontages

Within the developing street pattern and block structure, careful consideration is given to the characteristics of built frontages to streets and open spaces that:

- Consider entire street scenes and block frontages rather than individual buildings alone.
- Consider frontages within the context of the design of streets and landscapes that they address.
- Create continuous building lines to enhance a sense of formality and frame key identified views.
- Use key buildings to frame and terminate views and help anchor corners.



4.1.6 - Concept Framework

The masterplan development layers overlay to create a Concept Framework which creates and promotes:

- High-quality placemaking through careful reflection and enhancement of key site characteristics;
- An integrated approach to landscape, public realm and built form design that promotes high levels of design quality;
- A distinctive yet connected residential area that respond to the intrinsic qualities of the site;
- A range of family housing that responds to local needs, set upon a connective hierarchy of new residential streets and neighbourhood character areas;



- New public green space;
- A development pattern and form that responds to, reflects and enhances the distinctive topography and landscape from which the site benefits
- Provide a range of affordable housing that complement the other provision on the site.

4.2 Masterplan Layout

A high-level summary of land uses and factors relating to them is set out below. **Section 6.0 Detailed Design**, which follows, builds on this in more detail.

A mix of residential and open space uses are proposed within the new development, within a masterplan layout designed to create a characterful and distinctive streets and open spaces, providing safe and accessible environments and contributing toward a strong sense of place and community.

4.2.1 Housing

95 new homes will be provided to allow a mix of unit types, sizes and tenures, thereby meeting the requirements of a wide range of residents of varying family size, age and income. In this way all members of the community can be provided for and the allowance is created for residents to move between different homes as personal circumstances change, without having to leave their neighbourhood to do so.

4.2.2 Amount

95 new homes are proposed comprising a mix of 2 to 5-bed houses. The range of proposed homes has been carefully designed with a site-specific and bespoke range of 9 house types, which are carefully located and distributed throughout the masterplan areas to attain the optimal balance between matching required local provision to meet demand and achieving masterplan design and layout principles.

4.2.3 Mix

The housing mix aims to strike a balance between meeting the housing needs of existing local residents and providing a wider choice of aspirational housing in terms of size, type, tenure and price which enables both the existing community to relocate within the neighbourhood and also to attract new residents to the area. The amounts and mix of types of

homes are illustrated in the plan and schedules in **Section 6.0 Detailed Design**.

The proposal will deliver and create a site with a suitable mix of homes with good quality living space across a range of tenures including:

- Open Market Sales
- Affordable Rent
- Discounted Sale

4.2.4 Affordable Housing

The development proposal allows for 12% of proposed new homes delivered on the site to be affordable, split between affordable rent and discaouted sale units.

- House types proposed for affordable housing provision comprise:
- 2-bed semi-detached homes
 - 3-bed semi-detached homes

The affordable housing has been designed and distributed within the masterplan to be ‘tenure blind’ as indistinguishable in architectural character and quality of materials from the open market housing.

4.2.4 Density

Residential development density is designed to reflect the masterplan principles of creating differing and complementary street types with landscape edges that respond to the underlying features of the site and established masterplan principles of ‘placemaking’.

The overall density of residential development across the site within the developable area is approximately 21 dwellings per hectare.

4.2.5 Privacy and overlooking

Whilst variations in residential density are required and

desirable in placemaking terms to create and develop high-quality streets and residential neighbourhoods of varying character and to avoid the creation of vast areas of ubiquitous character, this must be balanced with the need to provide suitable privacy between properties and avoid overlooking between properties.

To achieve this:

- A minimum of 21 metres should be maintained between any proposed habitable windows facing existing neighbouring habitable windows.
- Proposed habitable windows should be a minimum of 12m from the blank side wall of any other house.

4.2.6 Building heights

Building heights are varied throughout the proposed development to respond to identified site conditions and opportunities and are reflective of the process and findings of the earlier process of site analysis, concept development and evolution of the masterplan.

Development proposals respect, reflect and respond to both the open space setting of the site and the positive characteristics and qualities of existing homes and residential districts in the locality as described earlier in **Section 4.0 Masterplan Development and Vision**, whilst balancing this with the need to provide homes of a suitable range of size and type, and therefore height, to fulfil local needs.

Proposed new homes are generally 2-storey in height.

4.2.7 Public Open Space

The masterplan development proposes new public space at the centre of the site, and also to the western, northern and eastern perimeters of the site. The public open space to the perimeters of the site will link existing landscape and ecological features, such as the existing hedgerows, and also relate to the wider landscape.

4.3 Masterplan - Proposed

Key open space components and principles are:

- **Green streets and connections** - New streets within the proposed hierarchy of routes are designed to incorporate suitable street tree planting, planted front gardens and to overlook and connect into new and enhanced public open space areas to create the overall sense of a network of green links and connections permeating the masterplan.
- **Ecological enhancement** - Opportunities for ecological enhancement and habitat creation are identified throughout the new connective public open space components and green infrastructure throughout the masterplan, particularly through the retention of existing hedgerows.



4.4 Character Areas

In order to reduce the perceived scale of the development, provide legibility and a sense of individual identity to the various contextual, locational and topographical conditions we have identified four distinct but overlapping character areas.

The character areas reflect a desire to create diversity in the layout through a variety of density, mix, scale, materiality, road patterns and by exploiting the significant landscaping to be provided on site, indeed most of the character areas are defined by their relationship to open space.

We have identified the following character areas for the site.

1 Western Lakes View

Located along the eastern edge of the site, following the line of the A5086,

This area has extensive views towards the western Lake District, and will be characterized by a ribbon development, following the line of the road, and continuing the line of the existing housing to the south.

Houses will be outward facing to provide a strongly defined edge to the development, and will generally be larger detached houses, to provide a varied, low density streetscape. The frontage will be broken up by the new access road and the landscaped footpath at the southern end of this area, to ensure that there are views both in and out of the development.

The western frontage of the scheme will be highly visible from the A5086, so it is important that the development creates a strong, characterful edge along this boundary.

The existing hedgerow along the road boundary will be retained, separated from the new housing and access roadways by a buffer strip of soft landscaping.

2 Village Green

Located at the centre of the site, accessed directly from the new entrance roadway.

The Village Green character area will be focussed on an attractive new public open space (POS) that will incorporate soft landscaping and a potential Suds area. Surrounding houses will face directly towards the POS to ensure an active frontage, with good natural surveillance.

Houses in this area will be low density to create a more relaxed, organic layout around the village green.

The access road and footpath to the south will provide outward views from the POS towards the western Lake District.

3 Countryside Edge

Located along the northern boundary of the site. The site boundary follows a line through the centre of the existing field, and is not aligned with any existing landscape features. There are potential long range views from the site towards the north, and also into the site from the A5086.

This area will be characterised by an informal, low density housing arrangement with a variety of houses, and short shared surface roadways that are broken up by the line of the existing hedgerows.

The edge of the site itself will be defined by a strip of soft landscaping and a timber field fence.

4 Settlement Edge

Located along the boundary of the existing housing to the south.

This area will be characterised by a more formal arrangement of housing, with new homes aligned along the boundary, screening the existing fence and hedging

and providing a more positive outlet to the proposed new development.

Housing density will be slightly higher along this boundary than the other outward facing areas of the site.

4.4.1 Proposed Character Areas



5.0 Detailed Design

5.1 Housing

95 new homes will be provided to allow a mix of unit types, sizes and tenures, thereby meeting the requirements of a wide range of residents of varying family size, age and income. In this way all members of the community can be provided for and the allowance is created for residents to move between different homes as personal circumstances change, without having to leave their neighbourhood to do so.

The range of proposed homes has been carefully designed with a site-specific and bespoke range of 9 dwelling types, which are carefully located and distributed throughout the masterplan areas to attain the optimal balance between matching required local provision to meet demand and achieving masterplan design and layout principles.

5.1.1 Use & Amount

New housing at the Phase 2 site comprises the following new homes as detailed in the plan (opposite) and schedule (opposite):

- 95 new homes.
- A mix of 2-5 bedroom semi-detached, and detached homes
- Homes vary from 66m² to 177m² in floor area.
- Selected semi-detached properties proposed as affordable homes.
- All homes comply with National Space Standards recommendations.

5.1.2 Affordable Housing

12 Affordable dwellings are provided, for an affordable provision of 12%.

There is a split of affordable between affordable rent and discounted sale units.

These comprise 2-3 bed semi-detached homes.

House Type Schedule

NAME	No	TYPE	Number of	Affordable	Mix	TOTAL	TOTAL
	BEDS		Units		Percentage	AREA m ²	AREA ft ²
DEE (Bungalow)	2B	Bungalow Det	4		10.53%	267.4	2880
CALDEW (Aff)	2B	Semi or link	6	6		403.9	4350
PETTERIL (Aff)	3B	Semi or link	6	6		465.6	5010
DERWENT	3B	Det/ Att garage	12		33.68%	1148.5	12360
GELT	3B	Semi	14			1242.2	13370
EDEN	4B	Det/ Integ garage	17			2122.1	22848
ELLEN	4B	Det /Att garage/Corner	11		44.21%	1369.3	14740
WREAY	4B	Det/ Integ garage	14			1627.1	17514
WHILLAN	5B	Det/attached garage	11		11.58%	1953.5	21032
TOTAL			95	12.63%	100.00%	10599.7	114104

Housing Layout Plan



5.2 Scale and Massing

As a landscape-led development, the layout and scale of development has been greatly influenced by the existing context, topography of the site, and existing trees and hedgerows.

New homes vary in scale and are located and distributed within the overall layout to create varied, interesting street scenes that also follow the principles and hierarchy of street types described in Section 4.0 Masterplan Development and Vision.

Key aspects of scale and massing for new homes at the site include:

- The massing of the new scheme is generally 2 storey housing with some single storey bungalows and garages. The single storey elements are dispersed around the site to create a variety of roof heights. The 2-storey massing relates to the established heights of housing in adjacent areas to the south, and also across the wider area of Cleator Moor.
- Houses along the eastern and northern boundaries of the site are outward facing, creating a strongly defined edge to the proposed development, which will be visible when approached from the A5086. The outward facing aspect of these houses will also take advantage of the views from the site to the western Lake District and the countryside to the north.
- Houses around the public open space at the centre of the site will be orientated to face the central landscaped area to provide a strong sense of enclosure. Roads around the POS are gently curved to create a varied streetscape with slightly staggered building lines, and to create pockets for landscaping.
- Houses along the southern boundary of the site will be higher density than other areas of the site, and follow a more formal linear arrangement to suit the boundary

conditions and the proposed character area.

- Prominent dual-aspect homes (e.g. The Ellen) are positioned to positively address key corners.
- Varied integral and on-plot parking at fronts and sides allow for pockets of street planting.
- Roads running east to west and north to south have been designed to terminate with views of the rural lanscape beyond, helping the development to feel more open and integrated with the surrounding area.

Site Massing Plan



5.3 Materials

Materials and dwelling design principles for new homes are coordinated with principles of scale and massing to reinforce character and street hierarchy.

To support the masterplan principles considerations of materiality should:

- Complement the existing residential character of the local area and reflect the character of Cleator Moor and the Lakes.
- Adopt high-quality, natural materials that sit well within the attractive natural landscape and which help to reinforce notions of rurality where possible.
- Set a design quality threshold for potential future developments, and capitalise on its position and visibility in the landscape as a beacon for quality.

To support these masterplan principles and design considerations, three brick type / mixes are proposed as illustrated on the materials plan opposite. These are:

- Brick - Red
- Brick - Buff
- Brick - Brown
- Render - K-Rend Rough White
- Tile - Anthracite interlocking concrete roof tile

Housing Materials Plan



5.4 Boundary Treatments

The relationship between public and private space is key when designing safe and attractive environments. The careful design of boundary treatments is therefore an important masterplan mechanism for developing distinctive character areas and hierarchy of street typologies, whilst also ensuring that functional requirements of access, security and privacy are delivered.

Proposed boundary treatments are illustrated on the plan below and comprise the following typologies:

- 1.8m high close-boarded boundary fence, stepping down to 1.2m high towards the rear of the gardens, as indicated on the plan opposite.
- 1.8m brick wall along public frontages.
- Timber knee rail around Suds features
- Field fences to the northern boundary.
- Existing hedging - supplemented and re-planted where necessary with appropriate native species.
- Retaining walls

Private Gardens

The layout and area of private rear gardens are critical components of both masterplan and neighbourhood visual quality and character and in providing necessary convenient and comfortable amenity. The masterplan achieves an optimal balance between the requirements of visual condition and character, the attainment of appropriate residential densities specific to site opportunities and constraints and suitable to local need and demand and the need to provide suitable privacy between properties and avoid overlooking between properties.

The appropriate scale of rear gardens to achieve minimum

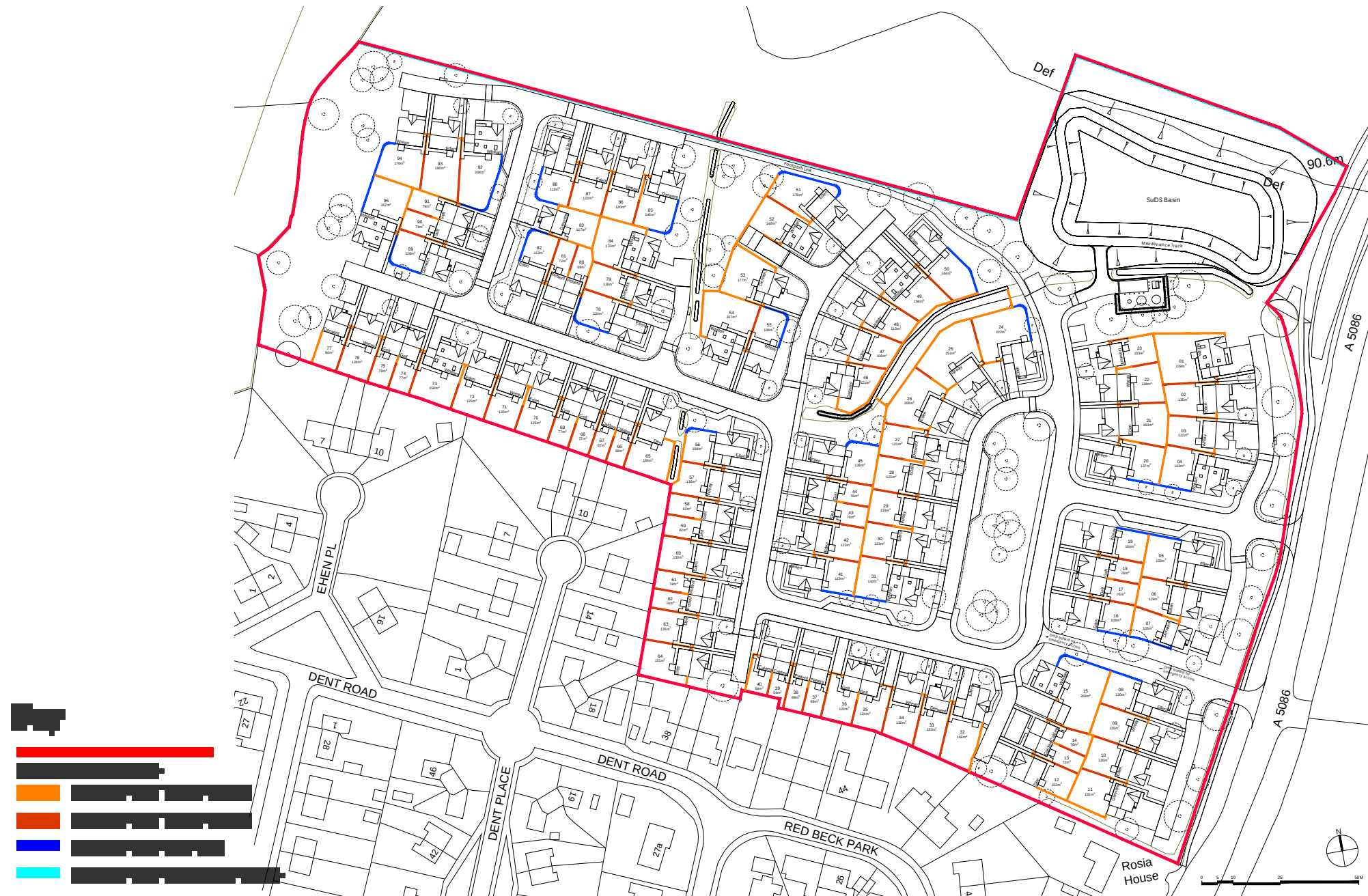
separation distances and provide the required level of privacy is also an essential masterplan layout consideration.

We have maintained the following separation distances:

- Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres has been allowed between primary facing windows (and 12 metres between any wall of the building and a primary window); and
- 12 metres has been allowed between an existing elevation with a primary window and any blank gable or wall to any new building or extension. The same distance applies to new elevations containing primary windows facing existing blank elevations.

Of the proposed 95 residential plots, all plots comply with these advisory guidelines.

Boundary Treatments Plan



5.5 Building Typologies

The various physical and social requirements for the provision and design of new homes, including all components described previously such as masterplan location requirement, parking, materials, architectural details, height, mix, and floor areas are carefully balanced in the selection of house types illustrated on the following pages.

The buildings that populate the development and enclose and define the hierarchy of streets are selected from the mix of 9 dwelling types within the development schedule.

Whilst the various house types differ in their size, height, elevational treatment and internal layout, the house types are carefully chosen for each parcel of the site to share certain qualities that contribute to a development identity.

New homes have been designed to draw upon the influences of the local vernacular to reinforce each of the parcels within the site, to provide a robust and contemporary architectural design. The aim is to create well proportioned and modern homes which pay reference to the proportions and materials of the local vernacular.

5.5.1 Dwelling design

The proposed development provides a variety of dwelling sizes and tenures to meet the demand of the local area. All dwellings are designed to meet relevant Building Regulations. The standards employed for both design and construction of dwellings will accommodate the changing needs of the occupants, enabling families that develop challenges faced by disability to remain in the community.

By developing the variety of house types and by using a coherent palette of materials, the character of each parcel of the site can be reinforced with new homes contributing to the masterplan principle of creating a connected neighbourhood of distinctive identity.

5.5.2 Materials

Elevations are constructed in red, buff and brown brick reflective of colours and materials within the surrounding locality. Traditional, high quality, clay bricks will be selected for colour, robustness, quality and suitability to residential use.

Brickwork is relieved by areas of render and glazing to accentuate and break up the building massing.

Roofing materials are slate grey coloured roof tiles and have been carefully chosen to reflect those prevalent in the surrounding area.

5.5.3 Detailing

Modern, simple architectural detailing is proposed to form clean lines and regular openings. Openings within each dwelling are well-proportioned and suitably positioned within elevations.

The scale of windows and doors are both a reflection of the room sizes they serve and are designed to be in suitable proportion to the elevation in which they sit. Windows and door openings exhibit a strong vertical emphasis.

5.5.4 Accessibility

All house types layouts have been designed to be M4[2] compliant.

5.1.6 House Type Range (Genesis Homes)



5.6 Indicative Street Sections/Elevations



STREET SCENE AA (Southern end)



STREET SCENE AA (Northern end)



STREET SCENE BB (Eastern end)



STREET SCENE BB (Western end)

5.7 Landscape Strategy

5.7.1 Existing landscape character

Key existing landscape features of the site include the undulating landscape, rising to a 'hump' at the centre of the site, which provides views from the eastern side of the site towards the western Lake District fells.

There is a substantial existing hedgerow along the eastern boundary of the side along the A5086, separated from the road by a grass verge and narrow footway.

Within the site, close to the north-west boundary there are several existing hedgerows. These hedges vary in density and are interspersed with small trees.

The landscape strategy for the site has been considered in terms of each of the individual character areas identified earlier in this report.

1 Western Lakes View

Located along the eastern edge of the site, following the line of the A5086.

The existing hedgerow along the road boundary will be retained, separated from the new housing and access roadways by a strip of soft landscaping.

The main objectives in this area are to:

- Retain and enhance the existing hedgerow;
- Create a landscape buffer strip along the site side of the hedgerow to give separation and space from the new houses and to create an attractive entry point to the site;
- Include new tree planting where possible.

2 Village Green

Located at the centre of the site, accessed directly from the new entrance roadway.

The main objectives in this area are:

- To create a central landscape space that will be the focal point of the scheme. This space will include new tree and shrub planting, grassed areas, and a small SuDS area at the northern end. The houses surrounding this space will have deep front gardens that can also incorporate new tree planting, to create an overall impression of a rural village green.
- The northern edge of the village green area incorporates several existing hedgerows. These hedgerows will be retained and enhanced where suitable with new and replacement planting. Where these hedgerows run along the rear of new houses, a fenced zone along the line of the hedge will be provided for maintenance and access.

3 Countryside Edge

Located along the northern boundary of the site. The boundary follows a line through the centre of the field, and is not aligned with any existing features.

The objectives in this area are to:

- Retain and enhance the existing hedgerows;
- Incorporate new planting and hedgerows to enhance the boundary, and to soften the relationship between the new housing and the existing fields to the north.
- To enhance the setting of the SuDS area, and provide a pleasant outlook for the houses looking towards it.

4 Settlement Edge

Located along the boundary of the existing housing to the south.

Objectives in this areas are to:

- Retain existing hedges where suitable;
- Introduce new tree and shrub planting along the boundary.

Landscape Strategy Plan



5.8 Access and Movement

5.8.1 Access

The principal access to the site is via a new access road-way from the A5086 which has been located to ensure that visibility splays are suitable.

A smaller secondary access has been provided at the po-sition of the existing field gate access point. This second-ary access will only serve a small private driveway with 4 houses.

5.8.2 Street Types

There are three distinct street typologies included within the development at the Phase 2 site. These are compliant with the Cumbria Development Design Guide (2017) and are as follows:

Secondary Street

- Can service up to and including 300 dwellings.
- Emergency Vehicle access required for more than 50 dwellings and secondary vehicular access is required for more than 100 dwellings.
- 20mph (maximum) target speed.
- Footpath width: 2m.
- Carriageway width: 4.8m (3.7m minimum and only at non-access frontages) – provide passing place every 40m where width is reduced.
- Largest vehicle: Pantehcnicon (‘removals’ vehicle).
- Direct access to dwellings permissible if speeds are within a 30mph limit.
- Limited on-street residential and visitor parking to be designed into the layout.

The principal road into the site linking the A5086, and other main streets within the site have been designed as sec-ondary roads. The principal entrance junctions have been designed to have a 5.5m wide carriageway. This narrows to 4.8m wide for other secondary roads within the site. Ade-quate provision has been made to allow for turning of refuse and emergency vehicles.

Shared Surface Street

- Can service up to 25 dwellings (cul-de-sac) or 50 dwellings (loop) on section which should not be in excess of 70m.
- 15mph (maximum) target speed.
- Footpath width: Not applicable
- Carriageway width: 4.8m. (4.1m minimum at non-access frontages and for a distance of no greater than 24m).
- Service strip: 1.2m (to include provision of electrical services).
- Largest vehicle: Pantehcnicon (‘removals’ vehicle).
- Includes alternative features and means for visually impaired people to navigate by.

Private Driveway

- Up to 5 Dwellings.
- Not adoptable street, where they meet the adoptable networks designs must address required visibility splays and surface treatments.
- 10mph (maximum) target speed.
- Footpath width: Not applicable
- Single track 2750mm (3700mm minimum if access is required by fire appliance). Generally, we have designed the scheme to have private driveway widths of 4.8m.

5.8.3 Car Parking

Principles for the provision of car parking have been estab-lished in accordance both with urban design good-practice (Building for Life 20, Urban Design Compendium) and in general accordance with the guidance set out in Cumbria Development Design Guide (2017).

Car parking throughout the site is illustrated in the plan opposite and designed and located to:

- Reinforce the masterplan character;
- Reinforce the proposed street types within the developed street hierarchy;
- Reflect Cumbria parking provision standards where practicable without adversely impacting upon developed principles of masterplan design quality and place making; and
- Be fully and seamlessly integrated with the architectural design of dwellings within the site-specific bespoke house type range.

Minimum recommended residential parking provision standards are as follows:

- 1.5 spaces for 1-bed dwellings
- 2 spaces for 2-bed dwellings
- 2.5 spaces for 3-bed and 4-bed dwellings
- 3 spaces for 5-bed dwellings

Parking is located to reinforce the street character and street type and includes:

- On-plot parking at frontage or at sides of properties.
- Within garages that are integral to houses.
- Within double stand-alone garages on-plot.

Car Parking Plan



5.9 Refuse Strategy

Maximum bin carry distances are given as 30m for the homeowner to carry to a collection point, and then 15m for refuse collectors to pick up the bins from the adopted carriageway (not footpath).

Effectively, there is a nominal 45m range for the bins to be picked up from the adopted carriageway.

The road layout has been designed to accommodate suitable turning heads for refuse vehicles to access all homes within the parameters above.

Key

Site Boundary Redline

Bin Storage Position

Bin Collection Position

Bin Collection Route

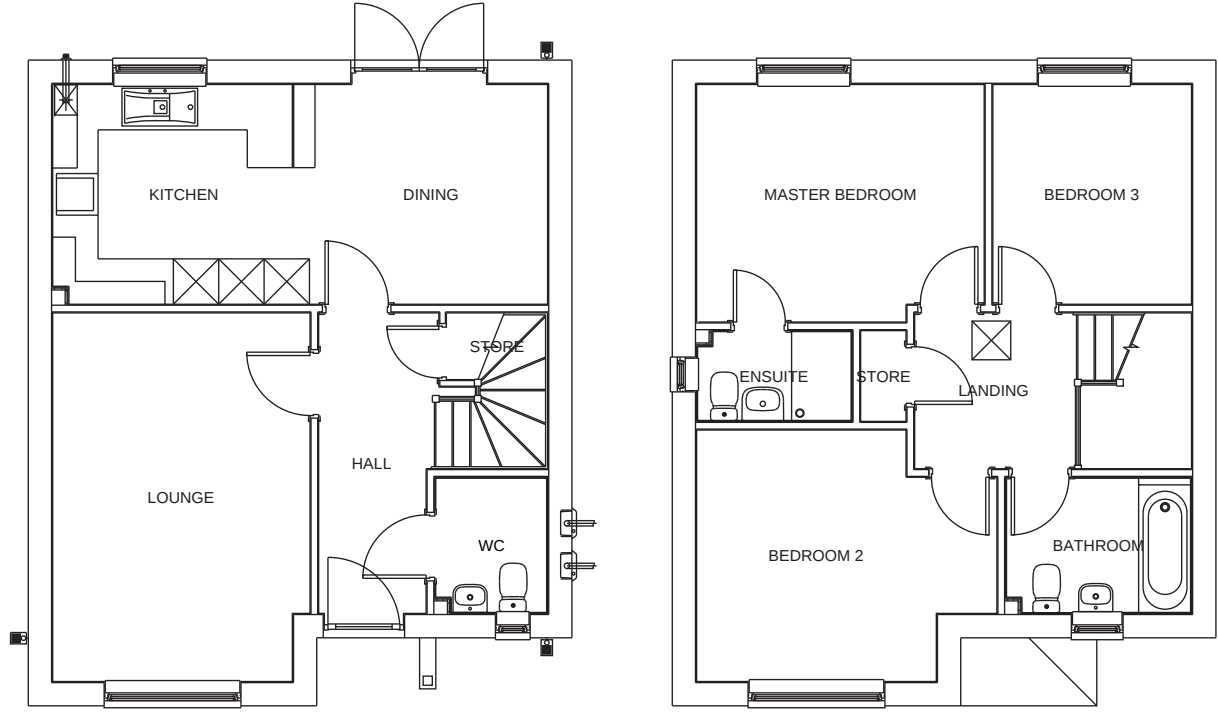


5.10 Inclusive Access

All homes have been designed to have level access to the front door and ground floor from driveways, in accordance with the Building Regulations Part M. Internal layouts also meet the standards of the relevant sections of Part M.

Externally, steep level changes to footways have been avoided, with roads following contours where possible to achieve gentle gradients.

All internal house layouts are M4(2) compliant.



House type plans - Derwent
M4(2) Compliant

6.0 Summary

This Design and Access Statement has been prepared to support a Planning Application by Genesis Homes for the development of land at Parkside Road, Cleator Moor, Cumbria, for new residential development.

This statement describes the design process, principles and concepts that underpin masterplan proposals for the development of new, high quality and sustainable neighbourhoods.

The application is for detailed components of the phased delivery of a suitable mixture of up to 95 new high-quality 2, 3, 4 and 5-bedroomed homes to benefit the local community, together with associated streets, footways and public open space.

This Design and Access Statement has demonstrated that proposals aim to maximise choice of homes, enhance public open space, and provide a mix of new high-quality homes to cater to the specific local market need.

The proposed design and layout of the development has been informed by a thorough assessment of the site and appreciation of the local context as described in this statement, including detailed consideration of the natural and built environment. The design develops the original approval scheme, with a revised masterplan, and an alternative set of house-types.

The development proposals have been considered in accordance with principles set out in current national and local design guidance for residential development and within the framework of local planning policy.

The proposals have been carefully designed to maximise the opportunities provided by the site's location and unique landscape setting, and will present a major benefit and long-term asset to the locality and wider district.



View across the site towards the Western Lake District



Architecture For Life