

N e w H o u s i n g S i t e

at

“ C r o s b y ”

MPM. North West Limited

D E S I G N S T A T E M E N T

Black Box Architects Limited
2015



INTRODUCTION

The application is for the development of nine detached houses on a site zoned and already approved in outline for residential development by the Council.

- To follow contouring and to respect boundary features.
- To involve the Case Officer at the inception stages and seek their personal views.
- To ensure that access and layout has little if no impact upon the privacy of adjoining properties or landscape.
- To preserve village views.
- To follow the outline approved philosophy.
- To ensure the houses were of a good quality external finish and representational of the location, but particularly with regard to energy efficiency and building methods.



The early discussions with Allerdale Borough Council in 2009 and 2010 clarified the need to develop the whole site for private housing. A reduction in density to only 9 houses was also agreed to be the best solution. Soft coloured render and timber clad window/ door assemblies with natural slate roofs also lent well to the overall character, together with low walling to access road boundaries. The site is scheduled to undergo extensive planting with native species (and semi mature trees imported). Boundary plots are also scheduled to have a softer alternative post and wire layout with beech and hawthorn hedging to contoured levels.



METHOD

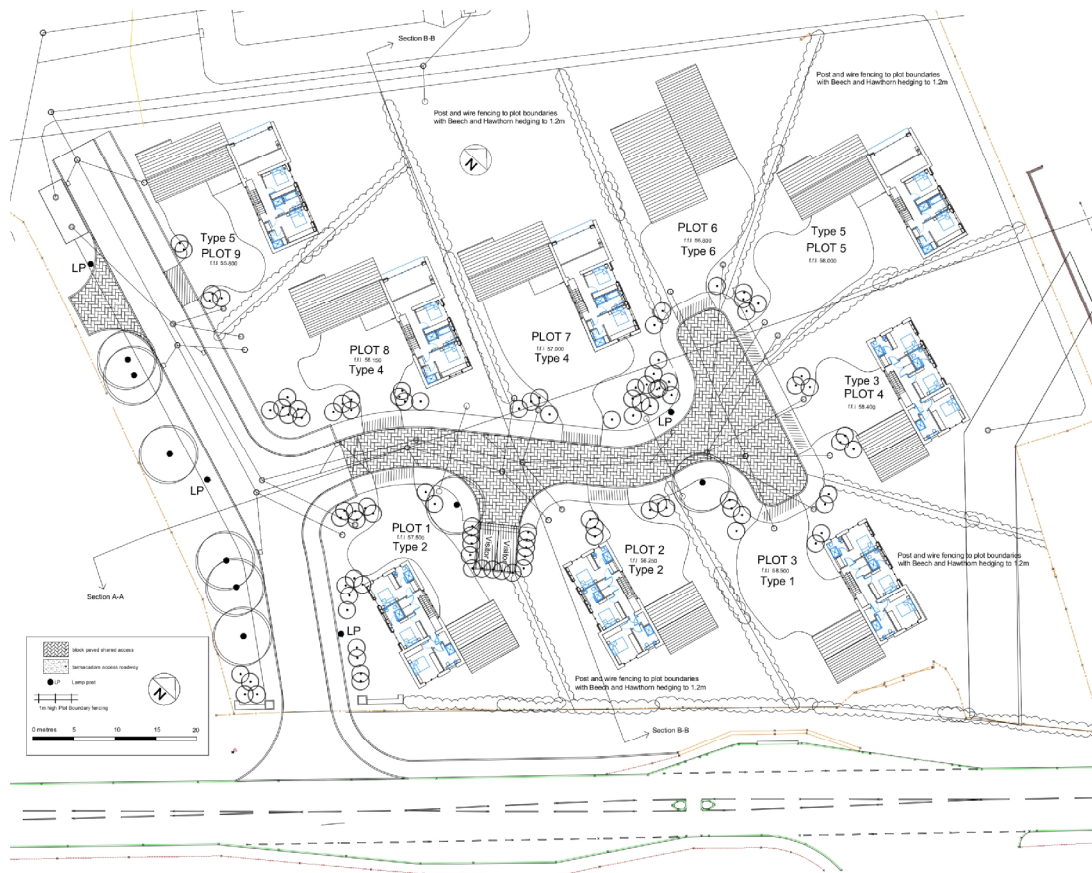
The overall layout derives from the site entry point, the site form, the current housing proximity and the boundary restrictions. By keeping the houses positioned informally to the curved access road, the larger gardens can be used to maintain open spaces to site edges. Likewise, the driveways all lead off the access road with no rear vehicular points, using a shared access road format and low kerb edging. A standard footpath simply carries down to the service head for access to the pumping station and filed gate to the attenuation pond beyond.

Gradual orientation of each house gives angled views from the approach along the access road, keeping a distinct but informal privacy and maximizing sunshine levels. It also produces a breakdown of roofline silhouette with gables and chimney stacks.

Landscaping will be part of the final element to soften boundaries, introduce seasonal changes to the hedgelines and parking but primarily to acknowledge the valuable contribution landscaping and planting plays in the character of a village. Enclosure by hedges will help to define the village extents and the relationship to the main road. Hedges also help maintain privacy and even a degree of noise reduction.

The site will accept a pumping station to the United Utility main sewer crossing the northern edge of the site with soakaway of rainwater and access road run-off to an on-site attenuation pond. The site entrance already has a small drainage ditch to a field boundary along the southern edge. All drainage and surface water attenuation has been dealt with under planning conditions.

The formation of the access road to the lane will be undertaken by a registered and compliant contractor in accordance with adoption procedures.



Processes investigated to ensure compliance with good design parameters were briefly:

- Minimal heavy goods delivery.
- Respect to adjacent dwellings.
- Distances of procurement and transport costs.
- Small domestic scaled module building methods.
- Gradual construction and fewer intrusions into the landscape.
- On site re-use of earth moving and excavated material.
- Reduced traffic flow
- A domestic approach to construction techniques
- Recycling of waste on site
- Use of organic, in preference of chemically treated materials
- Development within the site restraints.

Sources of reference included:

- § Code for Sustainable Homes 2009 amended
- § Supplementary Planning Document
- § Future Home Commission Report 2012
- § Planning Policy PPS3 Housing, and amended editions
- § Historic Buildings and Conservation Areas. HMSO 1987
- § "Design Diversity in the Built Environment " RIBA 2012
- § Cumbria Landscape Guidance Document 2011
- § Core Strategy Development Plan
- § Government Circular 2005. Bio Diversity