

LAND AT LOW ROAD, COCKERMOUTH

Design and Access Statement
APRIL 2025

Introducing Land at Low Road, Cockermouth

Land at Low Road is an opportunity to create a desirable collection of homes on the edge of Cockermouth. This new place to live, work and play, takes inspiration from the surrounding context and landscape as well as recognising new approaches to urban design and master planning.

There will be:

- » Up to 47 new quality homes with a scale and density that reflects local characteristics;
- » Integrated green infrastructure that plugs into the wider network of public open space;
- » A highly connected network of attractive streets and spaces;
- » Tree lined streets and green street frontages;
- » Visual and physical connections to existing landscape;
- » Houses of all sizes to meet a range of needs and;
- » Architecture and design that complements the locality, creating a locally distinctive housing scheme.



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Prepared by Pegasus Design on behalf of Lakeland Leisure Developments Ltd.

Pegasus Design is part of Pegasus Group Ltd

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Contents

Introduction	6
Assessment	12
Preparing Low Road, Cockermouth	50
The Masterplan and Design	58
Summary	76

Introduction

Purpose and Introducing the Site.

This Design and Access Statement (DAS) has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Lakeland Leisure Developments Ltd to accompany a reserved matters application for the residential development of Land at Low Road, Cockermouth.

This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a Design and Access Statement.

Description of development

The erection of new homes alongside access, landscaping, drainage and other associated works.

The National Planning Practice Guidance (NPPG) states that a Design and Access Statement is a 'concise report that provides a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users'.

The DMPO also states the following requirements:

“(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about

- a) The design principles and concepts that have been applied to the development; and
- b) How issues relating to access to the development have been dealt with.

3) A design and access statement must:

- a) Explain the design principles and concepts that have been applied to the development;
- b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account.

- d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- e) Explain how specific issues which might affect access to the development have been addressed.”

The purpose of this Design and Access Statement is:

“...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.”

(para. O29, PPG, Reference ID: 14-O29-20140306)

This document achieves this within the following sections:

Introduction

Outlines the purpose of this document and presentation of the key Planning Policy requirements, derived from a combination of Local Authority and National Government Policy.

Assessment

Considers the site and its surroundings in terms of both the local and wider physical, historical and social setting, as well as the technical and architectural context.

Preparing Land at Low Road

Presentation of the design principles that have been derived from a combination of Government Policy and site assessment, as well as its key findings and how this informed a design evolution.

The masterplan and design

Presentation of the key design proposals including the masterplan, housing tenure and mix, building heights, parking plan, boundary treatments, landscape design, refuse plan, materiality approach and townscape and overlooking.

Summary

This Design and Access Statement has been written to respond to the Ministry of Housing, Communities and Local Government National Design Guide (NDG) ten characteristics of well-designed places.

Introduction

Policy Context.

This section of the DAS summarises the key planning policies that are most relevant to the design development of this outline planning proposal.

The application site gained planning permission for 27 dwellings, including 10 affordable homes, associated access and a landscape buffer zone, in 2020. At that time, the site was subject to two planning applications. An initial application (Application Reference: 2/2018/0537) was refused permission by the Development Panel against an Officer's recommendation to approve. The applicant appealed against that decision (Appeal Reference: APP/GO980/W/19/3231570) and the appeal was allowed by a Planning Inspector. In the meantime, an amended planning application was submitted for the 27 dwelling scheme (Application Reference: OUT/2019/0028) and that application was approved by the Development Panel.

The approved scheme was then lawfully implemented. Therefore, the applicant is in possession of two very similar approvals for a 27 dwelling scheme, which provides the baseline for considering the current proposals.

However, the approved scheme, specifically planning application 2/2018/0537, was subsequently re-appraised and has proved unviable (please see the accompanying Planning Statement, Fairhurst, August 2024). The current scheme has therefore been brought forward to enable a viable development to be realised.

Prior to the above applications, in respect to the wider planning history, the western part of the site had gained outline planning approval (Application Reference: 2/2014/0880) and reserved matters approval (Application Reference: 2/2017/0316) for 16 dwellings.

With reference to The Fitz, Cumberland Council, as Local Planning Authority (LPA), has a 'statutory duty' under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the setting of listed buildings. National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (revised December 2023) (NPPF).

Policy Context

The statutory Development Plan for the site comprises of Allerdale Local Plan Part 1 (ALLP1) (2014) and Allerdale Local Plan Part 2 (ALPP2) (2020). The Site proposals have been informed by a review of the planning policies contained within these Plans as well as through detailed technical assessments. The policy context is considered in more detail in the Planning Statement submitted alongside the application.

Biodiversity

As demonstrated in the amended Biodiversity Impact Assessment, no irreplaceable habitats were identified on the site and, as a result, no impacts upon such habitats will occur as a result of the proposed development. The Assessment also indicates that the proposal will result in an on-site net loss of 7.10 habitat units (- 53.34%), a net gain of 1.80 hedgerow units (122.49%) and a net gain of 0.27 watercourse units (15.26%). 10% Biodiversity Net Gain will therefore need to be delivered which is envisaged to be achieved through off-site provisions.

Introduction

Policy Context and National Design Guide.

Viability

The recently revised Financial Viability Assessment concludes that the proposed development has limited financial viability. The inclusion of affordable housing further diminishes overall viability; however, efforts have been made to incorporate affordable units where practicable

Flood Risk and Drainage

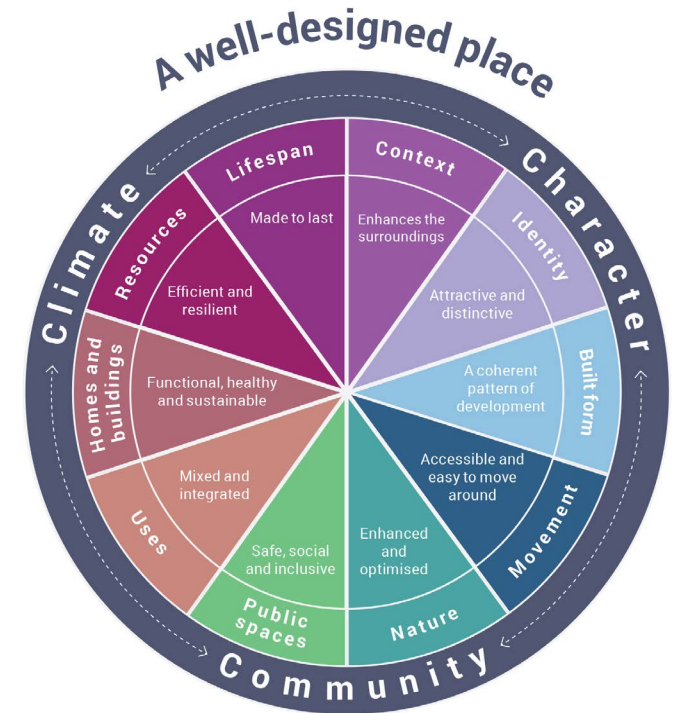
The proposed development is deemed appropriate in terms of Flood Risk and Drainage, as evidenced by the recently updated Flood Risk Assessment. Furthermore, the assessment confirms that a Sequential Test is not required to support this application. This conclusion is further substantiated by the submission of the revised hydraulic model associated with the proposal.

National Design Guide

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. It is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework. Specific, detailed and measurable criteria for good design are most appropriately set out at the local level. They may take the form of local authority design guides, or design guidance or design codes prepared by applicants to accompany planning applications.

Introducing the Ten Characteristics

Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.





River Derwent

River Derwent

THE SITE

Low Rd

Low Rd

Low Rd

Low Rd

A66

A66

A66

Parklands Dr

Fitz Rd

Fitz Rd

Main St

Gallowbarrow

Main St

Assessment.



Assessment

Contextual Reference.

Located to the western edge of Cockermouth, the site (4.37 ha) abuts onto Low Road. The location of the site offers an opportunity to tie in with the new developments to the west of the site while framing Fitz Park.

Cockermouth is located approximately 26 miles south west of Carlisle, 8 miles east of Workington and approximately 14 miles west of Keswick. Cockermouth is a medium sized, key commuter and market town to smaller and larger settlements providing excellent connections via road and public transport.

The site is located to the west of Cockermouth on greenfield land. The majority of the application site is identified as a housing commitment in the Local Plan. The entirety of the application site benefits from an extant planning permission for residential development.

The site is bound to the north/north-east by Low Road, to the west by residential properties and to the south/south-west by a tree line that runs from the north east of the site to the south and then to the south east. Within the tree belt, runs an unnamed watercourse that is a minor tributary of the River Derwent. Beyond this resides residential dwellings whilst the Fitz resides to the south east.

To the immediate east of the site resides parkland associated with the Grade II Listed Property known as The Fitz.



The Fitz Parkland, Cockermouth



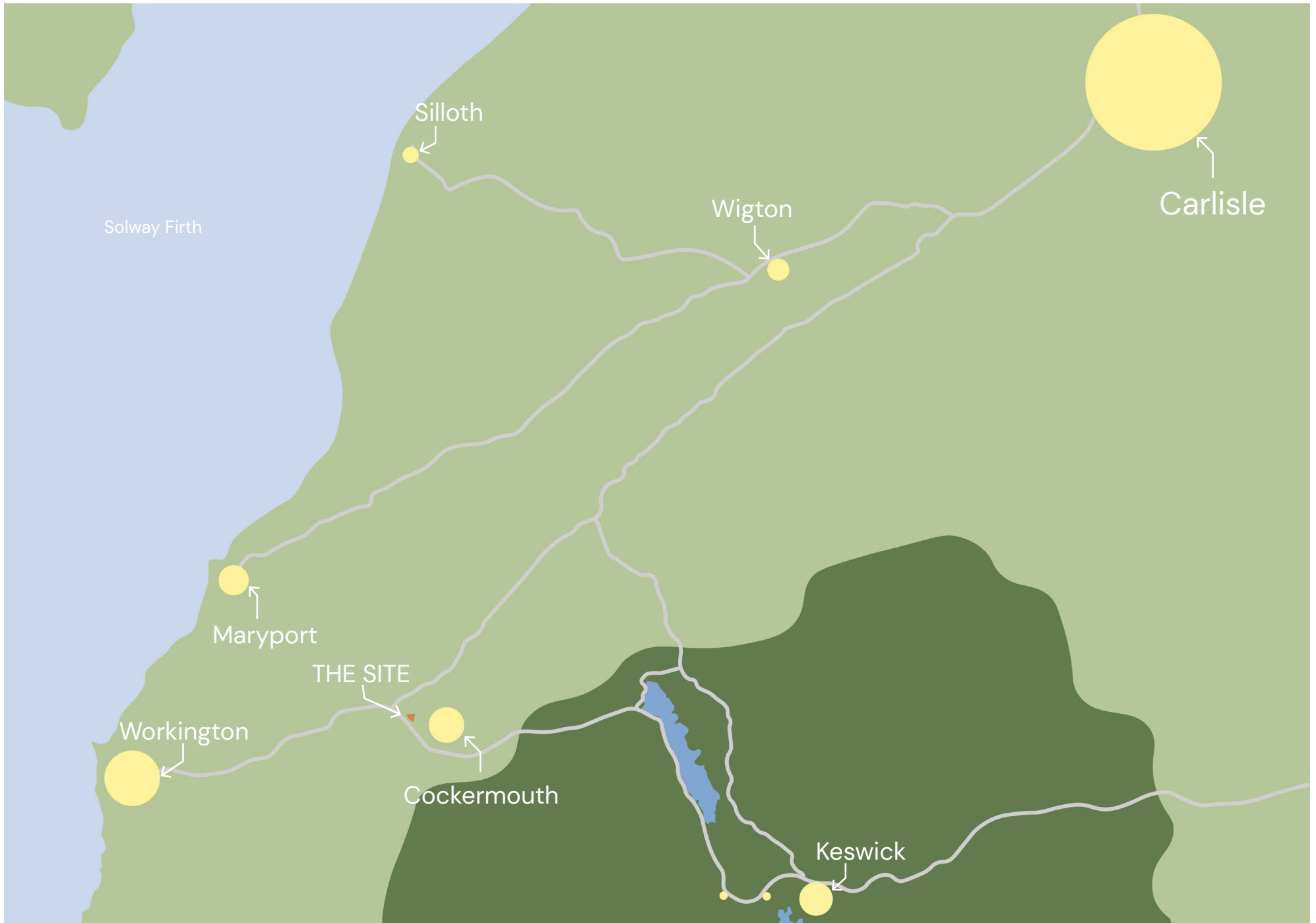
The Fitz, Cockermouth



The Laureates, Low Road, Cockermouth



Parkland Drive, Cockermouth



Assessment

Local Services and Facilities.

Cockermouth offers a variety of local services and facilities catering to residents and visitors alike.

Shopping and Dining: The town boasts a vibrant shopping scene with numerous independently owned shops lining its picturesque streets, offering everything from homewares and gifts to toys and locally produced food. A diverse selection of pubs, cafés, and restaurants provide ample dining options to suit various tastes.

Health and Wellness: Cockermouth provides a range of health-related services, including physiotherapy clinics, sports massage therapists, and foot health practitioners. The Cockermouth Day Service offers activities such as cooking, arts and crafts, and access to sports facilities.

Sports and Leisure: Residents and visitors can enjoy various sports and leisure facilities, including a sports centre with swimming pools, gyms, and parks with riverside walks. Cockermouth Cricket Club and Cockermouth Rugby Football Club are active in the community, and the town has a youth football club, Cockermouth F.C. Additionally, the nearby Workington Leisure Centre offers extensive amenities such as swimming pools, a state-of-the-art gym, squash courts, and outdoor pitches.

Community and Cultural Facilities: The Kirkgate Centre serves as Cockermouth’s cultural hub, hosting events like theatre performances, concerts, and film screenings. Local churches also provide venues for community events, including weddings, concerts, and various group activities.

Education: Cockermouth offers a variety of educational institutions, including primary schools, a secondary school, and several nurseries and preschools.

Primary Schools:

- » Fairfield Primary School
- » All Saints’ Church of England Primary School
- » Bridekirk Dovenby School
- » Broughton Primary School
- » Eaglesfield Paddle Church of England Primary Academy
- » Lorton School
- » St. Bridget’s Church of England School

Secondary School:

- » Cockermouth School

Nurseries and Preschools:

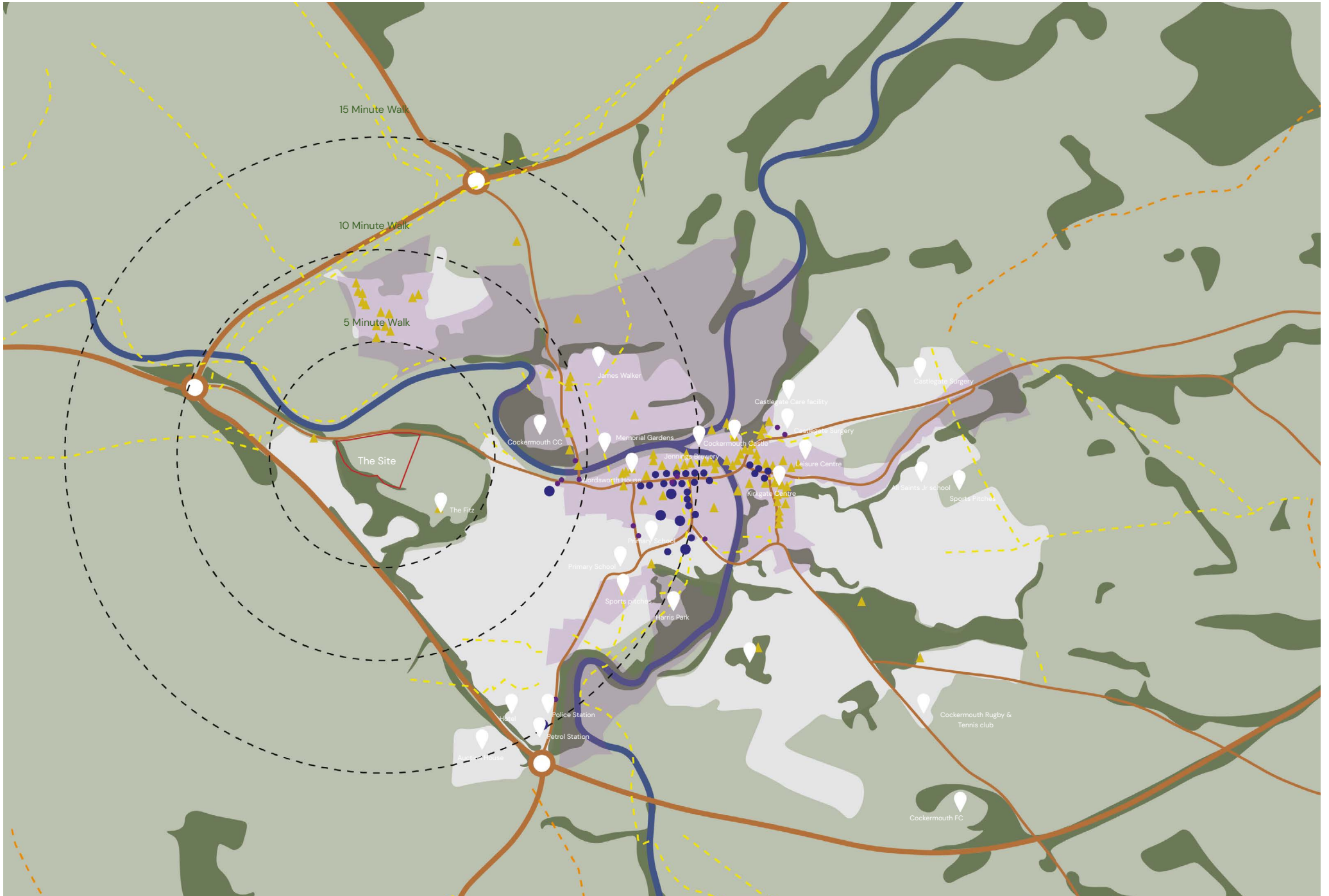
- » Strawberry How Nursery School
- » Mary Platt Preschool
- » Mayo Kindergarten
- » Kirkgate Pre-School
- » West House Nursery



Cockermouth School, Castlegate Drive, Cockermouth

Key

- Site boundary
- ➔ A Road
- ➔ Secondary roads
- PROW
- Bridleway
- Bus stops
- Retail
- ▲ Heritage asset
- ~ River
- Urban grain
- Conservation area
- Walking distance



Neighbourhood facilities and local context plan

Assessment

Pedestrian and Vehicular Movement.








Low Road is integrated into the local and regional network of pedestrian and cycling routes, offering connections to surrounding areas and contributing to sustainable travel options.

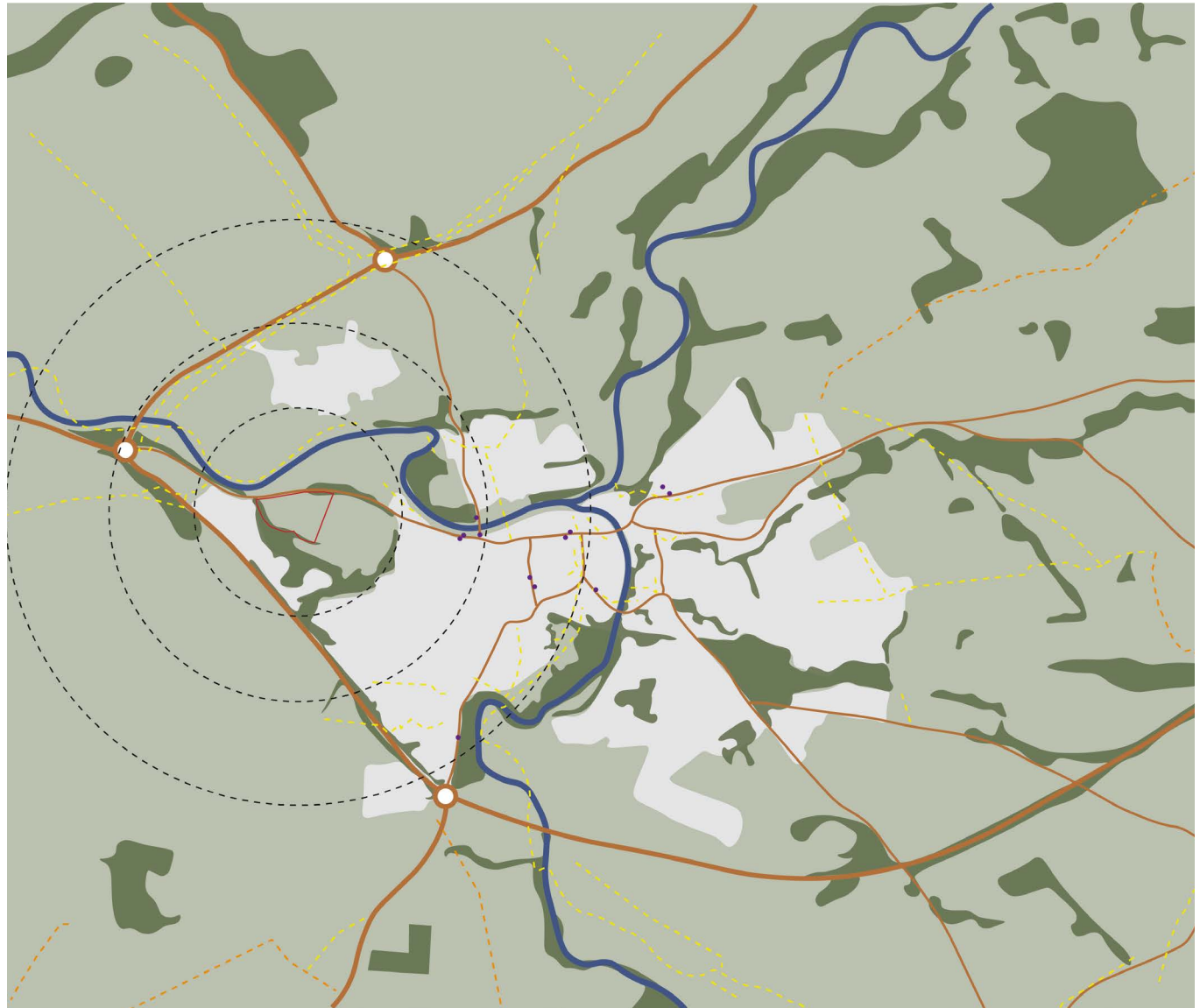
Pedestrian and Cycle Facilities on Low Road:

- » Shared pedestrian and cycle path along Low Road, enhances safety and encourage sustainable travel between Cockermouth and Brigham.
- » Low Road serves as a connector to National Cycle Network (NCN) Routes 10 and 71. NCN Route 10, known as the Reivers Route, begins in Cockermouth and extends eastward, offering a long-distance cycling path through the region. NCN Route 71 also passes through Cockermouth, linking the Cumbrian coast to North Yorkshire, and providing cyclists with scenic and varied terrain.

The town sits north of the A66 providing connections to Workington, Keswick and the Lakes. The A66 provides connections to the M6 motorway. To the north of the town connections to Carlisle are provided by the A595.

Key

-  Site boundary
-  A Road
-  Secondary roads
-  PROW
-  Bridleway
-  Bus stops
-  Walking distance



Movement plan

Assessment

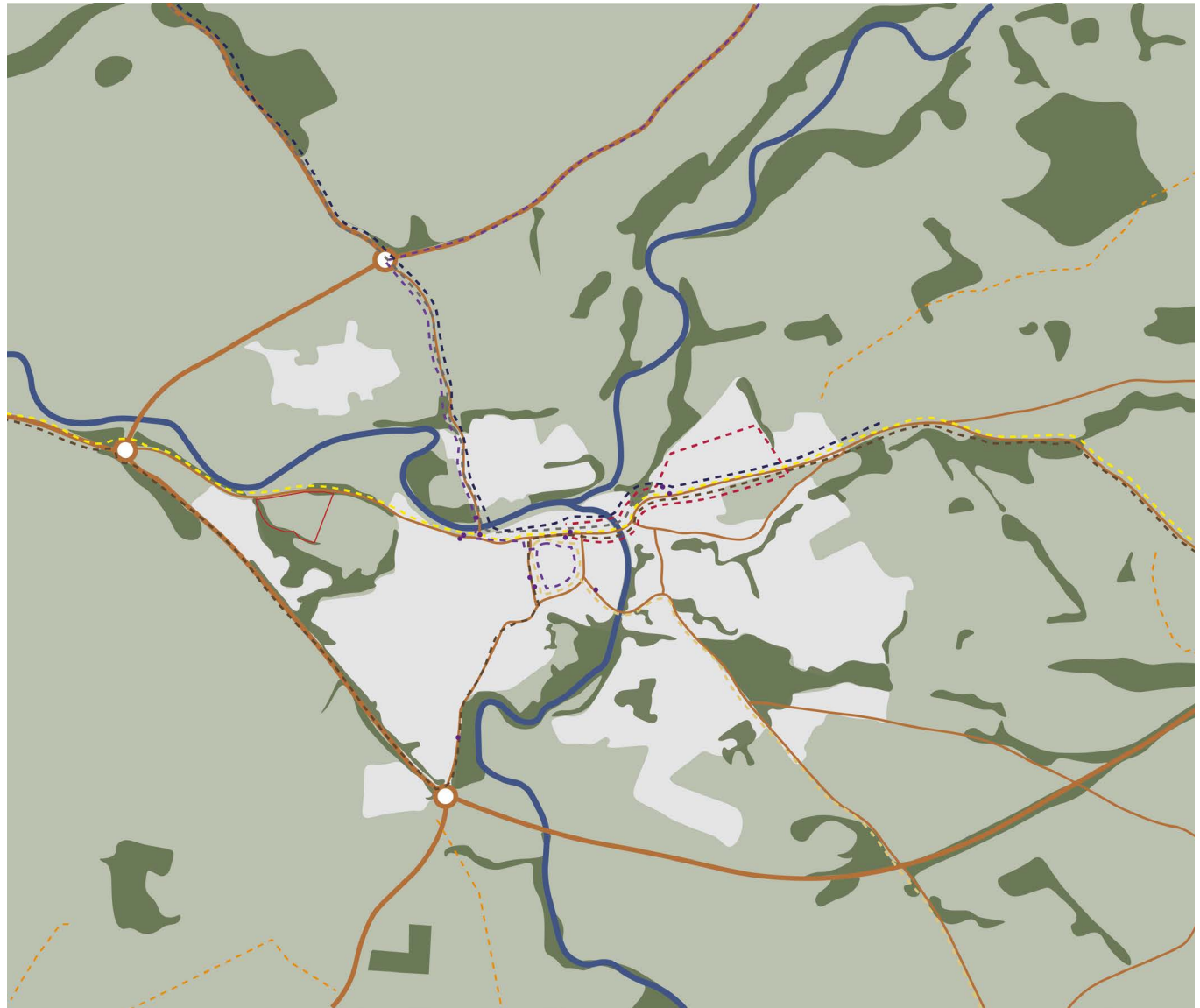
Public Transport.

Low Road in Cockermouth is served by several bus routes, providing convenient connections to nearby towns and villages. The X4 and X5 routes connect Workington, Cockermouth, Keswick, and Penrith. These services include stops at Brigham Low Road, Cockermouth Oakhurst, and Cockermouth Low Road.

The 600 bus route runs between Carlisle and Cockermouth, passing through Wigton. This service offers additional connectivity for the area. During the summer months, the 77C shuttle-bus operates from Cockermouth to the Buttermere valley.

The nearest train station is 6 miles away to the west at Maryport and provides connections to Workington, Carlisle and neighbouring towns.

- Key
-  Site boundary
 -  X4 Workington - Penrith
 -  X5 Workington - Penrith
 -  68 Maryport - Cockermouth
 -  69 Beech Lane - Cockermouth
 -  77C Cockermouth - Keswick
 -  600 Carlisle - Cockermouth
 -  S1 Fletcher-town - Cockermouth
 -  Bus Stops



Public transport plan

Assessment

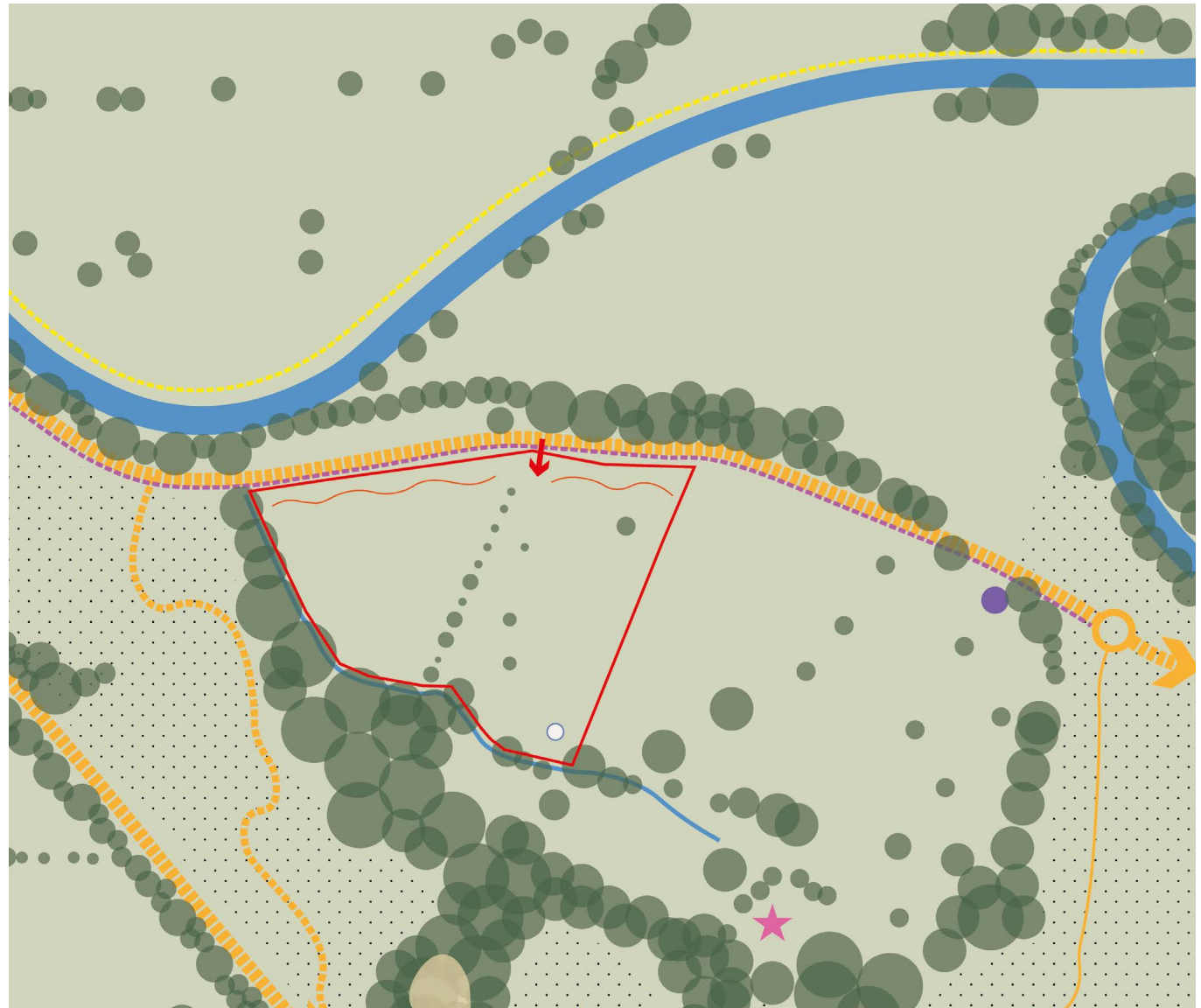
Constraints.

There are a number of constraints on the site that make it unique. There is a small beck running along the southern boundary of the site which will require a 10m stand off for any potential development.

The site is very flat with a large, well established hedgerow and tree line through the centre and around the southern boundary.

These site constraints allow for the opportunity to enhance and improve bio-diversity and ecology on the site.

- Key
- Site boundary
 - Existing road
 - Existing vegetation
 - Farmland
 - Urban grain
 - PRoW
 - Greenbelt boundary
 - Scheduled Monument
 - The Fitz
 - Animal Pen
 - Low point
 - Road Noise offset
 - River Derwent



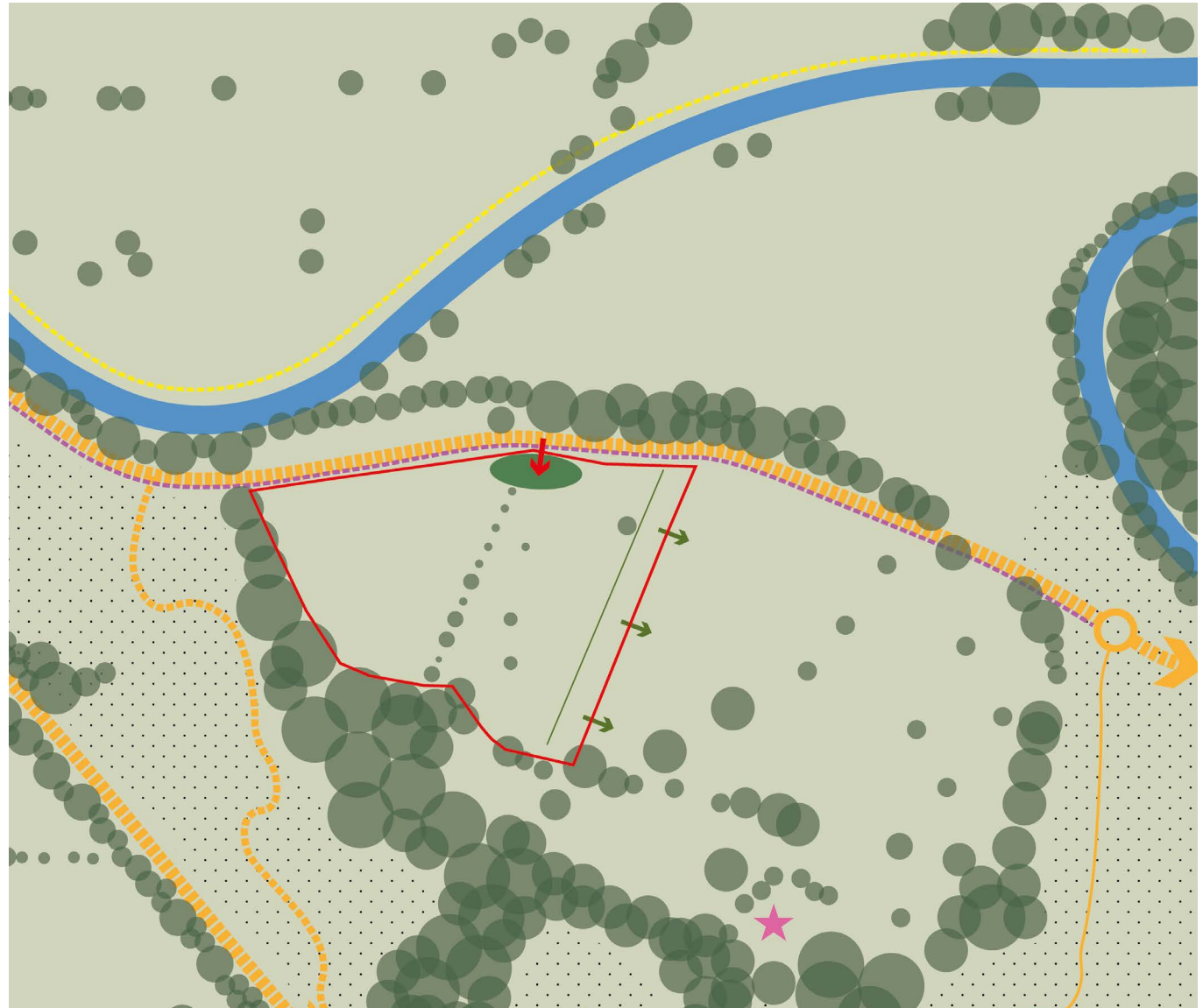
Assessment Opportunities.

The development has opportunity to enhance and celebrate the natural features of the site, including the existing tree line to the north and the dense hedgerow to the west.

Furthermore, there is a key vista opportunity at the sites entrance to create a landmark gateway surrounding the existing dwellings.

There is opportunity to capitalise on and connect into the existing public right of way network along Low Road, as well as incorporating larger gardens and tree planting to the east to shield the development from the Fitz Parkland.

- Key
- Site boundary
 - Existing road
 - Green arrival entrance
 - Existing vegetation
 - Farmland
 - Urban grain
 - PRoW
 - Oversized Gardens
 - The Fitz



Assessment

Historical Development.

Cockermouth, located at the confluence of the River Cocker and the River Derwent in Cumbria, England, has a rich history of urban development shaped by its strategic position and historical events.

Medieval Origins: Following the Norman conquest, Cockermouth developed around the newly constructed Cockermouth Castle, situated near the river crossing. The town's layout reflects typical medieval planning, with a broad main street lined with burgesses' houses, each accompanied by a bur-gage plot extending to a back lane.

Georgian and Victorian Developments: The 18th and 19th centuries saw significant architectural developments, with the construction of Georgian buildings that contribute to the town's historic character.

The 19th century saw Cockermouth's growth as an industrial centre, leading to increased residential development. The town's population stabilized around 5,300 from 1861 to 1951, with a notable rise to 7,877 by 2001, reflecting suburban growth and urbanisation.

Modern residential developments in Cockermouth are guided by conservation and design guidelines to preserve the town's historical character. These ensure that new constructions harmonise with the existing architectural heritage. Cockermouth's residential development is a testament to its historical depth, with each era contributing to the town's unique architectural and urban landscape.

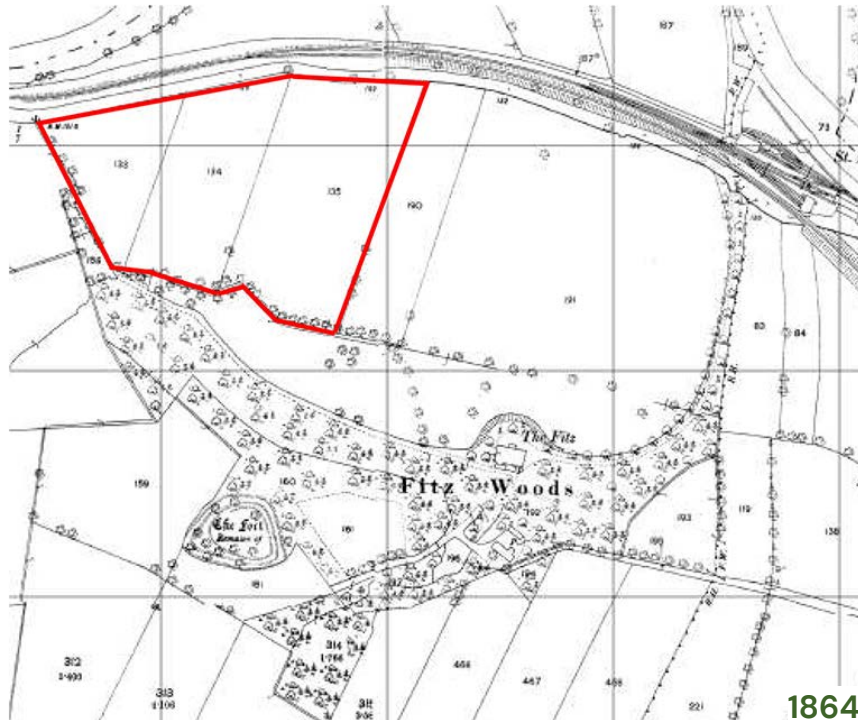
Today, Cockermouth's urban development reflects a blend of historical influences and modern adaptations, maintaining its cultural heritage while evolving to meet contemporary needs.



The confluence of the River Cocker and the River Derwent



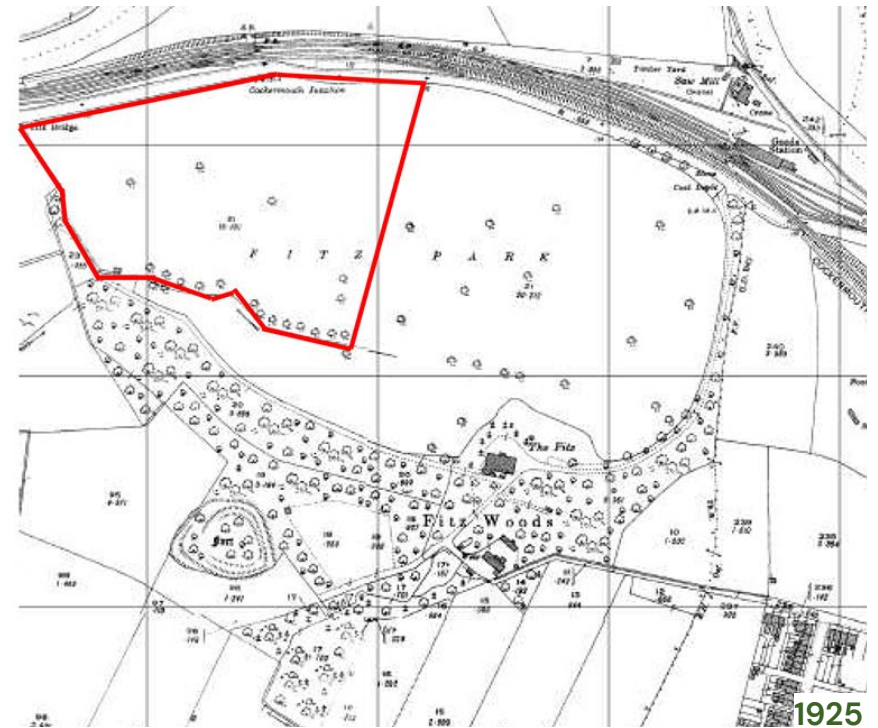
Market Place, Cockermouth



1864 Ordnance Survey Map

The Fitz was located on the southern edge of an area of open parkland, against the backdrop of Fitz Woods which occupied a steep embankment behind the house. Immediately to the front of the house the landscape was more open and formed a parkland area with individual mature trees.

The wider context of The Fitz included the Cockermouth to Workington Railway to the north of Low Road with a station just to the east of the entrance to The Fitz. A disused gateway is evident in the Low Road boundary to the parkland immediately north of The Fitz, which exists today.

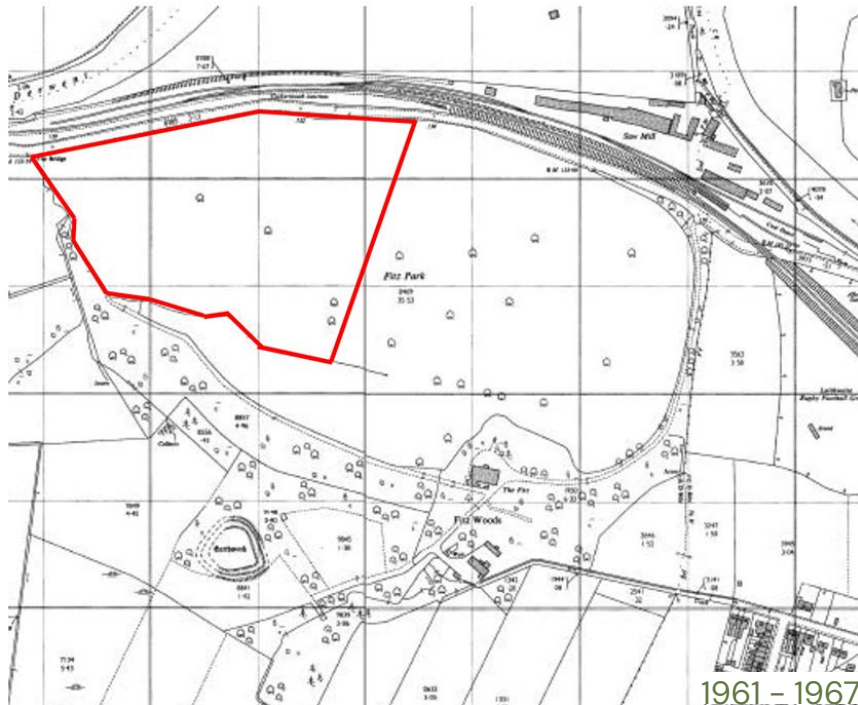


1925 Ordnance Survey Map

The Ordnance Survey Map of 1925 identifies the hedge-line that ran across the estate to the front of The Fitz, however the field boundary enclosures to the north-west of the house are not illustrated at that time. The first phase of the westerly expansion of Cockermouth had begun with the construction of Mayo Street, to the east of The Fitz.

Assessment

Historical Development.



1961-67 Ordnance Survey Map

By 1961-1967 the station, to the east of the main entrance to the driveway, had developed further, with a series of large linear buildings, and were in use as a saw mill and coal depot. A series of other industrial buildings had developed slightly further east and the residential area between Fitz Road and Brigham Road, to the east of Mayo Street, had also been developed. The parkland to the north of The Fitz remained unchanged, although the hedge-line across the northern front of the house was illustrated as a track.



1988 Ordnance Survey Map

The 1988 Ordnance Survey Map illustrates the on-going western extension of the suburban area of the town. It also confirms the construction of the A66 to the south of Fitz Woods.



2008 Satellite Imagery

2008

The aerial view dated 2008 confirms the replacement of the sawmill and coal depot to the east of the main entrance to The Fitz with the existing retail premises and associated car park, the residential area of Cockermouth had continued to develop between the original core of the historic centre and The Fitz.

The original field boundary, and associated mature trees, that runs across the front of The Fitz are also clearly evident in the aerial view. A faint track is also legible in the grass between the disused entrance in the boundary wall to Low Road and the house.



2018 Satellite imagery

2018

The aerial view of 2018 confirms the development of the Laureates residential area, located between Fitz Woods and the A66. It also illustrates the alignment of hedges and mature trees across the north of The Fitz and the field boundary across the centre of the application site. More recently, the triangular field that forms the western part of the application site has been granted consent for a residential development of 16 detached dwellings and consent has also been granted to re-grade the levels of the parkland to the north of the Fitz. The levels on the site have been altered with appropriate fill and the eastern part of the site also has consent for a similar change in levels.

Assessment

Heritage.

Relevant Heritage Assets

A grade II listed milestone is located to the west of the application site on Low Road, however given the alignment of the road and position of intervening housing its setting and significance would not be affected by the proposed development, and it has not been included within this Heritage Statement.

Scheduled Ancient Monuments

Scheduled Ancient Monuments:
The scheduled site of a Romano-British farmstead is located to the south of the application site in Fitz Woods; however, it is well screened from the site by the associated woodland and topography that rises up to the south of The Fitz and therefore has not been described in this Heritage Statement.

Conservation Areas

The southern boundary of the Papcastle Conservation Area follows the northern bank of the River Derwent, below the village itself, approximately 250 metres to the north of the application site. Papcastle occupies an elevated position, relative to the Low Road area. However, given the topography of the river valley, the River Derwent itself and intervening tree cover, particularly along the former railway embankment on the northern side of Low Road, there is a considerable sense of separation between the application site and the heritage asset.



The Fitz viewed from the main gate



The Fitz Parkland from Low Road



The Fitz, Animal park



The Fitz, Guest House

The Fitz

The sweeping driveway to The Fitz and the adjoining parkland, overlooked by the front of the house, have remained constants in the setting of the listed building and closely resemble the setting of the house at the time it was constructed.

However, in other respects the wider setting of The Fitz has changed markedly, for example with the arrival of the railway and the wider western expansion of Cockermouth. More recently, the setting of the listed building has changed with the construction of The Parklands immediately to the east of the drive, which perhaps represents the most significant change in the visual setting of the listed building as it is experienced closely along the full length of the driveway approach to the house.

In this context, the landscape and field boundaries to the west of the house have changed incrementally over time.



The front elevation of The Fitz



The western elevation of The Fitz



The eastern elevation of The Fitz



The Fitz, entrance foyer

Assessment

Ecology.

Water Features

The River Derwent flows broadly westwards along a meandering course as it leaves Cockermouth and is situated approximately 45m north of the site boundary at its closest point. The river is only partly tree-lined in this area, with much of the river being unshaded.

A watercourse flowing through a ditch-like channel is situated <10m south of the site, draining Fitz Park, its course broadly parallel to the site boundary. This watercourse is the same as that flowing broadly northwards through Fitz Woods, before it is culverted westwards past The Fitz house. A small, in nominate watercourse flows broadly north-eastwards towards the site through the adjacent Lovell housing development.

Statutory Designations

The River Derwent and Bassenthwaite Lake Special Area of Conservation (SAC) covers an area of approximately 1793ha and is situated approximately 40m north of the site at its closest point.



Mapped water features within 500m of the site



Statutory Designations within 2km of the site

Mitigation, Compensation, Enhancement

The proposed design has been carefully considered so as to reasonably minimise impacts upon ecological receptors. The habitats of greatest value on and adjacent to the site are considered to be the trees, watercourses and woodland.

As far as possible the hedgerows and tree lines within and adjacent to the site are to be retained. Small losses of these habitats will be required to create the access and roadways the proposed scheme will require, likely through widening of existing access gaps. Small areas of communal landscaping, including individual tree and ornamental hedgerow planting are designed into the scheme.

Given the areas of landscaping within the site are small, they are insufficient to ensure a 10% net gain is achieved within the site boundary. However, the landowner, Robert J Slack, also owns the remainder of Fitz Park, along with Fitz Woods. Consequently, habitat creation and enhancements are to be delivered in these areas, sufficient to ensure the development results in a 10% net gain overall.

Best practice methods will be adhered to during construction in order to limit the generation of litter, dust, noise, traffic pollution relating to vehicles coming onto and off the site and vibration.



Assessment

Landscape and Visual Impact Assessment.

The Site and Immediate Context

The application site comprises an area of rough grassland to the west and pastoral grassland to the east, separated by a mature beech hedgerow with trees.

The overall topography is gently rolling between 38 and 40m AOD, The field to the west has been raised by the importation of appropriate fill in order to achieve the levels proposed within the previously approved development proposal and the associated approved remodelling to improve flood resilience. The part of the site to the east of the hedgerow is also to be raised in accordance with the existing planning approval.

The northern boundary of the site follows the alignment of Low Road and is set back a few metres from a stone retaining wall which positions the road at a slightly higher level. The intervening strip of land between the wall and the post and wire boundary to the application site comprises a clear corridor of rough grassland which is 2 to 3m wide with a row of native species trees extending to a maximum height of approximately 12m. These trees form an effective boundary treatment between the site and Low Road. The clear corridor of land between the wall and the trees accommodates a foot way/ cycleway, provided in association with the planning consent for recent housing on the adjacent Laureates development.

The southern and western boundaries are defined by a post and wire fence, beyond which is a small watercourse which runs through the north-western extent of a woodland belt, known as Fitz Woods. The woodland wraps around the southern and western extents of the open parkland area, culminating at its intersection with Low Road adjacent to the far north-western corner of application site.

The boundary that separates the western and eastern field parcels comprises a well established and managed beech hedgerow of circa 2m high, which contains circa 12no. larger semi-mature oak trees, the canopies of which extend well above the hedgerow.

The section of the application site to the east of the central hedgerow forms part of a relatively level pastoral field of improved grassland which is grazed occasionally by livestock. This part of the application site forms the western edge of the parkland associated with the Fitz.



The Fitz from the Low Road Pedestrian / Cycle route



View of the site from the Fitz, side garden

Fitz Woods to the west of the site

Houses on the corner of Wrens Lane and Laureates Lane

Trees located along the northern boundary with the adjacent footway/cycleway



View from the western part of the site looking west

Earthworks within the southern parts of the eastern field

Hedgerow with trees dividing the two parts of the site

Glimpsed views of houses in Papcastle

Vegetation along the northern boundary

Vegetation located along the eastern boundary



View from the eastern part of the site looking north

Eastern site boundary

Fitz Wood to the south of the site

Hedgerow with trees dividing the two parts of the site



View from the eastern part of the site looking south-west

Assessment

Landscape and Visual Impact Assessment.

The Wider Landscape

To the north and north-west of the house, the grounds comprise a large, open parkland area of circa 11.5 hectares, which extends to Low Road in the north and contains a number of large mature trees (and several younger trees which have been planted during recent years). This area of semi-improved grassland is grazed occasionally by livestock.

A number of large trees are located in relatively close proximity to the house so many of the views looking south from Low Road include partial views of the house set amongst trees, with a woodland backdrop created by the rising ground to the south and Fitz Woods thereupon.

A small watercourse exits a culvert within the southern section of the parkland. It flows in a westerly, then north westerly direction in an open ditch along the edge of Fitz Woods and the south and western boundary of the application site.

The northern boundary of the open parkland extends to Low Road and is defined by some sections of stone wall and a managed hedgerow which is supplemented by large mature trees. The foot way/cycleway, provided in association with the planning consent for housing on the adjacent Laureates development, runs to the immediate south of Low Road. This route is separated from the parkland by a post and wire fence and a hedgerow.

To the immediate east of the application site there is a linear field defined by a native species hedgerow running from the culverted watercourse in the south, to the foot way/ cycleway in the north. To the east, immediately beyond the boundary of The Fitz, houses on The Parklands and in particular Parklands Drive are clearly visible.

Fitz Woods and further trees located along the eastern boundary, combine to provide an effective visual and physical boundary between the grounds of the Fitz and the residential properties on Parklands Drive and The Parklands to the east.

To the south-west of the A66, the study area comprises elevated areas of agricultural land comprising a patchwork of irregularly shaped pastoral fields which are enclosed by hedgerows and hedgerow trees.

Lined with mature trees, Low Road forms a distinct visual and physical, linear element between the grounds of The Fitz and the River Derwent to its immediate north. The river corridor has a much more open character in this location on the west side of Cockermouth, as the river meanders through a series of arable and pastoral fields (evidently primary floodplain areas). There is a particular openness to the corridor which is exacerbated by a lack of large trees and containing higher ground to the north and south.



View from the Fitz Driveway, towards the Fitz.



View of the Fitz parkland from Fitz Garden.



View of the entrance gate to the Fitz, guest house



Assessment

Drainage.

General Background

The site was previously located in Flood Zone 2 and has been subject to a previous planning application, (refer Planning Ref. nos. 2/2017/O312, CON/2017/O312) which approved works to raise the land into Flood Zone 1 to provide a suitable development platform level of 40.7m AOD. These works also involved providing compensatory storage in land to the east referred to as Fitz Park to offset the raising of the development site.

The proposals are to raise the development site in two stages, Stage 1 would raise the site to 40.5m and lower the compensatory storage area to the east of the site to 40.0m AOD to provide a suitable development platform for the proposed residential development and provide additional flood protection to the site.

Stage 2 was proposed to further raise the land to 40.7m AOD by importing material to further elevate the development site above the predicted Flood Zone 2 level to improve future flood resilience. A review of the existing site levels has been carried out and this indicates that the western side of the development site and part of the eastern side has been raised to 40.7m AOD with a 1 in 3 batter down to existing levels on all boundaries. There is an existing ditch running north – south through the middle of the site falling from 39.75m AOD in the north to 39.5m AOD in the south which is to be retained within the development.



Land Raising and Compensatory Storage

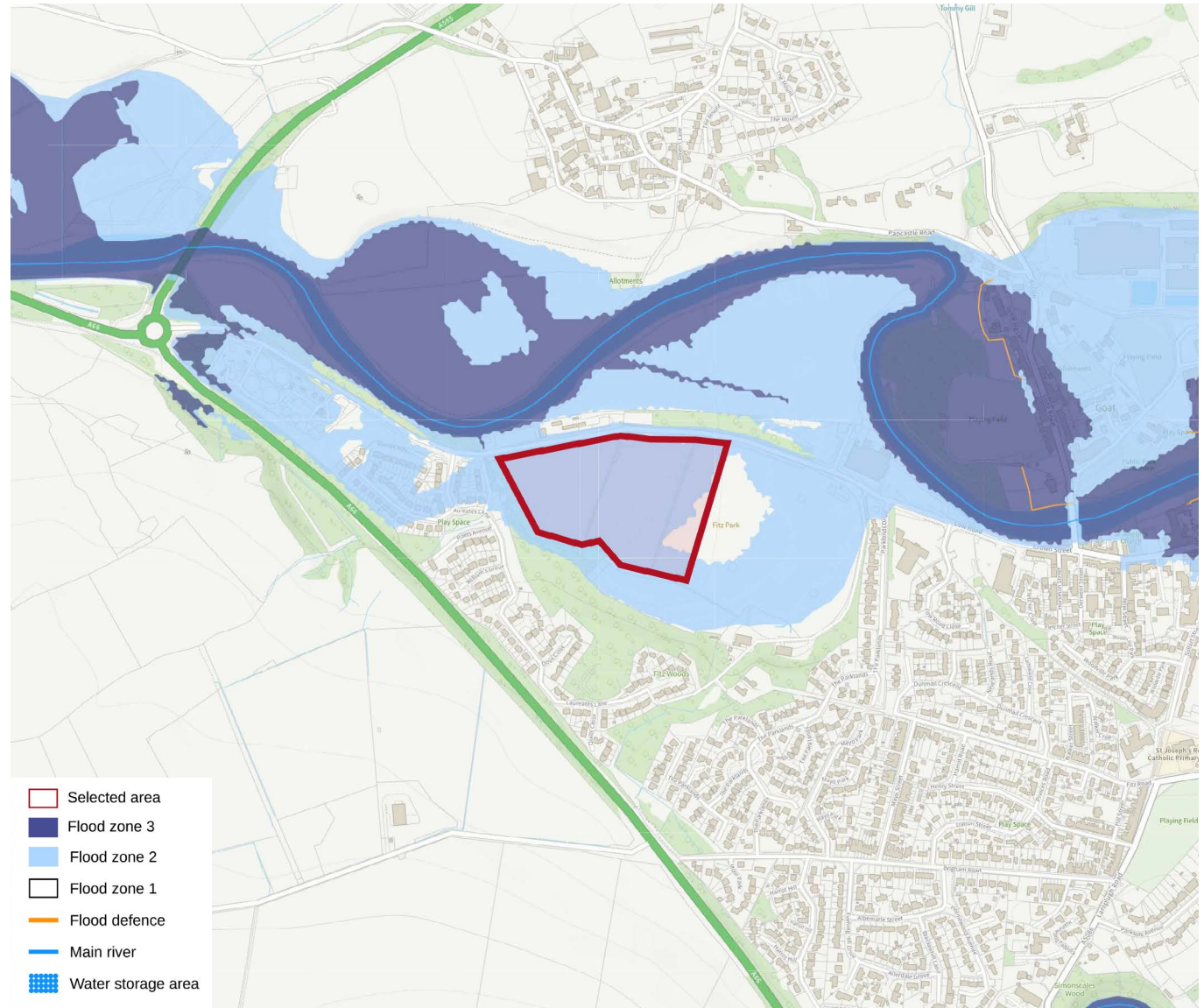
Existing Ground Conditions

The Government's online flood risk maps show that Surface Water Low Risk flooding is predicted along the western and southern boundaries of the site associated with the unnamed watercourse which flows beneath Fitz Bridge to confluence with the River Derwent.

There is also a zone of predicted High Risk flooding towards the north west of the proposed residential site which appears to be associated with a small area of marginally lower ground elevation. Similarly, an area of Low-Risk flooding is identified in the eastern section of the site which is associated with an area of lower elevation.

The risk to the residential site will be removed following the construction of the compensatory flood storage area and the creation of the development platform.

The proposed platform levels and adjacent topographical survey can be used to determine proposed site levels whilst taking into consideration the flood risk associated with the scheme and the proposals.



Flood Mapping

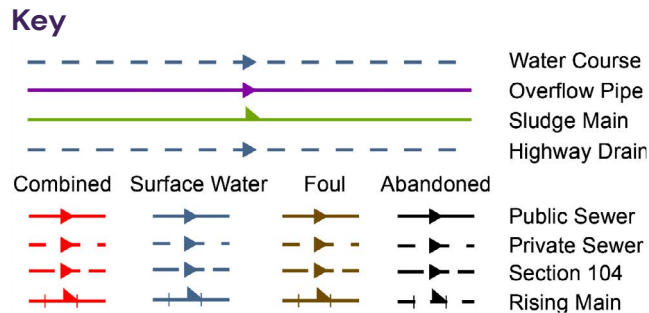
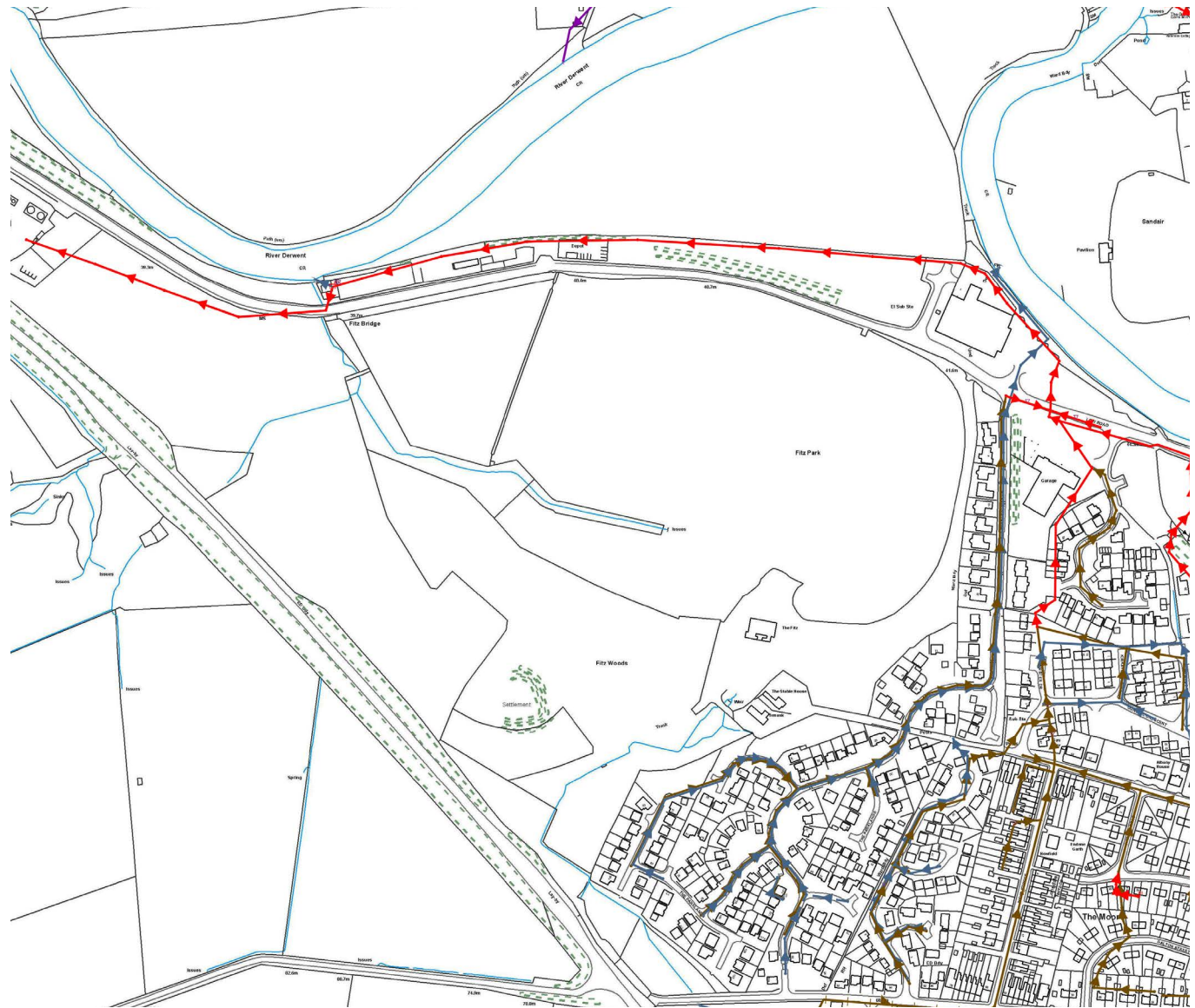
Assessment Drainage.

Existing Sewer Infrastructure

United Utilities (UU) sewer record plans have been obtained for the site and can be found in Appendix C. The plan indicates that there is a combined sewer in private land to the north of Low Road. A review of The Allerdale Strategic Flood Risk Assessment Level 1 and Level 2 confirms no reported sewer flooding incidents in the vicinity of the site.

Hydrology

The nearest watercourse is an unnamed watercourse/tributary to the River Derwent that flows along the southern and western site boundaries. The River Derwent is located approx. 50m to the north of the site beyond Low Road and a disused railway embankment.



Map of Public Sewers



| Artist Impression of development from the east

Assessment

Site Context Photos.

The site has existing natural landscape features which provide an enclosure within the site.

- 1** View of the site from the existing Laureates development.
- 2** Looking south towards the site from the pedestrian / cycle route along low road.
- 3** View of the eastern development field from the low road pedestrian & cycle way
- 4** A view from the side garden of the Fitz looking west towards the development site.
- 5** View from the centre of the site looking across the development site towards the adjacent Lovell development.
- 6** View of the Fitz parkland from near the entrance of the Fitz, along the pedestrian & cycle route located on low road.





Assessment

Understanding the Local Character of Cockermouth

Period Housing Styles

Georgian Homes (18th Century) – Many houses in the town centre are Georgian, featuring symmetrical façades, sash windows, and classical detailing. These homes often have stone or stucco finishes. Victorian and Edwardian Homes (19th–Early 20th Century), found in and around the town, these homes include red or grey sandstone terraces and semi-detached properties, often with bay windows, decorative brickwork, and slate roofs. Post-War Housing (Mid-20th Century) – Suburban expansion in the 1950s–70s led to estates of semi-detached and detached homes, usually built with brick and rendered exteriors.

Use of Local Materials

Sandstone & Brick – Older homes, particularly in the town centre, use locally sourced red and grey sandstone. Slate Roofs – Traditional homes typically have dark slate roofs sourced from the Lake District. White and Cream Render – Common in both older and newer homes, particularly on town-houses and cottages.

Rural and Modern Housing

Traditional Cottages – Found in the outskirts and surrounding villages, these often feature thick stone walls, small windows, and exposed wooden beams. Modern Developments – Recent housing estates, such as those in The Laureates or Strawberry Grange, feature contemporary designs with brick and render finishes, energy-efficient construction, and larger windows.

Housing Layout and Streetscape

Town Centre – Narrow streets with terraced houses and converted historic buildings. Many homes have small front gardens or open directly onto the pavement. Suburban Estates – Spacious, tree-lined streets with detached and semi-detached homes, often with driveways and front gardens. Riverside Homes – Some properties near the River Cocker and Derwent enjoy scenic views but have been impacted by occasional flooding.

Key character areas assessed include:

- 1 Parkland's Drive
- 2 The Laureates
- 3 Fitz Road



Parklands Drive



The Laureates



Fitz Road



Assessment

1. Parklands Drive

Overview

Parklands Drive is an entrance gateway to the parklands situated to the eastern edge of the Fitz parklands. Parklands Drive is a residential street located in Cockermouth, Cumbria, within the CA13 postcode area. The street comprises 10 properties, predominantly modern detached houses.

Characteristics: Urban form

- » Dwellings are exclusively detached. But vary between bungalows and 2 storey.
- » Material palette includes a mix of natural stone and render. The roofs are green Ellterdale slate.
- » Detailing is seen through intermittent use of render, stone headers and cill.
- » Windows frequently use white PVC or dark wood casing.
- » Doors vary and include different forms of feature entrances such as sculpted stone headers and shelter including built out porches with mono-pitched roofs.
- » Roofs are hipped.

Characteristics: Public realm and landscape

- » Parking is found in the form of front of plot integrated garages.
- » Typically front gardens to dwellings are given over to parking with perimeter hedges.
- » Greenery and planting is used within this defensible space through front gardens allowing some dwellings privacy from the public realm;
- » Boundary treatments are indicated through the use of low stone walls.



Location



Colour palette



2 Parklands Drive

Key features

- » Integrated garages
- » Sandstone window surrounds
- » Brown window surrounds
- » Ellterdale green slate roof



4 Parklands Drive

Key features

- » Render with ashlar detailing
- » Stone cills & heads
- » White window framing
- » Chimney



20 Parklands Drive



12 Parklands Drive

Key features

- » Render and ashlar stone
- » Sandstone window surrounds
- » Off white window framing
- » Integrated garage



6 Parklands Drive



8 Parklands Drive



18 Parklands Drive

Assessment

2. The Laureates

Overview

The Laureates is a contemporary housing development located on Laureates Lane in Cockermouth, to the south & west of the development site. Developed by Lovell Homes, it comprises 217 stylish homes ranging from 2 to 5 bedrooms, designed to cater to a diverse range of buyers, including first-time buyers, families, and those looking to downsize.

Characteristics: Urban form

- » Dwellings are a range of terraced, semi-detached with sporadic detached units
- » Material palette includes a mix of natural stone, red brick and occasional render. To roofs a grey tile has been used.
- » Detailing is seen through intermittent use of render, stone headers and cills.
- » Windows frequently use grey PVC casing, bay windows are used sporadically.
- » Doors vary and include different forms of feature entrances such as sculpted stone headers and shelter including built out porches with mono-pitched roofs.
- » Roofs are mainly gabled.

Characteristics: Public realm and landscape

- » Parking is found in the form of front of plot and tandem private driveways to garages.
- » Typically well sized front gardens to most dwellings however this is dependant on parking typologies
- » Greenery and planting is used within this defensible space through front gardens allowing some dwellings privacy from the public realm;
- » Boundary treatments are indicated through the use of low hedges.



Location



Colour palette



56 Sonnets Way

Key features

- » Semi-detached typology
- » Coloured render
- » Stone window surrounds
- » Grey PVC window frames
- » Grey tile roof



15 Sonnets Way

Key features

- » Buff stone with ashlar detailing
- » Stone cills & heads
- » Grey PVC window frames
- » Integrated garage



16 Laureates Lane



2 Laureates Lane

Key features

- » Buff brick and ashlar stone
- » Stone window surrounds
- » Grey PVC window frames
- » Corner turning unit



38 Laureates Lane



3 Laureates Lane



13 Laureates Lane

Assessment

3. Fitz Road

Overview

The Fitz Road area is to the west of the town centre roughly 10 minutes walk away from the site. Developments are mixed in time related style however all utilise feature entrances, including decorative and porch structures as well as recurrent use of chimneys to roof tops.

Characteristics: Urban form

- » Dwellings are mostly semi-detached and terraced with occasional detached dwellings;
- » Material palette includes a mix of natural stone, and render. To roofs a grey and red flat tiles with irregular instances of pan;
- » Detailing is seen through intermittent use of render, stone headers and cills as well as very occasional use of Tudor style exposed black beams to gable fronted facade.
- » Windows frequently use white PVC or dark wood casing, bay windows are used sporadically.
- » Doors vary and include different forms of feature entrances such as sculpted stone headers and shelter including built out porches with mono-pitched roofs.
- » Roofs are a mix of both gable ended and hipped.

Characteristics: Public realm and landscape

- » Parking is found in the form of front of plot and tandem private driveways;
- » Typically large front gardens to most dwellings however the older plots sit with little to no set back from the road.
- » Greenery and planting is used within this defensible space through front gardens allowing some dwellings privacy from the public realm;
- » Boundary treatments are indicated through the use of low stone walls, trees and hedges.



Location



Colour palette



31 Lamplugh Road

Key features

- » Natural stone
- » Sandstone window surrounds
- » Off white window framing
- » Chimney



13 Mayo Street

Key features

- » Red brick & render
- » Stone cills
- » White window framing
- » Chimney



17 Lamplugh Road



8 Fitz Road

Key features

- » Natural stone
- » Sandstone window surrounds
- » Off white window framing
- » Chimney



52 Fitz Road



2 Harrot Road



Assessment

Local Character Summary.

Cockermouth's housing architecture reflects its historic roots and Cumbrian setting, with distinct materials, layouts, and design features.

Materials

The choice of materials in Cockermouth's housing is influenced by the local geology and historical building traditions.

- » Sandstone (Red & Grey) – Used in older buildings, especially Georgian and Victorian town houses, often dressed for smoother finishes or left rough for a rustic look.
- » Slate Roofing – Sourced from the Lake District, dark grey slate is the dominant roofing material.
- » Brick & Render – Some later Victorian and 20th-century homes use brick, often rendered and painted white or pastel tones.

Layouts and Common House Types

Cockermouth's housing layouts vary between the historic town centre and newer residential areas.

Historic Town Centre Homes

- » Georgian Terraces – Tall, narrow homes with symmetrical façades, large sash windows, and panelled front doors.
- » Victorian Town houses – Larger than Georgian homes, often with bay windows, ornate brickwork, and decorative cornices.
- » Cottages & Former Inns – Found in older parts of the town, these homes have thick stone walls, small windows, and timber lintels.

Wall and brick details



Roofing



20th Century & Suburban Housing

- » Inter-war Semi-Detached Homes – Built with brick and render, featuring bay windows and larger gardens.
- » Post-War Bungalows – Low-rise, simple layouts with large windows and single-story living.
- » Modern Developments – Contemporary detached and semi-detached homes with open-plan interiors, brick or rendered exteriors, and large patio doors.

Design Features

The Cockermouth's homes include distinctive design details that contribute to the town's unique character.

- » Sash Windows – Common in Georgian and Victorian properties, often painted white.
- » Bay Windows – Found in Victorian and Edwardian homes, adding depth and natural light.
- » Stone Mullions & Lintels – Traditional feature in older cottages and town-houses.
- » Chimneys & Fireplaces – Prominent on period homes, often with decorative chimney stacks.
- » Ironwork & Railings – Wrought iron fences and decorative gates are frequently seen in town-houses.

Local Materials

- » Many buildings are constructed using local sandstone, often in warm red and grey tones.
- » The use of slate from nearby Lake District quarries is common for roofing.

Feature detailing



Plot and street conditions



Preparing Low Road, Cockermouth



12

5
HILL
FARM
KIRKSTOCK

Red sign

Disc
ZONE
Mon - Sat
8:00 am - 6:00 pm

Design Principles

Preparing Low Road, Cockermouth.

The principles which have been developed provide a framework by which to create a distinctive place, with a consistent and high-quality standard of design. These principles have been derived from the site assessment, in conjunction with the delivery of a high-quality development which achieves the criteria set out within the NPPF, namely:

Accessibility

“The ability to move safely, conveniently and efficiently to and within a place will have a great influence on how successful it is. The experience for all users, whatever their mobility or mode of transport are important”

(Planning Practice Guidance, Paragraph: 022 Reference ID: 26-022-20140306)

- » Creation of convenient, safe and direct access for all residents to local facilities, play areas and dwellings;
- » Provision of an efficient primary vehicular access points into the site from Low Road;
- » Creation of a clear movement hierarchy providing easily recognisable routes, which balance the street; and
- » Maintain a human dimension in terms of scale to the built form for ease of orientation.

Creation of amenity space

Public spaces are available for everyone to see, use, enjoy. They help bring neighbourhoods together, and provide space for social activities and civic life”

(Planning Practice Guidance, Paragraph: 018 Reference ID: 26-018-20140306)

- » Public green spaces provide areas for planting and paths to create pedestrian connections through the development;
- » Properties fronting onto open spaces and green links providing surveillance and a sense of security; and
- » Provision of private amenity space for all new residents.

Respond to context

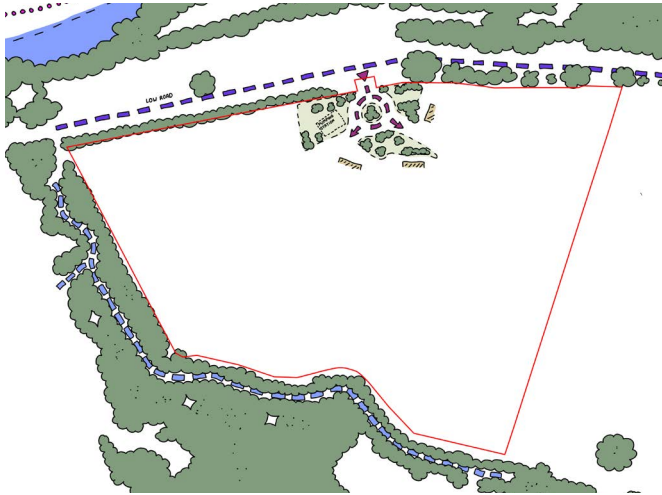
“Development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation”

(NPPF, para 127)

- » Integration of the proposed development into the existing built form fabric of Cockermouth in relation to scale, height and massing;
- » Respond to the existing site topography including the consideration of views in and out of the site; and
- » Providing architecture that reflects the local vernacular.

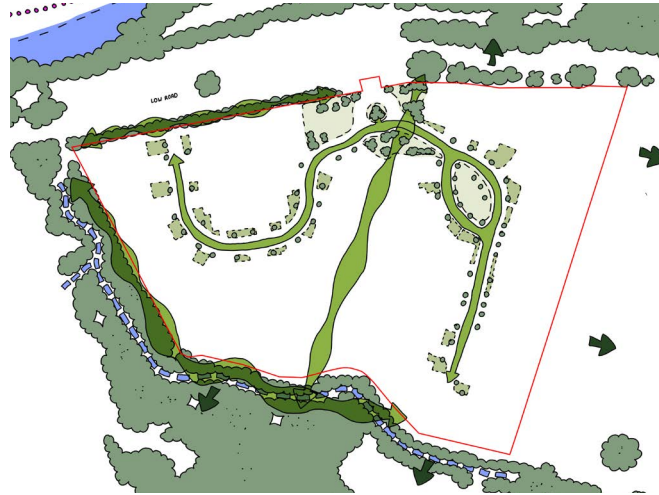
Design Evolution

Concept Diagrams.



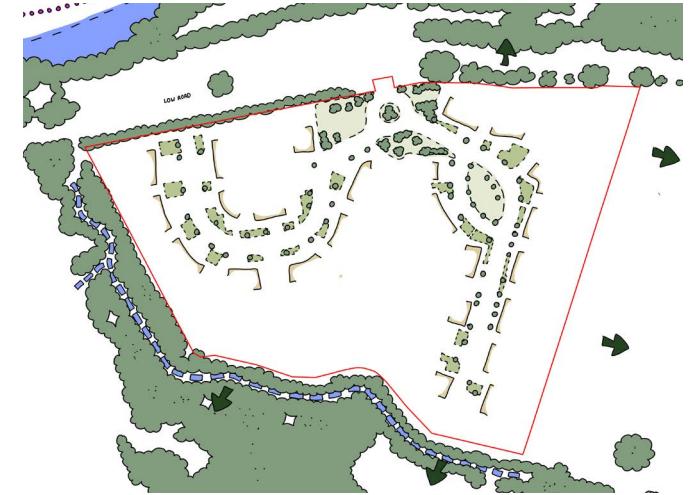
1. Arrival & framing

- » The landscape entrance set piece, using retained landscape features, celebrates the arrival experience into the scheme
- » A gateway sequence will provide a bespoke built form frontage which includes a strong landscape proposal and node.
- » Arrival built frontage is set back from the open space providing a comparable scale and allowing the built form to amalgamate with the existing setting.



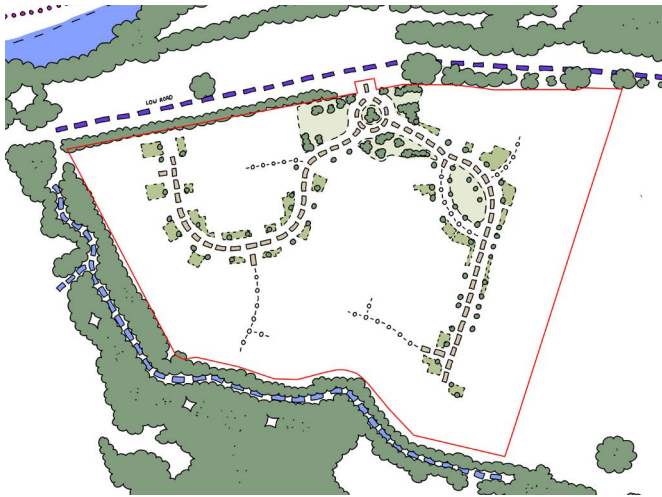
2. Permeability & green routes

- » The layout is structured to create clear and appealing links through the new neighbourhood, maximising opportunities to catch curated glimpses of the adjoining green infrastructure.
- » A series of 'green fingers' are activated and embraced using tree lined streets throughout. The 'green fingers' draw landscape into the built form and provide green vistas throughout the scheme.
- » Habitats for wildlife are encouraged, increasing biodiversity through retention of existing and addition of new trees, and pocket green parks.
- » A 'green' structure is provided through the scheme using substantial and generous front gardens.



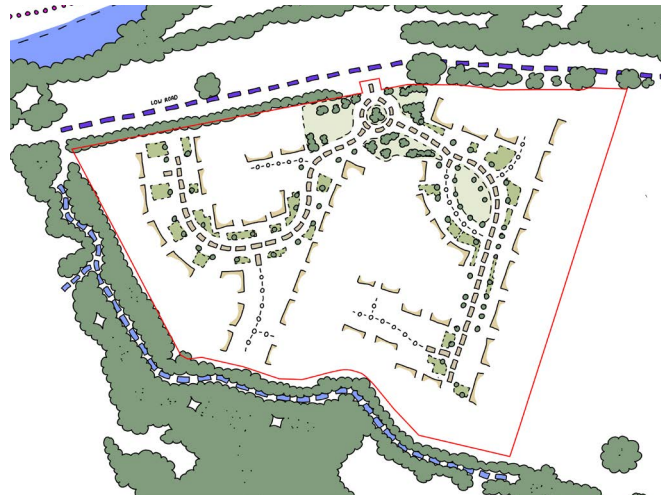
3. Framing key spaces

- » The arrangement of buildings and spaces is carefully structured ensuring spaces – soft and/or hard landscaped, and opportunities for new neighbours to meet/ interact – are clearly defined by building frontages that address them.
- » These spaces fulfil a way-finding role as points of orientation within the scheme, from which onward roads to the wider scheme are made clearly obvious.
- » An organic built form is proposed where dwellings are orientated, staggered and set back from the landscape edges.



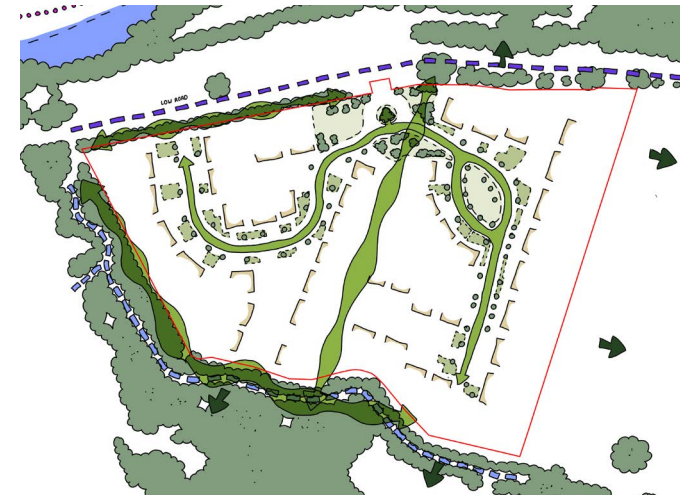
4. Routes & orientation

- » Through identifying important areas of open space, green routes and key building frontages, the streets start to take shape;
- » The primary and secondary routes create linkages through the parcels and feature a number of significant changes in direction, both to add visual interest and restrict traffic speeds in order to enhance safety;
- » Changes in direction or nodes use changes in material to slow traffic and to signal a junction.



5. Animated Streets

- » The sitting and architectural treatment of individual buildings will directly inform the specific character of the spaces onto which they face.
- » An organic and loose built form to the perimeter defines and integrates the edges of the parcels with the landscape.
- » The layout is designed to maximise views through and around the site and also provide attractive frontages facing onto streets and key junctions
- » The layout and orientation of buildings maximises views out, providing glimpses of key green spaces around the site.



6. Integrated Landscape

- » Landscape is 'activated' providing active landscape spaces that underpin the place — from play spaces for all ages to relaxed green space for socialising; all essential ingredients of healthy communities.
- » Green routes are weaved through the site to ensure that landscape — and not just buildings and streets — informs the character of the scheme.
- » Existing boundaries of the site will be enhanced with 'green' buffers to the perimeter of the site.

Design evolution

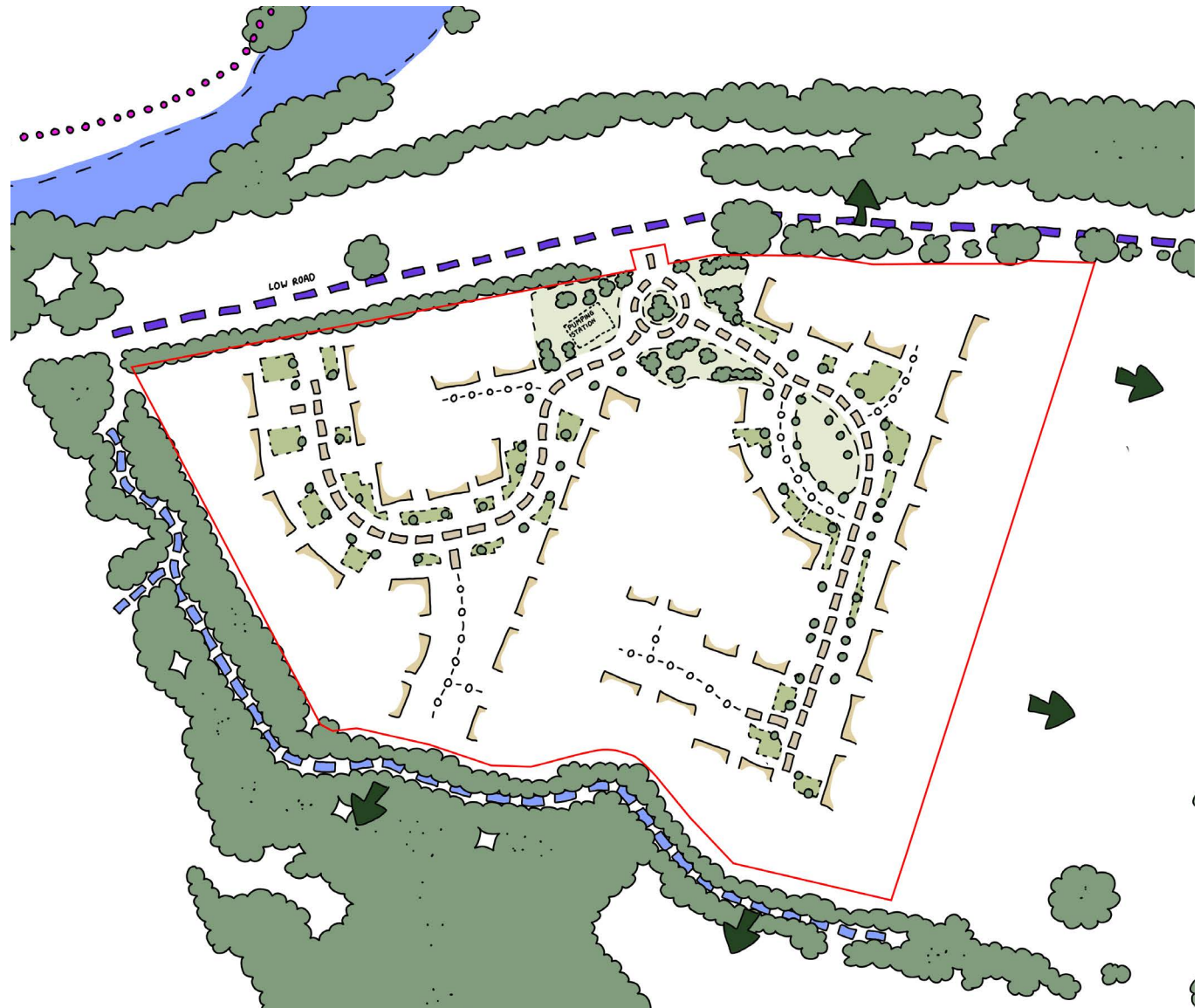
Concept.

Overview

The overall concept for development is to create a development that is sensitive to the surrounding area and creates a vibrant and multi-faceted place to live. The creation of home zones, varied materiality and public open space are driving factors in the development at Low Road, Cockermouth.

The existing features of the site provides a unique, established setting for open spaces and new homes, creating the opportunity for the landscape to define, shape and inform the character and urban design response:

- » A defined and linear landscaped entrance celebrates the sense of arrival and a clear route into and around the perimeter of the development.
- » An integrated landscape proposal is threaded through the proposal to ensure that landscape and not just buildings and streets informs the character of the new residential scheme.
- » Routes arranged in a permeable and legible framework of streets, shared surfaces, homezones and spaces.



Concept Plan

Design Evolution

Primary Design Moves.



1. Indicative testing layout - 27 units

- » The indicative testing layout was proposed for 27 units ;
- » The initial testing layout highlighted the need for a new site entrance and associated infrastructure;
- » The testing layout also outlined a combination of oversized dwellings with elaborate gardens alongside smaller dwellings that were constrained within the site



2. Initial 47 unit viability layout

- » Additional 20 units to provide 47 and a more general mix of houses;
- » More efficient plotting to provide a wider range of housing with suitable gardens & infrastructure;
- » Retention of existing trees and surrounding vegetation to the site;
- » Road and plotting was reviewed to ensure that the levels of the site had been incorporated into the layout.



3. Final Masterplan

- » To meet local guidance the final layout maximised plot efficiency whilst ensuring oversized gardens, driveways and street patterns tie up to the context;
- » Implementation of drainage and changes to roads to ensure that engineers works most suitable to the suburban location;
- » Thorough design strategies to have a wide range of overlooking throughout.

The masterplan & design



lily & Co.

Floral Boutique

Lounge

THE AMERICAN COURT HOUSE

lily & Co.
OPEN
INTERIORS
& GIFTS

Lounge
OPEN
CATERING
Accommodation

P

Castle

The masterplan and design

Detailed Layout.

Site Layout

The proposed layout will create a distinctive high quality residential development which is sympathetically designed to respect the surrounding built and natural environment, connecting to the surrounding context. In summary:

- » Provision of up to 47 new high quality homes;
- » A mix of accommodation is provided with a range of 3,4 & 6 bed dwelling;
- » A scale and density of development that reflects the local characteristics of neighbouring residential developments;
- » Dwellings are orientated to provide privacy and a good level of separation from neighbouring residential properties;
- » A green buffer provided to the perimeter of the site and a large area of open space provided to the south of the site enhancing the existing shrubs and trees;
- » All dwellings have appropriately sized private amenity space;
- » Associated landscaping to the front of dwellings;
- » A range of parking solutions which aims to reduce the prominence of parked cars; and

The layout has been developed so that it is compliant with both local and national policy guidance, including the National Design Guidance. Some urban design principles that have shaped the design include:

- » Promoting or reinforcing local distinctiveness and enhancing its surroundings;
- » Taking account of local building vernacular and materials;
- » Ensuring that the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings;
- » Incorporating crime prevention measures in the site layout and building design;
- » Integrating existing landscape features of the site with proposed landscaping and open space;
- » Providing details of suitable comprehensive landscaping scheme;
- » Responding to wider landscape context; and
- » Protecting the amenity of new and existing dwellings and not compromise the function of existing surrounding uses.
- » Protect and enhance the character of the local conservation areas.

DWELLING TYPE	HABITABLE G.I.A m ² / SQ. FT	GARAGE G.I.A. m ² / SQ. FT.	DESCRIPTION	QUANTITY
A	243 / 2615	30.5 / 328	4 bed detached house / double garage	9
A1	291 / 3132	130 / 1399	6 bed detached house / double garage with guest suite	1
B	206 / 2217	30.5 / 328	4 bed detached house / double garage	7
C	184.5 / 1986	21 / 225	4 bed detached house / single garage	12
D	181.7 / 1955	16.5 / 177	4 bed detached house / integral garage	14
E1 & E2	120 / 1290	-	3 bed semi-detached dwelling / no garage	4
TOTALS				47

Housing mix breakdown



LENGTH OF EXISTING WALL IN V.S IS LESS THAN 1m HIGH ABOVE CARRIAGEWAY LEVEL.

LENGTH OF EXISTING WALL IN V.S IS LESS THAN 1m HIGH ABOVE CARRIAGEWAY LEVEL.

B5292 - LOW ROAD

B5292 - LOW ROAD

EXISTING LANDSCAPE BUFFER ZONE

The masterplan and design

Landscape Approach.

Landscape Approach

Land at Low Road, Cockermouth will be a special place in Cumbria; strongly rooted in its landscape setting, with a unique character, providing the best of town and country living. The development will have a strong sense of belonging to the existing town promoted by landscape and townscape features that draw upon the wealth of distinctive local character while responding appropriately to its sensitive edges.

The setting of the development will be exploited by drawing green space into the site providing the opportunity to create a new distinctive, high quality neighbourhood for the town. The masterplan is set within a generous site area comprising a beautiful informal landscape network with generous front gardens, and additional formal and informal public recreation spaces and pedestrian footpaths. The new neighbourhood will become a tranquil new development; known for its sense of community, high quality buildings, sustainable design and attractive green spaces.

The layout will create a variety of places and spaces that respond to the unique setting of the site. This will be an easily accessible place, with attractive streets and spaces which are safe and convenient for everyone to use. Pedestrian and informal cycleways will provide connections into the extensive network of on site green spaces as well as linking into the wider area; creating opportunities for recreation and leisure, and the chance to reduce car usage.

The design narrative for the site draws upon the existing character of the site, which includes the natural environment and surrounding context. There is a strong emphasis on providing a functioning, successful place for people and the natural environment, whilst retaining, embracing and enhancing existing qualities of the site.

The resultant built development proposes outward facing frontages to existing landscape these comprise areas of public open space and some outward facing houses. This is the best arrangement for introducing new housing along these existing streets.

Keys

	Proposed Buildings See Alpha Design plans for details
	Existing Trees
	Proposed Trees Mix of native and ornamental trees. See Tree Planting Schedule for species and specification.
	Existing Hedges
	Proposed Native Hedge Hed - Hedges - 40/60cm banded transplants notch planted in a double staggered row 200mm apart, 5 per lin. See schedule for species.
	Proposed Ornamental Hedges Foli - Fagus sylvatica hedges, 90-120cm high, bushy, RBCO, 2 per lin. To be maintained at a height of 1.5m. Toli - Taxus baccata hedges, 90-120cm high, bushy, RBCO, 3.5 per lin. To be maintained at a height of 1.5m.
	Communal Access Drive Bitmac surface with grey conservation kerb edge.
	Entrance Arrangement Driveways to be buff resin bound surface with a reclaimed set threshold.
	Ornamental Shrub Planting Mix of evergreen and deciduous ornamental shrubs, herbaceous planting, groundcover and climbers to front and back gardens and boundaries. See indicative species list.
	Paths & Patios Seven seasons paving surface.
	Boundary Fence 1.8m high timber close board fence.



The masterplan and design

Landscape Approach.

Public Open Space

At present, the proposal provides numerous parcels of open space within the proposed scheme which is located within the eastern parcel of the site. This includes the entrance roundabout and landscaped green area in front of Plots 21 to 24. However, it is understood that a financial contribution to improve off site existing infrastructure is required. This is to be provided via a Section 106 agreement.

Trees and Hedgerows

The proposed development has been designed to minimise impact on existing trees, with only a small number removed and a significant number of new trees planted across the site. This approach ensures the scheme remains appropriate in terms of arboricultural impact. Additionally, both on-site and off-site ecological enhancements will be delivered in line with Biodiversity Net Gain requirements, supporting a landscape that is both visually and ecologically sensitive

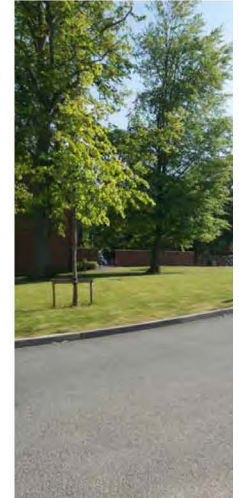
Biodiversity

As demonstrated in the amended Biodiversity Impact Assessment, no irreplaceable habitats were identified on the site and, as a result, no impacts upon such habitats will occur as a result of the proposed development. The Assessment also indicates that the proposal will result in an on site net loss of 7.10 habitat units (- 53.34%), a net gain of 1.80 hedgerow units (122.49%) and a net gain of 0.27 watercourse units (15.26%). 10% Biodiversity Net Gain will therefore need to be delivered which is envisaged to be achieved through off-site provisions.

1. Main Entrance



2. Main Driveway



5. Communal Areas



6. Private Gardens



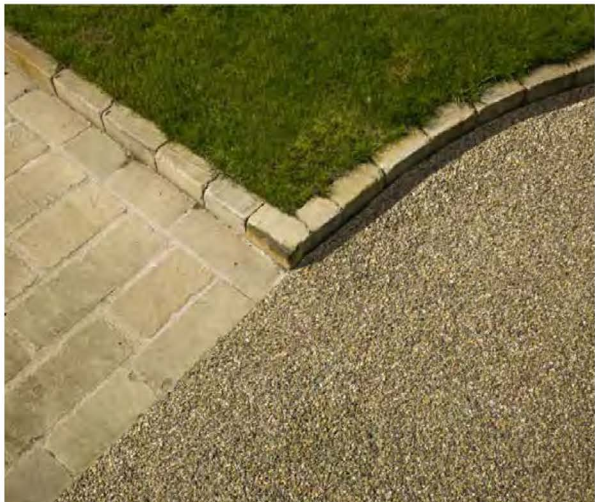
7. Trees in Public Areas



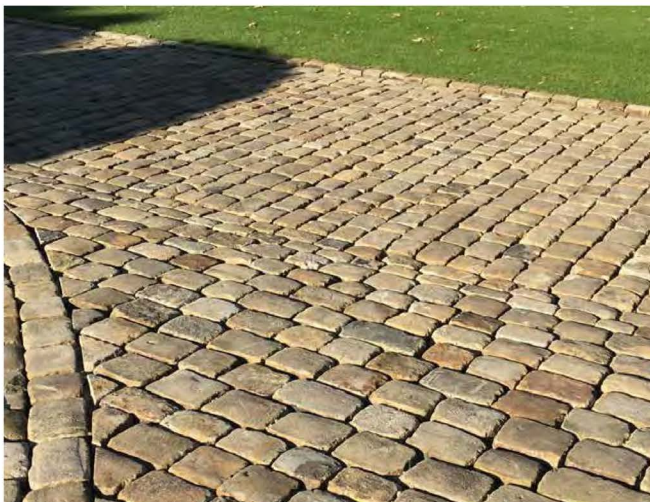
Gardens



3. Private Drives, Footpaths and Patios



4. Thresholds



The masterplan and design

Housetypes & Mix

Mix

The proposed layout promotes a range of housetypes including 3, 4 & 6 bed houses.

Each of the typologies A,B,C,D & E provide the site with an array of larger family dwellings that support the growing popularity of Cockermouth as a place to live and work.

Each of the typologies provides an individual internal layout to emphasise open plan living and working.



Housetype A – Ashlar Gold Darnley



Housetype B – Ashlar Lambhill



Housetype C – Split Faced Darnley



Housetype D – Split Faced Lambhill

The Masterplan and Design

Applying the Materiality.

Approach to materials

The proposed layout will adopt a diverse approach to materiality while keeping a fairly standard palette of materials;

- » A combination of Lambhill and Darnley sandstone act as the primary brick for the scheme, this will be paired with an ellterdale green slate roof.
- » Both Lambhill & Darnley Sandstone brick will be utilised in variations of split faced and ashlar which will help to create a variety of textures and colours within each facade.
- » Render will be used in a few key areas around the scheme as gateway and leading buildings through the site.



Ellterdale Green Slate



White Render, provides a contrast



Split Faced Lambhill Stone



Ashlar Lambhill Stone



Split faced Darnley Stone



Ashlar Darnley Stone







Artist Impression of development from the Fitz Garden





| Artist Impression of development from the Fitz Garden



| Artist Impression of housetype B

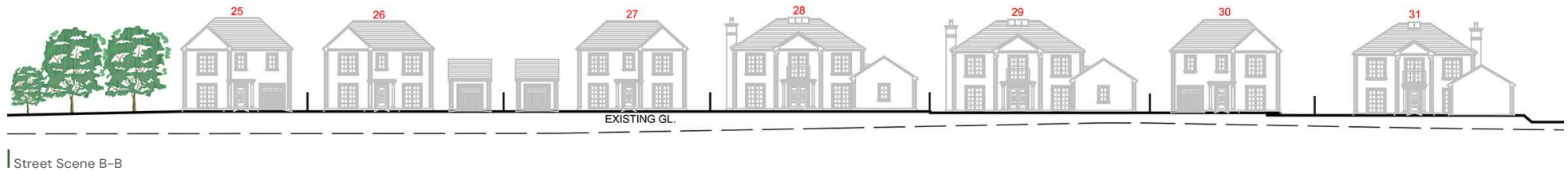
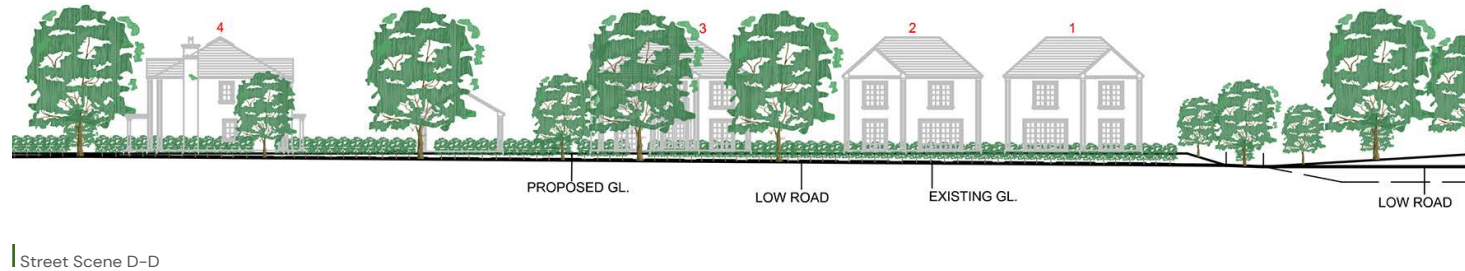
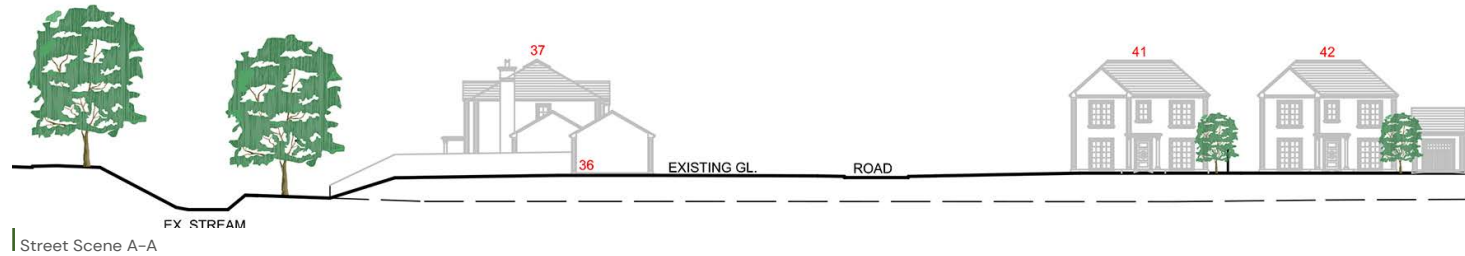
The Masterplan and Design

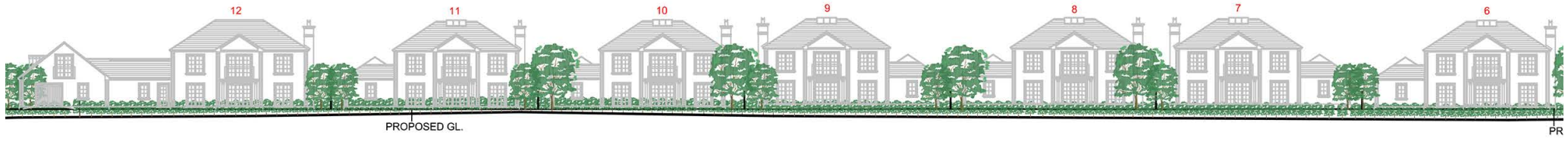
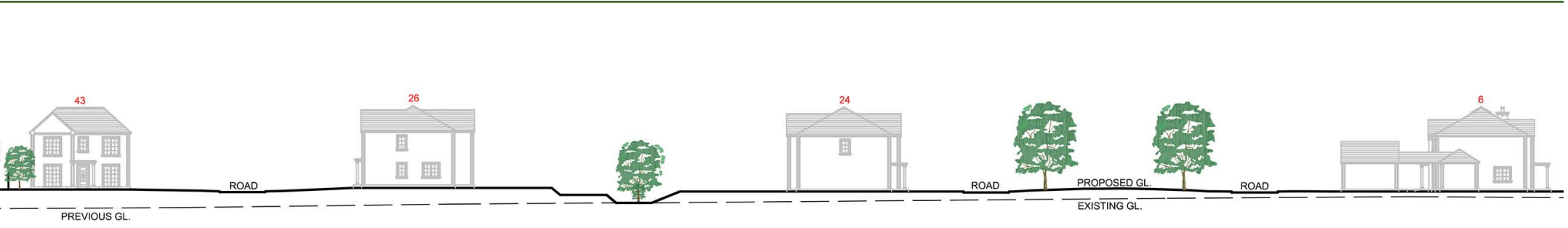
Street Scenes.

Street scene arrangement

The proposed layout will adopt a restrained approach to materiality keeping a fairly standard palette of materials with subtle changes. The following choice of materials being consistent with the local colours;

- » Ashlar & split faced lambhill and Darnley stone act as the primary brickwork for the scheme providing a sandy yellow & orange hue to the development.
- » These external materials will predominantly be paired with high quality Ellterdale green slate.
- » The proposed development will take into account the architectural styles of The Fitz and recreate a similar style with the inclusion of motifs of panelled piers, fluted columns and tall windows to front elevations.





Street Scene C-C

Summary

The development will respect Cockermouth's local character but also move the area towards a more sustainable future, through an increase in housing choice. The development will accord with the principles of high quality design and will create a scheme that is rich, varied and sympathetic to its environment.

The development proposals will be achieved in the following way:

- » The creation of an integrated residential community with a sensitive relationship to the existing settlement;
- » Providing a development that is well connected and easily navigated;
- » The creation of a strong landscape and open space structure through both public and private spaces;
- » Providing a range of dwelling sizes and types that offers an accessible and adaptable choice of lifestyles; and
- » Promoting the objectives of sustainable development through layout and design.

The Design Narrative, Landscape and Indicative Masterplan emphasises the core functions required of a high quality residential scheme. The proposals aim to benefit the existing community by increasing their sense of connection to the countryside and by providing a range of new amenity spaces.

The strategy comprises a network of accessible open spaces forming a green network across the site. This green network not only contributes to the creation of a sustainable scheme that can be designed in line with best practice, but it also contributes to creating a setting that is conducive to encouraging healthy living and providing for all activities as part of family life.

Furthermore, the green components of the site will maximise green linkages and enhance biodiversity whilst reducing site run-off.

The identity of the place will be strongly defined by the way in which built form and open spaces interact and follow the site's existing and proposed characteristics.

The sites vision is underpinned by the ethos of place making building upon the valuable landscape assets the site offers.



Artist Impression of housetype A

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