



# Design & Access Statement

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## Land South of Kirkland Road Wigton

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Revision P01 - First Issue

Revision P02 - Amended as per Site Layout Revision P03

Revision P03 - Amended as requested by J.S. 08.10.25

Revision P04 - Amended as per Site Layout P04

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**ergo**

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# 1.0 Introduction

# 1.0 Introduction

## 1.1 Overview

Genesis Homes has meticulously compiled details pertaining to the residential development on Kirkland Road, Wigton. This development is specifically tailored to create a modern residential community that aligns seamlessly with the surrounding locality.

The accompanying Design and Access Statement (DAS), prepared by ERGO, is an integral part of the detailed planning application for this residential development in Wigton. The primary objective is to detail and gain a comprehensive understanding of the project, enabling Cumberland Council to make an informed decision. The DAS outlines key design principles inherent in the proposals, illustrating their appropriateness in terms of use and scale, and their sensitivity to the local context.

Justification for the proposed layout, appearance and overall amount of development is also introduced showing how, in turn, development will fit into existing patterns of land use, movement and access. It is considered that through a sensitively designed scheme, the development overall will provide the optimal solution for the site and surrounding area whilst according fully with Government objectives for sustainable development and the promotion of inclusive, sustainable and vibrant communities.

The submitted application proposes the construction of 33 new dwellings, specifically designed as 2, 3 and 4-bedroom detached and semi-detached homes and bungalows.

## 1.2 Design Team and Developer

*"Good design can help to achieve memorable places with their own distinct character - containing streets and public areas that are safe, accessible, pleasant to use and human in scale".*

### The Designer:

**Ergo Projects** - is a company specialising in architectural services, bringing together a dynamic team of dedicated and skilled individuals from various backgrounds. This diverse group shares a common objective: the conception and realisation of sustainable environments. Their collective efforts are centred around fostering connections between people and places, seamlessly integrating movement and urban form, harmonising the natural and built fabric, and implementing effective processes to ensure the success of new developments.

### The Developer:

**Genesis Homes** - builds homes designed for modern lifestyles, supported by efficient processes and strict quality controls to ensure every project is delivered on time and to the highest standards.

The experienced site team is committed to exceptional craftsmanship, using only high-quality materials and maintaining up-to-date skills. Each home undergoes key stage LABC inspections as well as Genesis's own rigorous checks throughout the build process.

Genesis works with trusted local subcontractors, supporting local employment, and requires the same high standards of workmanship, materials, and safety from all partners.

*"Where people live has a major effect on their life. If where they live is well planned, well designed and well managed, their quality of life is likely to be a great deal better than that of those who live elsewhere."*  
-Lord Falconer of Thoroton QC, Minister for Housing (Better Places to Live)

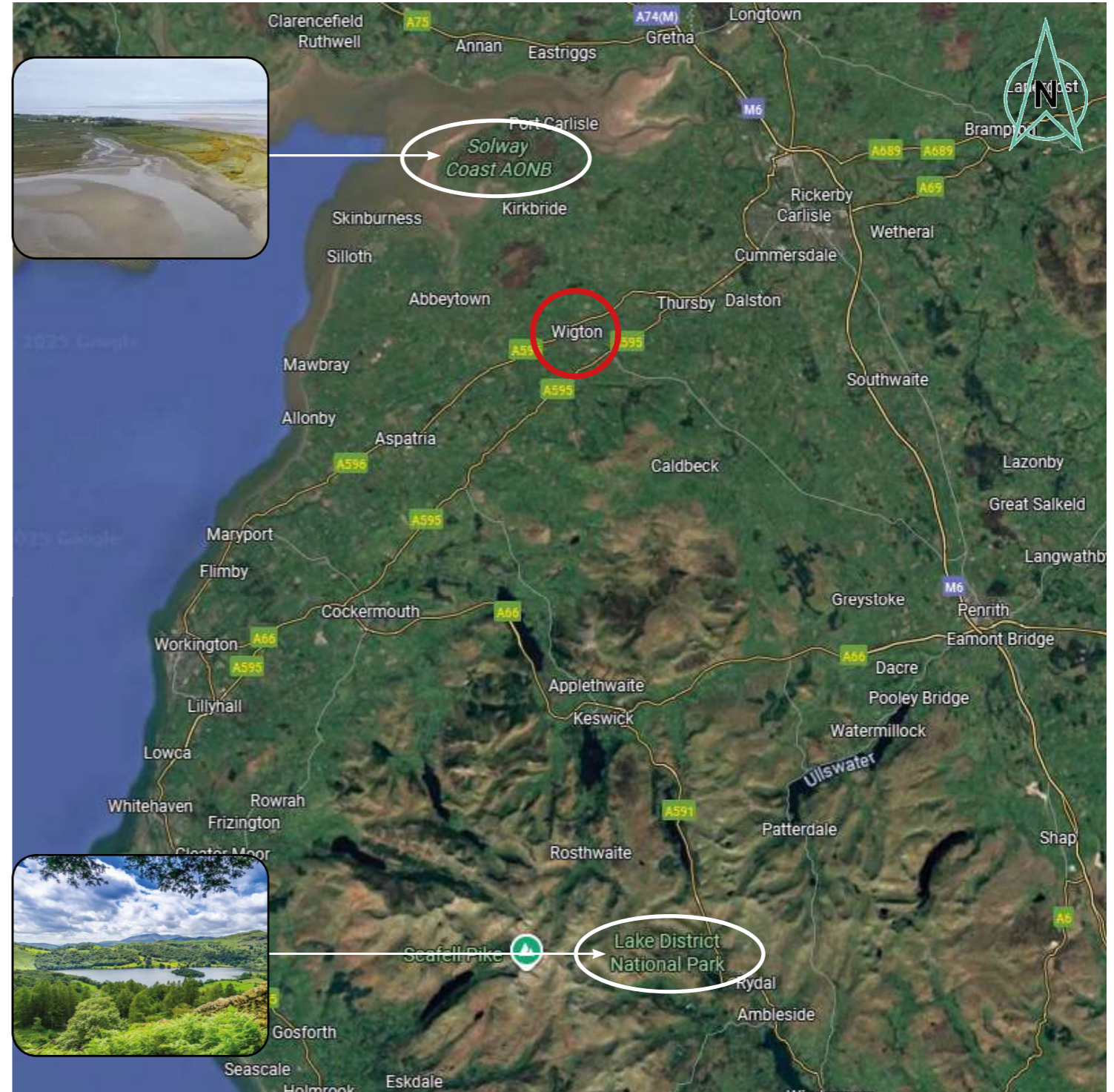


Figure 1.0 Location Plan

# 1.0 Introduction

## 1.3 This Statement

Changes to the planning system effective since 10th August 2006 require that most planning applications should be accompanied by a DAS.

Guidance sets out that any DAS should 'explain the design thinking behind a planning application, highlighting the various design principles and concepts that have informed proposals, outlining also how access has been dealt with and incorporated into proposals.

The National Planning Policy Framework (NPPF) 2024 sets out the Government's requirements for the planning system only to the policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

This DAS provides analysis of the site's context, its constraints and opportunities, its physical features, and how these have influenced the creation of design principles, a development plan and house types for the site. It is considered that a sensitively designed scheme will fully accord with Local and national Government objectives for sustainable development and the promotion of inclusive, sustainable and vibrant communities.

This document should be read in conjunction with the accompanying Planning Statement and suite of technical reports which accompany the application.

Urban design is the art of making places for people. It concerns the connections between, movement and urban form, the natural and the built fabric, and processes for ensuring successful new development.

Good design can help to achieve memorable places with their own distinct character that contain streets and public areas that are safe, accessible, pleasant to use and human in scale.

Successful design is dependant upon achieving an appropriate relationship between development objectives, development form and a positive response to local conditions. The existing structure, grain, appearance, density, scale and landscape context of an area reflects its history, function and connections with adjoining areas.

Often, existing built form and details can help contribute to the distinct quality of a place.

The design team firmly believe that these factors can be successfully interpreted in new development responses without inhibiting the use of new materials, technology, or the needs of future occupants.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature
- replacing poor design with better design
- improving the conditions in which people live, work, travel and take leisure
- widening the choice of high quality homes

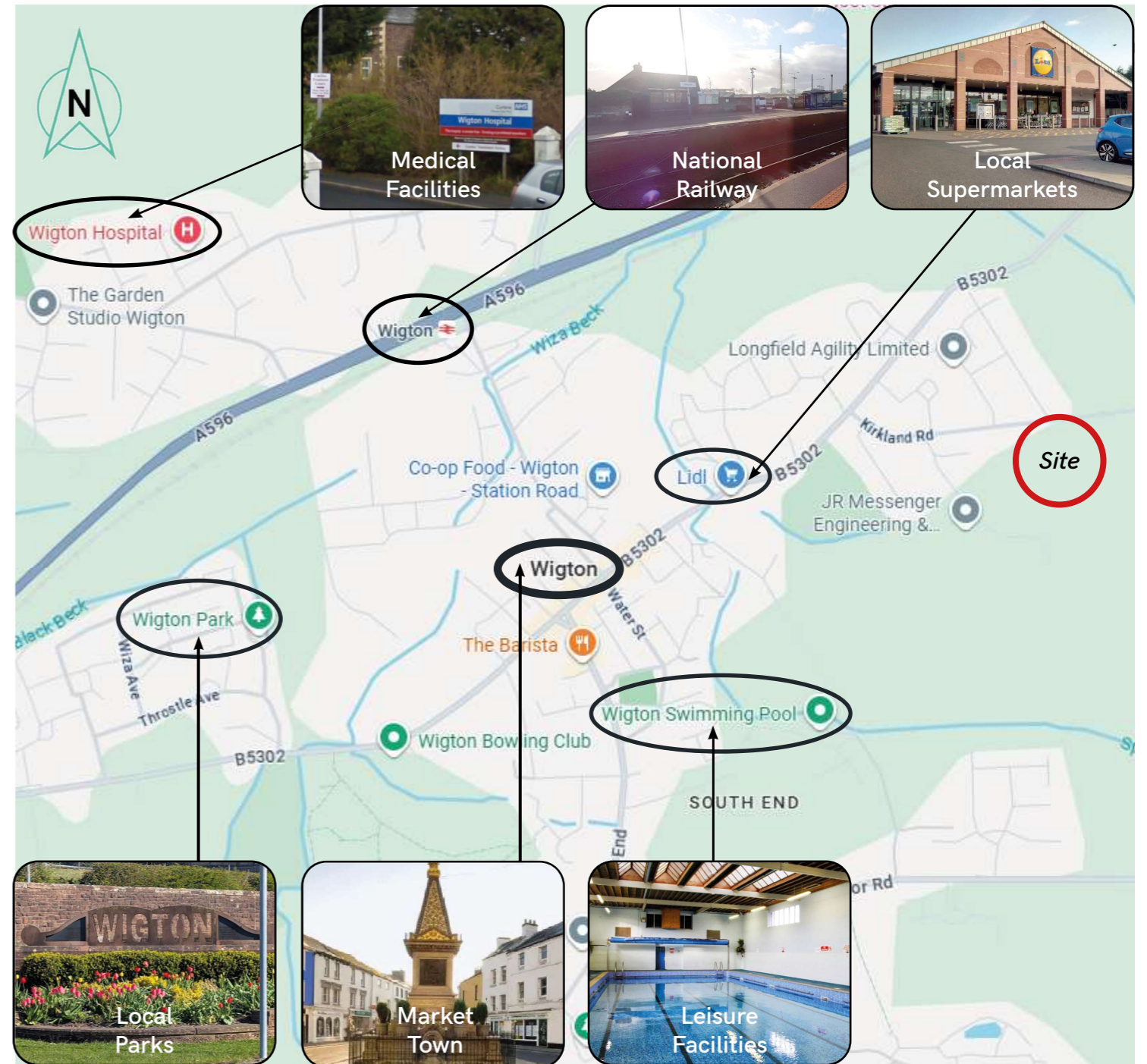


Figure 2.0 Local Facilities Plan

# 1.0 Introduction

## 1.4 The Proposed Development

Genesis Homes has gathered a skilled team of consultants to evaluate the potential of the development site. Each member of the design team possesses an in-depth understanding of the local area.

Both the client and the development team are strategically positioned to offer a comprehensive solution for the site, in harmony with the objectives of Cumberland Council.

The site lies to the northeast of Wigton, a historic market town located in the county of Cumbria, located to the southwest of Carlisle City in the northern half of the Lake District National Park, within the County of Cumbria. The town offers a mix of traditional charm and modern convenience, with a strong sense of community.

The site is situated off Kirkland Road, adjacent to Kirkland Gardens, within an established residential area. The surrounding context is predominantly suburban in character, with a blend of detached, semi-detached, and terraced homes, alongside open green spaces and community infrastructure.

Wigton is well-served by local amenities, including primary and secondary schools, supermarkets, healthcare services, and recreational facilities. The town also benefits from excellent transport connections, with Wigton railway station providing regular services to Carlisle and the wider rail network. Road access is supported by proximity to the A596, linking to Carlisle in the northeast and to the coastal towns to the West.

## 1.5 Understanding the Site Requirements

Within this document, Ergo aim to demonstrate a clear understanding of the site constraints and opportunities of the site, and translate that cognisance into a sensitive, high quality, residential proposal. The design statement will demonstrate the following:

An understanding of the site, its constraints, opportunities, and fundamental aims of the project. An appreciation of both the development site and key policies of the Local Plan, submission of detailed design drawings and approach undertaken to deliver the project.

The key requirement of the development is to create an organic extension to Wigton, taking characteristics of the town and linking them into the development to create a homogeneous identity. The site area is approximately 3.19 acres (1.29 hectares) and is accessed off Kirkland Road, which runs through Wigton.

Building for a Healthy Life (BHL) Section 1 asks does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site.

The aerial image adjacent demonstrates that the proposed development site is located as such that it fits well within its surroundings and complements the development to the north.

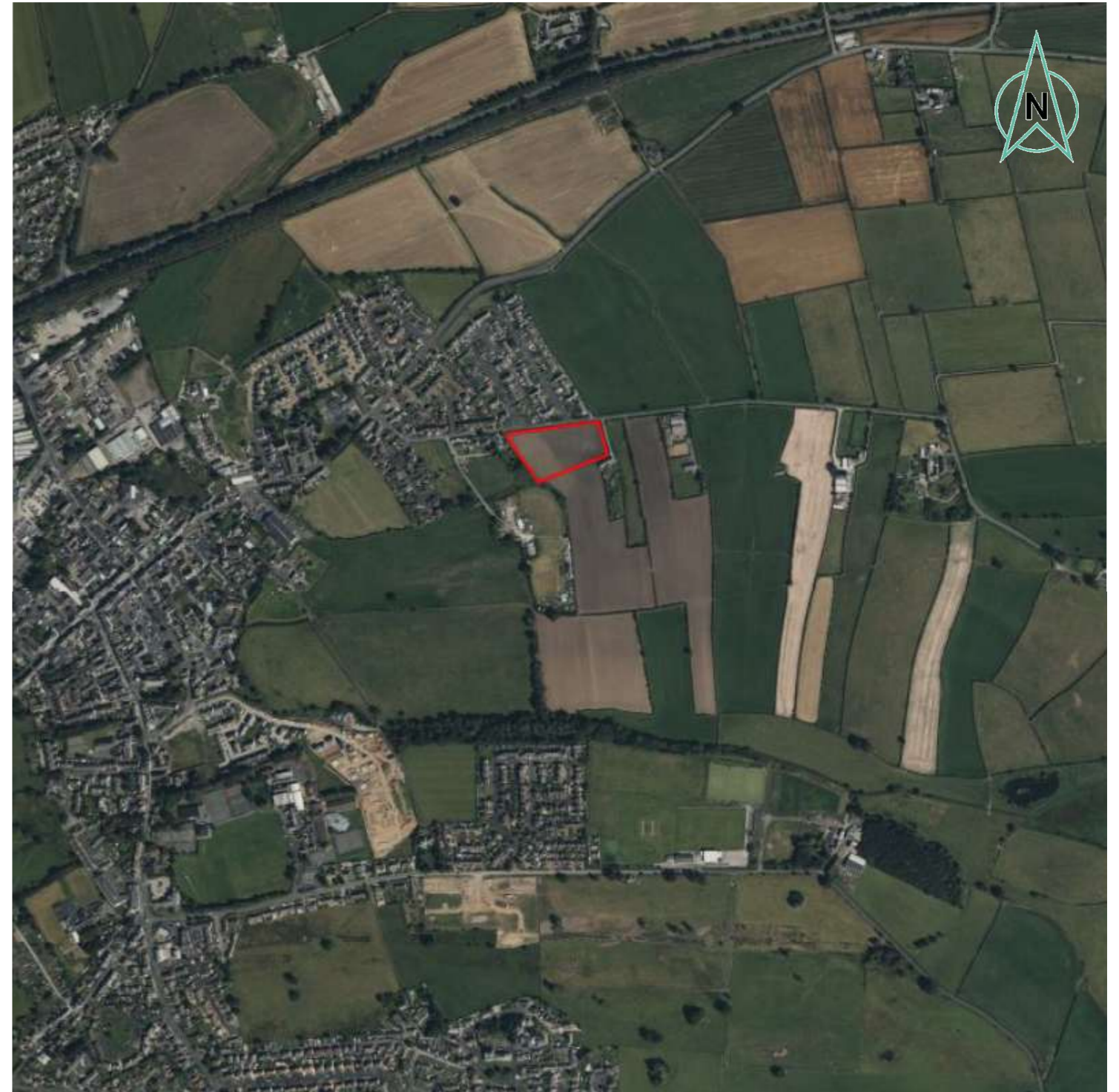


Figure 3.0 Google Satellite Plan

# **2.0 Site Analysis & Context**

# 2.0 Site Analysis & Context

## 2.1 Existing Site

A site visit and tour of the surrounding area provided a sound understanding of the context for this proposal.

The application site, extending to approximately 1.3 hectares, lies to the northeast of Wigton and is currently in agricultural use. Historical mapping, including Ordnance Survey records dating back to the 1890s, confirms that the land has consistently been undeveloped farmland since records began.

The site adjoins existing residential properties at on Kirkland Road and Kirkland Close, forming a natural infill opportunity within a growing residential area.

The site is enclosed by established hedgerows along the majority of its boundaries, contributing to its green, semi-rural character. A public footpath runs along the western boundary, enhancing pedestrian connectivity and local accessibility.

The site falls within Flood Zone 1, as designated by the Environment Agency, representing land with the lowest probability of flooding. This designation confirms the site's suitability for residential development from a flood risk perspective.



Figure 4.0 Flood Map



Figure 5.0 Existing Site Plan

# 2.0 Site Analysis & Context

## 2.2 Site Photos

**Photo A:** View from the junction at Kirkland Avenue and Kirkland Road showing the northern perspective view of the site, illustrating where the hedgerow will need to be divided for potential development access.

**Photo B:** View from Kirkland road to the north west of the site showing the existing site conditions and existing agricultural access.

**Photo C:** View from the north east of the site showing the existing boundary wall separating the neighbouring plot from the development as well as showing where the hedgerow will be enhanced in order to increase BNG and site security.



Photo A | Potential Site Access



Photo B | Existing Site Access



Photo C

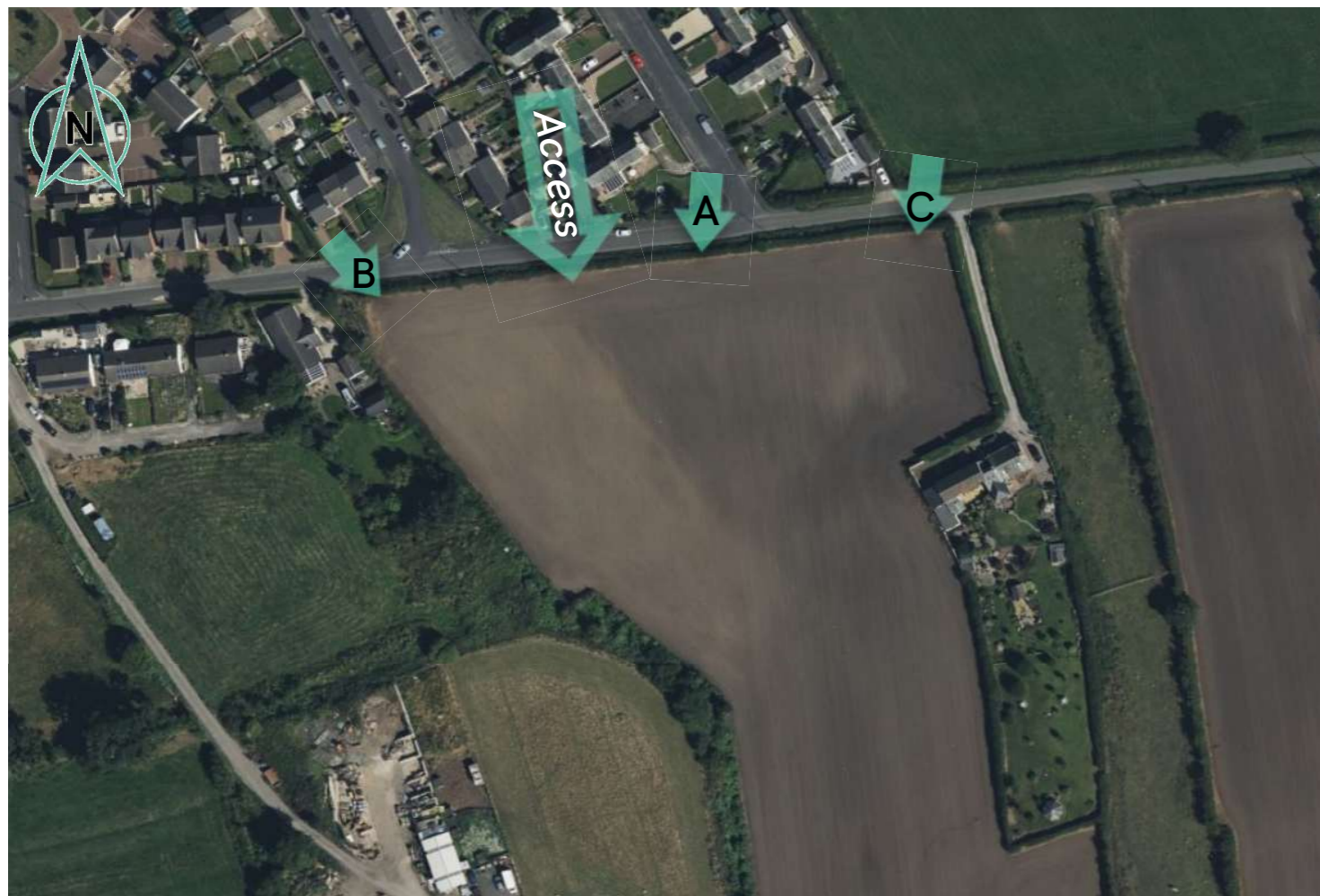


Figure 6.0 Photograph Plan

# **3.0 Design Standards**

# 3.0 Design Standards

## 3.1 Local Planning Policies

The development and client team recognise that planning guidance have approved a range of key standards and benchmarks that must be met in the design and delivery of the proposed development.

Genesis Homes and their consultant team are familiar with all of these publications and use them in the delivery of their day to day business and workload. They have been consistently referred to in the collation of this Design and Access Statement.

### National Planning Policy Framework (NPPF)

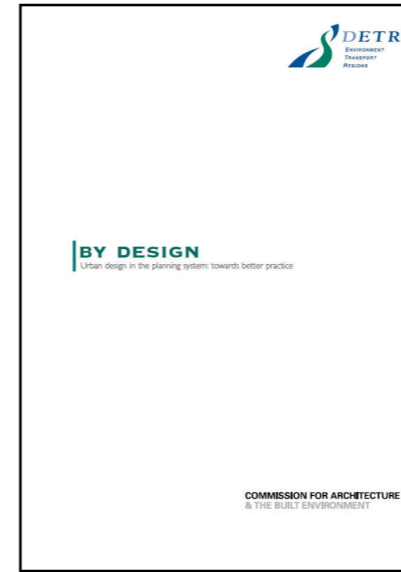
The NPPF recognises that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (NPPF 2024, paragraph 131).

To achieve this, design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests (NPPF 2024, paragraph 137).

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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. (NPPF 2024, paragraph 135)

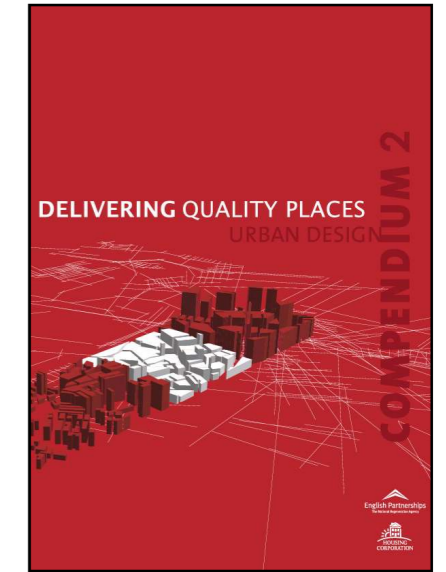
Incorporating street trees throughout the development as highlighted in the NPPF 2024, paragraph 136.



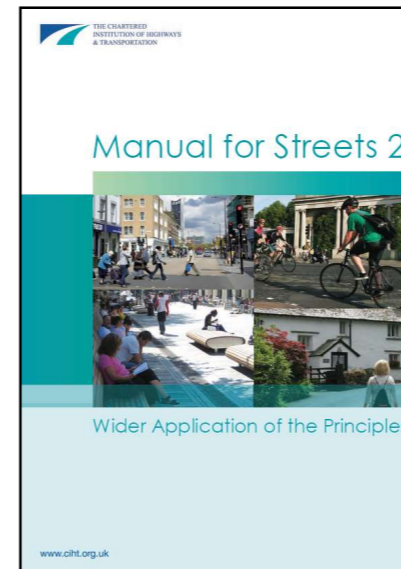
By Design: Towards Better Places



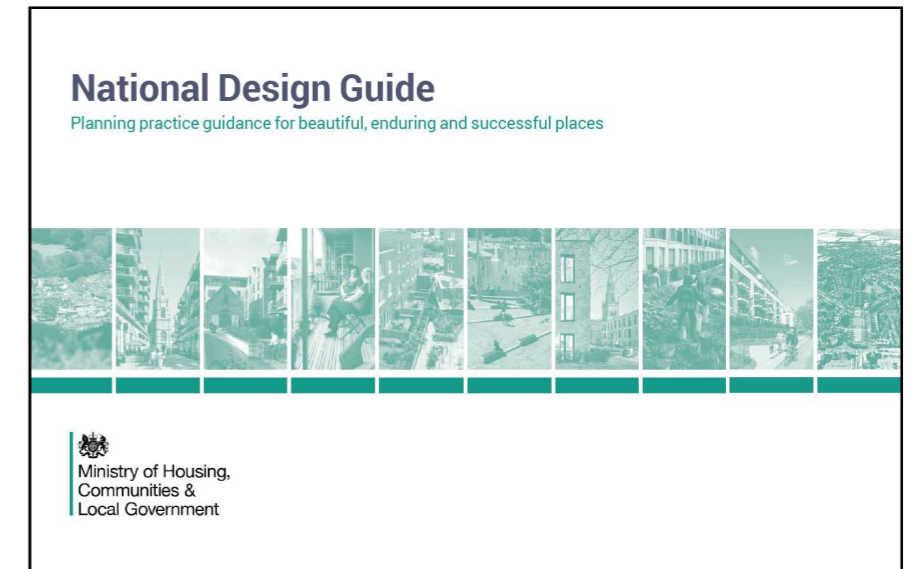
Approved Documents



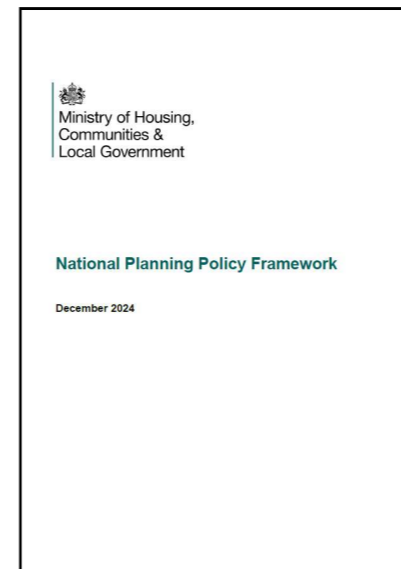
Urban Design Compendium 2



Manual for Streets 2



National Design Guide



National Planning Policy Framework



Building for a Healthy Life

# 3.0 Design Standards

## 3.2 Building Regulations M4(2)

Policy SA5 of the Allerdale Borough Council Local Plan requires that 20% of new dwellings be constructed to Building Regulations Requirement M4(2) — accessible and adaptable dwellings. The proposal includes 15 units designed to meet this standard, exceeding the policy requirement and ensuring improved accessibility and inclusivity across the development.

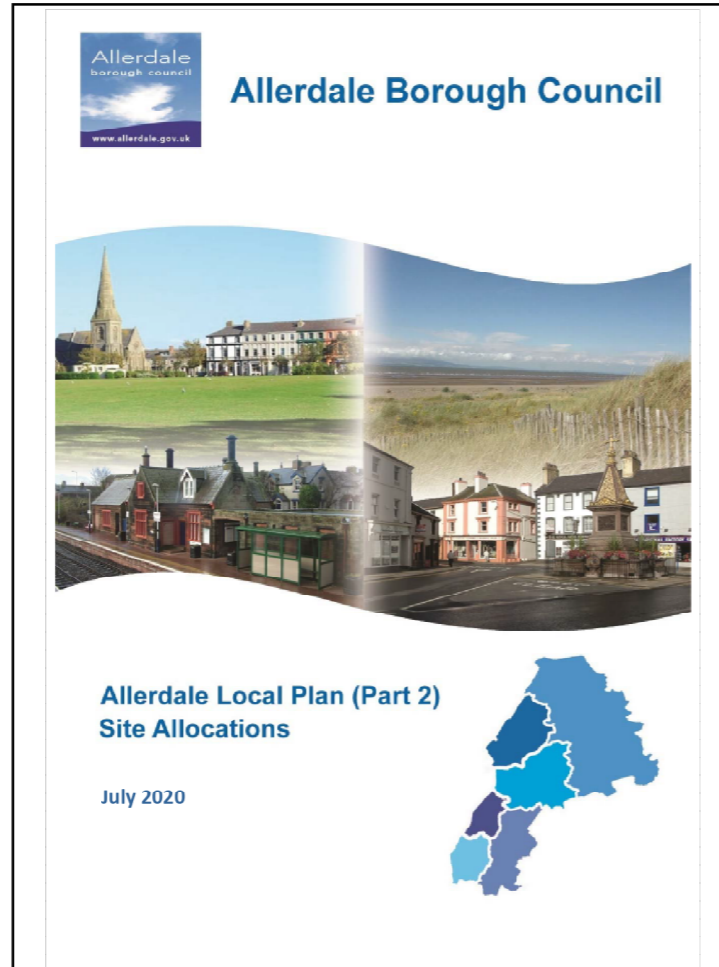


Figure 7.0 Allerdale Local Plan

The House Type schedule below shows that house types Dee, Tay and Eden are compliant M4(2):

CODE	NAME	TYPE	M4.2	NO	SQFT	TOTAL SQFT
Dee	Dee	2 bed bungalow	✓	2	729	1458
Cal (Aff)	Caldew	2 bed semi		4	734	2936
Pet (Aff)	Petteril	3 bed semi		2	853	1706
Tay	Tay	3 bed bungalow	✓	5	1209	6045
Ge v2	Gelt	3 bed semi		10	1029	10290
El v1	Ellen	4 bed detached		2	1350	2700
Ed	Eden	4 bed detached	✓	8	1370	10960
				<b>33</b>		<b>36095</b>

Figure 8.0 House Types M4(2) Compliance

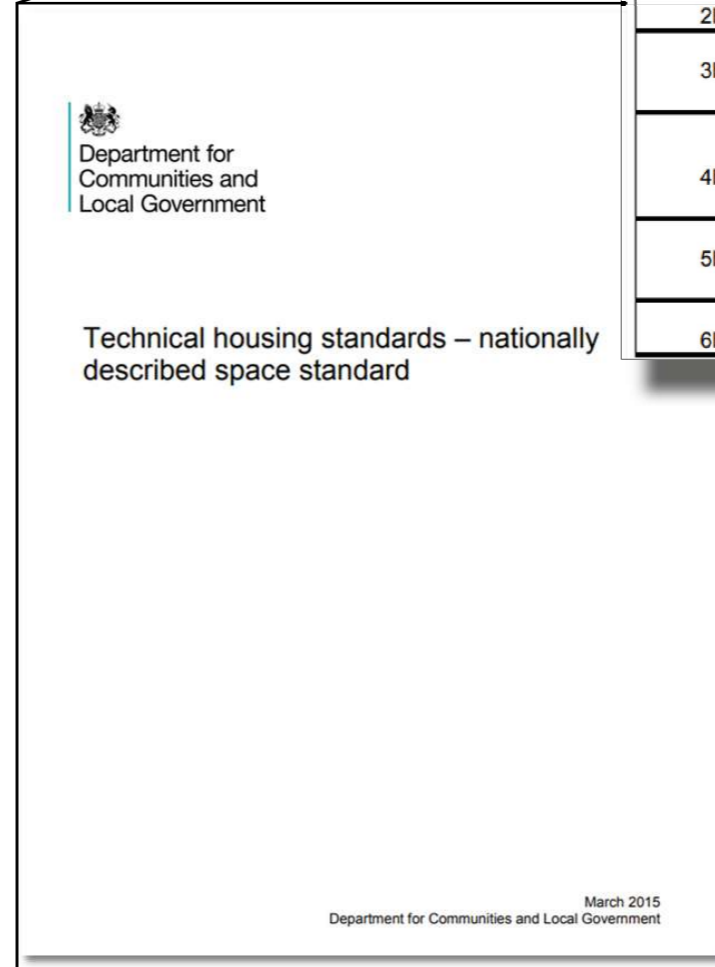
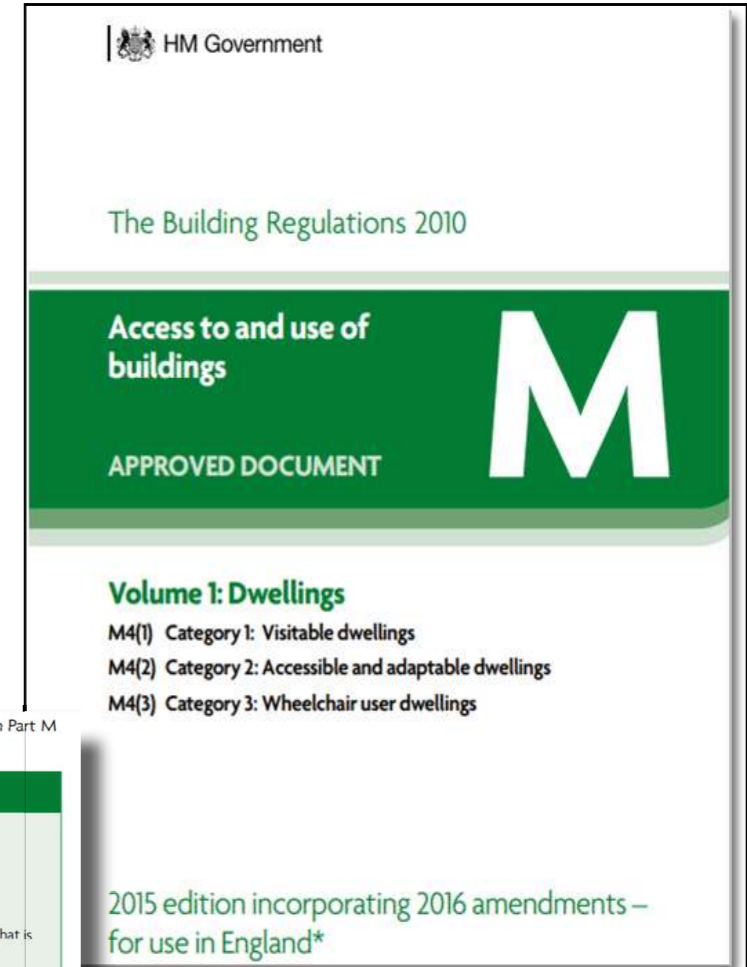


Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
	3p	61	70		
2b	4p	70	79		2.0
	4p	74	84	90	
3b	5p	86	93	99	2.5
	6p	95	102	108	
	5p	90	97	103	
4b	6p	99	106	112	3.0
	7p	108	115	121	
	8p	117	124	130	
	6p	103	110	116	
5b	7p	112	119	125	3.5
	8p	121	128	134	
	7p	116	123	129	
6b	8p	125	132	138	4.0



This section of the approved document deals with the following optional requirement from Part M of Schedule 1 to the Building Regulations 2010.

Requirement	Limits on application
<b>Optional requirement</b>	
<b>Part M access to and use of buildings</b>	
<b>Category 2 – accessible and adaptable dwellings</b>	
<b>M4(2) optional requirement</b>	Optional requirement M4(2)–
(1) Reasonable provision must be made for people to—	(a) may apply only in relation to a dwelling that is erected;
(a) gain access to; and	(b) will apply in substitution for requirement M4(1);
(b) use, the dwelling and its facilities.	(c) does not apply where optional requirement M4(3) applies;
(2) The provision made must be sufficient to—	(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
(a) meet the needs of occupants with differing needs, including some older or disabled people; and	
(b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.	

# 4.0 Design Concept

# 4.0 Design Concept

## 4.1 Opportunities

The proposed design for the development site is closely aligned with the objectives of both the client and local authority requirements. At the core of this application is a layout for 33 new dwellings, specifically designed as 2, 3 and 4-bedroom detached and semi-detached homes and bungalows.

The initial concept was developed in collaboration with Genesis Homes to explore feasibility. Although it represents an early-stage design, it reflects a thoughtful and strategic approach to site layout. While the overall arrangement has remained largely consistent, further consideration has been given to house types and road design to ensure the concept aligns with broader project objectives when the layout progressed.

Comprehensive drawings showcasing the individual designs of each house type, including plans and elevations, are included with this application. We believe that this mix of house types effectively meets the client's needs and addresses the local demand, with each dwelling featuring a private garden space at the rear. Additionally, each dwelling enjoys the convenience of a private driveway, with all plots providing space for a minimum of two vehicles. Parking is situated either at the front or side of the properties.

The existing agricultural access to the site is in the north-west corner, off Kirkland Road. Due to the close proximity to the access to Orchard Road, which is directly opposite, the proposal shows an access further east down Kirkland Road. The street design incorporates elements to enhance natural surveillance along pedestrian routes, fostering a safe and secure atmosphere within the development.

The arrangement of dwellings contributes to a lively street scene, incorporating core principles of Secured by Design. Internal spacing standards adhere to local design policies. Further details regarding parking for the development are outlined in the access statement section of this Design and Access Statement (DAS).

In summary, the scheme's design layout reflects a thoughtful and context-sensitive response, meeting both local needs and client requirements.



Figure 9.0 Opportunities Plan

# 4.0 Design Concept

Density schedule	No	Density
Total houses	33	
Site area	3.19a (1.29ha)	25 u/ha

## 4.2 Privacy, Massing and Site Integration

"Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop." - (NPPF 2024, paragraph 134).

The proposed layout has been carefully designed with due consideration to site constraints, neighbouring properties, and local policy requirements. Privacy standards have been met or exceeded, particularly in relation to separation distances between dwellings, ensuring an appropriate relationship between new and existing homes.

Massing has been thoughtfully managed to create a varied yet cohesive streetscape that integrates sensitively into the surrounding context. Building positions, orientations, and spacing are used to maintain strong visual connections, preserve residential amenity, and support natural surveillance throughout the site.

The scheme proposes a net density of approximately 25.3 dwellings per hectare, which is appropriate for the local area and reflects a balance between efficient land use and the creation of a pleasant, spacious residential environment. The overall approach ensures that the development contributes positively to local character and community cohesion.

NAME	TYPE	M4.2	NO	SQFT	TOTAL SQFT
Dee	2 bed bungalow	✓	2	729	1458
Caldew	2 bed semi		4	734	2936
Petteril	3 bed semi		2	853	1706
Tay	3 bed bungalow	✓	5	1209	6045
Gelt	3 bed semi		10	1029	10290
Ellen	4 bed detached		2	1350	2700
Eden	4 bed detached	✓	8	1370	10960
			<b>33</b>		<b>36095</b>

Figure 11.0 House Types



Figure 10.0 House Types In-situ

# **5.0 Access Statement**

# 5.0 Access Statement

Total Dwellings	33
Allocated Parking Bays	76
Visitor Parking Bays	6

## Objectives

“Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;” - (NPPF 2024, paragraph 117)

**Vehicular Access:** the existing access off Kirkland Road at the north west of the development is to remain as pedestrian access down the western edge with the new road proposed off Kirkland Road. Roads are designed with a width of 5.5m, with a 2m wide footpath where required.

Within the development there are 3 turning head arrangements, which terminate the primary routes and will allow the turning of a refuse vehicle. The 5.5m primary route provides access to private drive areas with a front driveway/garage parking solutions, where all dwellings have space for at least 2 vehicles. Parking bays within the development are sized at a minimum of 2.5 x 5m.

**Shared/private driveway:** The Primary route provides access to the private and shared access drives. The shared driveways serve a maximum of 5 dwellings.

**Pedestrian Access:** Pedestrian access to the scheme is well considered and is organised to provide a completely accessible footpath network which has good natural surveillance. Pedestrian access to the development is gained from the same entry point as vehicular access off Kirkland Road. A secondary pedestrian access point will be provided on the west boundary with a track running the length of the development.

**Bin Storage:** Bin storage for the development is designed on an individual plot basis, with 3 separate bins provided within rear garden areas. Bin collection points have been positioned on private driveways, so bins don't obstruct the public footpath on waste collection days.



Figure 12.0 Pedestrian Access

# 6.0 Proposed Layout

# 6.0 Proposed Layout

## Proposed Layout

The proposed mix of house types achieves an appropriate balance, with each dwelling having their own generous private garden space, at rear of the properties.

Particular attention was given to the arrangement of house types, the integration of strategic public open spaces, and the overall flow of the internal road network. The layout balances density with liveability, offering a mix of unit sizes and types that respond to both site constraints and character.

Separation distances from the existing dwellings exceed the Local Authority Standards. Bungalows are located in the southeast corner of the site, adjacent to existing properties, to minimise visual and residential impact.

Key areas such as Kirkland Close and Kirkland Gardens have been designed to foster a sense of place, while the inclusion of SUDs and pedestrian pathways enhances connectivity and environmental resilience across the development.

Residents will be able to pull straight off the adopted roads into their own driveway or parking space. All of the houses enjoy private amenity space at the front and rear and will comply with Approved Documents Part M.

All parking provision has been designed in accordance with Council Highways standards.



Figure 13.0 Proposed Layout

# **7.0 Housing Character & Materials**

# 7.0 Housing Character & Materials

## Materials

The housing character and elevational treatment for the proposed scheme is conceived as forming a modern development within the locality.

The surrounding existing residential dwellings in the area are mainly constructed from brick, in either buff or red, with grey / brown roof tiles, as shown on the adjacent images. Some properties have contrasting sections of render to the front elevations, with the existing building being fully rendered.

The existing materials palette has been used as the foundation for the house type design. The materials have been chosen to utilise the existing character augmented by subtle contrasts in window proportion and dwelling design to provide originality and variance, creating a development with its own identity.

The palette of materials has been kept deliberately small so as to maintain a simple and elegant elevation, reducing the temptation to make the building too busy.



Local Housing Elevation Style at Site Entrance



Local Housing Elevation Style



Local Housing Elevation Style



Brown Mixed Brick



Flat Interlocking Marley Modern Grey



Red Mixed Brick



Beige Mixed Brick



Polar White Render

# 8.0 Sustainability

# 8.0 Sustainability

## 8.1 Landscape

The 33 units off Kirkland Road constitutes an excellent opportunity for residential development in a sustainable location, providing benefits such as:

### Environmental Benefits:

- Sustainable pedestrian and cycle routes.
- High quality realm and landscaping.
- Biodiversity and habitat improvements.
- EV charging points.
- Energy Efficient Housing.

### Social Benefits:

- Significant opportunity to meet local housing requirements with a mixed choice of family housing and affordable housing.
- Public open space.
- Enhance local area and facilities.

The key objectives of the landscape and GI proposals include:

- Retain good quality vegetation within the site and on its boundaries.
- Introduce a diverse range of native individual trees, tree groups, hedgerow, shrub and grassland as well as new ecological features.
- To create a high quality, greened frontage to Kirkland Road and around the site access.
- Set development back from the road to the north and create an improved settlement edge that is softened by tree planting and blends into the surrounding landscape fabric.

*Planning policy supports development that meets local needs, uses land efficiently, enhances the environment, and addresses climate change. Proposals should be approved if they align with an up-to-date plan. Where plans are absent or outdated, permission should be granted unless there are clear reasons for refusal or significant adverse impacts outweigh the benefits. - (NPPF 2024, paragraph 11)*

The public open space within the Kirkland Road development has been thoughtfully designed to promote biodiversity, recreation, and community interaction. Key features include a naturalistic play and trim trail with balancing beams and stepping logs, offering informal play opportunities that blend seamlessly into the landscape.

A book-sharing hut provides a focal point for social engagement, complemented by benches positioned for rest and relaxation. These elements are framed by species-rich wildflower grass, native hedgerows, and ornamental shrub beds, creating a vibrant and ecologically sensitive environment. The layout also includes flowering cherry trees and small canopy trees that enhance the streetscape and contribute to a cohesive green corridor throughout the site.



Figure 14.0 BTHL Plan



# 8.0 Sustainability

## 8.2 Energy Efficiency

Local Planning Policy highlights the expectation that applications for new development should seek to maximise the potential for energy conservation and efficiency and the use of low carbon energy sources.

There are a number of ways site and dwelling energy conservation can be achieved, such as the following:

- Sustainable Urban Drainage systems
- Household waste recycling bins and garden waste & composting facilities
- Water consumption is in compliance to Building Regulations
- Low flow taps and reduced capacity cisterns
- Low energy light fittings
- Energy Efficient Boilers
- A-rated white goods
- Air Source Heat Pumps
- EV Charging Points
- PV Panels



A Fabric First Approach is taken by Genesis Homes which places the emphasis on the greater thermal performance of the building envelope and is less reliant on renewable technologies. This ensures the building as a whole is sustainable and performs well, with materials embedded for the lifetime of the building.

Thermal conductivity will be reduced, air leakage will be minimal and high spec insulation will reduce thermal bridging to create an energy efficient home with standards above the basic requirements set out in the Building Regulations June 15th 2022 which require 31% fewer CO2 emission than previous regulations.

Houses will be designed and delivered with the following:

Element or system	Reference value for target setting
Opening areas (windows, roof windows, rooflights and doors)	Same as for actual dwelling not exceeding a total area of openings of 25% of total floor area <sup>(2)</sup>
External walls including semi-exposed walls	U = 0.18 W/(m <sup>2</sup> ·K)
Party walls	U = 0
Floors	U = 0.13 W/(m <sup>2</sup> ·K)
Roofs	U = 0.11 W/(m <sup>2</sup> ·K)
Opaque door (less than 30% glazed area)	U = 1.0 W/(m <sup>2</sup> ·K)

## 8.3 Specifications

- To support sustainable living and reduce environmental impact, the Kirkland Road development incorporates a comprehensive approach to energy efficiency and low-carbon infrastructure. Each dwelling will be equipped with an Electric Vehicle (EV) charging point, enabling residents to transition to cleaner transport options.
- In addition, Solar Photovoltaic (PV) panels will be installed across all homes, contributing to on-site renewable energy generation and reducing reliance on grid electricity. These measures align with national sustainability targets and enhance the long-term affordability and resilience of the development.



- Air Test results to achieve a Max of 5.
- 100% Low energy light fittings.
- Boiler with an efficiency of at least 89.5% and temperature zone control with delayed start thermostat.



# 9.0 Conclusion

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## Final Overview

This Design and Access Statement has demonstrated how the proposed development has been carefully conceived to respond positively to the site's context, constraints, and opportunities. The design process has been informed by a thorough understanding of local character, planning policy, and community needs, resulting in a well-considered scheme that delivers 33 high-quality new homes, supported by appropriate infrastructure, landscaping, and open space provision.

The development represents a sustainable and sensitive extension to the existing settlement, prioritising placemaking, accessibility, and long-term community value. Particular attention has been given to achieving a balanced mix of housing types, attractive street scenes, and strong connections to the surrounding area.

The following benefits have been achieved within this development:

- The site provides a sustainable development opportunity
- Our proposals deliver in accordance with Cumberland Council's design principles
- The site contributes to the provision of a balanced mix of housing size, type and affordability in the area
- The site supports the development of the land with an appropriate density to help support local services and to ensure the efficient use of land
- The site has been designed to ensure a pleasant identifiable residential environment, enjoying schools, community facilities, and employment opportunities, all within acceptable distances.
- The site has good connections to facilities and services with bus links to surrounding areas.
- An attractive layout with a pleasing street scene and properties facing outwards.
- Materials compliment the surrounding estates that reflect the character of Wigton.

Wigton has many facilities such as a primary school, supermarket, parks, restaurants, medical centres, post office and a church. Larger cities such as Carlisle are close by, providing a wide choice of workplace, with the larger towns of Cockermouth, Whitehaven and Maryport to the south-west and Penrith to the south-east.



Figure 15.0 Local Facilities Plan

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