

A large, stylized blue silhouette of a bird, possibly a heron or egret, is the central focus. It has a long, pointed beak and a long, curved neck. The bird is facing right. The background is a light gray gradient. There are also some abstract, curved shapes in shades of blue and gray on the left side of the page.

*DERWENT FOREST
DESIGN CODE*



STRONG • BEAUTIFUL

**PHASE 1
SELF-BUILD.**

UPDATED DESIGN CODE PURSUANT TO BOTH OUTLINE PLANNING APPLICATION (REF: 2/2014/0858 - APPROVED 06TH MAY 2015) AND RESERVED MATTERS APPLICATION (REF: 2/2017/0219 - APPROVED 27TH JUNE 2017) FOR RESIDENTIAL DEVELOPMENT (24 SELF-BUILD PLOTS) AND ANCILLARY OPEN SPACE ON THE PHASE 1 SELF BUILD SITE, DERWENT FOREST.

DECEMBER 2019.



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24 SELF-BUILD HOMES.

FULLY SERVICED.

A PICTURESQUE LOCATION.

MAKE IT YOUR OWN.



PREFACE.



This document constitutes an Updated Design Code. It relates to a residential development of 24 units with associated infrastructure and open space on a roughly triangular piece of land comprising 4.3354ha located off Moor Road, Derwent Forest.

Derwent Forest is now being managed by Story Homes - an associated company of both Reiver Homes and Story Contracting.

The development was originally envisaged as a 'self-build' scheme and to ensure its delivery, an outline planning application (OPA) was submitted in November 2014. With the original OPA submission, a Design Code was submitted in order to ensure that the vision and wider aspirations for the site would be met across each individual self-build plot and developed curtilage - thus ensuring continuity along the street and a level of congruence between units established through not only plot and house typologies, but also common themes flowing from the use of certain materials, particular boundary typologies or by landscape planting encouraged by the Design Code.

The original OPA (Ref: 2/2014/0858) was approved by Allerdale Borough Council (ABC) on the 06th May 2015. Planning conditions attached to the consent determined that any development across the site should conform to the following two key illustrative drawings and importantly, the submitted Design Code:

- 359-STO 10 Revision O – Plot Layout
- 359-STO 11 Revision G – Parameters Plan

These drawings provided details relating to the general pattern and orientation of dwellings to ensure good surveillance over areas of public space, together with the creation of continuous frontages along all proposed streets.

Due to initial limited levels of interest in the self-build opportunity, (a subsidiary of Story Contracting) resolved to keep the original planning consent live through submission of a detailed Reserved Matters Application (RMA).

Populated by 5 no separate bespoke housetypes arranged across 24 no individual plots, this RMA submission (May 2017) conformed with all parameters and requirements set out by the earlier approved drawings and importantly, the original design code as submitted with the original OPA (Ref:2/2014/0858).

Reiver Homes' RMA (Ref: 2/2017/0219) submission was approved by ABC on the 27th June 2017 and it is important to note that approved RMA plans fully supersede those drawings submitted with OPA (Ref: 2/2014/0858) and mentioned at paragraph 1.05 above.

Notwithstanding Reiver Homes' submission of a full 24 unit scheme, it is also important to note that their intention was that plots should remain available for sale to self-build parties, should those parties come forward with proceedable offers.

This approach was discussed with ABC who agreed during the RMA's determination that this constituted an acceptable way forward.

On this basis and in the event of any self-builders developing an interest in particular plots, they would be able to either construct a home based on plans which were approved as part of the RMA consent or; alternatively, submit an application for plot substitutions which could then be dealt with on their own merits when assessed against the Design Code. As such, the original Design Code remains a current document and key reference point for all parties with an interest in the Derwent Forest site.

This Updated Design Code maintains all parameters, guidance and content from the original Design Code but for ease of reference and interpretation simply updates plot number and other fact based references having substituted those superseded plans (as submitted with the original OPA) with the key subsequent Detailed Site Layout Plan as approved with RMA (Ref: 2/2017/0219).

On the basis of above key commentary, all interested parties, buyers of individual plots and their design professionals shall follow guidelines set out in this Updated Design Code with final approval given by Allerdale Borough Council (ABC) via the planning system.

INTRODUCTION.

DESIGN CODE - DEFINITION

1.01 - According to the formal definition provided by the Department of Communities and Local Government:

"A design code is a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a masterplan or a design and development framework for a site or area."

(from CLG, 'Preparing design codes: a practice manual', RIBA Publishing, 2006)

1.02 - A Design Code usually offers detailed guidance that is particularly useful for complex scenarios involving multiple land ownerships or a series of different developers/designers.

1.03 - A Code can offer a way of simplifying the complex and often elongated processes associated with new development to give more certainty to all those involved and help to make high quality places.

THE NEED FOR A DESIGN CODE

1.04 - This document functions as an updated Appendix to the Design and Access Statement submitted in support of an outline planning application (OPA Ref: 2/2014/0858) for proposals at Derwent Forest, Phase 1 Self-Build Site. As such, the document offers advice and guidance to owners and developers on the key design standards that will be expected within the site.

1.05 - This Updated Design Code has therefore been collated in order to provide a design tool that helps establish quality thresholds for development across the site area, on the basis that it is likely that there will be a number of different phases or developers involved in the proposals delivery. Reference to the Code will therefore help deliver an integrated project of consistent quality.

1.06 - It ensures that not every house need be identical but that individual homes and their surroundings can be identified as a part of a coherent whole.

1.07 - It is not intended that the Updated Design Code and key plans that accompany it provide fixed solutions but establish a clear 'vision' for the future development of each individual plot that is also flexible enough to accommodate bespoke and unique designs that offer variety and interest - contributing to an attractive and coherent overall development.

1.08 - As such the Code comprises both mandatory and 'suggestive' elements - these differentiated by the instruction 'shall' (compulsory action), 'should' (solution is advised), 'may' (solution should be considered).

IMPLEMENTATION

1.09 - This Updated Design Code is designed to be used by planners, developers and plot buyers. Any development on the plots within Phase 1 Self-Build Site will need to adhere to this Updated Design Code. Buyers of individual plots and their design professionals shall follow guidelines set out in the Design Code with final approval given by Allerdale Borough Council (ABC) via the planning system.



KEY PARAMETERS.

2.0 PARAMETER PLAN

2.01 - The approved layout submitted with Reiver Homes' Reserved Matters Application (RMA Ref: 2/2017/0219) was designed with the intention of creating a new residential community with a distinctive sense of place that exploited existing topography and landscape features, whilst also taking maximum advantage of spectacular views of the Lakeland Fells.

2.02 - Due to existing topography, plots are arranged in 3 rows and will be situated on what will effectively become 3 different level plateaus that minimise amounts of cut and fill required for site development. This approach will also result in a 'tiered' appearance with units interspersed by landscaping, trees and intervening vegetation when seen from the distance.

- Southern Edge - (plots 01 - 07): With FFL's generally set between 76m and 78m AOD, this area is located opposite the proposed public open space and SUDS (Sustainable Urban Drainage System) feature. Plots will benefit from direct access to and aspects over this high quality amenity space with potential to benefit from access routes and pathways through key public realm areas.
- Middle Row - (plots 08 - 15): With FFL's generally set between 84.5m and 83m AOD, this area benefits from south facing gardens. With rear elevations to units generally located between 45m and 60m away from 'Southern Edge' and at levels of between 4.5m (between plots 9 and 7) and 6.7m (between plots 14 and 2) homes will still benefit from key views south across to the Lakeland Fells. Views will also be made more possible as a result of each unit's 'Principal Building' / gable element being sited on the axes of gaps between homes along 'Southern Edge'.
- Northern Edge - (plots 16-24): With FFL's generally set between 85.5m and 83.5m AOD and situated 7-9m above 'Southern Edge', this area has potential to enjoy the most extensive views across the Derwent Valley towards the Lakeland Fells. Again, siting of units along the Northern Edge has been contrived in order that views from each unit's 'Principal Building' / gable element is located so as to look between gaps between lower row homes or over lower elements such as lower building 'wings' or detached single storey garages

2.03 - Consistent reference to and application of key elements of the approved OPA Design Code has seen the creation of a site wide layout and new neighbourhood that is both harmonious and ensures continuity and enclosure along the street. Uniformity will be established through the siting of plots, house typologies and common themes that flow from the regular use of appropriate and high quality materials supported by consistent landscape planting and boundary treatments.

2.04 - Taking fully on board themes drawn from the original OPA Parameters Plan, larger houses will be allowed to be developed on the biggest plots with pockets of the site accommodating smaller plots situated to the north-west of the proposed development area. Furthermore; key parameters - including the requirement that regardless of plot size, dwelling footprints must never occupy more than 28% of the total area of the plot - have each been maintained. Even to smaller plots, (as in connection with plot 9 for example) footprints occupy only 20% (122.8m²) of the overall plot area (607.49m²).

2.05 - This has meant that in delivering against the original approved 2014 Design Code, development delivery across the site will generate an attractive and contemporary neighbourhood with new homes set within spacious grounds that assimilate well into the rural character of the surrounding area whilst ensuring that over-development does not occur and that proposals do not introduce an overly urban development character to this unique location.

2.06 - Separation between proposed homes is also generally as determined and envisaged within the Updated Design Code at paragraphs 3.12-3.14 with gaps between houses of up to 20m.



*PICTURESQUE
VIEWS.*



PLOT PARAMETERS.

3.0 PLOT PARAMETERS

3.01 - This section of the Updated Design Code provides guidance that relates to individual plot arrangements and regulates how buildings should be located within their curtilage ('Plot Area'). Advice and guidance also conveys how houses should "sit" in relation to adjacent neighbouring buildings. The purpose of this element of the Updated Design Code therefore is to ensure a consistent and appropriate relationship between all neighbouring buildings or structures which may well be brought forward by a different developer and at a different point in time.

3.02 - Specific requirements highlighted through paragraphs and specific 'codes' below cover the relationship between built form and plot area. Each code encourages delivery of new homes of an appropriate scale, physical bulk and intensity, in order that all individual houses within the Phase 1 Self-Build Area are in character with each other and do not adversely affect the overall resulting urban environment post-development.

3.03 - It is important to note however that plot ratio, site coverage and height context should each be considered secondary requirements to overall design quality. Indeed any development not fully complying with the figures below may still be allowed if the design is of such high quality and the proposal is not considered to have a negative impact on surrounding properties.



Self-Build area in Almere, Amsterdam. Some development quarters had very limited guidance on design which resulted in architectural chaos with too many styles and forms without a coherent identity for the streetscene. source: www.homebuilding.co.uk



Ashley Vale, Bristol. Design principles were agreed, such as max. heights, roof pitch and a materials palette of timber, render and clay tiles to ensure a degree of continuity along the streets. Occupiers still had discretion regarding how to apply them to individual buildings. source: www.transitionbristol.net

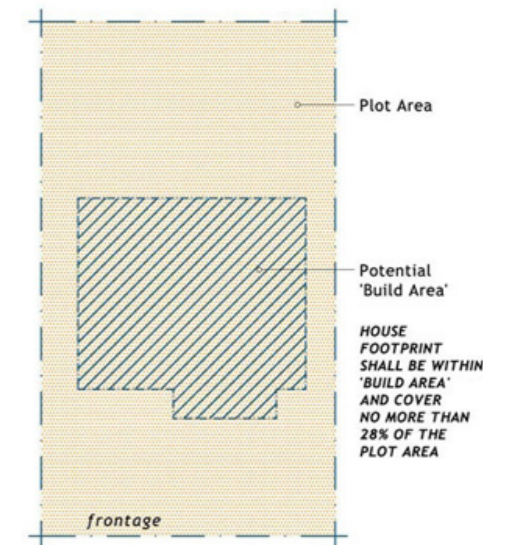
PLOT COVERAGE - BUILD AREA

3.04 - Plot coverage is the proportion of the Site that is covered by buildings and ensures that built elements shall not dominate the natural environment. Codes and parameters set out here also ensure that sufficient levels of private external amenity space is provided for each plot.

3.05 - Each dwelling shall be designed such that buildings only occupy land within hatched zones originally highlighted on the approved OPA (Ref: 2/2014/0858) Parameters Plan (359-STO 11 Rev G Proposed Parameters Plan). Reduced extracts from that drawing are highlighted below, but it is important to note that approved RMA layouts conform to principles established by that drawing.

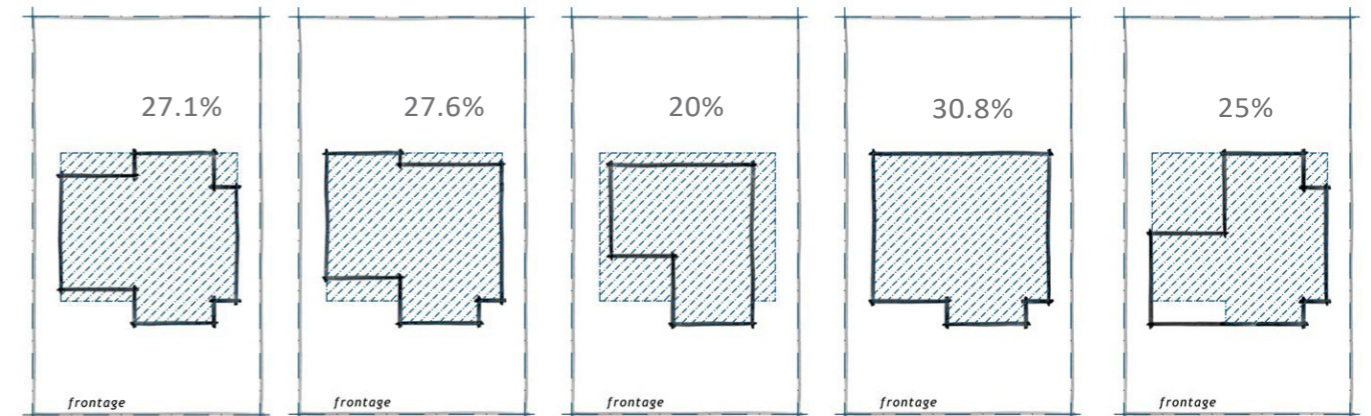
3.06 - Importantly, development within the shaded 'Build Area' marked within each 'Plot Area' will ensure that overdevelopment does not occur and that each new home will incorporate key elements that shall enjoy distant views of the Lakeland Fells. Furthermore, all dwelling footprints must not occupy more than 28% of the total area of the plot regardless of the plot size.

3.07 - The maximum size of each dwelling's footprint permitted on any specific 'Plot Area' changes dependant on the size of the plot. As such, the biggest houses will be allowed to be developed on the biggest plots whilst homes with the smaller footprints will be sought on the small size curtilage.

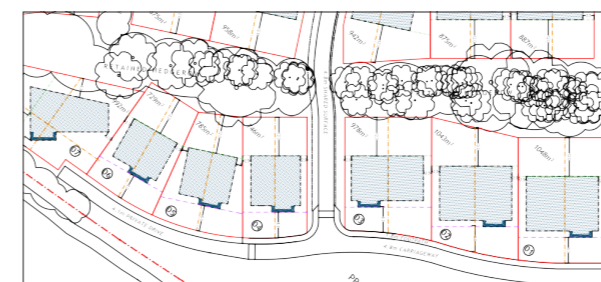


Even though the potential Build Area as shown above allows for approximately 31% plot coverage, the actual area of a building footprint is not to exceed 28%. The design intention here is to provide interest and variety within each house outline.

As such it will be down to individual plot developers to decide on the actual form of buildings that shall comply with 28% maximum plot coverage ('Build Area'). At least one of the outer edges or 'building lines' of the footprint shown above will need to be set back to meet Design Code parameters.



Potential footprint and site coverage. The darker outer line in each case represents the proposed 'Building Line' (see relevant Codes overleaf)



Reduced extract highlighting plot areas and hatched 'build area' positions from the original Parameters Plan (359-STO 11 Rev G Proposed Parameters Plan) as submitted with OPA (Ref: 2/2014/0858). The approved 06D-101- Detailed Site Layout Plan REV B conforms fully with these principles

BUILDING LINE

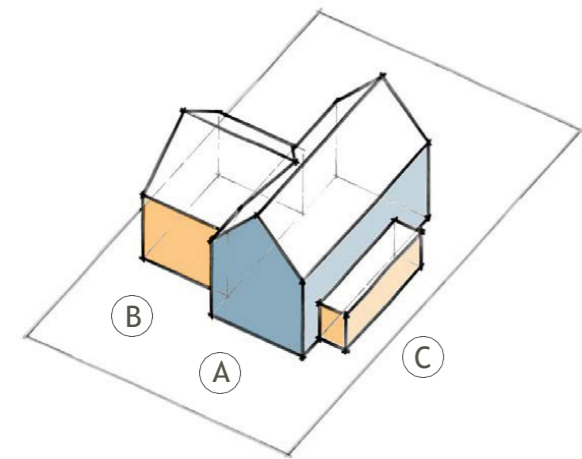
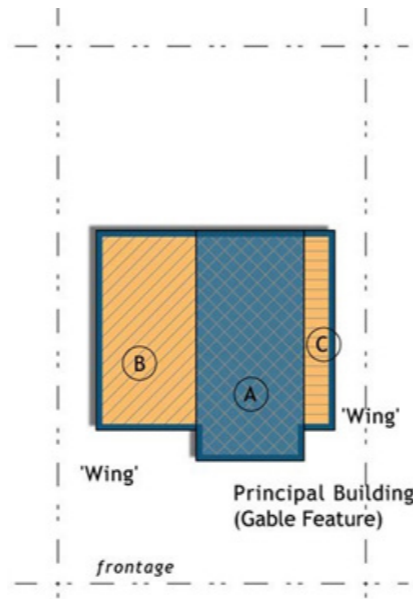
3.08 - This section specifies the relationship between a proposed building and its associated 'Building Line'.

3.09 - The 'Building Line' is a key element and cannot be exceeded by projections, extensions or balconies once determined.

Its purpose is to ensure consistency within the overall development - as plots come forward - of strong build frontages that also provide developers with enough flexibility over the layout of buildings within their plot.

3.10 - The 'Building Line' as denoted by the blue line on the diagram to the right shall comprise 3 key elements as highlighted most clearly on the axonometric sketch below.

3.11 - It is envisaged that the overall appearance of the development will have a strongly defined frontage characterised by prominent gable features offering a rhythm and strong pattern to the street with remaining built form ('wings') set back from the principal building (gable feature).



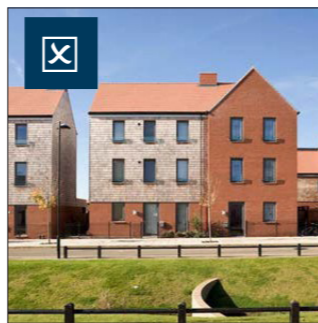
(A) Principal Building - prominent gable feature, the most dominant and furthest forward projection of any element of the building line
Also the highest part of the dwelling
(B) Wing - key set back part of the building, lower than Principal Building
(C) Wing - set back single storey built form



Design Cue - Upton. Consistent strong gable feature provides rhythm and uniformity along the street frontage.



Design Cue - house in Portrush, Northern Ireland. Prominent projecting gable with elements of a lower height set back.



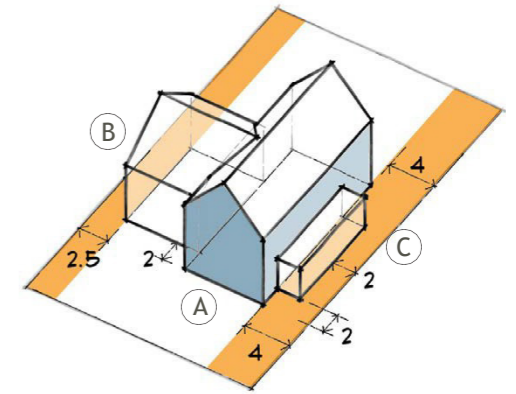
Plain and monotonous building line.

SEPARATION BETWEEN DWELLINGS

3.12 - Providing an adequate gap between dwellings is one of the most important requirements that shall be imposed upon plot developers in order to achieve the overall vision for the site as set out at paragraph 2.02.

3.13 - A distance of at least 4m shall be provided between any 'Principal Building' and its adjacent side boundary. This distance shall apply to the full length of the flanks across all plots.

3.14 - A single storey 'Wing' may be provided between the Principal Building and any side boundary (element 'C' within any specified Building Line) but a further 2m gap shall be left without any built form. The opposite side boundary shall then be at least 2.5m away from the wall - 'Wing' (element 'B' within the Building Line).



Sketch highlighting the minimum required distance between external walls of any specified Building Line and side boundaries of the plot. Dimensions are shown in meters.

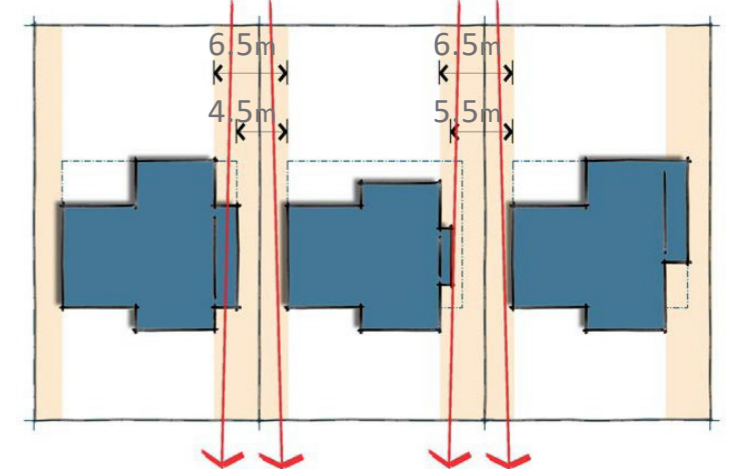
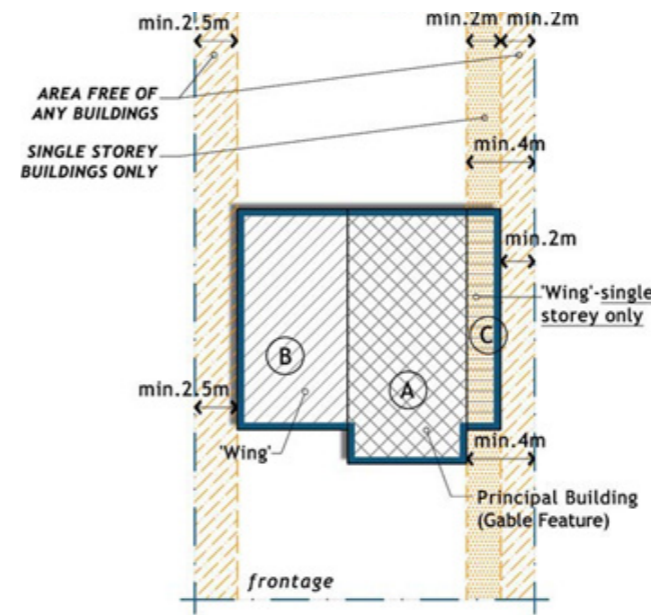


Diagram illustrating potential footprint and relationship between neighbouring plots. Gap between built form shall provide for adequate space to allow distance views for dwellings located on the upper plateau.

3.15 - Complying with the above guidance will enable houses on the higher plateau to benefit from distant views of the Lakeland Fells through gaps between the finished dwellings.

FRONTAGE LINE

3.16 - The distance between the Principal Building Line (gable element) and the front plot boundary shall be 8m for plots with a south facing frontage. These therefore relate to plots along the Southern Edge (plots number 01-07) and Northern Edge (plots number 16-24). The Principal Building for houses located within Middle Row (plots number 08-15) shall be set back by 6m from the front plot boundary.

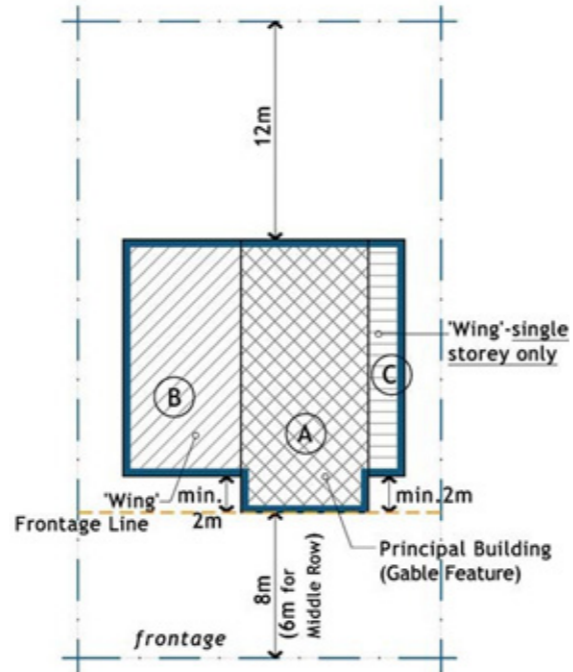
3.17 - At least 40% of any front elevation shall form part of the Principal Building Line. Set backs from the frontage line (Principal Building) are encouraged (especially for upper floors) as long as they do not compromise the overall appearance of the strong gable feature.

3.18 - There should be variation therefore in the overall building line and 'Wings' should be set back at least 2.0m from the Principal Building (gable feature).

REAR LINE

3.19 - The rear building line shall not be positioned any more than 12m away from the rear boundary of any given Plot Area.

3.20 - This Updated Design Code treats side and rear elevations (apart from those coincident with key corner plots or south facing rear elevations) as secondary in terms of their ability to influence the quality and feel of the public realm. As such only limited requirements are provided for these elements. However, the code encourages the avoidance of long and monotonous sections of straight building lines.



BOUNDARY TREATMENT

3.21 - This section sets out acceptable forms of boundary treatment for the front, rear and side boundary of each plot. Specific Codes make reference to the boundary heights, appropriate materials and other design features. The function of all boundaries across the site will be to create a clear definition and physical demarcation between private and public areas and ensure natural surveillance of the street space whilst providing privacy for gardens.

3.22 - Boundaries should be defined by buildings, masonry walls, metal railings and gates, timber fencing and gates. Planting such as hedges behind railings and low walls may also play an important role in defining the character of the street.

3.23 - The physical boundaries between public and private space are critical in defining the character of a place. The Code relating to the plot edge treatment ensures that they are of a consistent design and contribute to both a coherent street scene and to the overall character of the place.

3.24 - There shall be four types of boundary conditions that will help provide the necessary transition and define the relationship between the public and private realms.

- Front Boundary - where buildings front onto streets
- Side Boundary - where two properties meet
- Corner Plot Side Boundary - where corner properties edge the street
- Rear Boundary - where properties have a boundary with amenity areas

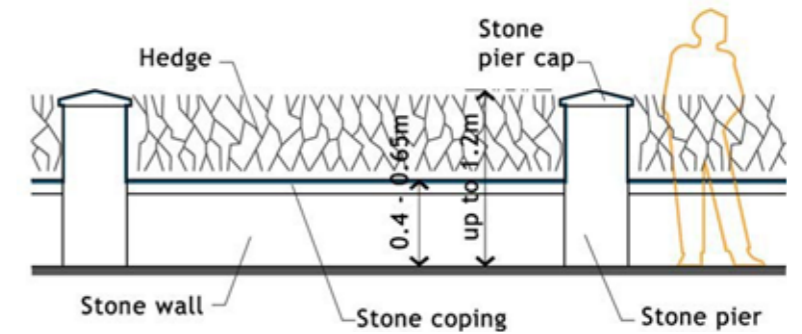
FRONT BOUNDARY

3.25 - The front boundary that demarcates the boundary line between a public highway and private garden shall be formed by a stone wall with the addition of hedging above it. The overall height of the boundary must be less than 1.2m to provide added security to the front door but allow for natural surveillance of the public realm.

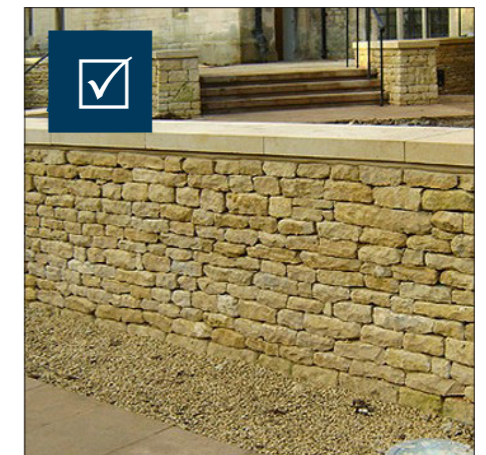
3.26 - All Front Boundary walls shall be a double-skin wall of a height between 0.4 - 0.65m. The external leaf shall be stone, internal leaf may be built in brick or block. Walls to be finished with stone coping, preferably once weathered (single slope design to divert rainwater away from a wall's surface) although twice weathered coping may also be used (coping peaked in the centre so that rainwater can run off both sides). The height of any coping stone shall be between 70 - 100mm.

3.27 - Metal railings above the wall are also permitted up to a total height of 1.1m. These should be finished in black.

3.28 - Hedging behind stone walls need to be formal in appearance using evergreen species to create privacy and screening all year round whilst also providing a habitat for wildlife.



Design Cue - village of Great Broughton. Low stone wall with hedgerow behind is a common boundary feature throughout the village.

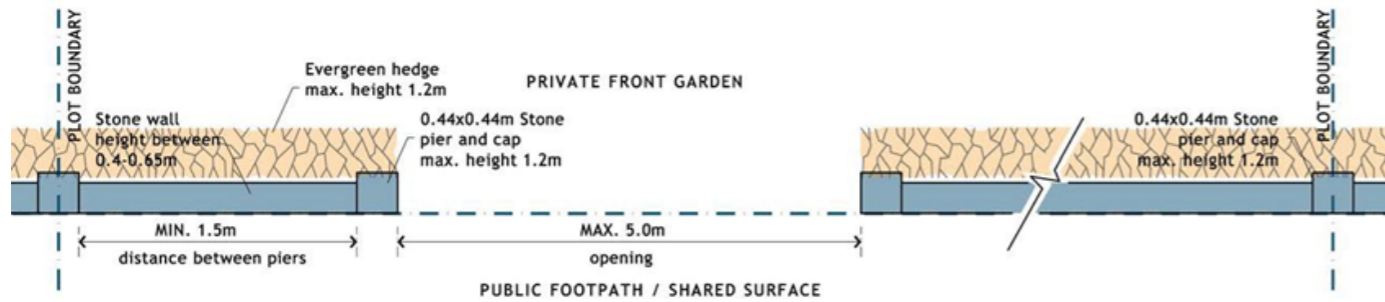


Design Cue - stone wall with smooth finish stone coping.

3.29 - The front boundary wall should extend across the full width of all plots with all openings marked by 440mm wide piers. The height of piers shall be 1.1m with a stone cap between 70-100mm such that the overall height of the front boundary doesn't exceed 1.2m.

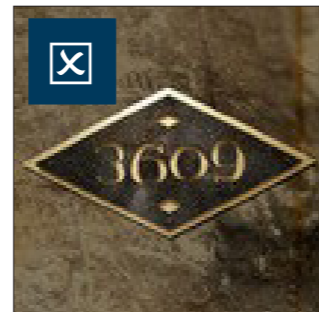
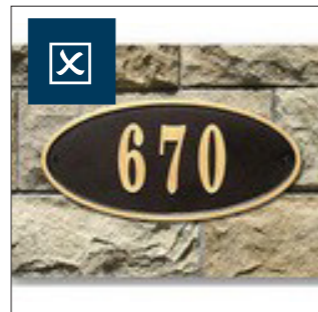
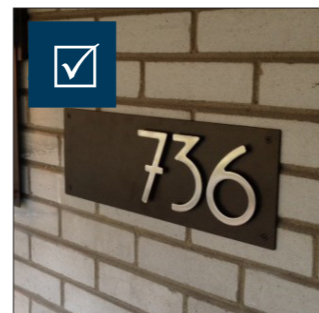
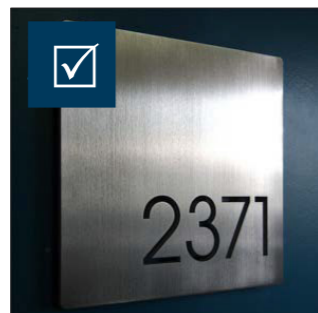
3.30 - Decorative cornice or finials to piers or any parts of the boundary will not be appropriate.

3.31 - The minimum distance between piers should be 1.5m whilst the maximum opening within any front boundary wall shall not exceed 5m. Separate openings for pedestrian access and driveways are encouraged but may be shared.



GATES

3.32 - Front boundary entrance and driveway gates where utilised shall be inward opening. They can be either situated in line with the boundary wall or within a recess of up to 1.5m.



FRONT SIDE BOUNDARY

3.33 - The boundary between the plots to the front of the houses shall be formed by 1.1m high evergreen hedge.

REAR SIDE BOUNDARY

3.34 - The boundary between the plots to the rear of houses shall be formed by a close boarded fence of between 1.8m and 2m.

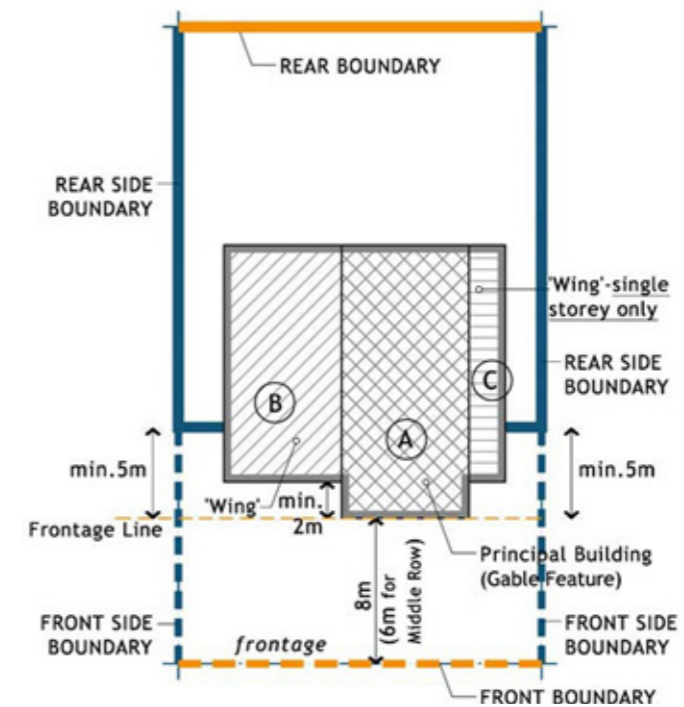
3.35 - The line of rear side boundary should be no less than 5m away from the Frontage Line.

CORNER PLOT SIDE BOUNDARY

3.36 - The side boundary to key corner plots (plot numbers: 01, 03, 04, 07, 13, 12 & 15) shall be formed by a low stone wall to a height of 0.4-0.65m as described in paragraph 3.26. Timber panels shall be located above the wall and between the piers to a total height of 1.8m. Piers shall be 1.8 to 2m in height.

REAR BOUNDARY

3.37 - Rear boundaries to all plots shall of be formed by a close boarded fence of a minimum height of 1.8m and maximum 2.0m. Planting along the fence is encouraged.



PARKING

3.43 - The location of car parking has an important influence on the quality of all development and shall be a significant factor when detailing each individual plot.

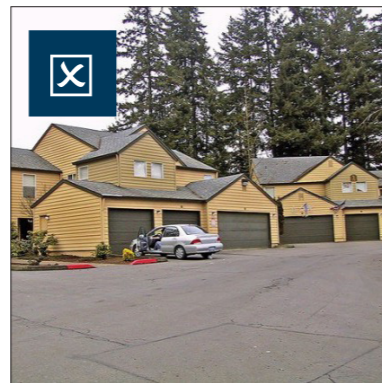
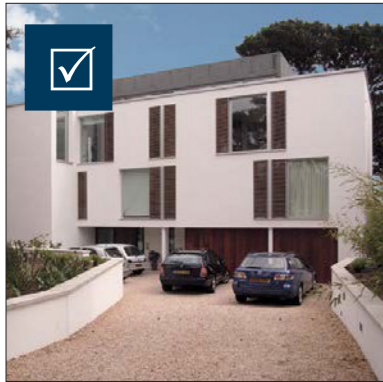
3.44 - At least 2 no. on-plot parking spaces shall be provided within each Plot Area and behind the Front Boundary in each case. Parking can be located either to the side of dwellings or in front, if well incorporated within the garden area in a fashion that will not dominate the streetscene. As such, parking spaces should be avoided in front of the Principal Building Line. Consideration should also be given to sufficient driveway length as parked cars shall not 'hang over' the public footway.

GARAGES

3.54 - This Updated Design Code explicitly seeks to prevent the dominance of garage and parking spaces viewed from the street. The Code also seeks to minimise the number of driveway openings across dwelling frontages and restrict their width wherever possible.

3.46 - As such, garages shall not be permitted within the Principal Building. Garages should be located within the Wing element of the dwelling. Garage doors should be carefully incorporated within the elevation design to be in keeping with the overall appearance of the house.

3.47 - If a garage is a stand-alone structure, it should be set back from the house frontage by at least 2m.



INTERNAL PLOT LAYOUT

3.38 - General guidance is given in relation to the individual plot layouts to ensure a degree of continuity, rhythm and order along the street without compromising the flexibility and innovation of each individual plot developer.

3.39 - Each plot will benefit from private amenity space in the form of front and rear gardens that are enclosed by a secure boundary with clear access points.

3.40 - Buildings must be arranged within the main Plot Area to face outwards with a public front and private rear.

ACCESS

3.41 - A common approach to how the development is accessed will ensure a consistent and high quality relationship between development proposals and the adjacent street space.

3.42 - All openings along the Front Boundary shall be framed by 0.44m wide piers. The width of any opening shall not exceed 5m. Separate openings for pedestrian and vehicular access are encouraged and if proposed apart, the distance between the piers should be at least 1.5m.

FRONT GARDEN

3.48 - A generous front garden should be situated between the Front Boundary and Building Line. Front gardens must be defined by a good quality boundary wall as highlighted at paragraphs 3.22 - 3.28.

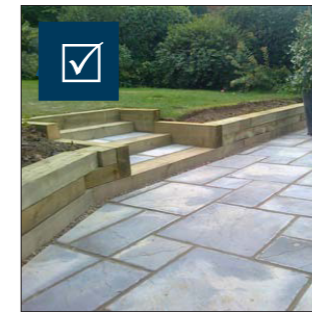
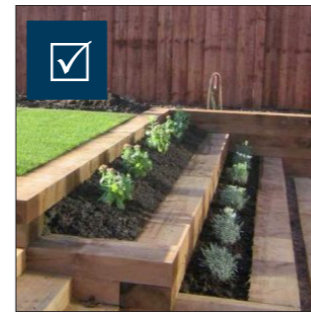
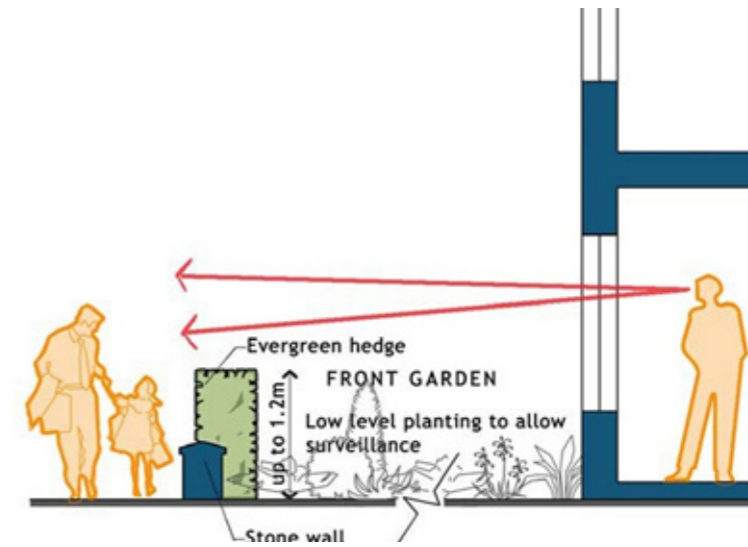
REAR PRIVATE AMENITY SPACE

3.49 - Private open space areas should be provided at the rear of all dwellings and be directly accessible from the living area of the house.

3.50 - Rear gardens should be at least 12m deep, measuring from the Rear Line (see paragraph 3.17) to the external wall of the back elevation. It should provide sufficient usable amenity space for occupiers.

3.51 - Due to the existing topography and a steep slope of approximately 1 in 10, some levelling work will be required within gardens. Sloped and uneven terrain can often provide more interesting spaces if carefully planned. Levelling shall be carried out in gradual increments through the introduction of lower steps throughout the garden rather than providing fewer, larger retaining structures at garden ends.

3.52 - Any outbuildings, sheds, garden rooms shall be situated at least 2m away from the side boundary.



DWELLING PARAMETERS.



Design Cue - Bay window to break long elevation



4.0 DWELLING PARAMETERS

4.01 - In this section, the overall design of dwellings themselves is outlined together with principles and specific Code elements that convey information about the height and massing of homes that will each help reinforce the character of the overall site and completed development.

4.02 - The proposal comprises 24 individual plots each to be occupied by detached houses. Each building form shall be the product of individually designed proposals that will secure bespoke and varied architectural styles.

4.03 - Whilst elevational variation and innovation and consistently high quality design is encouraged, each individual house shall be in keeping with neighbouring forms when developers pay full regard to the various codes outlined below. These will ensure a uniform character across the overall Site and wider proposal.

DWELLING FOOTPRINT (BUILDING LINE)

4.04 - It is envisaged that each building should incorporate varying forms and features. Dwellings that address Code requirements should however incorporate common elements that ensure the development as a whole has a feeling of common identity.

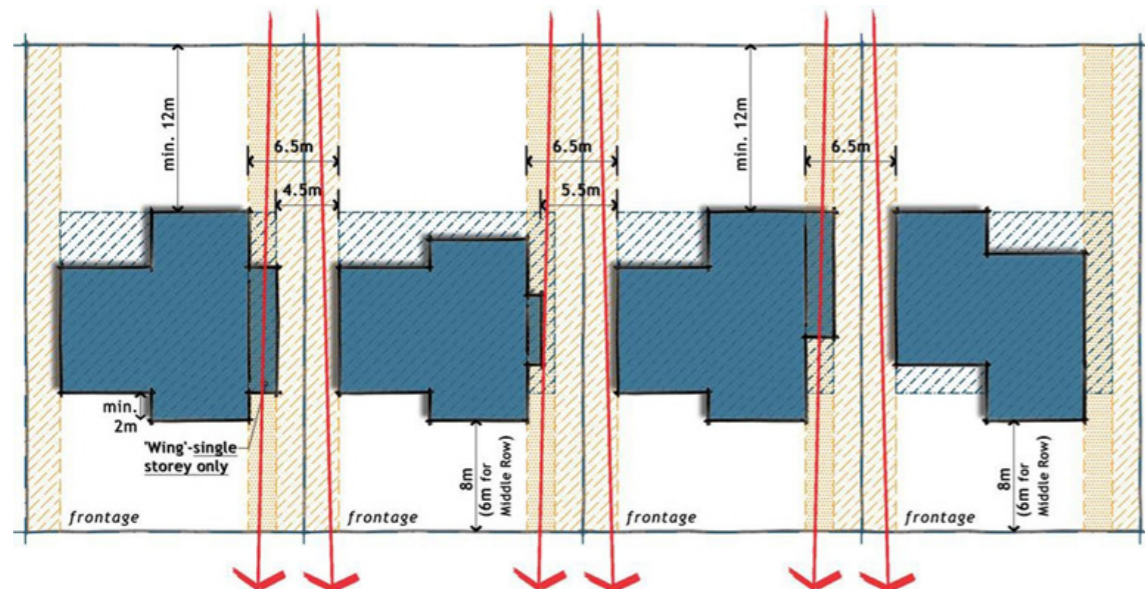
4.05 - As highlighted previously in paragraph 3.11, each proposed house shall be based on a footprint consisting of three key elements; the 'Principal Building' (gable feature element) and 2 no. 'Wings' (part of the building that is set back from the Principal Building).

4.06 - The width of the Principal Building shall occupy at least 40% of the overall front elevation. Wings should then be set back by at least 2m from the Principal Building.

4.07 - The depth of the building should allow for at least a 12m gap between any rear plot boundary and the most projecting of elements of the rear elevation or Building Line (see paragraphs 3.13 - 3.16 and diagram opposite).

4.08 - Houses should be designed such that the entire footprint of the proposed dwelling is set within the hatched zone for each relevant plot as highlighted on the Proposed Parameters Plan and featured within Section 2 of this Updated Design Code.

4.09 - Each elevation of a dwelling should not exceed 10m in length without a physical break formed by a recess, indentation, bay window or change in level.



Potential footprints complying with Design Code guidance

MASSING

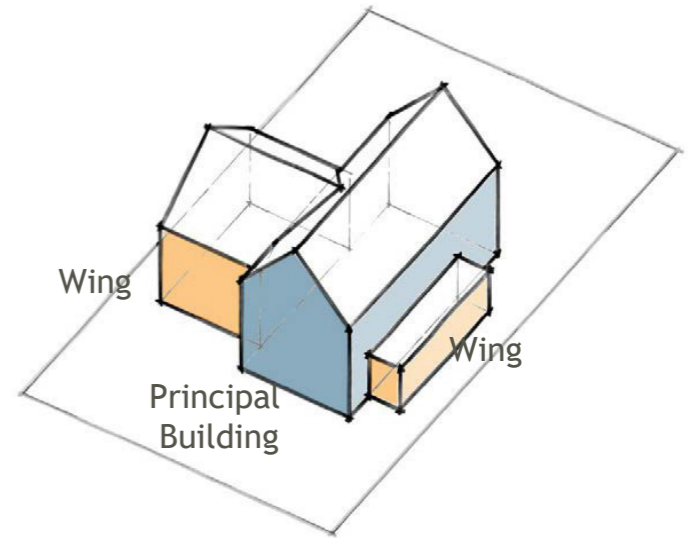
4.10 - Massing refers to the general shape and size of a building but relates also to its three dimensional form and appearance as determined by proportions of width, height and length.

4.11 - Each individual house shall pay regard to the basic principles described below. This will ensure that all buildings provide continuity and enclosure and together with neighbouring properties create a strong, well-defined and coherent character along the street. As such, each building will be in keeping with the one alongside it.

4.12 - Externally, dwellings should generally be 'read' as a combination of simple, geometric shapes including rectangles, squares and triangles. Organic forms and curves are to be discouraged within designs and across the site generally.

4.13 - Massing for each individual house shall be composed of a main and dominant gable roof sitting over the Principal Building and one or more secondary roofs over each respective Wing. Wings should be of a smaller volume than Principal Building and be recessive in nature.

4.14 - It is important to note however that massing and height context should each be considered secondary requirements to overall design quality. Indeed any development not fully complying with the figures below may still be allowed if the design is of such high quality and the proposal is not considered to have a negative impact on surrounding properties



BUILDING HEIGHT

4.15 - The Code specifies the permissible minimum and maximum heights for proposed houses to ensure a consistent character and overall scale for the development as a whole.

4.16 - No part of any house, apart from the feature gable element (Principal Building), shall exceed two full storeys. This will ensure development is of a human scale and in addition, assimilates well with its surrounding landscape context.

4.17 - The Principal Building (gable feature) shall always be the highest part of the overall house with elements that are set back, 'Wings', that are lower, and which therefore read as a secondary element of the overall dwelling. One of the Wings, as identified throughout this document, shall only be single storey.

4.18 - The maximum ridge height for the Principal Building shall be no higher than 11m and no lower than 9.5m with eaves no lower than 5.5m when measuring from the external ground level.

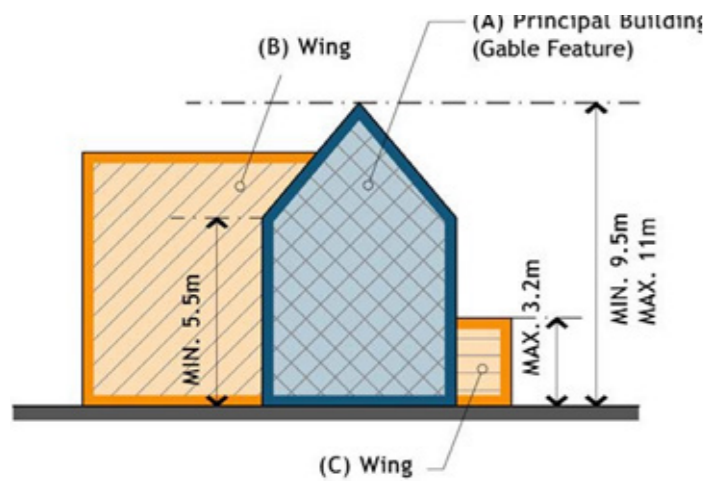
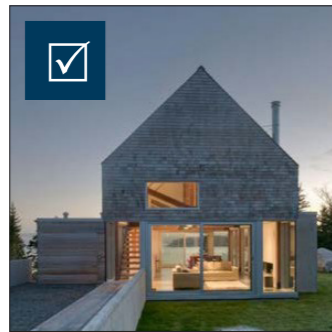
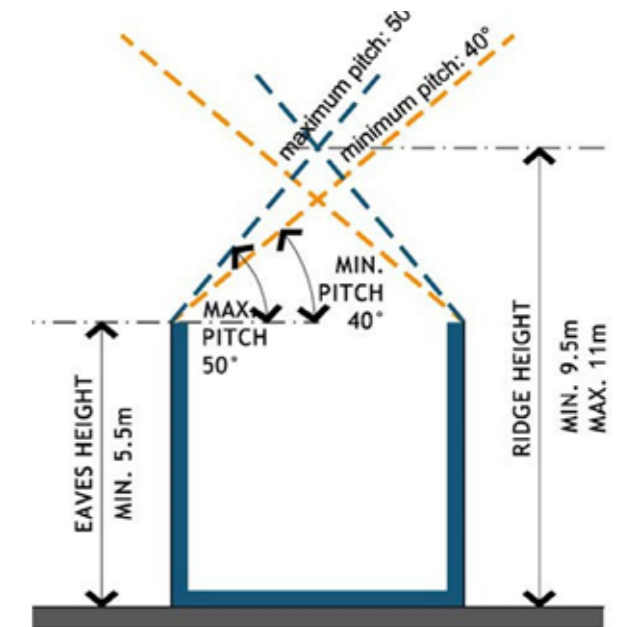
4.19 - The Principal Building's ridge should be higher than the ridge of the multi-storey Wing. The secondary single storey Wing should then have a ridge no higher than 3.2m when measuring from the ground level of the front elevation of the Principal Building.

ROOF

4.20 - The gable of any Principal Building across the Site should have a symmetrical roof pitch between 40° and 50°. Asymmetrical gables may also be considered if they contribute to the quality of an overall house design and can still be in keeping with neighbouring forms. Pitches for asymmetrical roofs should be restricted to between 35° and 60°.

4.21 - This guidance does not focus on roofs covering 'Wing' elements of dwellings, recognising that these are secondary forms that enable Principal Buildings to provide rhythm and uniformity within the streetscene and across the whole development.

4.22 - If wings comprise a deep footprint, roof lines shall be designed to reduce the bulk but also maintain a simple roof line and appearance.



ELEVATION PARAMETERS.

5.0 ELEVATIONS PARAMETERS

5.01 - The proposal comprises 25 individual plots each to be occupied by detached houses. Each building form shall be the product of individually designed proposals that will secure bespoke and varied architecture and still be in keeping with neighbouring forms.

5.02 - Uniformity will be established through house typologies and the common themes of materials, supported by boundary treatments and landscape planting.

5.03 - This section sets out minimum requirements for those parts of building facades that face the public realm. This element provides cues and guidance relating to the overall appearance of buildings facing the street and public realm.

5.04 - Codes ensure overlooking and passive surveillance of the street space such that proposed designs achieve a rich street frontage that contributes to the special character of this place.

APPEARANCE

5.05 - The use of bold innovative architectural design augmented by a variety of high quality materials shall create a crisp and contemporary appearance for the new houses. Particular attention should be paid to the provision of:

- large areas of glazing
- elevations with balconies and terraces where appropriate
- articulation of ground floors to provide security and privacy as well as natural supervision of the public realm

5.06 - The overall appearance of each dwelling should consist of a collection of simple geometric shapes with a prominent gable feature (Principal Buildings) and the remaining built form (Wings) set back by at least 2m. Overall, buildings across the Phase 1 Self-Build Site should collectively offer a modern identity.



5.07 - The Principal Building (feature gable element) shall be the most prominent and highest part of the entire house. It should have a gable roof with a pitch between 40° and 50°.

5.08 - Facades should be highly articulated and provide visual quality and interest when viewed from both close range and from afar. The building's surface should be interesting and rich in detail at every scale. Where possible, the vertical rhythm should be emphasised, especially within the Principal Building to enhance the verticality of the gable feature. Homogeneous, repetitive and bland facades should be avoided.

5.09 - Dwelling's architecture shall connect indoor and outdoor space by using oversized windows that may be made into a feature by introducing surrounds and/or projections.

5.11 - There should generally be a lack of ornamental detail though details with simple lines and geometric shapes are encouraged, and these may well include large overhangs, cantilevers or set backs.

5.12 - Each elevation should not exceed 10m in length without a physical break formed by a recess indentation, bay window or change in level.

5.13 - Lighting on individual houses, if provided, shall be integral to overall design of the building elevation.

FENESTRATION

5.14 - Window size should reflect a logical hierarchy within the facade as a whole. Within each window, glazing bars must be simple and designed to ensure that the window is in keeping with the appearance of the overall building and design composition.

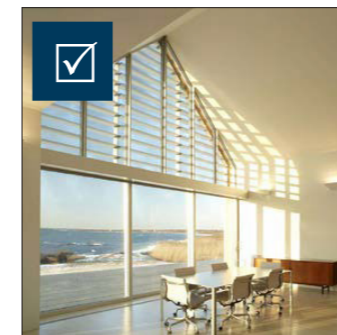
5.15 - Dormers and roof lights shall also be in keeping with the overall appearance of the building. Preferably dormers should have flat roofs. Rooflights shall be well integrated with the roof structure so they do not project over the roof finish.

5.16 - The south facing elevation of any Principal Building should accommodate a higher percentage of glazed area than the remaining elements of the building (Wings). Large, floor-to-ceiling windows are encouraged to look out and allow rooms to benefit from excellent views of the Lake District and allow natural light to flood inside. As such, factors that affect overheating should be addressed at the design stage.

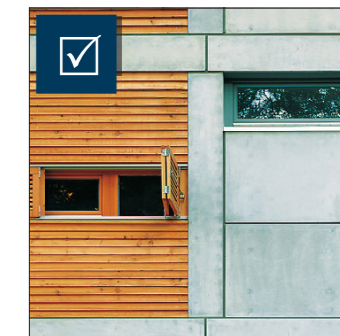
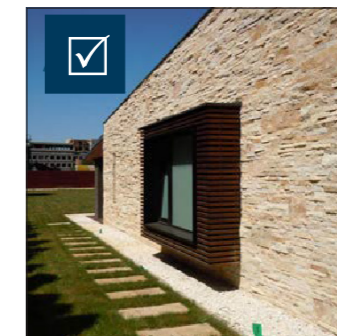
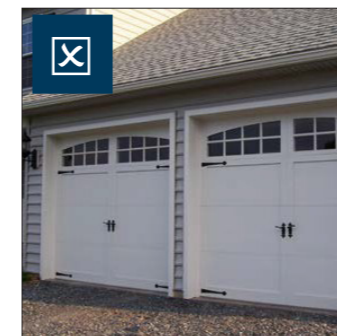
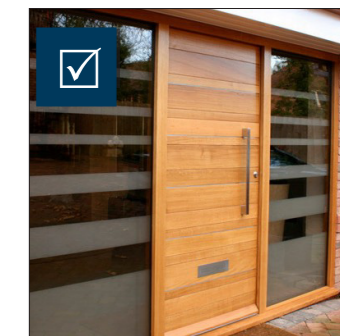
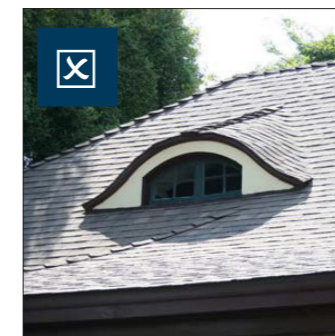
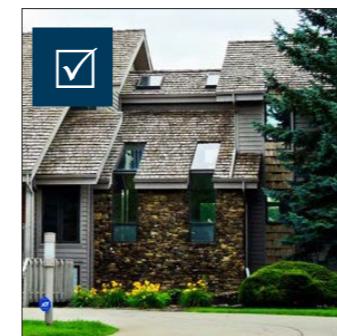
5.17 - Blank elevations shall not be supported where they face onto the public realm or at street corners.

DOORS AND WINDOWS

5.18 - All windows and doors shall be modern in specification and finish. They should be timber or powder coated aluminium in a grey/black colour.



Oversized glazing bars and frames should be avoided.



Garage doors should be of simple appearance.

ROOF

5.19 - Roof covering shall be in dark and non-reflective materials. Exceptions are wooden shingles and green roofs if provided.

5.20 - Non-reflective metal covering (both metal standing seam and metal panels) are highly recommended. Simple profile roof tiles, natural slate and clay tiles may also be used as well as wooden roof shingles for more natural appearance.

5.21 - Photovoltaic cells are also recommended but they need to be carefully selected and incorporated into the roof design and become an integral part of the roof and not raised significantly above it.

5.22 - Roof components such as ridge, valley, eaves, soffits etc. shall be carefully detailed to provide simple and crisp edges. Eaves in particular should be carefully designed to relate seamlessly to the proposed building style.

5.23 - Roof overhangs should be articulated and may be exaggerated at gables. In other cases, overhangs may be kept minimal while eaves overhangs may be turned into a feature.

5.24 - Angular forms will be most appropriate. Organic or barrelled forms will not be acceptable as highlighted within the images below.

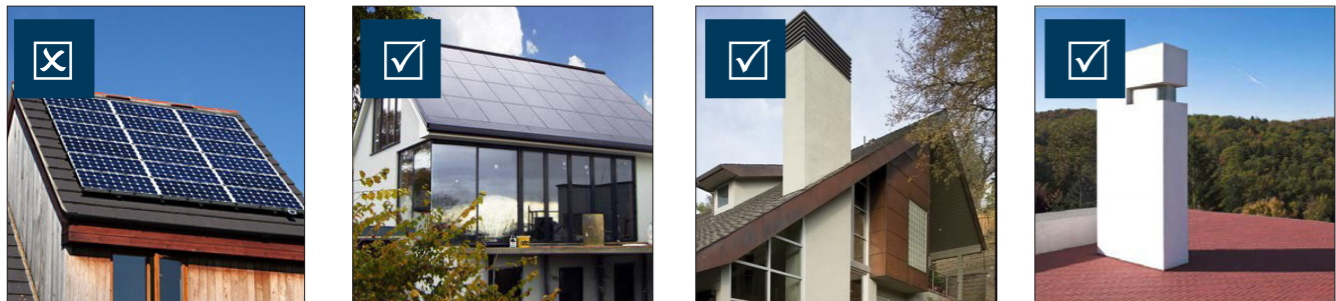
CHIMNEYS

5.25 - Chimneys and natural ventilation stacks are welcomed however they should be used only where they form a part of the overall design philosophy for a building design and not dominate the roofscape.

5.26 - All chimneys will be functional forming part of an overall building ventilation strategy serving functioning fireplaces and all should be fully Code compliant.



External appearance should be of angular forms.



Photovoltaic cells should be incorporated into the roof structure.

MATERIALS

5.27 - As highlighted throughout this Design Code, the aspiration for the site is to create a harmonious and uniform streetscene within which bespoke and varied architecture and building styles will add variety, interest and delight to individual dwellings.

5.28 - Integration of materials, colours and textures should be seamless between Plot Area boundaries and character areas.

5.29 - This Design Code specifies a palette of materials that shall be used to ensure a degree of continuity along the street without stifling the flexibility and innovation of individual developer designs.

5.30 - A simple palette of materials has been created for the development that ensures a cohesive and complementary development will be achieved, with each house sitting comfortably alongside its neighbours.

5.31 - It covers aspects such as: external wall finishes, windows and doors, roofing, rainwater goods, boundary treatments and external works, but also provides enough flexibility to ensure developers and designers are able to express themselves.

5.32 - The use of high quality materials is encouraged. Innovative and contemporary solutions should be sought to establish a benchmark of architectural quality for other development opportunities in the immediate area and through potential future phases of the wider Derwent Forest development.

WALLS

5.33 - All building materials utilised shall be of a high quality and the innovative use of traditional materials such as brick and stone together with modern cladding and glazing systems is encouraged to achieve the unique architectural aesthetic required to establish an agenda of bold contemporary architecture for the site.



5.34 - Importantly, Design Code guidance specifies the colour palette alongside suggestions regarding material typologies in order to maintain a consistency that also accords well with the indigenous colours of the surrounding area.

5.35 - For the external appearance, materials are grouped into 3 main categories; these dependant upon their colour rather than actual material forms or characteristics.

- 'Dark' Shade - incorporating stone, brick, timber cladding, wooden shingles, cladding
- 'Light' Shade - incorporating render, light colour stone, brick and cladding
- Glazing

5.36 - Addition to the 3 main groups listed above, living walls and photovoltaic facade systems well integrated within the design may also be proposed.

5.37 - Each group of materials needs to be incorporated within the design with one group as a prominent material.

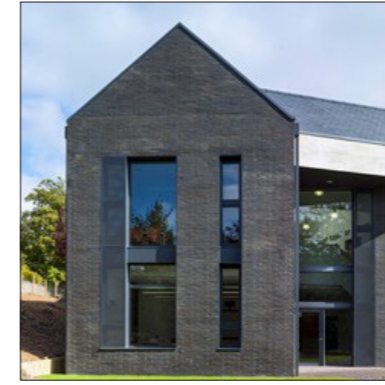
5.38 - The main material (colour shade) should cover up to 80% of the front facade and no less than 60%. Further elevation should then be drawn from a palette of significant contrast to the main material (contrasting colour).

5.39 - For example, if the main elevation colour is drawn from the Dark Shade palette, then these materials should cover no more than 80% of the elevation with the remaining area materials drawn from the Light Shade palette.

5.40 - Rear elevation and side elevations should also follow this guidance.

'DARK' SHADE

- stone
- brown brick
- timber cladding & wooden shingles
- dark colour cladding



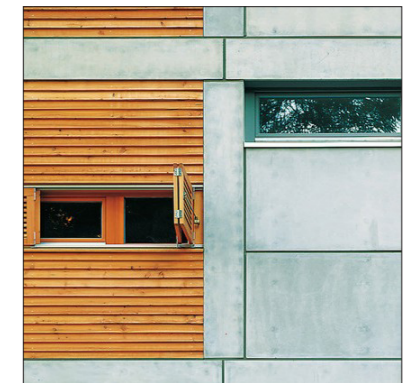
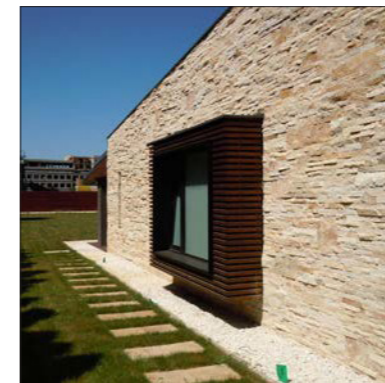
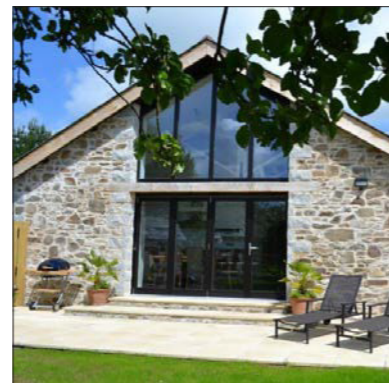
'LIGHT' SHADE

- light colour stone
- light colour brick
- timber cladding
- light colour cladding



GLAZING

- dark grey colour
- black colour



ROOF

- non-reflective metal
- simple profile roof tiles
- slates
- shingles
- sedum

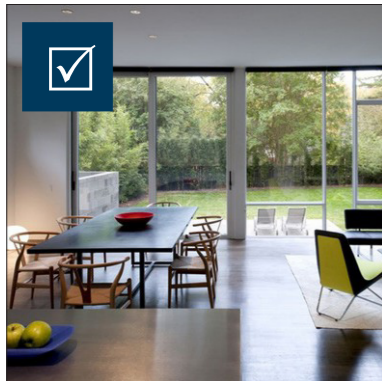


INTERNAL LAYOUT

5.41 - The design of buildings should be sympathetic to topographical constraints and other natural features associated with the Phase 1 Self-Build Site including existing hedgerows, trees, and proposed SUDS but should also, fundamentally, take full advantage of panoramic views of the Lakeland Fells.

5.42 - All dwellings should be designed so that the living areas and main bedrooms take advantage of sun and views. Internal layouts should also be open to the outdoors and provide a seamless transition of indoor to outdoor living.

5.43 - It is also encouraged that the design of houses should relate to the slope of the land in order to minimise earthwork disturbance. Split-level houses may be considered to minimise cut and fill.



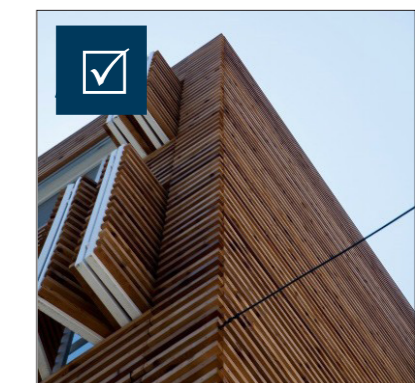
DAYLIGHT AND SUNLIGHT

5.44 - All habitable rooms shall be naturally ventilated and lit, and living rooms and bedrooms in particular should not be lit solely by conventional roof mounted lights unless underpinned by a strong high quality design case.

5.45 - Large windows to main living areas are encouraged, as floor-to ceiling glass provides expansive indoor-outdoor living environments and can help to maximise daylight. Where significant areas of glazing (especially south facing) are proposed, however, factors that affect overheating should be carefully addressed at design stage.

5.46 - External shading may be required for large areas of glazing to prevent overheating. In addition, sufficient openable window areas shall be provided to allow effective ventilation to remove heat gain.

5.47 - Buildings with external louvres and shutters, both movable and permanent, can help prevent overheating but also provide design character. Such features shall be neatly accommodated into the structure of the dwelling early in the design process in order to avoid retrofitting and delivery as an after thought, which might threaten the overall integrity of any proposed building design.



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