



Craig and Green Architects llp



Stockbridge Eco-Houses

Land Allocations DPD submission



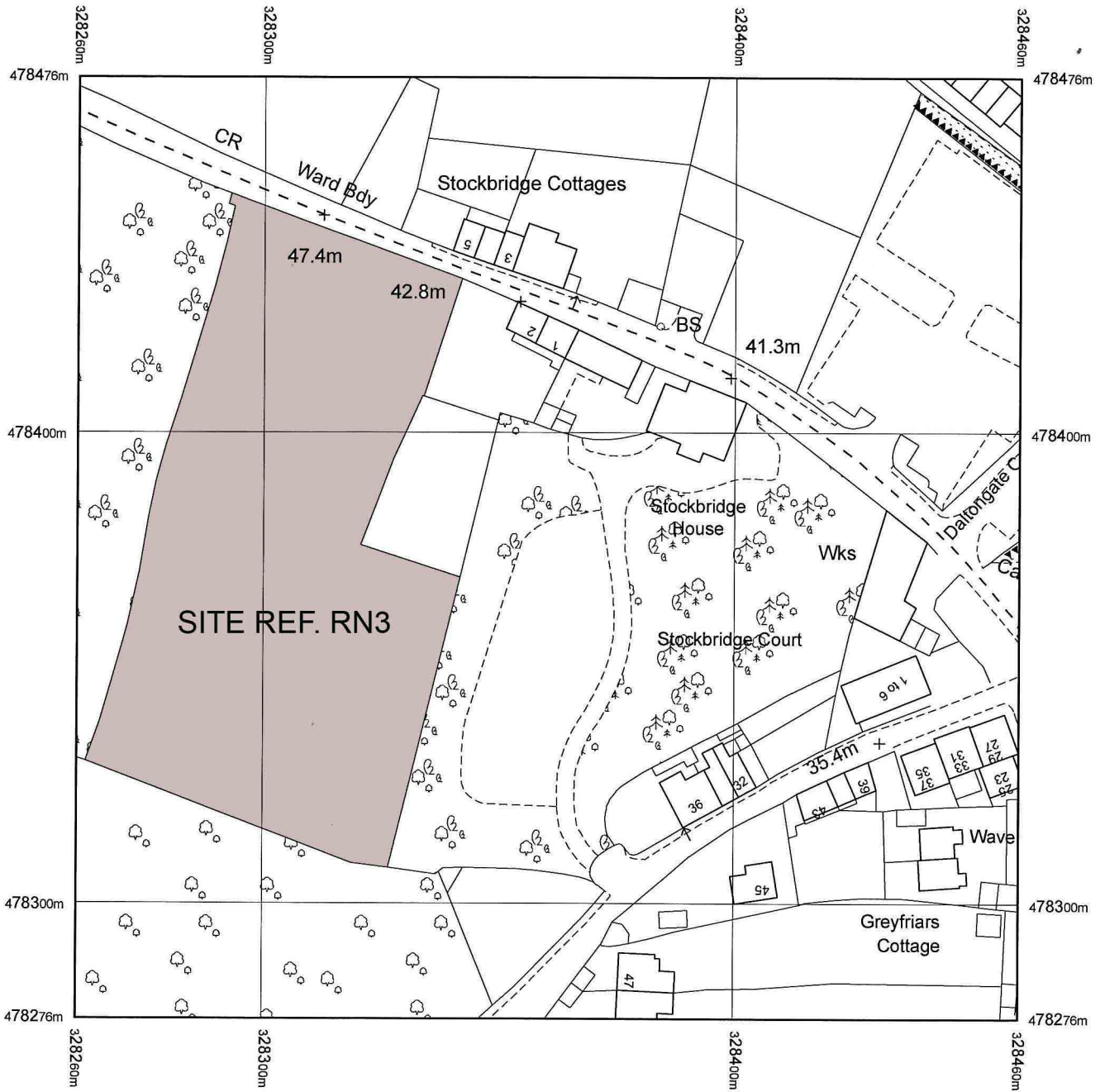
Illustrative Proposal

for

Development of Site RN3
Stockbridge Lane
Ulverston

Feasibility Study





STOCKBRIDGE ECO HOUSING – Stockbridge Lane Ulverston (site ref. RN3)

This sketch proposal and supporting statement has been compiled in support of the selection of site ref. RN3 (land south of Stockbridge Lane) as an ‘emerging’ site under the Land Allocation Document. The proposal is submitted for consideration under the current public consultation process being undertaken by South Lakeland District Council.

The site is owned by Mr. & Mrs. Andrew Smith of Stockbridge House, which adjoins the site and this study has been prepared on their behalf.

Mr. & Mrs. Smith have owned and lived at the property for twenty years and as such are long established members of the local community. They wish to downsize to a retirement property which enables them to remain at the heart of that community.

Although the house is substantial and very attractive, it is too large and rambling for Mr. & Mrs. Smith as the family have grown up and left home. They are keen to ensure that their new house is warm and cosy, energy efficient, cost effective to run and that it maximises its environmental credentials.

Their existing house is listed. They have undertaken much work over the years to both house and grounds to maintain and improve the property, which is recognised as part of local heritage. Their commitment credentials are therefore proven. They wish to apply this care to the development of the adjacent land.

Although the site is stated as having a potential development capacity of 26 units in the Draft Land Allocations Document, this is unlikely to be achievable in practice due to environmental constraints. The mature (and protected) trees surrounding the land (beyond the boundaries) restrict building close to the boundaries and effectively reduce the developable area significantly.

Supporting Statement

In addition we believe that such a density would be over development and would not best serve the potential of the site or the immediate surrounding environment.

The site lies within the Ulverston Conservation Area and between two listed estates (Stockbridge House and Stonecross Mansion) and therefore requires a sensitive approach to development.

Although not on the extreme edge of the town (the comparatively high density development of Stonecross Gardens lies just beyond the site), the site sits at a point where dense historic arrangement of buildings gives way to more sporadic distribution with small, green spaces between.

An illustrative scheme for development has been prepared and is attached.

Our proposal is to create a low density development accessed off, but set back from, Stockbridge Lane with a 'green' frontage maintained. The existing stone boundary wall would be rebuilt to a new alignment to create the required visibility splays. The first house would be cut into the ground, reducing its visible presence and hence impact from the road. The remaining houses would be set within the heart of the main part of the site, downhill and remote from sight.

The lower density proposed, permits greater environmental sympathy to be achieved with opportunities for additional, enhancement planting/landscaping in sympathy with the adjacent treescapes.

Although surrounded by mature trees, the site enjoys a southerly sloping aspect, ideally suited to low impact, low energy Eco sympathetic design.

It is proposed that the new dwellings would be cut into the natural slope, minimising their height and exposure to the north and maximising aspect, daylight and passive solar gain, to the south.

Construction would be of highly insulated, low air leakage timber frame construction with 'green' roofs of sedum/turf covering. External cladding would be of high quality sustainable materials including natural stone, timber and rendering, all of which are appropriate to the Conservation Area. Roofscape would be determined to incorporate solar panels as an integral part of the design concept. Heating would be provided by heat pumps and low temperature underfloor heating.

As part of the desire to address development in an Eco friendly/sympathetic and sustainably responsible manner, it is proposed that a sustainable drainage system is included, comprising of grey water recycling, and on-site treatment of waste via a communal reed bed and pond filtration system.

Mr. & Mrs. Smith wish to downsize. They are aware of other Ulverston residents who have similar aspirations.

Proposed land allocation for housing development in larger numbers elsewhere in Ulverston will no doubt satisfy the requirement for low cost and middle market housing.

In order to ensure a buoyant housing market, there is a need to free up larger family houses by ensuring provision of suitable accommodation for those whose families have left home to downsize within their own community.

Many people in these circumstances are beginning to realise the relevancy and attraction of sustainable, eco friendly development and its importance to the wider community. We feel that there will be a strong demand for such a development, which does not exist elsewhere within Ulverston.

The site benefits from an ideal location, close to the town centre, with direct access to services and amenities of the town being within walking distance.

Our proposals align with South Lakeland District Council Development Strategy where it is recognised that with an ageing and declining population, sustainable development can help both secure local services and provide the homes and job opportunities to enable people to stay in the district.

This proposal demonstrates how this site can satisfy the Council's ambition to deliver much needed high quality homes, whilst ensuring that the development sits sympathetically within the existing landscape. It would provide forward thinking, sustainable and well designed homes. Details would, of course, be subject to normal planning approvals.

Mr and Mrs Smith wish to work with SLDC to ensure that the site can contribute successfully towards the Land Allocations requirements of the district. The site is fully deliverable within the immediate future as it is available, suitable and the proposals achievable.

Upon this basis, site ref. RN3 should be adopted as housing development land within the finalised Land Allocations Document.



STOCKBRIDGE ECO-HOUSES
ILLUSTRATIVE PROPOSAL FOR DEVELOPMENT OF SITE RN3
STOCKBRIDGE LANE ULVERSTON
scale 1:500

Craig and Green Architects llp

CONTACT:

Address: 111 Duke Street
Barrow-in-Furness
Cumbria LA1 4 1XA

Telephone : 01229-820072

Fax : 01229-870392

E-mail: enquiries@craigandgreen.com

Website: www.craigandgreen.com

