

# Strawberry Grange

Case Study



# About Strawberry Grange

**Strawberry Grange is located in the historic market town of Cockermouth on the edge of the Lake District National Park in Cumbria.**

Launching in 2016, followed by a second phase in 2020, Strawberry Grange is an executive development of three, four and five bedroom high quality homes, finished to a high specification in a beautiful location.

This highly sought-after development features 320 homes which are strong in build and character. The attractive exteriors incorporate stone, brick and render, making the street scenes unique. As well as striking exteriors, internally are designs that reflect modern living, offering more space inside and out with a high specification throughout.



# Key facts

about Strawberry Grange



**£362k+**  
in education contributions



**320** high-quality  
new homes



**99** affordable homes  
for local people



**£25k** towards  
upgrading existing play  
areas



New footpath links and  
walking routes for residents  
to enjoy



**2** trim trails installed



**42,838** m<sub>2</sub> of  
open space



**£769k** towards a new  
town bus service for locals



**Hundreds**  
of trees were planted  
to retain a picturesque  
landscape



**3** SUDS ponds to encourage  
wildlife habitats



# High-quality homes for all

**As a privately-owned business, Story Homes has been building beautiful, high-quality homes for over 35 years.**

The homes at Strawberry Grange are no exception, challenging the conventions of the mass-produced and standing apart from the crowd.

Designed for life and built to last, the open plan living spaces and multi-functional rooms at Strawberry Grange are designed with a high-quality specification and flexibility in mind, so customers can use the space in a way that suits their lifestyle.

The mix of house types and tenure at Strawberry Grange positively complements the aesthetics of the existing area, meeting a range of housing needs and aspirations and encouraging the community to establish itself.

Strawberry Grange has provided 132 affordable homes, which makes up over 40% of the site, to assist with the shortage in affordable housing locally.

*“It has an open aspect with plenty of green spaces, and plenty of dog walk routes.”*



# Community contributions

**Story Homes is proud to be able to invest in the local communities in which it builds, and to support the economic development of the areas in which it operates.**

As part of the construction of Strawberry Grange, Story Homes committed to a number of financial payments to the local community, including £362,000 in education contributions to mitigate any impact on classroom capacities.

By working closely with the Local Council, Story Homes identified that a new bus service in Cockermouth could improve transport connections for local residents and help make Strawberry Grange a sustainable development in accordance with the Local Plan.

Story Homes contributed £769,000 towards this new bus service which has brought numerous advantages to the local community in Cockermouth. As well as the environmental benefits such as reduced air pollution, increased fuel efficiency and helping to reduce traffic congestion, the new bus service has also increased mobility and connectivity for those who don't or can't drive, helping to tackle the growing issue of isolation of the elderly.

Strawberry Grange has brought economic benefits to the West Cumbrian region during the construction phase, including sustaining jobs for subcontractors and support for local businesses and supply chains. The scheme has supported the employment of approximately 900\* people, generating £3,615,900 in tax revenue including more than £338,000 in council tax revenue.

\* <https://www.hbf.co.uk/policy/policy-and-wider-work-program/hbf-housing-calculator/>

*“The bus service has many environmental benefits such as reduced air pollution, increased fuel efficiency and helps reduce traffic congestion.”*





## Biodiversity and open space

**The Strawberry Grange development is split into two phases, separated by Tom Rudd Beck which flows through the centre of the land.**

This forms an environmentally sensitive 'blue corridor' which required the introduction of non-standard construction methods from Story Homes to minimise the impact on the natural environment.

As part of the development, works were undertaken to improve and conserve the habitat and wildlife within the blue corridor at Tom Rudd Beck, both during construction and also in the long term. Such works included controlled water attenuation and natural treatment, by way of new landscaped sustainable urban drainage (SUDS) ponds and stabilisation of the banks of Tom Rudd Beck. The new bridge joining the two development phases has provided an attractive setting for all users and the new landscaping and river management has enabled a more secure environment for biodiversity to flourish.

To help improve the health and overall wellbeing of those in the local area, 42,838 m<sup>2</sup> of open space was created as part of the Strawberry Grange development and two new trim trails were installed for residents to enjoy. A £25,000 contribution was also made to allow upgrades and improvements to the existing Bellbrigg Lonning play area.

*“I love how green and open the development is. It is very well looked after. They’re planting trees and bushes everywhere. Most developments don’t have that.”*

# Strawberry Grange

Strawberry How Road,  
Cockermouth,  
Cumbria, CA13 9XB

