

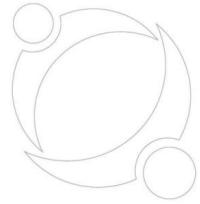
## Design & Access Statement (DAS)

DAS-001

Frizington Nursery & Pre-School, Main Steet, Frizington, Cumbria CA26 3PF  
Proposed Classroom Extension & Internal Alterations

Full Planning Application

20/12/2025

**Document Control**

Date	Issue Number	Change/Amendment	Author:
20.12.2025	Rev A	First Issue	

## Approval and Sign off

Project: Frizington Nursery & Pre-School, Main Street, Frizington, Cumbria, CA26 3PF

I have reviewed and approved the Design & Access Statement and all associated documentation for the Project named above, with changes, additions, deletions or corrections as annotated in the instructional designer's master copy.

I hereby give you approval to proceed with creating the drafts of all workbooks, scripts, and other course materials.

I also give my approval for you to invoice my department for satisfactory completion of the Design Plans milestone of this project.

I understand that further changes to the structure, objectives, or content of the course (aside from those specified in the designer's master copy) will likely result in a delay in the final delivery date and could result in additional costs.

## A Design and Specification Author

.....

**Print**

.....

20<sup>th</sup> December 2025  
Date

## B Design and Specification Approver

.....

.....

20<sup>th</sup> December 2025

## C Design and Specification Sponsor (Clients)

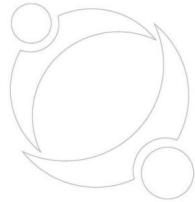
Charlotte Oddie

---

.....

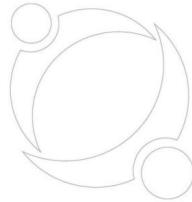
Sign

20<sup>th</sup> December 2025  
Date



## Contents

1.	Introduction.....	5
2.	Basic Flood Plan / Risk Assessment .....	5
3.	Use.....	6
4.	Appearance - (Design Code) .....	6
5.	Secured by Design .....	7
6.	Energy Efficiency.....	<b>Error! Bookmark not defined.</b>
7.	Access & Permeability .....	7
8.	Proposal.....	8
9.	Amount & Scale .....	8
10.	Environmental and Geological.....	8
11.	Drainage .....	9
12.	Local & National Planning Policy .....	10
13.	Vision .....	12
14.	Appendices .....	13



## 1. Introduction

This Design and Access Statement accompanies a Full Planning Application submitted by Charlotte Oddie for a classroom extension and internal alterations at Frizington Nursery & Pre-School, Main Street, Frizington, Cumbria. The proposal seeks to provide additional internal teaching and support space to improve the operational functionality of the nursery, while retaining the existing educational use of the site.

The application has been prepared having regard to the Development Plan, comprising the Copeland Local Plan 2013–2028 (adopted) and the Copeland Local Plan 2021–2038 (Publication Draft), which carries material weight in decision-making, together with the National Planning Policy Framework (NPPF).

The submitted drawings demonstrate the modest scale of the extension and its relationship with the existing building and site layout. The proposal does not alter the site boundary, access arrangements, or external play areas, as shown on drawings FNPS-LD-001 to FNPS-LD-004.

## 2. Basic Flood Plan / Risk Assessment

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows: Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences.

This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year.

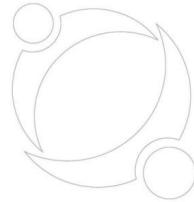
These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

### Flood Defences

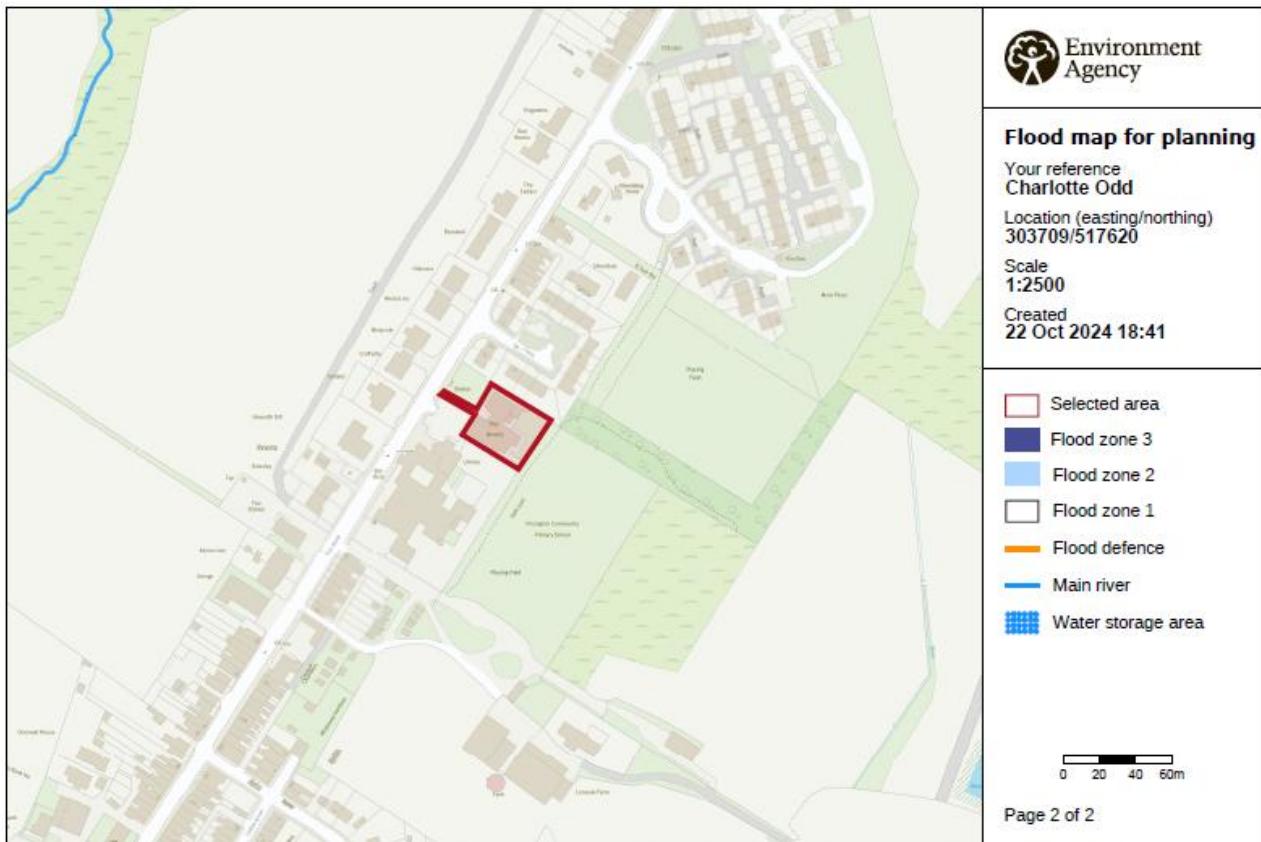
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown will be gradually added.

Hatched areas benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded. Not all areas that benefit from flood defences are currently shown, but the map is regularly updated as we obtain further information from our studies.

Flood defences do not completely remove the chance of flooding, however, and can be overtapped or fail in extreme weather conditions.



The Flood Risk information was obtained from the Environment Agency website.  
Refer to the Integra Site Specific Flood Risk Assessment for further detailed information.



© Environment Agency copyright and / or database rights 2024. All rights reserved. © Crown Copyright and database right 2024. Ordnance Survey licence number AC0000807064.

### Flood assessment

Taking all the information above and confirmation from the environment agency's website it is clear and concise that the plots are NOT in a flood zone or have a flood risk and fulfils the requirements of ENV6PU Copeland Council Local Plan.

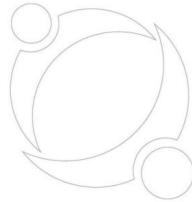
### 3. Use

The site is currently allocated for educational purposes within the Copeland Local Plan and lies within the settlement boundary. The proposed extension is therefore appropriate for the location, reflecting the needs of the community while aligning with similar developments in the vicinity. (see appendix photos).

The proposal does not result in any change of use and will continue to operate as an early-years educational facility. The extension supports the safeguarding, supervision, and functional operation of the nursery in line with its established use.

### 4. Appearance - (Design Code)

The proposed extension has been designed to be clearly subservient to the existing building while maintaining a cohesive appearance. External materials, including rendered wall finishes and flat or low-profile roofing, have been selected for durability, ease of maintenance, and visual compatibility



with the existing nursery building and surrounding context, in accordance with Policy DS6PU (Design and Development Standards).

Elements	Existing Palette of Materials	Proposed Palette of Materials
Walls	Facing Brick & K-Rend	K-Rend
Roofs	Goosewing Grey Metal Panels Mineral Felt & GRP	Black GRP
Windows	White Upvc	White Upvc
Doors	White Upvc & Aluminium	Aluminium
Rainwater goods	Black & Grey UPVC	Black & Grey UPVC
Fascia & Soffits	White UPVC	White UPVC
Soft Standing	Grassed	Grassed
Hardstanding / Drives	Concrete & Tarmac	Concrete & Tarmac

## 5. Secured by Design

The design incorporates proportionate security-informed principles appropriate to an early-years educational setting. Existing perimeter treatments will be retained, and the layout benefits from natural surveillance from surrounding buildings and the public realm. Doors and windows will be of appropriate specification for an educational building, with access points clearly defined and managed as part of the nursery's operational procedures.

## 6. Energy Efficiency & Sustainable Construction

The proposed classroom extension has been designed in accordance with the principles of sustainable development set out in Strategic Policies DS1PU and DS2PU and Policy DS6PU of the Copeland Local Plan, together with the National Planning Policy Framework.

The development comprises non-domestic educational accommodation and will be designed and constructed to comply with Building Regulations Part L (Non-Domestic Buildings) and Building Bulletin 101 (BB101): Ventilation, Thermal Comfort and Indoor Air Quality in Schools.

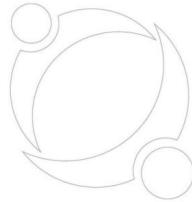
A fabric-first approach has been adopted to minimise energy demand through improved insulation, reduced thermal bridging, and controlled air leakage. The extension will be appropriately heated and ventilated to provide a comfortable internal environment suitable for early-years education.

High-efficiency LED lighting will be installed throughout, together with water-efficient fittings where applicable. Given the modest scale of the extension, this approach represents a proportionate and policy-compliant response to sustainability requirements.

## 7. Access & Permeability

The proposal will maintain the existing access point to the site, with adequate off-street parking for a minimum of 15 vehicles. This complies with the Cumbria Highways Design Guide, ensuring sufficient parking capacity without affecting the surrounding area.

Inclusive access has been considered from the outset of the design. The extension will be accessed via existing circulation routes within the site, with level or gently sloping access provided where required. Detailed compliance with Building Regulations Part M will be addressed at the Building Regulations stage.



## 8. Proposal

The proposed classroom extension will add approximately 31 square metres of additional internal floorspace to the existing nursery building. The extension provides additional teaching and support accommodation and does not materially alter the scale or footprint of development within the site.

## 9. Amount & Scale

Details	Amount
<b>Site Plot size m<sup>2</sup></b>	<b>1654.20 m<sup>2</sup></b>
<b>Existing Building m<sup>2</sup></b>	<b>502.76 m<sup>2</sup></b>
<b>Proposed Extension m<sup>2</sup></b>	<b>31 m<sup>2</sup></b>
<b>Development Ratio</b>	<b>32%</b>
<b>Parking m<sup>2</sup></b>	<b>533.76 m<sup>2</sup></b>
<b>Frontage Distance</b>	<b>27.300mm</b>
<b>Side Distance</b>	<b>3.800mm</b>
<b>Rear Distance</b>	<b>8,500mm</b>

All dimensions are measured in metres. The scale and massing of the extension are modest and subordinate to the existing building. Separation distances, orientation, and layout ensure that there will be no adverse impact on neighbouring amenity, daylight, outlook, or the character of the surrounding area, in accordance with Policy DS6PU.

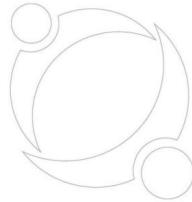
## 10. Environmental and Geological

The site is not identified as being within an area of known contamination. Given the nature of the development and the existing use of the site, no intrusive ground investigation has been undertaken at this stage. A precautionary approach will be adopted during construction, with a watching brief in place and appropriate action taken should unexpected contamination be encountered, in line with Policy DS10PU (Soils, Contamination and Land Stability).

### Environmental performance

The Main Contractor will be carrying out the following tests in order to ensure current environmental standards are met and ideally surpassed throughout the works (S36).

- Air quality monitoring will be undertaken at key stages throughout the works where airborne dusts and omissions and issues could be identified.
- Noise and vibration monitoring will be undertaken to ensure acceptable levels are adhered to or surpasses and assessed throughout the works.
- Hazardous material testing where identified will be undertaken alongside specific works RAMS and requirements as per UKAS17025 and associated asbestos documentation (please see separate reports).
- The existing infrastructure has been fully tested and cleared for all residues, oils and contamination and materials from within the existing client's site information.
- Full certification and associated completion reports are included within this pack and will be confirmed prior to removal of potentially sensitive items if required or highlighted during a watch brief
- All work to be carried out in accordance with the Construction Phase Plan and Health & Safety Method Statement, supplied by contractor prior to project start.

**Contaminated Land**

The site has not known (expressed) contamination however if any contamination was found the site would require a phase 1 desk top study carried out to highlight the necessity to carry out the phase 2 ground investigation or Phase 3 remediation as required by the Environmental Health Act Part 2A,

**Sound**

To Be Kept to a minimum throughout the works. Where excessive noise is required for short periods this works should be undertaken between the working hours of 8am-5pm – Mon-Fri & 09:00-16:00 – Sat - Sun.

**Road Cleaning**

To be conducted pro-actively throughout the works if required using mechanical sweeping if required.

**Air Quality/Dust Management**

All Operatives to wear suitable RPE and PPE throughout the works. Pre-dampening and pre-cleaning will minimise the potential for dust nuisance, water usage should be restricted to just enough to dampen the area and not to cause undue water run-off or damage, excess water should be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

**Waste (including Hazardous)**

All waste will leave site as per the current Hazardous Waste Regulations 2009 and be disposed on in a safe manner to the required landfill – Main contractor's responsibility.

**Water Courses and Groundwater**

No water courses currently would be affected within the site boundary.

**Biodiversity Net Gain (BNG)**

The proposed development is exempt from the mandatory requirement to deliver Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990 (as amended).

The proposal comprises a small-scale extension to an existing building within the established developed footprint of an operational nursery site. The development does not involve the loss of priority habitats, trees, hedgerows, or other biodiversity features, nor does it result in the creation of additional residential units or a change of use.

As such, the development falls within the statutory exemptions set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and is therefore not required to submit a Biodiversity Gain Plan.

Notwithstanding the above, the proposal accords with Strategic Policy N1PU (Biodiversity and Geodiversity) of the Copeland Local Plan, as it avoids harm to biodiversity and retains existing landscaped and open areas within the site.

**11. Drainage**

The proposal represents a minor extension to an existing building and does not materially increase surface water runoff. Given the constrained nature of the site and the small scale of development, the use of formal SuDS is not practicable; however, the proposal accords with the drainage hierarchy set out in Policy DS9PU.

The site also benefits from a combined drainage system (surface and foul water) see plan for location of on-site drains, it is intended that the drain would be laid around the property to facilitate or



proposal, and due to the ground conditions, size of the plot and lack of watercourse the hierarchy of drainage would be automatically achieved by using the designated combined water system, layout will be as drainage plan, the drains will/do consist of the following;

- 100mm waving plastic drainage system.
- 100mm concrete encasement (where required for protection) or full bedded in pea gravel.
- 1-60-80 falls minimum.
- 450mm PPIC Inspection chambers at change of gradient and direction

**ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H**

## **12. Local & National Planning Policy**

I have provided a comprehensive list of **Copeland Borough Council planning policies** that may support the proposed extension to Frizington Nursery School, considering both the educational benefits and the wider community impact. These policies are based on the **Copeland Local Plan** and associated documents, alongside relevant national frameworks like the **National Planning Policy Framework (NPPF)**.

### **Strategic Policies for Development**

- **Policy DS1: Settlement Hierarchy**

Frizington is classified as a Local Centre in the settlement hierarchy. This policy supports developments that provide essential local services, including education, in settlements identified for growth or sustainability.

- **Policy DS3: Development Boundaries**

Encourages development within established boundaries, ensuring it aligns with the surrounding character and infrastructure. As Frizington Nursery is within the settlement boundary, an extension would likely align with this policy.

- **Policy DS6PU: Design and Development Standards**

Requires all developments to meet high standards of design and efficiency. An extension to the nursery would be expected to reflect these standards, incorporating sustainable materials and practices where possible.

### **Community and Social Infrastructure Policies**

#### **Policy SC1PU: Health and Wellbeing**

This policy supports developments that improve health and well-being by enhancing access to services, such as nurseries and schools, which play a key role in child development. The extension would contribute positively to the community's social infrastructure.

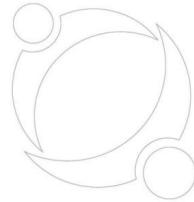
- **Policy SC2PU: Social and Community Facilities**

Directly supports the expansion of social infrastructure, including education facilities like nurseries. This policy encourages the development of services that meet local needs, particularly in areas with growing populations or where existing facilities are under pressure.

- **Policy SC3PU: Education and Skills**

Endorses developments that provide new or extended education facilities to enhance access to quality education. It specifically promotes the expansion of schools and nurseries to accommodate growing community needs and improve educational outcomes.

- **Policy SC4PU: Green Infrastructure**



Supports development that integrates green infrastructure. If the extension to the nursery includes any outdoor play or learning spaces, this policy would encourage the use of natural features to enhance the learning environment.

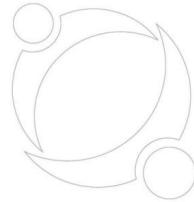
#### Environmental and Design Policies

- **Policy DS7PU: Design and Place-Making**  
Focuses on high-quality, sustainable design that reflects local character and enhances the surrounding area. The nursery extension would need to adhere to this policy by contributing positively to the local built environment, ensuring the design is both functional and attractive.
- **Policy DM10: Achieving Quality of Place**  
Promotes development that enhances the quality of place through good design, respect for local character, and positive contributions to the community. An extension to the nursery would need to demonstrate these principles.
- **Policy ENV3PU: Biodiversity and Geodiversity**  
Ensures that new developments preserve or enhance biodiversity. Any school extension should consider green spaces and wildlife, integrating sustainable landscaping if possible.
- **Policy ENV6PU: Flood Risk and Surface Water Management**  
New developments must assess flood risks and manage surface water effectively. For the nursery extension, this may involve drainage solutions to ensure that the expansion does not increase the risk of flooding on-site or in surrounding areas.
- **Policy ST1: Strategic Development Principles**  
Sets out the overall strategy for sustainable development in Copeland, ensuring that developments are aligned with the long-term needs of the community, including educational needs. The policy highlights the importance of well-designed and accessible services.

#### Sustainable Growth and Accessibility Policies

- **Policy T1PU: Improving Accessibility and Transport**  
Ensures developments are accessible by sustainable modes of transport, including walking, cycling, and public transport. The extension should take into account how staff, students, and parents access the site, potentially including improved parking or safe pedestrian access.
- **Policy T2PU: Parking Standards**  
Any school expansion must adhere to local parking standards. The extension should consider the need for additional staff and parent parking or drop-off spaces to avoid congestion.
- **Policy CC5PU: Water Management**  
Promotes sustainable water use and management practices in new developments. If the nursery extension includes new plumbing or facilities, it should aim to meet water efficiency targets.
- **Policy CC6PU: Renewable Energy**  
Encourages developments to integrate renewable energy solutions. If feasible, the nursery extension could incorporate renewable technologies like solar panels to align with this policy.

#### National Planning Policy Framework (NPPF)

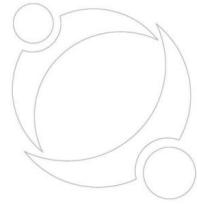


- **Paragraph 7:** Defines the purpose of the planning system as to contribute to achieving sustainable development.
- **Paragraph 8:** Sets out the three dimensions of sustainable development: economic, social, and environmental.
- **Paragraph 11:** Emphasizes the presumption in favour of sustainable development.
- **Paragraph 91:** Promotes healthy, inclusive, and safe places.
- **Paragraph 94:** Emphasizes the importance of ensuring sufficient choice of school places to meet the needs of existing and new communities.
- **Paragraph 95:** Ensures that new school developments contribute to the overall sustainability of the area and promote healthy lifestyles.
- **Paragraph 96:** Highlights the need for high-quality school facilities to support educational attainment and personal development.
- **Paragraph 108:** Ensures developments promote sustainable transport options.
- **Paragraph 110:** Requires developments to provide safe and suitable access for all users.
- **Paragraph 124:** Promotes the creation of high-quality buildings and places.
- **Paragraph 127:** Ensures that developments are visually attractive, create safe places, and contribute positively to local character and history.
- **Paragraph 130:** Requires developments to fit in with the overall form and layout of the area.
- **Paragraph 148:** Supports the transition to a low carbon future and the need for new developments to be energy efficient.
- **Paragraph 151:** Encourages the use of renewable and low carbon energy.
- **Paragraph 163:** Requires that new developments should not increase flood risk elsewhere.
- **Paragraph 165:** Ensures sustainable drainage systems are used unless there is clear evidence that this would be inappropriate.
- **Paragraph 170:** Ensures new developments contribute to and enhance the natural and local environment.
- **Paragraph 175:** Promotes the conservation and enhancement of biodiversity.
- **Paragraph 178:** Requires developments to ensure that sites are suitable for their proposed use taking account of ground conditions and any risks arising from contamination.
- **Paragraph 179:** Ensures that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- **Paragraph 180:** Requires planning policies and decisions to ensure that new development is appropriate for its location considering the likely effects (including cumulative effects) of pollution on health, living conditions, and the natural environment.
- **Paragraph 181:** Encourages opportunities to improve air quality or mitigate impacts on air quality.
- **Paragraph 182:** Ensures that new development is appropriate for its location, taking into account the effects of pollution on health and the environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

### 13. Vision

The project aspires to create a cohesive and functional design that complements the surrounding area, adhering to both national and local design principles. The extension will provide additional space, allowing the nursery to expand and continue serving the local community while minimizing environmental impact.

In summary, the proposed development reflects a well-considered, sustainable, and policy-compliant expansion that supports the long-term educational and community needs of Frizington.



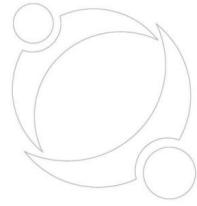
#### **14. Appendices**

**Photo 1 – Aerial Photo – East Elevation View**



**Photo 2 – Aerial Photo – North Elevation View**



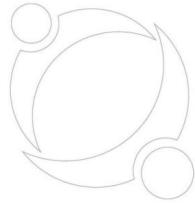


**Photo 3 – Aerial Photo – West Elevation View**



**Photo 4 – Aerial Photo – South Elevation View**





**Photo 5 – Aerial Photo – Plan View – 90m**



**Photo 6 – Aerial Photo – Plan View – 120m**



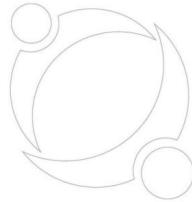


Fig 1 – Environment Agency Flood Report



## Flood map for planning

Your reference  
Charlotte Odd

Location (easting/northing)  
303709/517620

Created  
22 Oct 2024 18:41

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

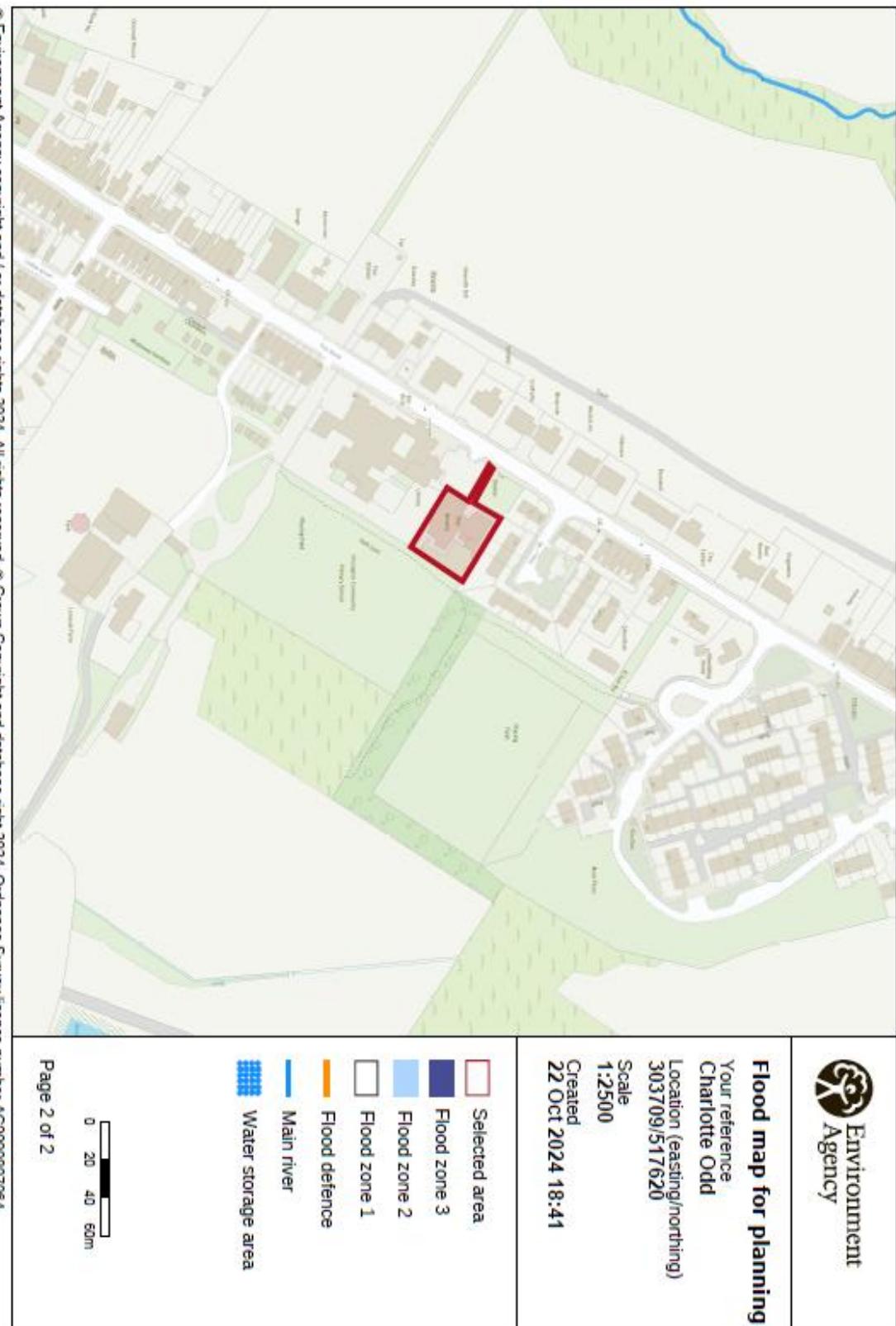
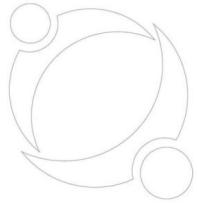
### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



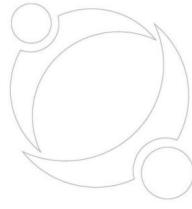
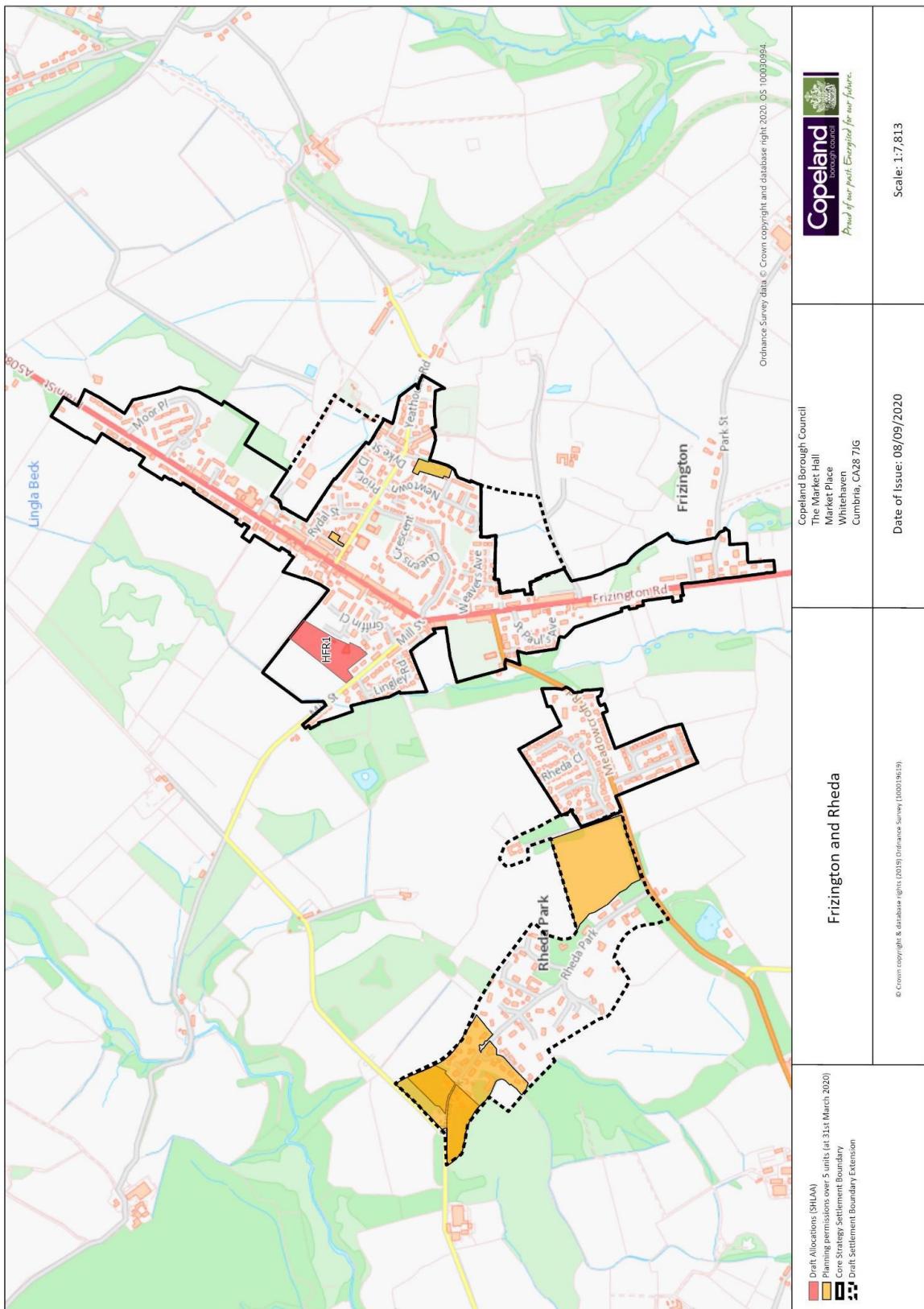
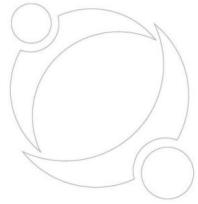


Fig 2 – Cumberland Settlement Boundary (Copeland) Frizington





# THE END