

## **Design & Access Statement (DAS)**

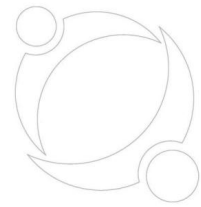
**DAS-001**

**Cleator Moor Nursery School, Ennerdale Road, Cleator Moor,  
Cumbria, CA25 5LW**

**Proposed Classroom Extension & Internal Alterations**

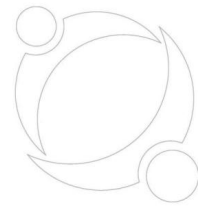
**Full Planning Application**

**04/12/2025**



**Document Control**

Date	Issue Number	Change/Amendment	Author:
10.10.2024	Rev A	First Issue	

**Approval and Sign off**

Project: Cleator Moor Nursery School, Ennerdale Road, Cleator Moor, Cumbria, CA25 5LW

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**

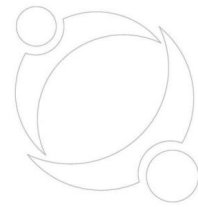
.....	.....	4 <sup>th</sup> December 2025
Print	Sign	Date

**B Design and Specification Approver**

.....	.....	4 <sup>th</sup> December 2025
Print	Sign	Date

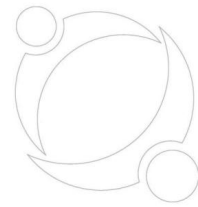
**C Design and Specification Sponsor (Clients)**

Charlotte Oddie	.....	4 <sup>th</sup> December 2025
.....	Sign	Date
Print		



## Contents

1.	Introduction.....	5
2.	Basic Flood Plan / Risk Assessment .....	5
3.	Use .....	6
4.	Appearance - (Design Code) .....	6
5.	Secured by Design .....	6
6.	Energy Efficiency.....	6
7.	Access & Permeability .....	7
8.	Proposal.....	7
9.	Amount & Scale .....	7
10.	Environmental and Geological.....	7
11.	Drainage .....	9
12.	Local & National Planning Policy .....	9
13.	Vision .....	11
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 Cleator Moor Nursery School, Ennerdale Road, Cleator Moor, Cumbria. The statement outlines key information relevant to the proposed development, aligning the project with relevant local and national planning policies, including the Copeland Local Plan, the National Planning Policy Framework (NPPF), and emerging policy guidance.

Charlotte Oddie, as proprietor of Cleator Moor Nursery School, is committed to the continued provision of high-quality early years education within the local community. The proposed development directly supports this objective by providing modern, fit-for-purpose internal teaching space designed to meet increasing operational and curriculum demands while remaining fully policy-compliant.

### Supporting Documents

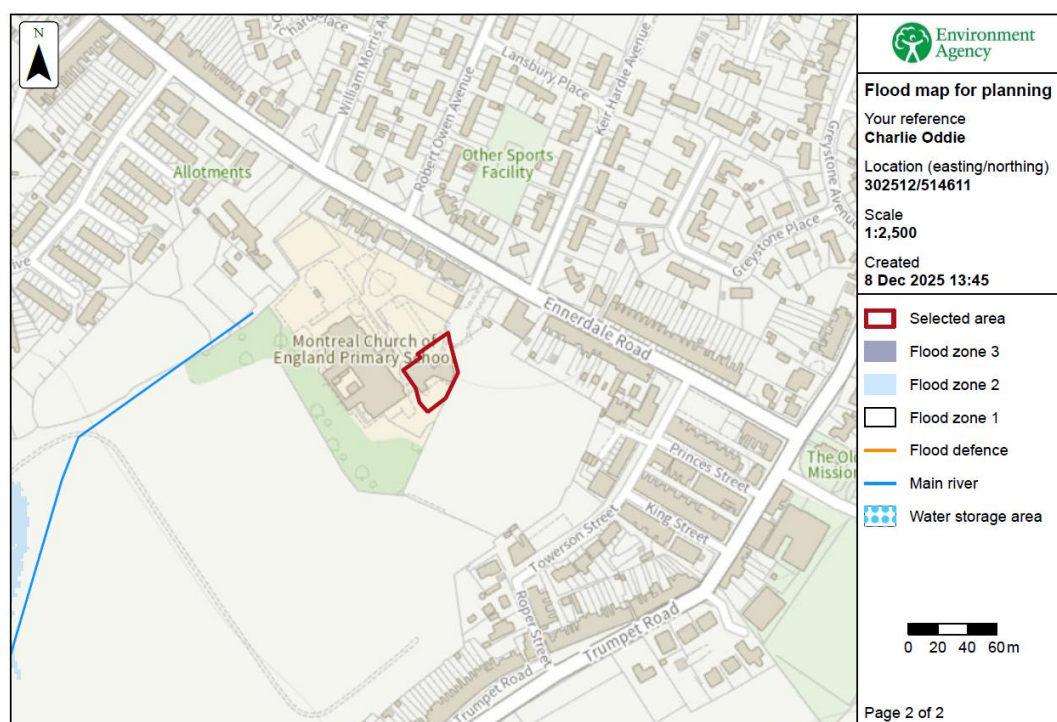
This statement is part of a comprehensive submission that includes planning drawings and the following supporting documents:

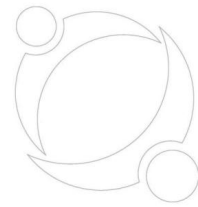
Plans – ER-CMN-001-009  
Design and Access Statement (DAS-001)  
Basic Flood Plan and Risk Assessment

## 2. Basic Flood Plan / Risk Assessment

A site-specific review of the Environment Agency Flood Map confirms that the application site lies within Flood Zone 1, defined as land at low probability of flooding. The proposed development therefore passes the Sequential Test by default and no Flood Risk Assessment is required for planning purposes under the NPPF or local policy.

The development will not increase flood risk elsewhere and will provide positive surface water control via the existing managed drainage network.





### 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 delivers demonstrable public benefit by enhancing early years education provision, supporting working families, and strengthening local social infrastructure in accordance with Policies SC1PU, SC2PU, and SC3PU.

### 4. Appearance - (Design Code)

The proposed extension adheres to the principles of good design and aligns with Policy DS3 and DS6PU. While there is no singular architectural style in the area, the proposed materials—such as brick, K-Rend, and metal roofing—are in keeping with surrounding properties, particularly the industrial and commercial extensions common in the area. The design continues the aesthetic established by the existing building, ensuring a cohesive appearance.

Elements	Existing Palette of Materials	Proposed Palette of Materials
Walls	Facing Brick & K-Rend	Facing Brick & K-Rend
Roofs	Mineral Felt & GRP	Mineral Felt & GRP
Windows	White & Grey Upvc	White & Grey Upvc
Doors	White & Grey Upvc & Aluminium	White & Grey Upvc & 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

The proposed single-storey extension adopts a low-profile flat roof form which is deliberately subservient to the host building and avoids any visual dominance or skyline intrusion. The roof height, parapet treatment and fenestration rhythm are carefully aligned with the existing built form, ensuring visual continuity when viewed from all site boundaries.

### 5. Secured by Design

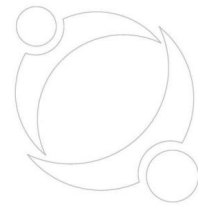
The proposal incorporates "Secured by Design" principles to enhance the security of the site. Existing 2000mm metal palisade fencing will be retained, and all doors and windows will comply with the relevant security standards (Approved Document Part Q). In addition, the site will benefit from CCTV monitoring and is well-overlooked by neighbouring properties and street lighting, which further reduces the potential for anti-social behaviour (see appendix photos).

Particular emphasis has been placed on child safeguarding, secure boundaries, controlled access points, and passive surveillance across external play and circulation areas.

### 6. Energy Efficiency

Energy Efficiency – Corrected Version

The proposed extension has been designed to exceed the minimum energy performance standards required under Building Regulations Part L and aligns fully with Policy DM12 (Sustainable Construction) and CC6PU (Renewable Energy).



Key measures include:

- High-performance insulated external wall construction
- Fully insulated warm-roof system
- High-efficiency double-glazed low-emissivity windows and doors
- LED lighting throughout
- Zoned space heating linked to the existing nursery system for energy efficiency and comfort control

Water efficiency measures will include low-flow fittings and reduced-capacity cisterns. Waste will be managed in accordance with a Site Waste Management Plan during construction.

The development will therefore deliver a high standard of environmental performance proportionate to its scale and educational function.

#### **7. Access & Permeability**

The proposal will maintain the existing access point to the site, with adequate off-street parking for a minimum of 32 vehicles. This complies with the Cumbria Highways Design Guide, ensuring sufficient parking capacity without affecting the surrounding area.

The development generates no material increase in trip generation beyond the existing lawful nursery use and therefore presents no adverse impact on highway safety or traffic flow.

#### **8. Proposal**

The proposed classroom extension will add 61 square meters to the existing building footprint, increasing the nursery's operational capacity. The scale of the development is modest and remains well within the parameters of the Copeland Local Plan's guidance on size, scale, and massing, with no adverse impact on the surrounding properties or streetscape.

#### **9. Amount & Scale**

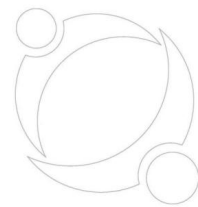
Details	Amount
Site Plot size m <sup>2</sup>	1073.20 m <sup>2</sup>
Existing Building m <sup>2</sup>	403.95 m <sup>2</sup>
Proposed Extension m <sup>2</sup>	61 m <sup>2</sup>
Development Ratio	42%

Size, scale, massing, streetscape & separation distances are all considered to low & be in line with Copeland Local Plan and the good design guide and in line with previously approved sites of similar nature in very close proximity, and the extension will have no noticeable impact on the general amenity or surrounding properties / users.

#### **10. Environmental and Geological**

The site has not been inspected and tested or benefit from a phase 1 desk top study or phase 2 ground investigation Report however I have highlighted the following;

- No ground contamination thought to be on site however the owner and ground workers MUST carry out a watch brief and if any contamination found it must be reported to ABC



- Foundations need inspected by Building Control, they will confirm that the property will be suitable on either a raft or reinforced strip footing – report to be finalised for Building Control)
- Radon barrier is not required (see appendix radon report)
- Surface water to be discharged into surface water drainage system as shown on drainage plan

### **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.

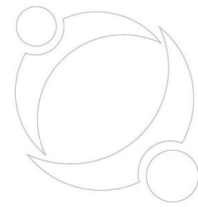
### **Waste (including Hazardous)**

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.





## 11. Drainage

The proposed development will connect to the existing drainage infrastructure serving the nursery site. Surface water and foul drainage will be managed in accordance with the drainage hierarchy set out within the NPPF and Building Regulations Part H.

Given the constrained urban site context and absence of viable infiltration potential, controlled discharge to the existing network represents the most sustainable and proportionate solution for this development.

- 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 Cleator Moor 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**  
Cleator Moor is classified as a Key Service 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 Cleator Moor 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.

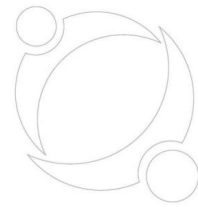
### Community and Social Infrastructure Policies

#### **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.



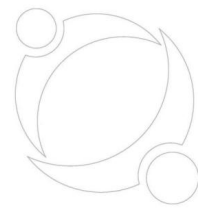
- **Policy SC3PU: Education and Skills**  
Endorses developments that provide new or extended education facilities to enhance access to quality education. It specifically promotes the expansion of schools and nurseries to accommodate growing community needs and improve educational outcomes.
- **Policy 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**



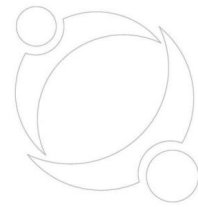
Encourages developments to integrate renewable energy solutions. If feasible, the nursery extension could incorporate renewable technologies like solar panels to align with this policy.

### 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

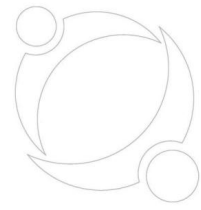


space, allowing the nursery to expand and continue serving the local community while minimizing environmental impact.

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

When assessed against the statutory development plan and the National Planning Policy Framework, the proposal achieves sustainable development in social, economic and environmental terms. No technical consultees would be prejudiced by the proposal, and there are no identifiable harms which would significantly and demonstrably outweigh the substantial public benefits arising from the delivery of enhanced nursery education facilities.





#### 14. Appendices

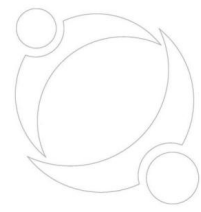
**Photo 1** – Aerial Photo – North Elevation View



**Photo 2** – Aerial Photo – East Elevation View







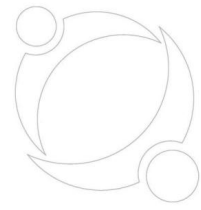
**Photo 3** – Aerial Photo – South Elevation View



**Photo 4** – Aerial Photo – West Elevation View

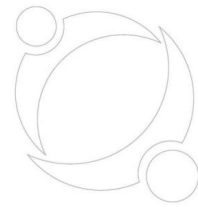






**Photo 5** – Aerial Photo – Plan View (120m)



**Fig 1** – Environment Agency Flood Report

## Flood map for planning

Your reference	Location (easting/northing)	Created
Charlie Oddie	302512/514611	8 December 2025 13:44

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

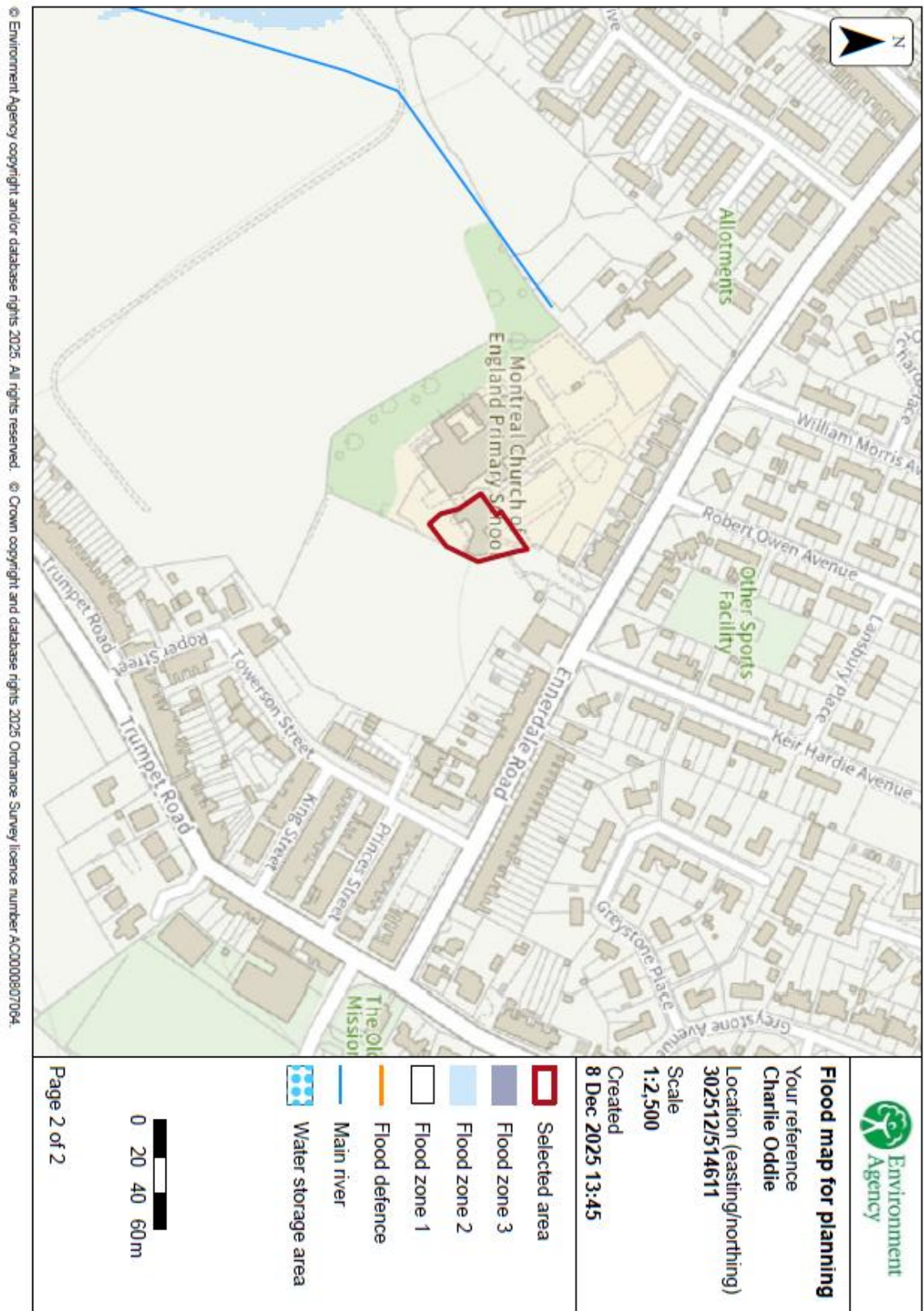
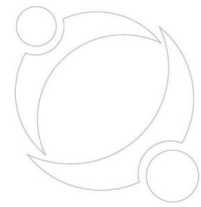
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

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 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>









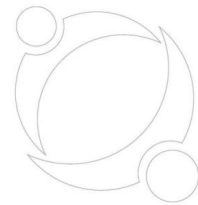




Fig 1 – Environment Agency Flood Report



## Report of address search for radon risk

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Address searched: Cleator Moor Nursery, Ennerdale Road, Cleator Moor, CA25 5LW  
Date of report: 8 December 2025

### Guidance for existing properties

**Is this property in a radon Affected Area? - No**

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to be at or above the Action Level.

**The estimated probability of the property being above the Action Level for radon is: 0-1%**

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

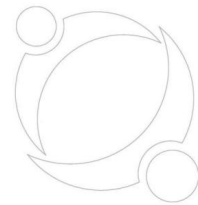
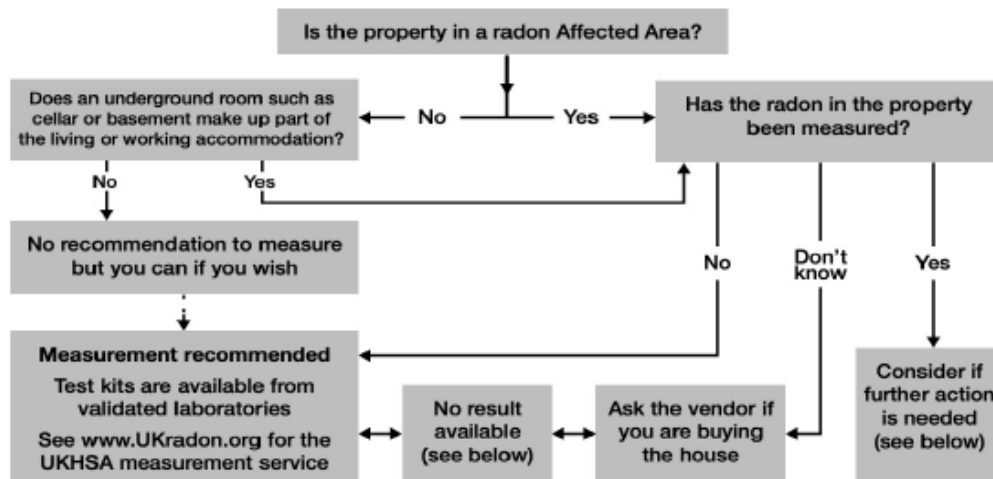
Further information is available from UKHSA or <https://www.ukradon.org>

### Guidance for new buildings and extensions to existing properties

**What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None**

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

**UKHSA guidance for occupiers and prospective purchases**

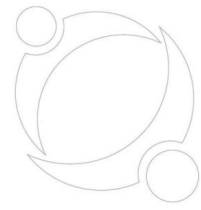
**Existing radon test results:** There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

**Radon Bond:** This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

**High Results:** Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m<sup>3</sup>), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m<sup>3</sup>; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: <https://www.ukradon.org>  
Building Research Establishment: <http://www.bre.co.uk/page.jsp?id=3137>

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# THE END