# Design and Access Statement (DAS)

**DAS-001**

**Plot 7, Land to the North of School Brow, Moresby Parks**

**Whitehaven, Cumbria**

**Proposed Detached Dwelling (Dormer Bungalow)**

**Discharge Reserved Matters (Appearance & Landscape)**

**06/03/2023 – Rev A**

## Document Control

| Date | Issue Number | Change/Amendment | Author: |
|---|---|---|---|
| 06/03/202 | - | First draft | |
| 31/07/2023 | Rev A | Slight amendments following consultation with Chris Harrison (Planning Officer) email dated 20th July 2023 – amendments highlighted red for ease of referance | |
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**Approval and Sign off**

Project: Plot 7, Land to the North of School Brow, Moresby Parks, Whitehaven, Cumbria

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

| ..... | ..... | 6th March 2023 |
|---|---|---|
| Print | Sign | Date |

B Design and Specification Approver

| ..... | ..... | 6th March 2023 |
|---|---|---|
| Print | Sign | Date |

C Design and Specification Sponsor (Clients)

Mr & Mrs Ross

| ..... | ..... | 6th March 2023 |
|---|---|---|
| Print | Sign | Date |

## Contents

## 1. Introduction

This Planning Statement supports a planning application to discharge reserved matters (Appearance & Landscape) by Mr & Mrs Ross for a residential development at Plot 7, Land to the North of School Brow, Moresby Parks, Whitehaven, Cumbria. This is a full planning application for a detached dwelling (Dormer Bungalow).

This Planning Statement provides a summary of all relevant information about the proposed development and assesses the proposal in relation to all relevant adopted policy and other policy guidance including emerging policy.

Mr & Mrs Ross are committed to the delivery of this scheme at Plot 7, Land to the North of School Brow, Moresby Parks, and has carried out extensive studies, surveys, consultations, outline planning applications and assessments, in order to create a deliverable, and sustainable residential development.

This Planning Statement is just one of a number of documents in addition to the planning drawings submitted in support of this application. The full list of supporting documents is as follows:

- Plans
- Outline Planning Permission 4/21/2327/0R1 - Approved.
- Design and access statement

## 2. Flood Risk

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 overtopped 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.

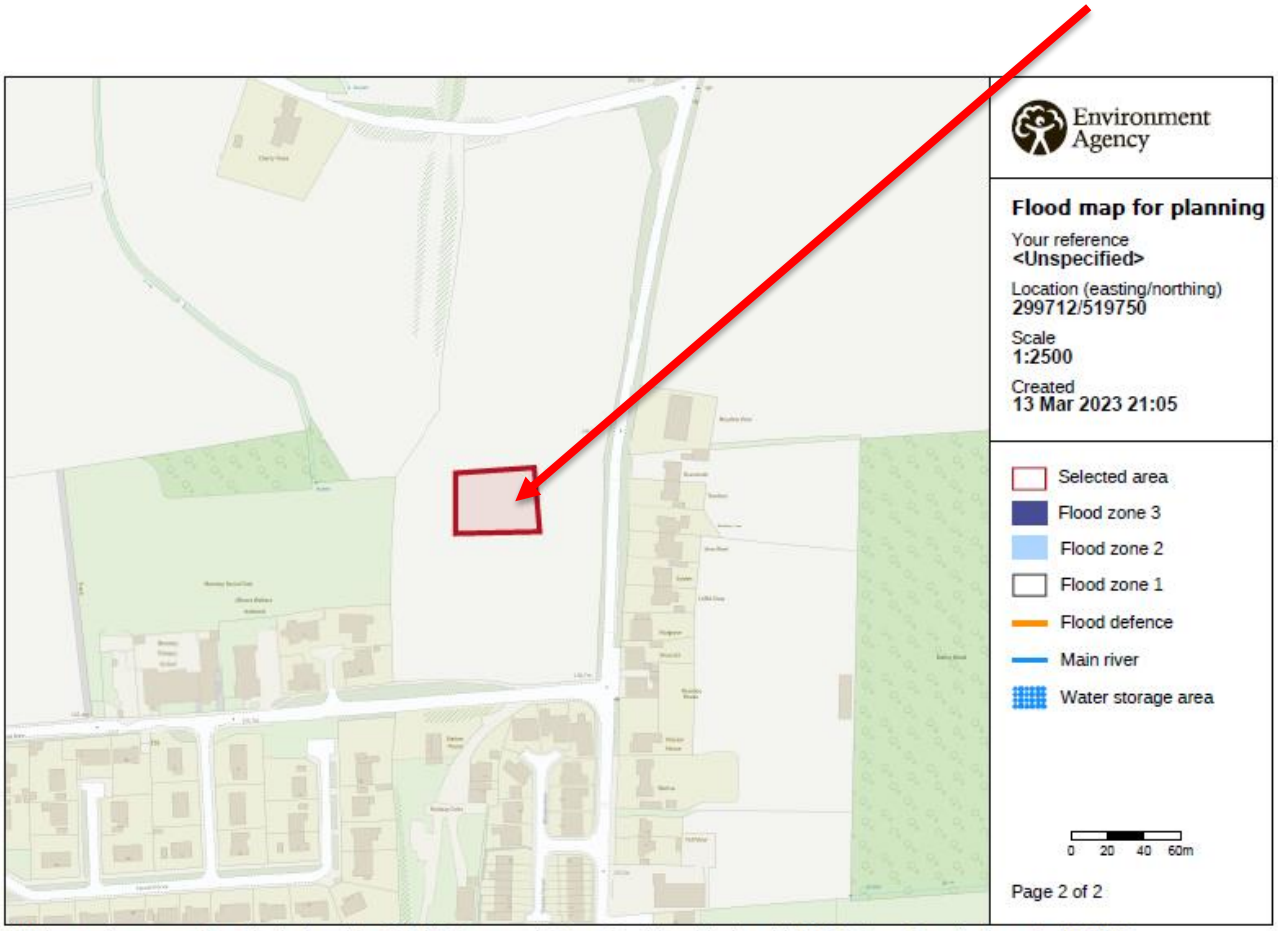





**Fig 1** – Environment Agency Flood Maps

It can be seen from the above that the property falls outside the flood risk area and therefore is safe to develop, it should also be noted that this has not been known to have flooded over the recent period as Policy ENV1 – Flood Risk and Risk Management.

### 3. Use

The site is currently allocated and approved for residential use within the Copeland Local Plan and within the Outline Planning Permission 4/21/2327/0R1 already approved for the development, the proposed development / design of the site for residential use is considered appropriate in line with the approved planning application and the Project Design Guide.

The proposed dwelling is proposed to provide a family home, it is considered that the proposed development would accord with the aims of the Government & Copeland Borough Council Core Strategy, Development Management Policies, approved planning application and the Project Design Guide.

### 4. Appearance


**Fig 2** - Google map highlighting the area

### 5. The School Brow Site Vernacular

Moresby Parks area has created its built form naturally with growth to suit the areas domestic or commercial needs, there are several different styles in the vicinity from detached, semi-detached, single & two storey properties.

There is no traditional set architectural style within the immediate area, however the design, scale and massing of the property has been carefully considered to be complement the site approved / proposed adjacent properties and Project Design Code as agreed at the outline planning stage.

### 6. Housing Character.

The style of the development is considered sympathetic to its approved surrounding, keeping a constant theme running through the development and designed to keep the scale & massing to a minimum in line with the parameters set within the project design code (see fig 6 Appendix).

Palette of materials:

- Roof – Black Marley Modern Concrete Roof Tiles around 50°
- Cladding, Fascia & Soffits – Anthracite finish UPVC
- External Walls – Weinerberger Hathaway brindle brick
- Windows & Doors – Anthracite UPVC, aluminium & Composite
- Plot parking and footpaths – permeable setts – Marshall Tegulars (black)
- Boundary walls – (see plan)
    - 1800mm timber hit & miss fence to East & West boundary (rear only).
    - Rear boundary hedging is Griselinia or Laurel Prunus lusitanica or lauracerasus,
    - Box hedging & shrub plants to front East & West boundary.
    - Open frontage
- Garden Area - Grassed

### 7. Secured by Design

In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible rear & side boundary (Policy DM10 – Achieving Quality of Place) with modern compliant doors and window locking systems to PAS 24 legislation.

### 8. Energy Efficiency

We can confirm that the following design principles will be adopted for the development to reduce the thermal conductivity with the aid of modern insulation materials, reduced thermal bridging and improved air tightness of the dwelling, supplemented by a highly efficient energy source.

Using these principles for the dwelling design, Summary of the energy efficient construction of the dwelling: -

- Ground Floor – Concrete Slab with PUR insulation and screed
- External Walls – Cavity Wall with 150mm PUR insulation
- Roof – 150mm PIR between and 50mm PIR under - 500mm mineral fibre insulation quilt to flat ceilings areas and 150mm PIR between and 40mm PIR under rafters to sloping areas
- Windows – PVCU, double glazed, low e coating and argon filled
- Doors – Composite external doors construction

In addition to these measures the dwellings have been designed with an air tightness of >4m2/hr@50pa, this significantly exceeds the current standards set out in the Building Regulations. After the design of the external envelope of the building was finalised, the demands for heating and hot water were analysed to determine a system that would be most appropriate for the development. The pro-posed solution is to incorporate a highly efficient condensing boiler.
Use of low energy LED light fittings across the scheme further enhances the carbon efficiency of the development, Low flow rate taps, showers and reduced capacity cisterns all combine to further ensure efficient use of water, reducing total water demand by this residential scheme markedly. Provision for the storage of waste recycling receptacles will be provided and a Site Waste Management Plan will be implemented during the construction phase of the development reducing the amount of waste that would be ultimately destined for landfill (Policy DM11 – Sustainable Development Standards).

### 9. Access

There is an existing CCC highway and CBC approved road and pedestrian access to the south elevation, the plot benefits from parking for 3-4 cars as indicated on plan and boasting 63.75m² Marshal Tegulars driveway all in accordance with manufactures details and with the site entrance provided with full length channel drain (as plan) to prevent rainwater runoff onto highway all in line with Outline Planning Permission 4/21/2327/0R1& the Project Design Guide (see Fig 6 Appendix).

### 10. Scale

The proposed development has been designed in keeping with the Project Design Code and to replicate the scale of approved outline proposed dwellings and indicative footprint.

- Rear Garden - 181.00m ²
- Front Garden - 56.00 m²
- Driveway - 63.75m²
- Plot - 512.66m²

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality by redeveloping the existing redundant plot, every effort has been made to ensure the scale of the proposed development reflects that of proposed neighbouring properties and the site and in the immediate location (self builds)

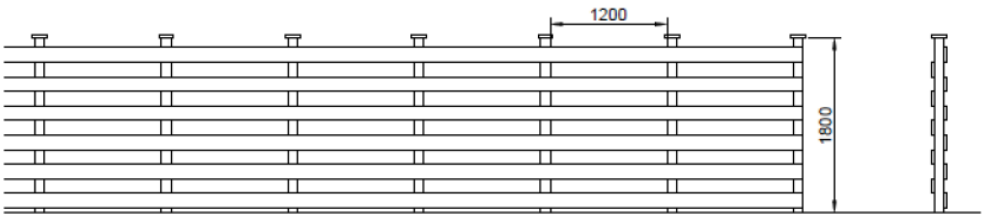
- Plot size 512.66m²
- Dwelling size 148.80m ²
- **Plot Development Ratio 29.0 %**

This development ratio is considered very low in comparison to the majority of all new builds and in line with the approved design code, our proposal is 20% less than the permissible maximum 35%.

### 11. Proposal (boundaries & landscaping)

The proposal is to provide full planning for a proposed 4 bed self-build bungalow dwelling which is highlighted as a shortage with a maximum capacity of 6 people in line with the SHMA 2014

We propose an 1800mm high timber post, hit & miss fence between Plot 6 & 8 (East & West), planting and box hedging to the front build line, the front South elevation will be open & the rear north boundary will be native hedgerow as the approved Application Ref. 4/21/2327/0R1




Grassed garden to front and rear and Marshall Tegular sets to drive and paths of the plot as per the plans.

### 12. Amount

The proposed dwelling suggestions the following dimensions.

- Plot size / area – 20.000mm wide x 28.600mm deep - 512.66m²
- Dwelling Footprint – 148.84m²
- Hard standing area - 7.200mm x 9.600mm = 63.75m² - 3-4 car (Parking)
- Front garden – 5.100mm x 7.000mm – 56.00 m²
- Rear Garden – 9.800mm x 20.000mm – 181.00m ²
- Dwelling plan – 16,600mm x 11,000mm – 148.80m ²
- 2000mm to each boundary (Plot 6 & 8)

### 13. Overlooking & Impact

The proposal is considered that acceptable overlooking distances would be maintained throughout the site and provide a balance which results in a good neighbourly design solution for the site in accordance with DM12,

- No first-floor gable elevation windows.
- Minimum 2000mm to boundary of adjacent plots
- All WC's and bathrooms and gable windows to have obscure glazing (grade 5 translucence)

### 14. 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)
- Full radon barrier not required.
- Surface water to be discharged into existing 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.

- 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 carried out by the contractor.

**Contaminated Land**
The site has no known (expressed) contamination however if any contamination was found the during the watch brief 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 hours of 8am-5pm.

**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 cause undue water to run off or damage.
Excess water to 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

## 15. Drainage

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

The foul and surface water 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
- Foul drainage 1-60-80 falls minimum
- Surface water drainage 1:75-1-100 falls minimum
- 450mm PPIC Inspection chambers at change of gradient and direction
- 4-bedroom dwelling = 8 people x 200lt per person per day = Total 1600lt per day norm

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

| Drainage Pipes to be 100mm Plastic Pipe Laid in accordance with Approved Document Part H (Assume FFL Plot 7 = 135.400) | | | | |
|---|---|---|---|---|
| **Surface Water Drainage** | | | | |
| **Chamber Name** | **Invert Level** | **Cover Level** | **Distance** | **Fall** |
| MHS4 | 132.709 | 135.350 | - | - |
| S1 | 132.800 | 135.520 | 5200 mm | 1:57 |
| S2 | 132.950 | 135.250 | 8150 mm | 1:54 |
| S3 | 133.000 | 135.250 | 11800 mm | 1:59 |
| **Foul Water Drainage** | | | | |
| **Chamber Name** | **Invert Level** | **Cover Level** | **Distance** | **Fall** |
| MH-F1 | 133.800 | 135.330 | - | - |
| F1 | 133.900 | 135.520 | 4300 mm | 1:43 |
| F2 | 134.000 | 135.250 | 7050 mm | 1:71 |
| F3 | 134.100 | 135.250 | 4600 mm | 1:46 |
| F4 | 134.150 | 135.250 | 2200 mm | 1:44 |
| F5 | 134.000 | 135.250 | 6050 mm | 1:61 |
| F6 | 134.100 | 135.250 | 6200 mm | 1:62 |
| F7 | 134.150 | 135.250 | 2550 mm | 1:51 |

## 16. Vision

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan, Outline Planning Permission 4/21/2327/0R1 & the Project Design Guide.
- The proposed scheme seeks to create a sense of space within a design led approach that contributes positively to locality and responds creatively to the setting and maximising the site in line with the Project Design Guide.
- The aspiration to create a cohesive design that brings character to the area and exciting home that meet the needs of residents, CBC Planning Policy, and minimise impact on the environment.
- The design aspirations for the proposed follows key objectives for good urban design and the Project Design Guide.
- The plot will provide positive amenity for the residents (parking and recreational).
- Layouts and design seek to maximise privacy, create street scene interest through and minimise the impact on adjacent property/landowners.
- Suitable vehicular and pedestrian's access in accordance with highways requirements and turning to the site entrance approved during the planning application - Outline Planning Permission 4/21/2327/0R1.

## 17. Appendices

**Photograph 1** – Aerial site view North to South

**Photograph 2** – Aerial site view East to West

**Photograph 3** – Aerial site view West to East

**Photograph 4** – Aerial site view South to North

**Fig 3 -** Copeland Borough Council – Outline Planning Permission 4/21/2327/0R1 – Approved.

Copeland borough council

Proud of our past. Energised for our future.

Copeland Borough Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

Addis Town Planning Ltd
c/o Mr Daniel Addis

APPLICATION REFERENCE: 4/21/2327/0R1

RESERVED MATTERS APPROVAL FOR THE ERECTION OF 20 DETACHED DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE APPROVAL 4/16/2175/0O1

LAND TO THE NORTH OF SCHOOL BROW, MORESBY PARKS, WHITEHAVEN

Raemore Developments Ltd

The above application dated 19/07/2021has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Application Form received 13th July 2021

Type One – The Lorton – House Design Pack received 24th March 2022

www.Copeland.gov.uk

INVESTORS IN PEOPLE

Type Two (H) – The Borrowdale (Handed For Plot) – House Design Pack received 24th March 2022
Type 3 (H) – The Wilton – House Design Pack received 24th March 2022
Type 4 – The Dovenby – House Design Pack received 30th October 2022
Type 5 – Plot 6 – House Design Pack received 24th March 2022

Site Layout – Drawing No. 6972 01 Rev. E received 13th September 2022

Adoptable Road Layout – Drawing No. 6972 100 Rev. K received 13th September 2022
Section 38 Plan – Drawing No. 6972 106 Rev. E received 13th September 2022
Road and Drainage Longsections Sheet One – Drawing No. 6972 101 Rev. F received 24th March 2022
Road and Drainage Longsections Sheet 2 – Drawing No. 6972 102 Rev. B received 24th March 2022
Road Cross Sections – Drawing No. 6972 105 received 24th March 2022
Typical Road Construction Details – Drawing No. 6972 103 Rev. B received 24th March 2022
Proposed Housing Development, Moresby Parks – Drainage Strategy – March 2022 received 24th March 2022
Drainage Strategy Sheet 1 of 3 – Drawing No. 6972 200 Rev. Q received 13th September 2022
Drainage Strategy Sheet 2 of 3 – Drawing No. 6972 201 Rev. R received 30th October 2022
Drainage Strategy Sheet 3 of 3 – Drawing No. 6972 202 Rev. M received 13th September 2022
Contributing Areas – Drawing No. 6972 203 Rev. G received 13th September 2022
Section 104 Agreement Plan – Drawing No. 6972 204 Rev. F received 13th September 2022
Adoptable Drainage Easement Plan – Drawing No. 6972 205 Rev. B received 24th March 2022
Adoptable Surface Water Manhole Base Details – Drawing No. 6972 206 Rev. A received 24th March 2022
Adoptable Foul Water Manhole Base Details – Drawing No. 6972 208 Rev. A received 24th March 2022
Adoptable Manhole Schedule – Drawing No. 6972 400 Rev. A received 24th March 2022
Detention Basin Section – Drawing No. 6972 210 Rev. D received 30th October 2022
Proposed Housing Development, Moresby Parks Drainage Strategy March 2022 received 24th March 2022
Proposed New Housing Development Moresby Parks – Cumbria – 5th April 2022 – Operation and Maintenance Plan Surface Water Drainage System received 30th October 2022
Outdoor Lighting Report Ref. SHD130 18 March 2022 received 13th July 2021
A3 Land Registry Plan – Drawing No. 6972 205 Rev. D received 13th September 2022

Reason

For the avoidance of doubt and in the interests of proper planning.

3. For the avoidance of doubt, this permission approves the reserved matters of appearance and landscape in relation to Plot 1, Plot 6, Plot 14, Plot 15 and Plot 16 as identified on Site Layout – Drawing No. 6972 01 Rev. D received 19th May 2022 only.

A further application for Approval of Reserved Matters following Outline Approval is required in relation to the reserved matters of appearance and landscape for all other plots.

Reason

For the avoidance of doubt and in the interests of proper planning.

Pre-Commencement Conditions

4. No development shall commencement until the culvert diversion and lower footpath drainage works detailed on Drainage Strategy Sheet 3 of 3 – Drawing No. 6972 202 Rev. M received 13th September 2022 have been completed in accordance with the approved details and brought into full operational use.

Reason

To prevent suitable provision for the control and management of surface and foul water in accordance with the provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

Pre-Occupation Conditions

*Landscaping*

5. Notwithstanding the submitted details, prior to the first occupation of any dwellinghouse hereby approved, full details of the soft landscape works to the site boundaries and communal area shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers / densities; and an implementation programme.

The agreed scheme shall be carried out as approved to the agreed timetable. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason

These details are required to be approved before the commencement of development to safeguard and enhance the character of the area and secure high quality landscaping in accordance with the provisions of Policy DM26 of the Copeland Local Plan 2013-2028.

Other Planning Conditions

*Highways*

6. No dwelling hereby approved shall be occupied until the estate road including footways to serve that dwelling have been constructed in all aspects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

7. No dwelling hereby approved shall be occupied until the approved parking layout and any associated turning spaces associated with the use of that dwelling have been constructed, marked out and made available for use. The approved parking layout and any associated turning spaces associated shall be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

8. There shall be no vehicular access to or egress from the Application Site other than via the approved accesses.

Reason

In the interests of highway safety in accordance with the provisions of Policy T1 of the Copeland Local Plan 2013-2028.

*Drainage*

9. No dwelling hereby approved shall be occupied until the foul and surface water infrastructure to serve that dwelling have been constructed and brought into full operational use.

Reason

To prevent suitable provision for the control and management of surface and foul water in accordance with the provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

**Informative**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

**Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

N.J Haynes

PP Pat Graham
Chief Executive

02nd November 2022

**Fig 4** – Radon Report

UK Health Security Agency

# Report of address search for radon risk

British Geological Survey

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Address searched: 4 School Brow, Moresby Parks, Whitehaven, CA28 8UX
Date of report: 13 March 2023

## 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 exceed 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 if 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

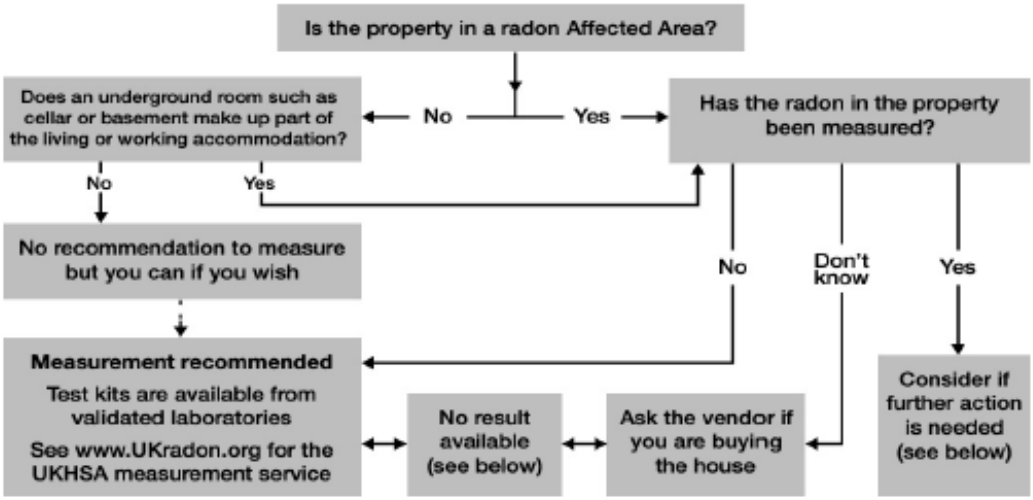
**What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None**

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.

**d.**

## 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/m3), 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/m3; 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

**Fig 5** – Flood Map (Environment Agency)

Environment Agency

# Flood map for planning

| Your reference | Location (easting/northing) | Created |
|---|---|---|
| **<Unspecified>** | **299712/519750** | **13 Mar 2023 21:05** |

**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 that 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 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms

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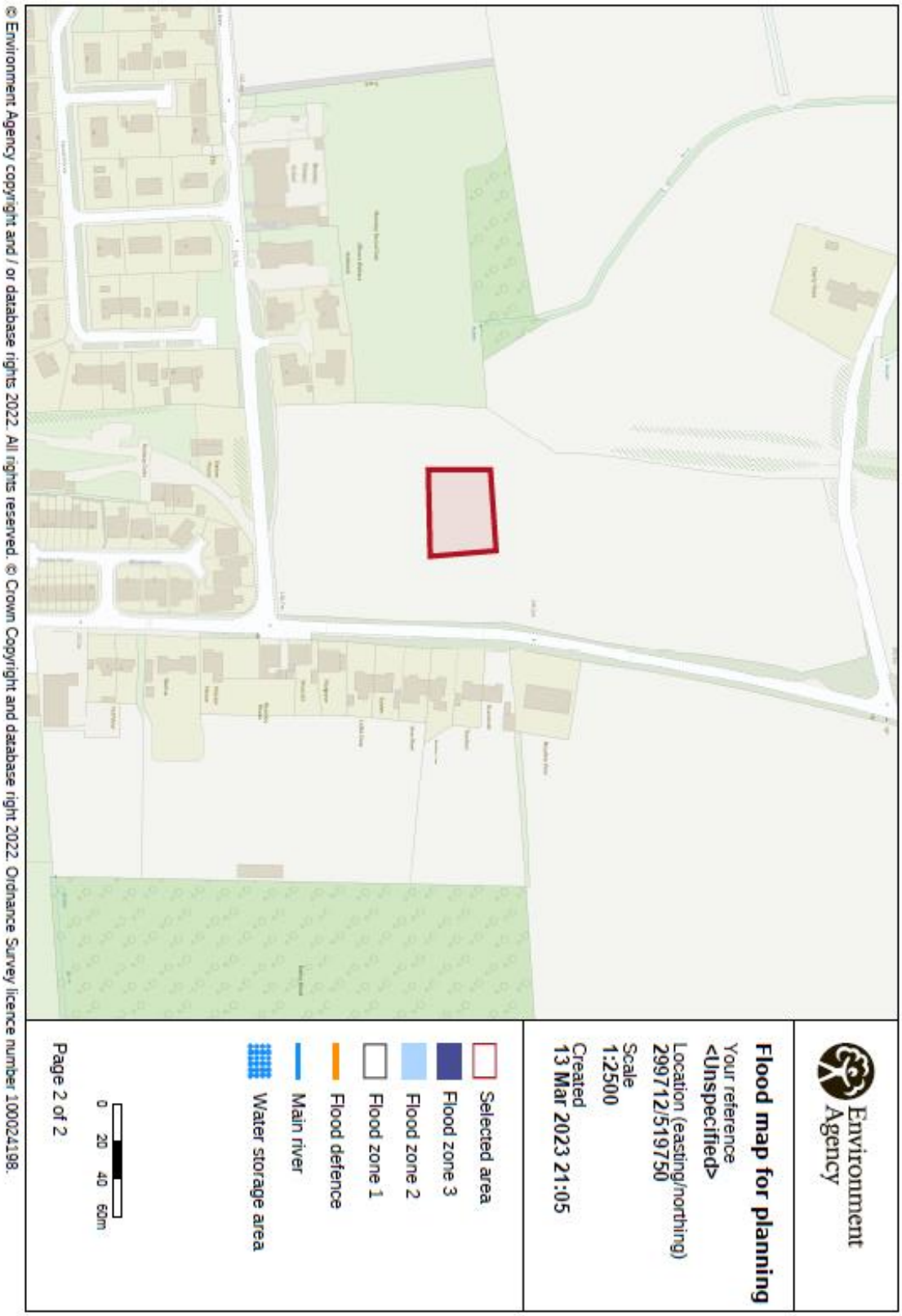
Environment Agency
Flood map for planning
Your reference
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Location (easting/northing)
299712/519750
Scale
1:2500
Created
13 Mar 2023 21:05
Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 60m
Page 2 of 2
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**Fig 6** – Approved Project Design Code

# Raemore Developments Ltd

Project Design Code

Moresby Parks School Brow Site B development

1

**Plot Layout**


The proposed layout has been designed with the intention of creating a new residential community of executive style housing with a distinctive sense of place that exploits existing topography and landscape features. Working with existing topography, plots shall be arranged following the approximate site levels. The roads and plot levels have been determined and set specifically to be able to install a gravity fed sewer system which will enter the UU system off school brow before the school, and the design is also determined by an underground high pressure gas main, with build over restrictions of 14m either side of the mains, stipulated by Northern gas networks in the west of the site, and access to the surface water retention basin.

2

Moresby Parks Self build, site B, plot location and dimensions.

| Plot No. | Plot area Sqm | Plot width Metre | Plot depth Metre | Plot development area. Max Sqm | Proposed plot Dwelling Sqm | Ground floor level Above sea level. M | Min distance To front principal Building line, from kerb | Comments |
|---|---|---|---|---|---|---|---|---|
| 1 | 704 | 16 | 44 | 208 | 140 | 134.35 | 7 | Lorton House |
| 2 | 688 | 16 | 43* | 182 | | 134.4 | 7.5 | |
| 3 | 672 | 16 | 42 | 162.5 | | 134.45 | 8 | |
| 4 | 672 | 16 | 42 | 196 | | 134.5 | 8 | |
| 5 | 736 | 16 | 46* | 195 | | 134.55 | 10 | |
| 6 | 930 | 26 | 36 | 316 | 165 | 134.8 | 10 | individual house +access track |
| 7 | 513 | 19* | 27* | 182 | | 135.4 | 8 | |
| 8 | 638 | 22* | 29* | 204 | | 136.3 | 10 | |
| 9 | 594 | 18* | 32 | 168 | | 139.25 | 9.8 | Bungalow plot |
| 10 | 536 | 16 | 31.5 | 168 | | 139.1 | 9.8 | Bungalow plot |
| 11 | 528 | 16 | 31 | 166 | | 139.0 | 9.8 | Bungalow plot |
| 12 | 528 | 16 | 31 | 164 | | 138.8 | 9.8 | Bungalow plot |
| 13 | 528 | 16 | 32 | 162 | | 138.52 | 9.8 | Bungalow plot |
| 14 | 693 | 21 | 33 | 168 | 139 | 137.5 | 9 | Wilton bungalow |
| 15 | 612 | 18 | 34* | 170 | 135 | 136.3 | 8 | Dovenby house |
| 16 | 551 | 19* | 29* | 143 | 135 | 135.4 | 9 | Borrowdale house |
| 17 | 528 | 16.4 | 33 | 189 | | 135.7 | 9 | |
| 18 | 511 | 16.4 | 32 | 182 | | 135.9 | 9 | |
| 19 | 522 | 18* | 29* | 154 | | 136.0 | 8 | |

*Average plan dimension

3

**Design Code**

1.01 A Design Code can offer detailed guidance that is particularly useful for complex scenarios involving multiple land ownerships or a series of different developers/designers.

1.02 A Code can offer a way of simplifying the complex 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**

1.03 Self-Build Site offering advice and guidance to owners and developers on the key design standards that will be expected within the Site.

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

1.05 It helps that individual homes and their surroundings can be identified as a part of a coherent scheme and no individual property is designed and built **not** in keeping with the scheme.

1.06 It is not intended that the Design Code will provide fixed solutions but establish a clear 'vision' for the future development of each individual plot, and be flexible enough to accommodate bespoke and unique designs features that offer variety and interest - contributing to an attractive and coherent overall development.

**Implementation**

1.07 This Design Code is designed to be used by planners, developers and plot buyers. Any development on the plots within the Self-Build Site will need to consult this Design Code. Buyers of individual plots and their design professionals shall follow guidelines set out in the Design code with the final approval given by Copeland Borough Council (CBC).

**Vision**

2. The site has been envisaged to incorporate house styles that have a large glazed front facing gabled wall with a steep pitch of around 50 degree. The vison, of all brickwork housing with a pre-determined available brick acceptable to the planning department and site developer.

Southern end. Entrance into site. All frontages of plots 14, 15, 16 facing onto School Brow with internal private road from main entrance. Parking for 3 to 4 cars per plot frontage.



Eastern side of the site – plots 9-13. These plots allocated for bungalow design only and are on the highest topography of the site to limit the visual impact from Moresby Parks Road. These will having sloping drives into the site to allow minimal slopes on rear gardens. A split level design of this design type will work to make access to garden area without the need for steps and retaining walls to the rear garden.

A new footpath will be constructed and all individual drive access to each plot taken off Moresby Parks Road.

• Northern end – Plots 6-8. All rear facing gardens facing North with views towards the Irish sea and Scotland.

• Western end – plots 1-5. These plot sizes are determined by the underground HP gas line, with a 14m restrictive building over area either side of the pipe. These have large west facing rear gardens as the restriction prevents building within the zone.

Indicative vision of potential house types

**Plot Coverage - Build Area**

3.0 Plot coverage is the proportion of the Site that is covered by buildings and ensures that built elements shall not dominate the natural environment.

3.01 All dwelling footprints must not occupy more than 35% of the total area of the plot regardless of the plot size. This provision combined with the minimum boundary parameters will ensure that there is flexibility in the design and that each plot is not over developed.

**Building Line.**

3.02 This section specifies the relationship between a proposed building and it's associated 'Building Line'.

3.03 The Frontage Building Line' is a key element and not be exceeded by projections, extensions or balconies once determined. Its purpose is to ensure consistency within the overall development. That also provide developers with enough flexibility over the layout of buildings within their plot.

3.04 The distance between the Principal Building line (gable element) and the front plot boundary may vary but be positioned to accommodate parking provisions within the plot and a green space area. These are identified in the red line on the plan

3.05 There should be variation in the overall frontage building line 'Wings' should be set back at least 0.5m from the Principal Building line.

**Separation between dwellings**

3.06 Providing an adequate gap between dwellings is an important requirement for plot developers to help achieve the overall vision for the Site.

3.07 A distance of at least 1.5M shall be provided between the building and adjacent side boundary producing a minimum separation of 3.0m between buildings.

**Rear Line**

3. A principal rear building line shall be positioned within the Plot Area to allow an amenity space and not to over saturate the plot with a building, rear small single story extensions or sunrooms may be acceptable in some plots, with leaving an adequate amenity space, as long as the dwelling footprint overall only covers up to 35% of the plot. The dwelling design and positioning along with the amenity space are to be encouraged to take into account natural sunlight. There must be a minimum of 10.5m to boundary from rear wall.

3.09 Fencing or walls of up to 1800mm may be erected back from the principal rear building line to provide security and privacy in rear gardens. The road frontage boundary can be defined with a natural hedge no higher than 600mm, for continuity across the site.

**Internal Plot Layout**

3.10 Each plot must benefit from private amenity space in the form of front and rear gardens that are enclosed by a secure boundary at the rear with a clear access point from the side path and house rear.

**Parking**

3.11 At least 3 parking spaces additional to the garage shall be provided within each plot area and behind the Front Boundary in each case. There must be a minimum driveway length of 5.5m as parked cars shall not 'hang over' the public footway. The width of any opening (Drive) shall not exceed 10m along its frontage, which allow parking for 4 cars width, and will keep a green space area to each plot frontage. No caravans or boats, will be permitted to be parked in front of the principal building line.

It will be discouraged that residents vehicles will be left parking on the streets on a regular basis through poor individual planning not incorporating parking provisions within the plot boundaries.

**Reason.** To allow free access for delivery, refuse, emergency vehicles, and beneficial access for all other residents.

**Private Amenity Space**

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

3.13 Due to the existing topography and some slopes to some plots, some levelling work will be required within gardens. Sloped and uneven terrain can often provide more interesting spaces if carefully planned, the use of large retaining walls are discouraged but will be down to each plot owner to decide on requirements which will not impact other properties.

3.14 Any outbuildings, sheds, greenhouses shall be situated at least 1.0m away from the side boundary.

**Dwelling Parameters**

Massing

3.15 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.

**Floor levels**

3.16 Finished Floor Levels of the new buildings are to be set as a requirement as on the site plan, in keeping with the overall theme of the site elevations and to minimise large retaining walls between properties, and to ensure service connections to drains and sewers. Any frontage hedging must be sympathetic to blend in with their surroundings of other plots and that of the maintained green areas installed under the development.

**Building Height**

3.17 The maximum ridge height for the Principal Building shall be no higher than 11m and no lower than 7m with eaves no lower than 2.1m when measuring from the external ground level.

**Appearance**

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

- Large areas of glazing
- Articulation of ground floors to provide modern living arrangements, security and privacy.

**Materials**

3.19 As highlighted throughout this Design Code, the aspiration for the Site is to create a harmonious and uniform street scene with bespoke and varied architecture and building styles.

3.20 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.

**Walls**

3.21 All building materials utilised shall be of a high quality and the innovative use of traditional materials such as brick and stone. Minor rendering details may be permitted, but discouraged on full height front and side elevations.

A Weinerberger Hathaway brindle brick is the preferred choice of style and colour from the developer and conformation of supplies have been assured.

The use of complimentary stone heads and cills in a bathstone buff colour in examples above

.

**Glazing**

• Anthracite grey colour pvc or aluminium windows and doors
Tinted glass where required on facing facades to prevent overheating.

The front facing elevation of any Principal Building should accommodate a high percentage of glazed area. Large, floor to-ceiling windows are encouraged to look out and allow rooms to allow natural light to flood inside. Factors that affect overheating should be addressed at the design stage. Mechanical ventilation and heat recovery (MVHR) units are encouraged for air quality within the homes.

**Roof**

• simple profile roof tiles, marley modern or similar in grey, anthracite cladding.

Dormers and roof lights shall also be in keeping with the overall appearance of the building. Dormers should have pitched roof to match any gable features. Rooflights shall be well integrated with the roof structure.

**Drives footpaths and hard standing construction**

3.22 The natural topography and ground conditions, create a poor draining surface, with high level clay layer preventing a permeable ground condition.

3.23 The site surface water system is designed to take away all surface water generated into the site detention area in the adjacent field for controlled release into the watercourse.

3.24 There will be no requirement for permeable paving as this will only result in localised soaked ground areas.

3.25 While the site developer will vet plans before the reserved matters applications are made for the design the final decision on the design approval will be made by the local planning authority.

**Plot landscaping fence and boundaries**

3.26 The front boundary that demarcates the boundary line between a public highway and private garden can be open, or a small natural hedge, all no bigger than 600mm will be permitted to retain an open plan feel to the whole of the road frontage, and to add natural habitats for insects and birds. Small individual trees within the plot frontage may add to the overall look but must be sympathetic to all neighbouring properties and not block off any natural light and cause shading to any other properties and in any case no larger than 4m in height

3.27 No front gates will be permitted

3.28 Front side boundaries up to 1.8m tall shall be in line with the principle rear façade of the dwelling to maintain the open space front gardens throughout the development, this includes corner plots adjacent to the roads.

3.29 Rear side boundaries shall be timber post and vertical rails, for security purposes, or a walled garden. The fences or walls should be no higher than 1800 mm measured from the adjacent ground level.

*Fig 4 Typical vertical timber fence*

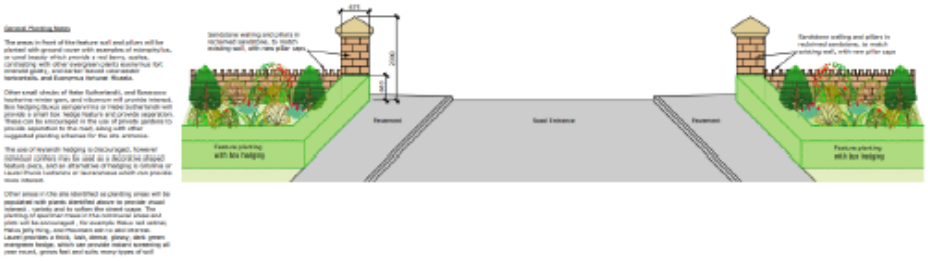
3.30 Front gardens should be maintained as lawns with the planting of specimen small trees or shrubs, and box hedging if desired.

3.31 Rear gardens can be landscaped to each individual plot owners own design but the use of high trees of 4m or more or fast growing and intrusive conifers such as leylandii will not be permitted. No perimeter foliage will be permitted to be higher than the 1.8m fencing for the benefit of all residents.

3.32 Particular landscaping features will need to be adhered to within the gas line building restrictive zone so as not to impact with the gas pipe, which is approximately 2m deep. These are set out by the gas network. NGN and will be strictly adhered too.

3.33. **Site Landscaping**. The original sandstone wall will be retained along the SE boundary onto School Brow, and extended towards the new site entrance with reclaimed sandstone. New sandstone pillars will be constructed to provide a feature entrance along with planting of shrubs and ground cover to provide a pleasant visual feature. A new wall will also be constructed to the west of the entrance to match in with the east. A rear hedge behind the wall will be planted and be allowed to grow up to 1.8m tall to provide privacy to the rear garden of No1.

Proposed entrance feature



The areas in front of the feature wall and pillars will be planted with ground cover with examples of microphyllus, or coral beauty which provide a red berry, azalea, contrasting with other evergreen plants euonymus fort emerald gaiety, and darker leaved cotoneaster horizontalis. and Euonymus fortunei Micaela.

Other small shrubs of Hebe Sutherlandii, and Saracocco hookeriana winter gem, and viburnum will provide interest.

Box hedging Buxus sempervirens or Hebe Sutherlandii will provide a small box hedge feature and provide separation. These can be encouraged in the use of private gardens to provide separation to the road, along with other suggested planting schemes for the site entrance.

The use of leylandii hedging is discouraged, however individual conifers may be used as a decorative shaped feature piece, and an alternative of hedging is Griselinia or Laurel Prunus lusitanica or lauracerasus which can provide more interest.

Other areas in the site identified as planting areas will be populated with plants identified above to provide visual interest, variety and to soften the street scape. The planting of specimen trees in individual plots are encouraged, for example Malus red setinal, Malus jelly King, and Mountain ash to add interest.

Laurel provides a thick, lush, dense, glossy, dark green evergreen hedge, which can provide instant screening all year round, grows fast and suits many types of soil.

**Properties**

4.0 The site developers are trying to co-ordinate a scheme that is in the interests of all potential house owners

4.01 The developers are very experienced in self build properties and the challenges that these types of developments can manifest. The main issues arise from uncompleted plots, or plots bought as speculative investments and not built on, and subsequently lay dormant for years, which detracts from the site as a whole and the residents living on it.

4.02 It is the intention of the site developer to obtain a section 38 and S104 agreement with CCC for road and drains adoption. These can only be completed and adopted if all plots are complete and roads and drains finished to surface levels. There is a statutory maintenance period for a highways adoption for a period of 1 year for the site developer to rectify any damage occurred to the road and drains after these have been initially accepted for adoption.

**Reason**, the kerbs, road and drains are often inadvertently damaged during building works, by diggers, deliveries etc by others. It is not feasible for the site developer to have the final road finishes in place unless all plots are complete, as all damage rectification falls upon the site developer. The adoption process will not be accepted until there is a likelihood of site completion.

4.03 This presents problems for other plot owners who have bought and developed in good faith, but unfortunately have no recourse to have the development completed within a reasonable time period.

4.04 Therefore, for the protection of all plot owners, the site developers propose that it is the intention to co-ordinate and set reasonable timescales for individual plot home builders, to be able to construct and complete their respective houses ready for occupation as determined by a final building control certificate. This is to protect the remaining home builders from having to live on an incomplete estate, and prevent speculative buyers from buying up a building plot and not completing in a reasonable timescale.

4.05 The site developers require that any self-builder has to start within 1 year of plot purchase, and deem a maximum of a 3 year building period sufficient for completion, from the purchase of the building plot. There is a requirement for plot owners to complete within this timescale, for the benefit of themselves and all the other residents on the estate.

4.06 If circumstances arise outside of the plot owners control whereby, they are either unable or unwilling to complete the housing to final completion, then the developers may take a legal option under terms and conditions in the sale contract to re-purchase the plot back at the market value of the uncompleted plot at what ever stage it may be. The valuation will be set by an independent valuer. The site developer will then complete the plot, and re sell onto allow the roads and drains to be completed and adopted.

**Reason.** For the protection of all other residents and site developers to be able to complete the development

**House types**

5.0 The developers have had 4 house types designed to the site code under copyright of the designer. These types and layouts can be utilised or amended to bespoke individual requirements within keeping with the site code and will be available to purchase at a reduced cost from the designer.

5.01 A set of the designed plans will be made available with layouts prepared for presentation by the designer.

5.02 The designer will be available to amend his designs as required to individual owners, or design a bespoke dwelling within keeping within the site code.

**Wilton.** 1.5 Storey (Detached Bungalow) Plots 9-14 . Rooms in roof

**Dovenby** 2 story House.

Double garage 2 story house type. Attic loft storage

12

**Borrowdale** 2.5 Storey (Detached House)

Single garage 2.5 story house type, 2nd floor rooms in loft space

**Lorton,** Double garage 2.5 story house type, 2nd floor rooms in loft space

13

**Parking**

5.03 The site layout shows parking as part of the dwelling footprint from the 4 house types presented, along with additional visitor parking areas.

There will be a parking requirement for each individual plot based on the Cumbria County Highways design guide for off street parking based on the number of bedrooms to be provided in each dwelling.

- 4 bedrooms 3/4 parking spaces
- 5/6 bedrooms 4 parking spaces

**Conclusions**

Once this design brief has been issued to Copeland Borough Council and approved, plot purchasers will be asked to submit their proposals to the site developer for approval by them, prior to their own independent submission of reserved matters application. Acceptance of the design by the site developers in no way suggests that the submitted proposals will necessarily get full design approval from Copeland Borough Council planning Department.

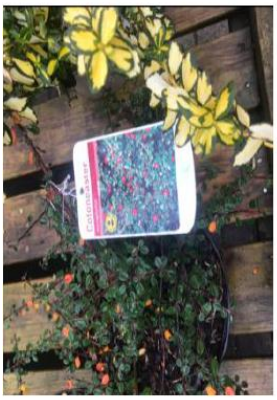
It is the vision of the site developers and Copeland Borough council planning department to ensure a quality of design, and execution of build , is all achieved within a short timescale, and that everyone is justly proud of.

**Fig 7** – Approved Project Design Code Proposed Materials Use

**Rear Hedge**



**Shrubs used to frontage.**






**1.8m timber hit and miss fence to rear side boundaries**

**Dormer style**

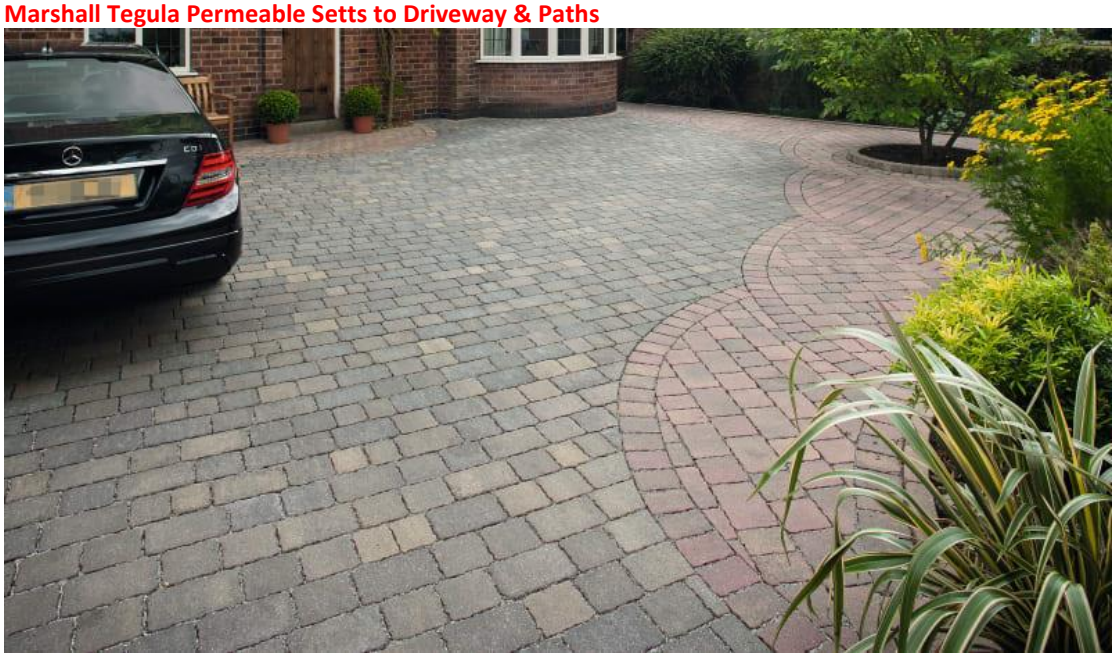
**Marley moderns roof covering**

**Anthracite windows and doors**

**Rockpanel Woods Anthracite cladding**

**Weinerberger Hathaway brindle brick walls**

**Marshall Tegula Permeable Setts to Driveway & Paths**



# THE END