Design and Access Statement (DAS)

DAS-001

1 Cliff Villas, Bankyard Road, Parton, Whitehaven, Cumbria, CA28 6NU

Proposed Balcony, Raise Existing Patio, New Window & Door Openings & Internal Alterations

06/10/2023 – Rev A

Document Control

Date	Issue Number	Change/Amendment	Author:
06/10/2023	-	First draft	
21/11/2023	Rev A	Amended description to include the raising of the existing patio to same hight as the neighbour (150mm below floor level) all amendments highlighted red for ease of reference.	

Approval and sign off.

Project: 1 Cliff Villas, Bankyard Road, Parton, Whitehaven, Cumbria, CA28 6NU

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 October 2023
Print	Sign	Date

B Design and Specification Approver

…….	……	6th October 2023
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr & Mrs McGlennon

…….	……	6th October 2023
Print	Sign	Date

Contents

1. Introduction

This Planning Statement supports a full planning application by Mr & Mrs McGlennon for the creation of a balcony to the rear of the property, raise the existing patio, and new opening at 1 Cliff Villas, Bankyard Road, Parton.

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 McGlennon are committed to the delivery of this scheme at 1 Cliff Villas, Bankyard Road, Parton, Whitehaven and has carried out extensive studies, surveys, consultations, 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
- 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.

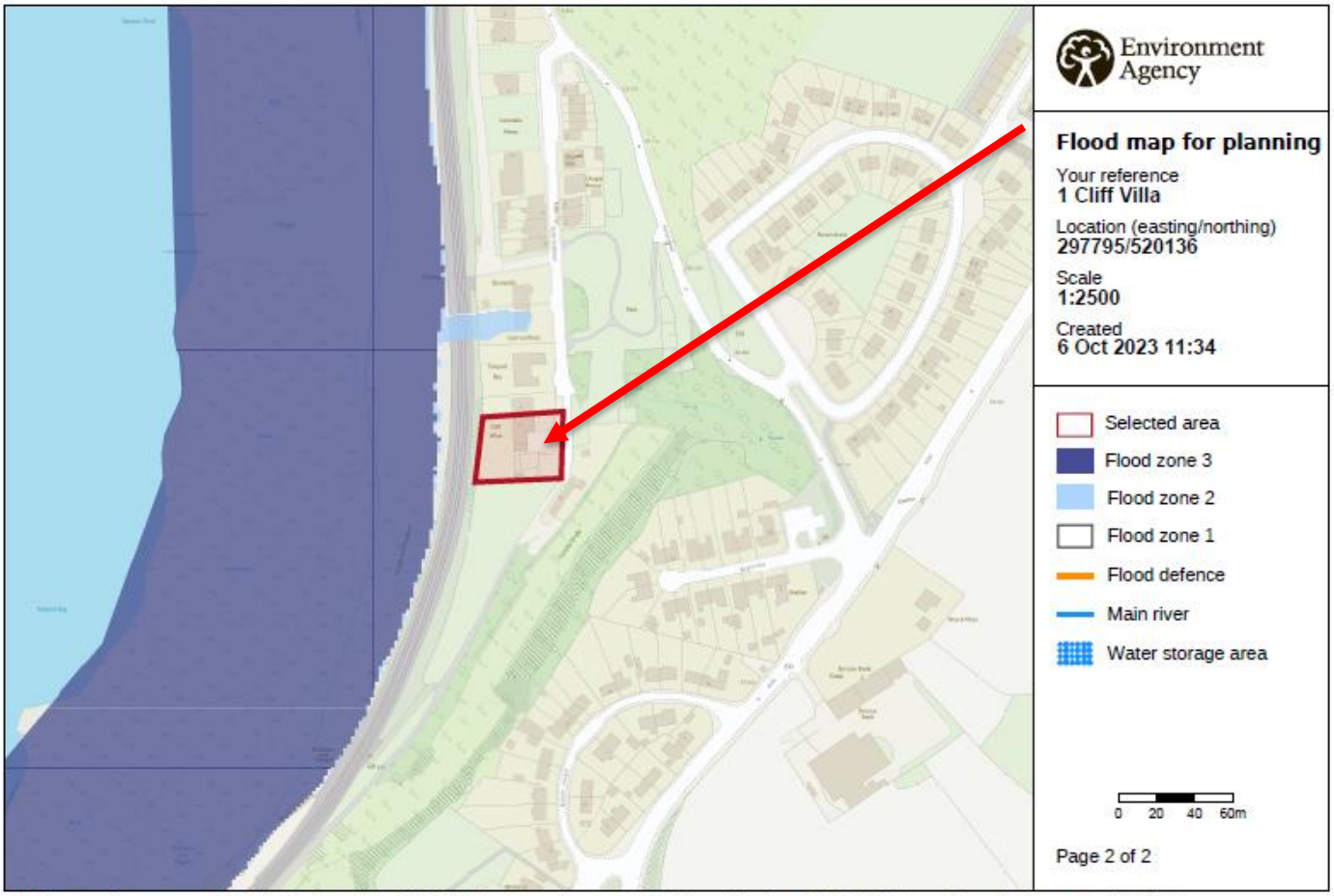


Fig 1 – Environment Agency Flood Maps

It can be seen from the above that the property falls outside the floor 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 & DM24

3. Use

The site is currently allocated for residential use within the Copeland Local Plan and therefore, the proposed development of a domestic raised decking area and balcony are considered appropriate.

4. Appearance

Fig 2 - Google map highlighting the area.

5. Parton Vernacular

Parton area has created its built form naturally with growth from the village nucleus to suit the areas domestic needs, there are several different styles in the vicinity from detached, semi-detached, single & two storey properties, mainly comprising of self-builds with lots of raised verandas / balconies to the rear, taking advantage of the sea views.

There is no traditional set architectural style within the immediate area, however the proposed changes, design, scale and massing of the property will not overly change the appearance of the property as most will be screened by a 1800mm high boundary fence and overall scale is incidental to the property and position is favourable to the surrounding residents (facing the sea).

6. Energy Efficiency

The design principle adopted for the development was 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 dwellings: -

- Ground Floor –150mm PUR insulation and screed achieving a U-Value of 0.20W/m2K
- External Walls – Cavity Wall with 65mm Thermal super achieving a U-Values of 0.22 W/m2K
- Roof – 400mm Rockwool insulation achieving a U-Value of 0.18 W/m2K
- Windows – PVCU, double glazed, low e coating achieving a U-Value of 0.12 W/m2K
- Doors – Composite external doors construction achieving a U Value of 1.2 W/m2K

This design will significantly exceed 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, 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.

7. Housing Character.

The style of the development is considered sympathetic to it surrounding is to keep a constant theme running through the development, we are proposing to contrast from the main dwelling but much improvement to the existing conservatory and garage extension. – DM26

Palette of materials	Existing	Proposed
Roof	Flat Concrete Tiles	Concrete tiles (Marley Modens)
Fascia & Soffits	White UPVC	N/A
External Walls	Cement render	Cement render (Sto-Rend)
Windows & Doors	White UPVC	White UPVC
Ground covering	N/A	N/A

8. 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.

9. Access

The existing highways roads and pedestrian access to the South and West elevation will be maintained and un-altered and parking for 5-6 cars will be maintained (DM22), we will exercise the legal right of way to access our own property.

10. Overlooking & Impact

The proposed balcony will extend 1200mm by the width of the doors and fully obscure screened both sides to 2000mm to maintain privacy to both parties, the existing decking will be raised to match adjacent property on the rear (West Elevation) of the property with no direct overlooking issues as this elevation directly overlooks Bankyard (road), the neighbouring property (North) being screened off with 2000mm high screen and 1800mm fence (existing raised) to assist with aesthetics and privacy (both ways) also far enough away from the boundary to comply with DM12, DM18, DM27 & ENV4.

	Proposed
Plot size m²	**1278.11 m²**
Proposed Dwelling m²	**135.34m²**
Existing Dwelling m²	**135.34m²**
Development Ratio	**10.5%**
Driveway m²	**193.65m²**
Side Boundary Distance	**1.610mm**
Rear Boundary Distance	**15.300mm**
Balcony Size m²	**1.92m²**

The raised patio will only be raised to the same hight as the neighbour existing raised patio, which all will be masked by the permitted development 1800mm high boundary fence.

11. 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 CBC.
- 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/map)

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.

Contaminated Land
The site has no 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.

12. 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 unaltered and remain as existing, however any alterations 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
- 3-bedroom dwelling = 6 people x 200lt per person per day = Total 1200lt per day norm

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H

13. Local & National Planning Policy

I have highlighted below sections of the local plan I feel the proposal harmonises which subsequently links with the national planning policy framework (NPPF) with the main policies highlighted in red,

Copeland Local Plan 2013-2028
Principles for Development

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Sustainable Settlements

- Policy SS1 – Improving the Housing Offer

Environmental Protection and Enhancement

- ENV1 – Flood Risk and Risk Management

Development Management for Economic Opportunity and Regeneration

- Policy DM2 – Renewable Energy Development in the Borough

Development Management for Sustainable Settlements

- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Development Management for Accessibility and Transport

- Policy DM22 – Accessible Developments

Development Management for Environmental Protection and Enhancement

- Policy DM24 – Development Proposals and Flood Risk
- Policy DM26 – Landscaping
- Policy DM27 – Built Heritage and Archaeology

Copeland Local Plan 2021-2038

Development Strategy

- Strategic Policy DS1PU: Presumption in favour of Sustainable Development
- Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Development Standards

- Strategic Policy DS5PU: Planning Obligations
- Policy DS6PU: Design and Development Standards
- Policy DS7PU: Hard and Soft Landscaping
- Strategic Policy DS8PU: Reducing Flood Risk
- Policy DS9PU: Sustainable Drainage
- Policy DS10PU: Soils, Contamination and Land Stability
- Policy DS11PU: Protecting Air Quality

Housing

- Strategic Policy H1PU: Improving the Housing Offer
- Policy H7PU: Housing Density and Mix
- Policy H14PU: Domestic Extensions and Alterations

Natural Environment

- Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity
- Strategic Policy N6PU: Landscape Protection

14. Vision

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan 2013-2028 & 2021-2038,
- The proposed scheme seeks to create a sense of space within a design led approach that contributes positively to locality, neighbours and responds creatively to the setting and maximising the sit but minimise impact on adjacent properties.
- The design aspirations for the proposed follows key objectives for good urban & rural design and the key policies with the local plan highlighted in red.

15. Appendices

Photo 1 – Front Elevation – Aerial View (East)

Photo 2 – Rear Elevation – Aerial View (West)

Photo 3 – Side Elevation – Aerial View (South)

Photo 4 – Side Elevation – Aerial View (North)

Photo 5 – Rear Elevation – Ground View (West)

Photo 6 – Side Elevation – Ground View (South)

Photo 7 – Front Elevation – Ground View (East)

Photo 8 – Plan 120m – Aerial View (West)

Fig 1 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
1 Cliff Villa	297795/520136	6 Oct 2023 11:34

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

Page 1 of 2

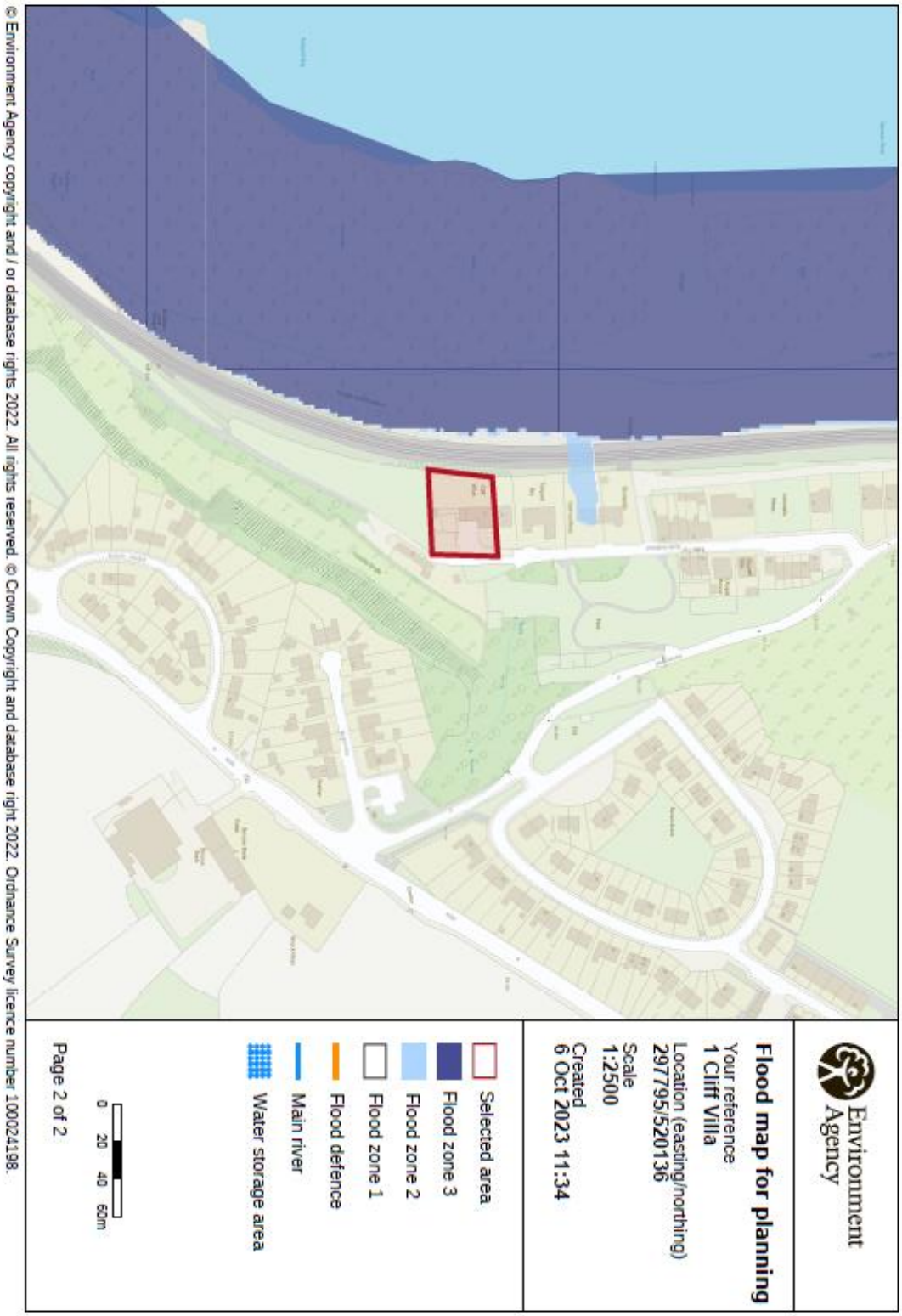
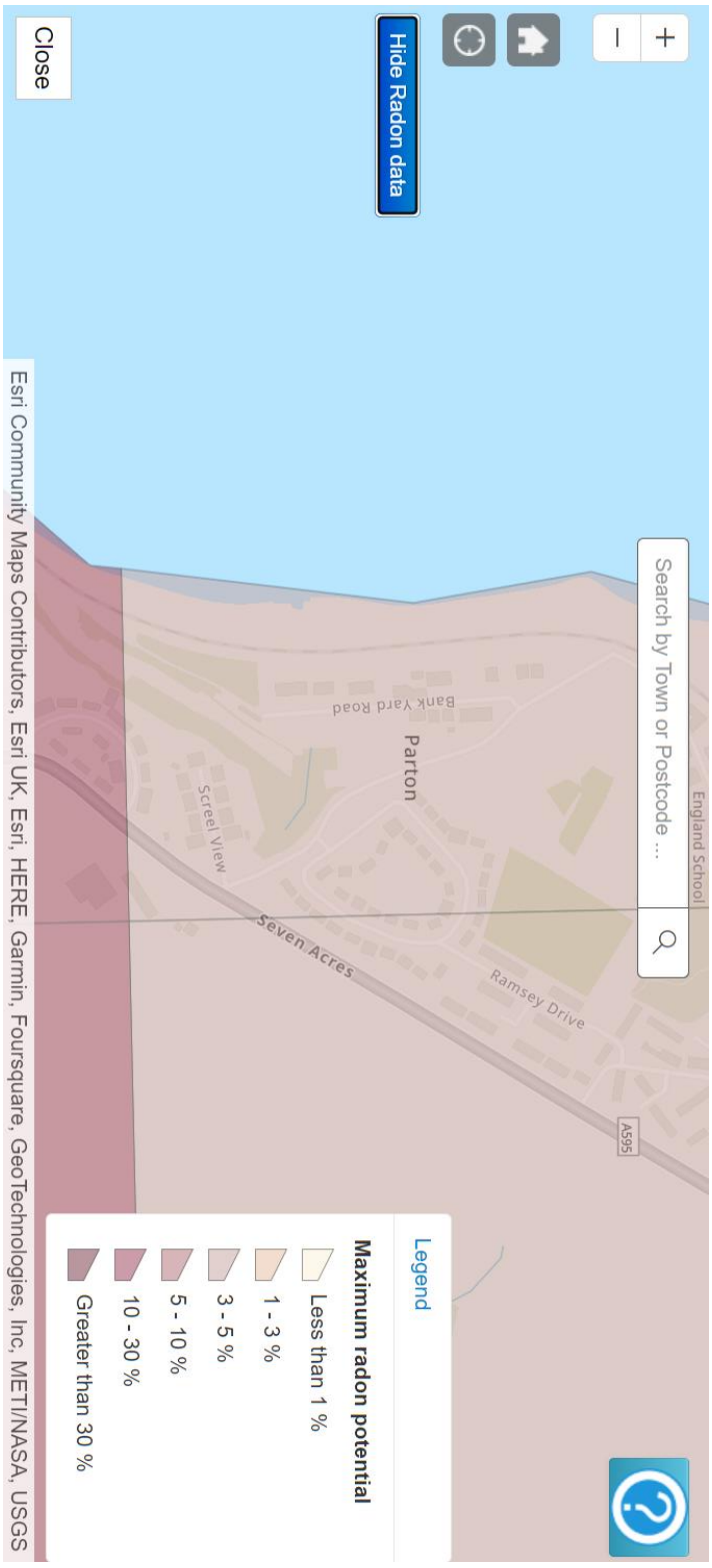

Environment Agency
Flood map for planning
Your reference
1 Cliff Villa
Location (easting/northing)
297795/520136
Scale
1:2500
Created
6 Oct 2023 11:34
Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 60m
Page 2 of 2
© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Fig 2 – BGS Radon Report & Search Data



UK Health Security Agency

Report of address search for radon risk

British Geological Survey

Address searched: 1 Cliff Villas, Parton, Whitehaven, CA28 6NU
Date of report: 8 October 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

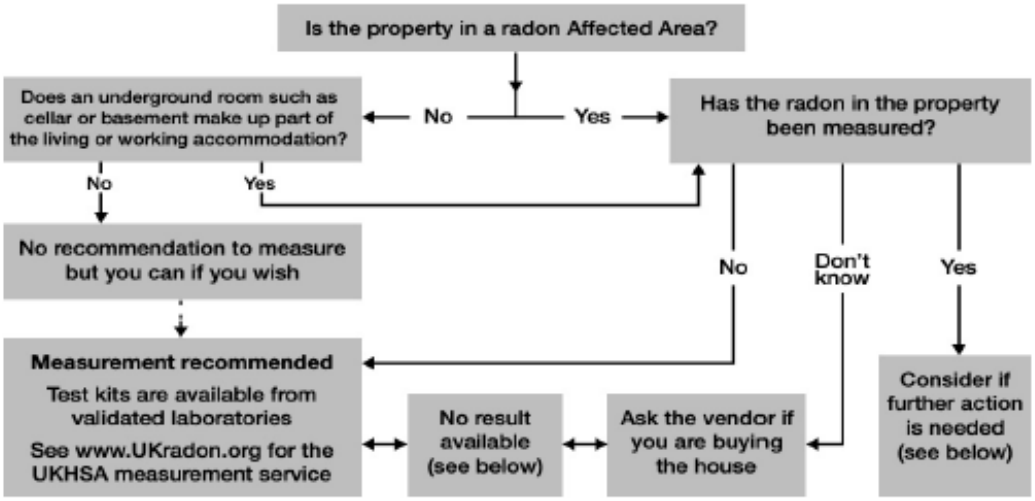
Guidance for new buildings and extensions to existing properties

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.

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

THE END