



Design and Access Statement (DAS)

DAS-001

41 Jericho Road, Whitehaven, Cumbria, CA28 6UB

Proposed Two Storey Side Extension & Porch

28/01/2024

Building Control Application – Rev D



Document Control

Date	Issue Number	Change/Amendment	Author:
10.05.17	Rev A	First Issue	
24.06.17	Rev B	Planning Amendments	
25.07.2017	Rev C	Planning Amendments	
28.01.2024	Rev D	Design amendments and resubmission due to lapse in planning approval granted in 2017.	



Approval and Sign off

Project: 41 Jericho Road, Whitehaven, Cumbria, CA28 6UB

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

.....	28 th January 2024
Print	Sign	Date

B Design and Specification Approver

.....	28 th January 2024
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Stacey Buckland	28 th January 2024
.....	Sign	Date
Print		



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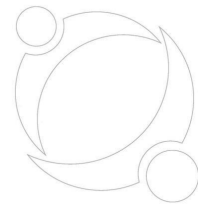
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1. Introduction

This Planning Statement supports a full planning application by Mrs Buckland for a residential development at 41 Jericho Road, Whitehaven, this is a full planning application which proposes to demolish the existing garages and construct a side extension to the north elevation of the property.

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.

Stacy Buckland is committed to the delivery of this site at 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 - 41-JR-SB-001 – 011 - Rev B
- Planning Approval – 4/17/2220/0F1
- Design and access statement – Rev D
- Building Regulation Approval 2017

2. Flood plan

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.

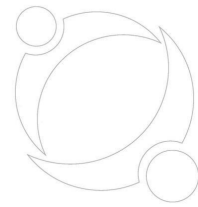
Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year.

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.

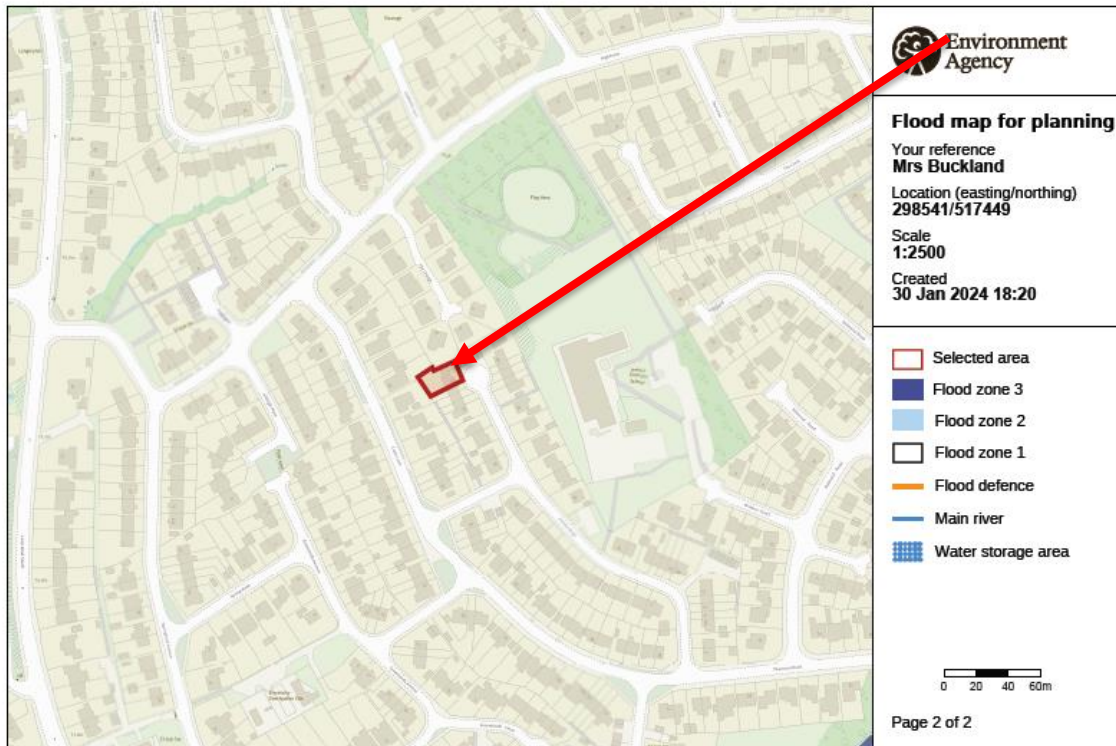


Fig 1 – Environment Agency Flood Maps

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 development within the Copelands Local Plan. Therefore, the proposed development of the site for residential use is considered appropriate.

The site is currently being used for garden and driveway however these areas of the site are classified as brownfield.

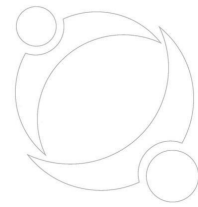


Fig 2 - Google map highlighting the area.

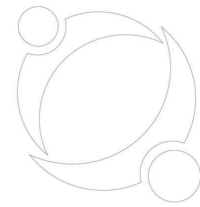
4. The Vernacular

There is a defined styles in the vicinity (41 Jericho Road, Whitehaven) from semi-detached, linked and terraced two storey properties.

The whole area has been designed and built with constant theme using the following materials;
Existing architectural style/design

- Dry dashed walls with facing brick panel to dpc level
- Brick detailing
- White Upvc
 - windows
 - doors
 - fascia
 - rainwater goods
- black concrete tiles on sloping roofs

The proposed scheme has been designed to give a high quality development in keeping with the existing area, with the side extension. There will be mix of render and facing brick throughout the development to replicate the existing design as identified in our proposal.



5. Energy Efficiency

The design principle adopted for the development was to reduce the thermal conductivity with the aid of modern insulation materials, supplemented by a highly efficient energy source fully in accordance with S19 Renewable Energy and Low Carbon Technologies and DM11 Sustainable Construction.

Use of low energy LED light fittings across the scheme further enhances the carbon efficiency of the development, also 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.

6. **Housing Character.**

The style of the development is to keep a constant theme running through the proposed estate / extension with simple detailing of the facing brick below DPC to give distinctive character.

Palette of materials:

Palette of materials	Existing	Proposed
Roof	Concrete tiles	Concrete tiles
Fascia & Soffits	White UPVC	Black Upvc
External Walls	Cement dry dashed render	Cement dry dashed render
Windows & Doors	White UPVC	Anthracite Upvc
Ground covering	Concrete	Marshall Tegulars (Permeable)

7. **Secured By Design**

In relation to designing out crime, we have endeavoured to retain the property with defensible boundaries to the rear with the frontage being well overlooked by housing in order to lessen the opportunity for anti-social behaviour.

All windows and doors will be designed and in compliance with PAS 24:2012, BS 6375 Parts 1, 2 and 3. And Part Q of the building Regulations (secured by design)

8. **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 – Block and beam Slab with 150mm PUR insulation and screed achieving a U-Value of 0.20W/m2K
- External Walls – Cavity Wall with 60mm PUR insulation achieving a U-Values of 0.22 W/m2K
- Roof – 400mm mineral fibre insulation quilt achieving a U-Value of 0.09 W/m2K
- Windows – PVCU, double glazed, low e coating and argon filled 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 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.

9. Access & Permeability

The proposed extension will be accessed via the existing drive and a path to the front of the property providing off road parking for 3 cars (drive).

The new drive will be laid on permeable Marshall Tegular sets to falls 1-60 falling away from the road with an Aco channel drain to the drive entrance to prevent rainwater run off to the highway

10. Scale

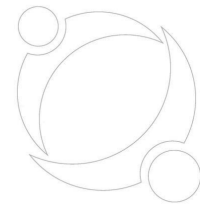
The scale of the development has been designed to reflect its surroundings extensions along Jericho Road, which are predominantly two storey residential properties with pitched roofs, the extension will not overpower the corner/ end plot as the extension will only increase the foot print by 42.26m² external and has been reduced in scale to that previously approved.

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality, every effort has been made to ensure the scale of the proposed development reflects that of neighbouring properties, providing a step in the roof line and a positive set back to the extension making it less intrusive on the adjacent properties.

Other extensions on the estate are as follows;

- 23 Jericho Road
- 21 Jericho Road
- 14a Jericho Road
- 12 Jericho Road
- 2 Jericho Road
- 38 Jericho Road
- 62 Thornton Road
- 44 Balmoral Road

Although I appreciate that each application is taken on its own merit it is my view that the above extensions have applied minimal design techniques to show better compliance with DM18 or planning design guides I.e. no set back, lowering of ridge, over development of plot (development ratio) etc.



11. Proposal

The proposal is to provide a two-storey side extension this will increase the sleeping capacity from 3 to a maximum capacity of 6 people.

12. Amount

The property & extensions critical dimensions.

Area Description	Dimensions
Plot size m ²	314.68 m ²
Proposed Dwelling m ²	80.38m ²
Existing Dwelling m ²	70.85m ²
Development Ratio	28.6%
Driveway m ²	87.30m ²
Side Boundary Distance	1.540mm
Rear Boundary Distance	11.600mm
Front Boundary Distance	6.050mm
Rear Garden m ²	156.45m ²
Front Parking m ²	68.15m ²

Total Plot Development Ratio = 28.6% - **Very low development percentage**

13. Overlooking

Generally, separation distances between facing primary windows have not altered and it is considered that acceptable overlooking distances are maintained throughout the site and provide a balance which results in a good design solution for the site.

The gable windows will be grade 5 frosted to prevent overlooking / privacy also the rear has marginally closer to the nearest windows but is of minimal impact regards to overlooking (18m separation distance).

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 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.

15. Drainage

The site also benefits from a combined drainage system (surface and foul water) see plan for location of on-site drains, it is intended that the 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

16. 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

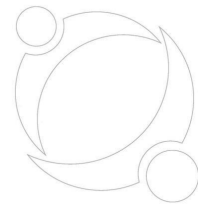
Copeland Local Plan 2021-2038

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

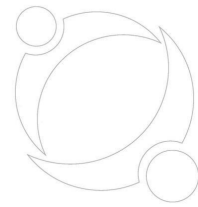
- Strategic Policy H1PU: Improving the Housing Offer
- Policy H7PU: Housing Density and Mix
- Policy H14PU: Domestic Extensions and Alterations

Natural Environment

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

17. Vision

- The proposed scheme seeks to create a unique sense of space within a design led approach that contributes positively to locality and responds creatively to the setting.
- Continue the character of the area and provide an exciting home that meet the needs of residents and minimise impact on the environment.
- The design aspirations for the new extension follow key objectives for good urban design and in keeping with other extensions in the area.
- The layout is legible, with clear public routes and a distinction between public and private areas.
- Well-designed plot layout provides for a coherent structure that interlinks to Jericho Road
- To be non-imposing on adjacent properties



18. Appendices

Photo 1 – Photo of frontage (East Elevation)



Photo 2 – Photo of Rear (West Elevation)



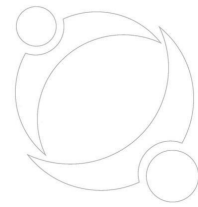


Photo 3 – Photo of gable (North Elevation)



Photo 4 – Photo of distance to boundary



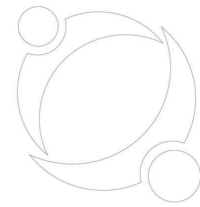
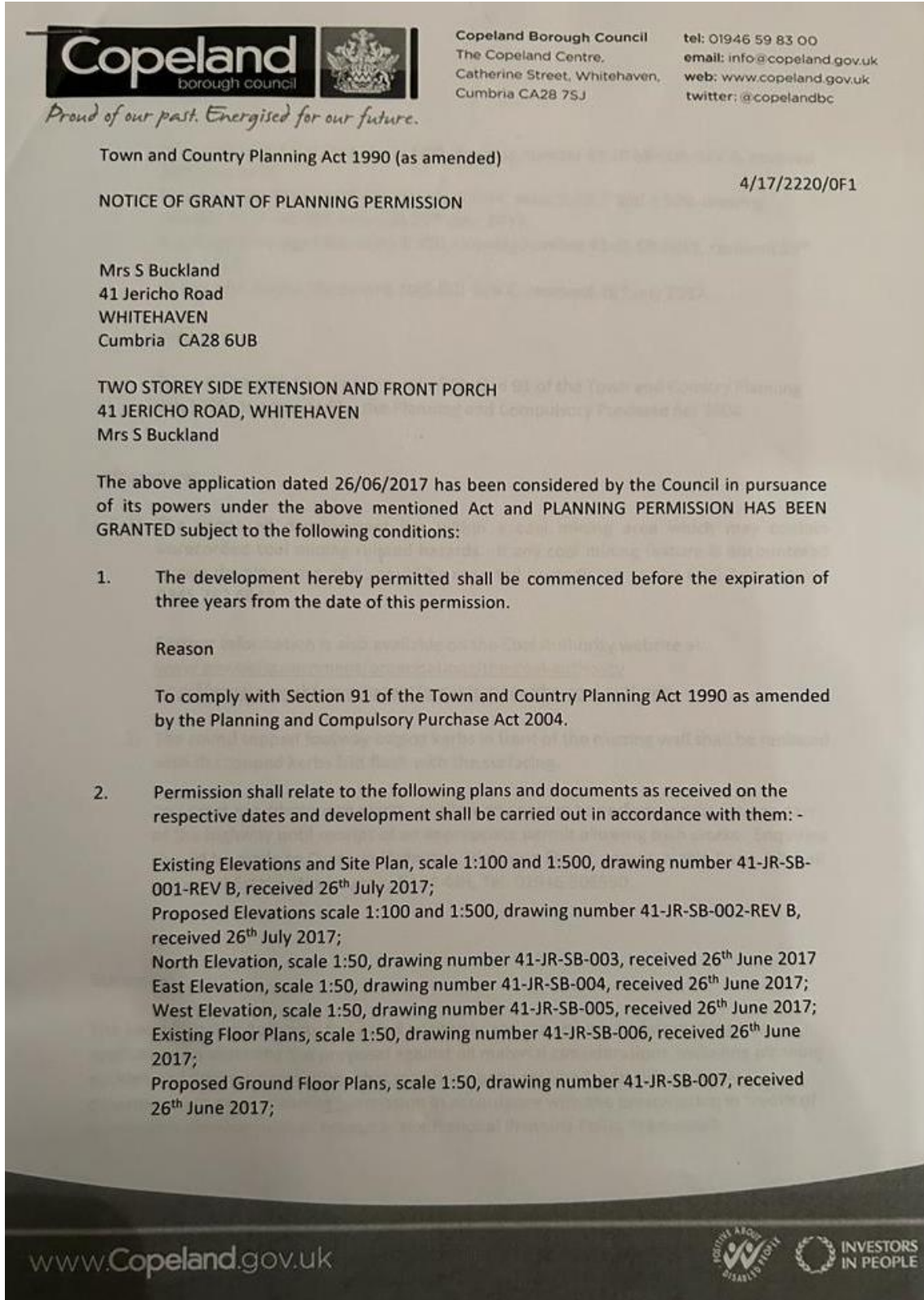


Fig 1 - Copeland Borough Council – Grant of Outline Planning Permission





Proposed First Floor Plan, scale 1:50, drawing number 41-JR-SB-008-REV A, received 26th June 2017;
Proposed Site Plan and Proposed Block Plan, scale 1:1250 and 1:500, drawing number 41-JR-SB-009, received 26th June 2017;
Proposed Drainage Plan, scale 1:100, drawing number 41-JR-SB-0011, received 26th June 2017;
Design and Access Statement, DAS-001 REV C, received 26th July 2017.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Informatives

- 1) 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
<http://www.gov.uk/government/organisations/the-coal-authority>

- 2) The round topped footway edging kerbs in front of the existing wall shall be replaced with flat topped kerbs laid flush with the surfacing.

You must not commence works, or allow any person to perform works, on any part of the highway until receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria Highways, Highways Depot, Joseph Noble Road, Lillyhall Industrial Estate, Workington, CA14 4JH, Tel: 01946 506550.

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.



Fig 2 - Copeland Borough Council – Building Control Approval



Copeland Borough Council,
The Copeland Centre,
Catherine Street,
Whitehaven, Cumbria CA28 7SJ.

Mrs S Buckland
41 Jericho Road
Whitehaven
Cumbria
CA28 6UB

Please Contact: Deborah Fletcher
Tel No: 01946 598413
E-mail: diane.parkinson@copeland.gov.uk
My Ref: 4/17/0256/1
Date: 8 November 2017

Dear Mrs Buckland

Address: 41 Jericho Road, Whitehaven, Cumbria CA28 6UB
Description : Double storey extension

I refer to the details recently deposited in respect of your Building Regulations application. Please find enclosed the Authority's decision notice.

With reference to your application under the Building Regulations I must point out that you may also require permission under the Town and Country Planning Act 1990 and that if you are in doubt on this issue, you should endeavour to check with the Council's planning service.

PLEASE NOTE: It is important that as recipient of this correspondence, you ensure that a copy of the enclosed **Inspection Log** is passed to the builder before building work commences. If it becomes necessary to visit the Council's offices to discuss your application, an appointment should be made beforehand by calling (01946) 598409/598413.

Please contact the case officer detailed at the top of the page if you require any further information or advice.

Yours sincerely

Mark Key DBEnv MSt (Cantab) BSc (Hons) C.Build E MCABE MCIQB MIFireE MIMS MinstLM
Building Control Manager



Copeland Borough Council

The Copeland Centre, Catherine Street, Whitehaven, Cumbria. CA28 7SJ

BUILDING CONTROL

FULL PLANS CONDITIONAL APPROVAL NOTICE

*The Building Act 1984
The Building Regulations 2010*

Application Number: 4/17/0256/1

Details of work: Double storey extension

Address of the building to which the work relates: 41 Jerhicho Road, Whitehaven, Cumbria, CA28 6UB

Approval for Plans deposited on: 26 September 2017

The plans submitted have been examined and passed by the authority as complying with the Building Regulations subject to the conditions listed overleaf.

This approval relates only to the Building Regulations. It is not an approval under the Town and Country Planning Acts or any other statutory provision.

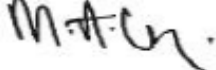
Under the requirements of the Building Regulations you must notify the authority prior to starting the work.

This application will be valid for three years from the date the plans were deposited. In accordance with Section 32 of the Building Act 1984, if work is not commenced within three years, the deposit of the plans will be of no effect.

Authority

This full plans conditional approval notice is authorised by:

Name of the authorised officer: Pat Graham BA (Hons) BPI MRTPI
Managing Director

Signature 

Mark Key DBEnv MSt (Cantab) BSc (Hons) C.Build E MCABE MCIQB MIFireE MIMS MinstLM
Building Control Manager

Date: 01/11/2017

Case officer: Deborah Fletcher



Copeland Borough Council

The Copeland Centre, Catherine Street, Whitehaven, Cumbria. CA28 7SJ

BUILDING CONTROL

Building Regulation reference number: 4/17/0256/1

The plans have been passed subject to the conditions that are listed below being met:

Part A

1. Submit full details and calculations for the proposed block and beam floor, at least 21 days prior to such works commencing.

Part J

2. Provision of commissioning certification from an installer registered under a relevant competent persons scheme in respect of the proposed wood burning appliance. If the wood burning appliance is not installed and commissioned by a competent person, a separate application and appropriate fee shall be submitted to this office for the installation.

Part P

3. Unless the electrical works are installed or certified by a person registered under a suitable electrical self-certification scheme, suitable certification is to be provided by a suitably qualified person on completion of the works.

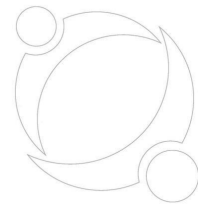


Fig 3 – Flood Map (Environment Agency)



Flood map for planning

Your reference	Location (easting/northing)	Created
Mrs Buckland	298541/517449	30 Jan 2024 18:20

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)

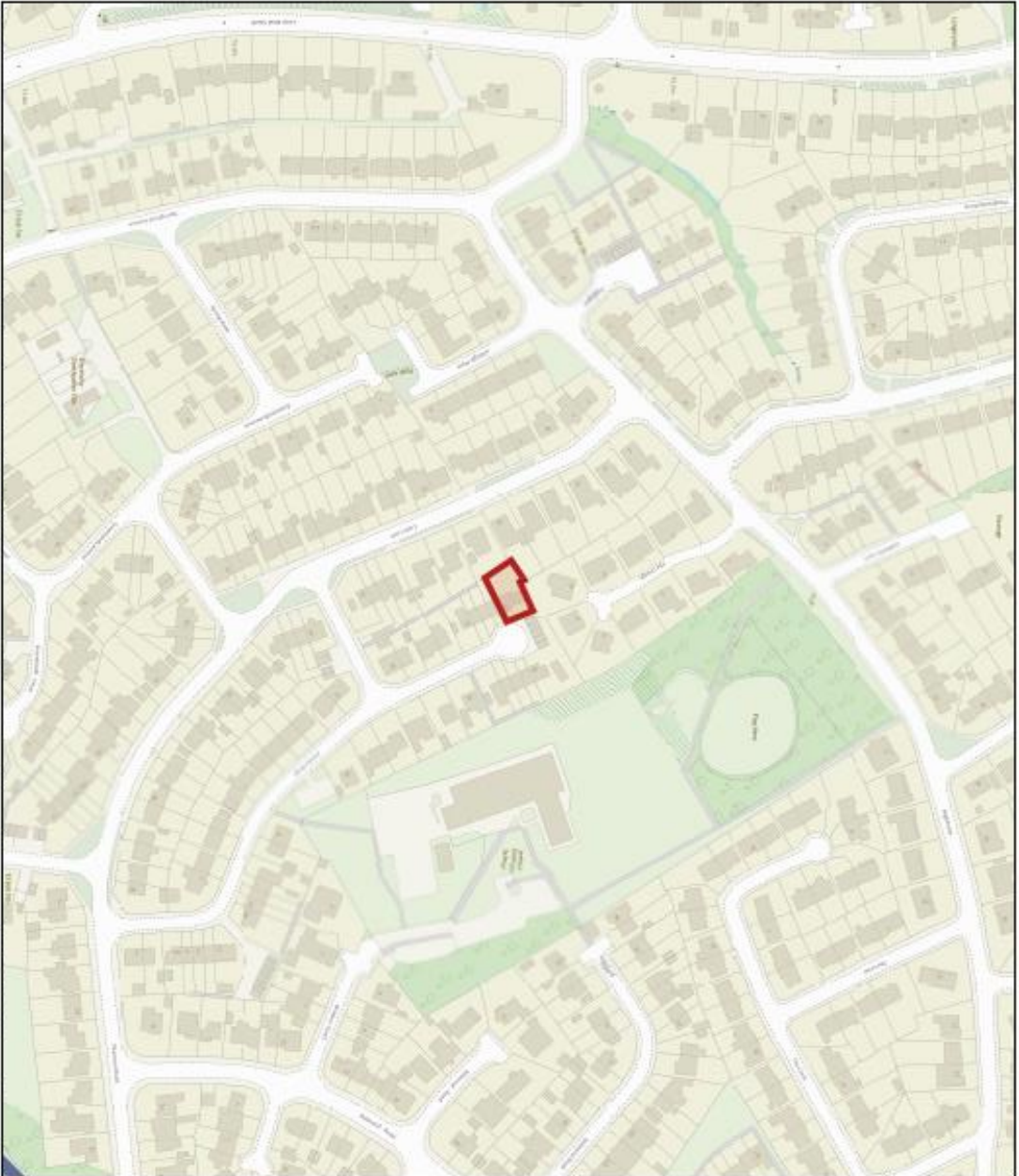
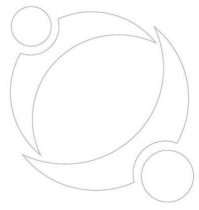
Notes

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










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Flood map for planning

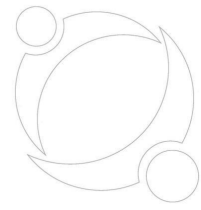
Your reference
Mrs Buckland
Location (easting/northing)
298541/517449

Scale
1:2500
Created
30 Jan 2024 18:20

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



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THE END