Design & Access Statement

DAS-001

31 High Road, Kells, Whitehaven, Cumbria, CA28 9AG

Proposed Single Storey Rear Extension, Internal Alteration & Demolition of Detached Garage

29/09/2024

Domestic Householders Planning Application

Document Control

Date	Issue Number	Change/Amendment	Author:
29/09/2024	-	First draft	

Approval and sign off.

Project: 31 High Road, Kells, Whitehaven, Cumbria, CA28 9AG

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

……..	……	29th September 2024
Print	Sign	Date

B Design and Specification Approver

……..	……	29th September 2024
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr Bryan Cass		
……..	……	29th September 2024
Print	Sign	Date

Contents

1. Introduction

This planning statement supports the domestic householder planning application by Mr. Bryan Cass for the creation of a single-storey rear extension, decking, internal alteration & demolition of detached garage at 31 High Road, Kells, Whitehaven, Cumbria.

The statement provides a detailed overview of the proposed development and assesses it in relation to the relevant adopted and emerging policies, as well as other pertinent policy guidance.

Mr. Cass is fully committed to delivering a high-quality development at High Road, having undertaken extensive studies, surveys, consultations, and assessments to ensure the proposal is both deliverable and sustainable.

This Planning Statement accompanies several key documents, submitted alongside the planning drawings, in support of this application. These documents include:

- Plans
- Design and Access Statement
- Flood Risk Assessment
- Radon Report

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.

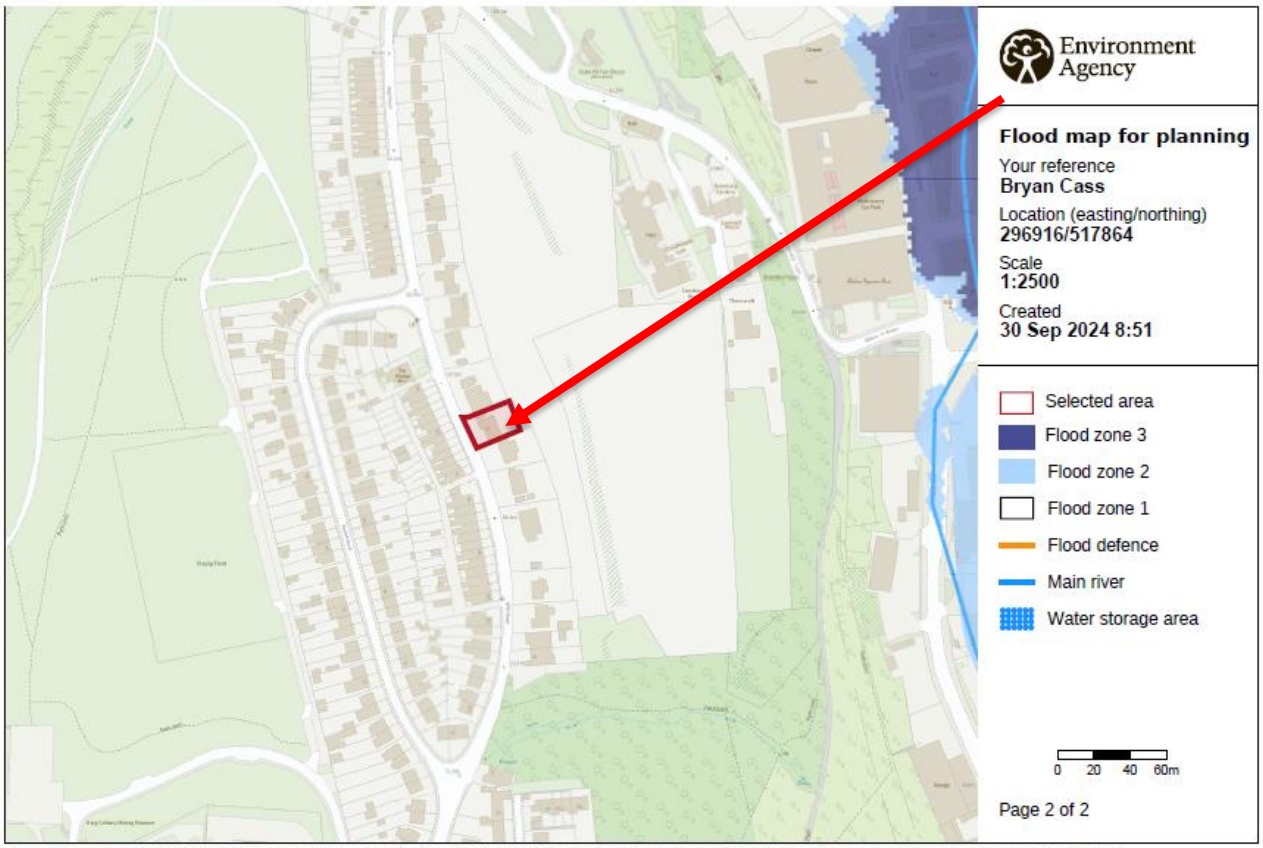

Fig 1 – Environment Agency Flood Maps

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 allocated for residential use within the Copeland Local Plan, making the proposed single-storey rear extension and demolition of the existing single-storey garage appropriate for the existing residential curtilage. The development complements the existing dwelling and adheres to local planning policies and precedence set by neighbouring properties.

4. Appearance, High Road, Kells Vernacular

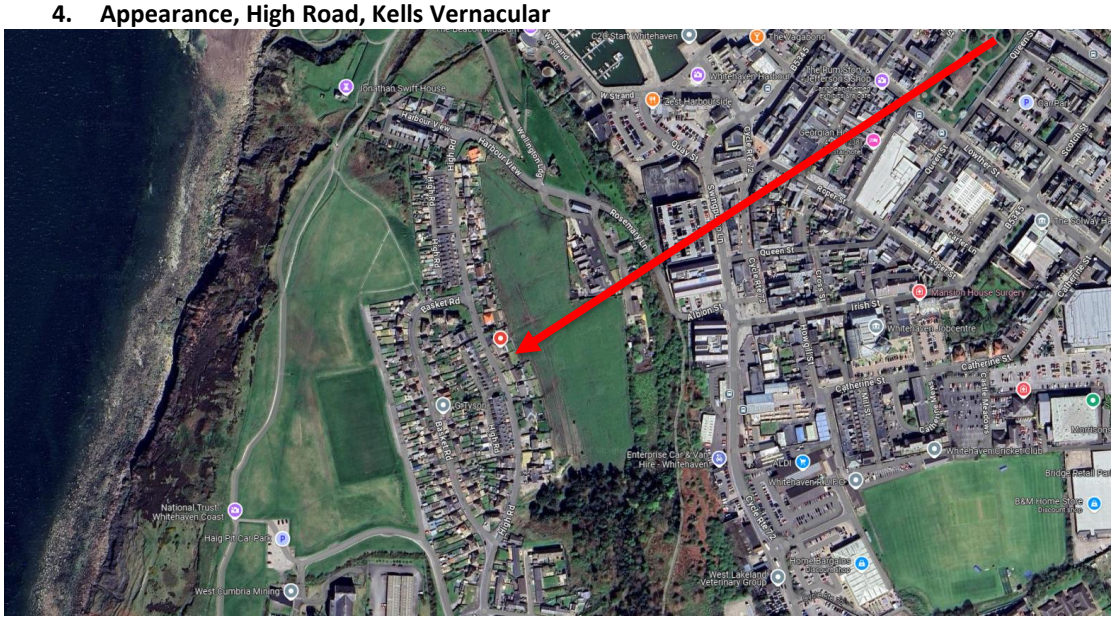

Fig 2 - Google map highlighting the area

High Road has no set architectural vernacular, there is a mix of historic cottages, to new builds and single to three storey properties, we have created the extensions to be subservient to the original dwelling to suit the families' domestic needs, there is a set architectural style within the immediate area, and our extension is out of sight being at the rear elevation.

The proposed extension, design, scale and massing is very similar to the neighbouring properties and sympathetic to the property.

5. 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 fully in accordance with S19 Renewable Energy and Low Carbon Technologies and DM11 Sustainable Construction.

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

- Ground Floor – Concrete Slab with 150mm PUR insulation and screed
- External Walls – Cavity wall with 100mm PUR insulation
- Roof – 400mm mineral fibre insulation quilt
- Windows – PVCU, double glazed, low e coating and argon filled U-Value of 0.12 W/m2K
- Doors – Composite external doors construction U Value of 1.2 W/m2K

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.

6. 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 dwelling and unsightly garage and replicate similar design to all the rear extensions on the row. – DM26

Palette of materials	Existing	Proposed
Roof	Concrete Tiles	Concrete Tiles & Rubber Cover
Fascia & Soffits	Black UPVC	Black UPVC
External Walls	Painted Cement Render	K-Rend Cement Render
Windows & Doors	Anthracite UPVC	Anthracite UPVC

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. Access

Existing vehicular and pedestrian access from the west will remain unaltered. The development also retains parking for two cars via the driveway on the north elevation with a more accessible drive slope as currently unusable, ensuring compliance with Policy DM22 – Accessible Developments.

9. Overlooking & Impact

The rear extension is designed to avoid any overlooking issues with neighbouring properties. A 900mm-high wall already provides boundary demarcation, and the extension will be set a minimum of 1,000mm away from the southern boundary, helping to reduce visual impact. Windows on the north and south elevations are scaled down & frosted to mitigate any potential privacy concerns, complying with Policies DM12, DM18, DM27 & ENV4.

	Proposed
Plot size m²	**476.94 m²**
Proposed Dwelling m²	**146.88m²**
Existing Dwelling m²	**94.27m²**
Development Ratio	**30%**
Driveway m²	**55.56m²**
Side Boundary Distance	**1000mm (S) 3600mm (N)**
Rear Boundary Distance	**7,600mm**
Extension Increased m²	**47m²**

10. Environmental and Geological

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

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

11. Drainage

The site benefits from a combined drainage system for surface and foul water. New drainage infrastructure will be laid around the property in accordance with Approved Document Part H.

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
- 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

12. 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

- 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

National Planning Policy Framework (NPPF)

1. Achieving Sustainable Development (Chapter 2)

- Paragraph 8: Emphasizes that sustainable development should seek to improve the environment, the economy, and the social well-being of a community. Domestic extensions, when well-designed, can contribute to these goals by enhancing living spaces and improving the functionality of homes.
- Paragraph 11: Promotes a presumption in favour of sustainable development, which applies to decision-making processes. This supports planning decisions that facilitate home improvements, provided that they meet local and national planning policies.

2. Building a Strong, Competitive Economy (Chapter 6)

- Paragraph 81: Supports the development of a strong economy. While this is more commercial, it can be argued that well-designed home extensions contribute to economic growth by increasing the value of residential properties and supporting local construction jobs.

3. Promoting Sustainable Transport (Chapter 9)

- Paragraph 105: Encourages development that reduces the need for travel by ensuring homes are functional and meet the needs of residents. Extensions that provide additional living

space may reduce the need for new homes to be built elsewhere, therefore reducing travel distances for families.

4. Making Effective Use of Land (Chapter 11)

- Paragraph 119: Encourages the effective use of land by supporting the intensification of existing residential areas. Domestic extensions are a form of intensification and efficient use of existing residential plots.

5. Achieving Well-Designed Places (Chapter 12)

- Paragraph 126: States that the creation of high-quality, beautiful, and sustainable buildings is fundamental to what the planning process should achieve. A well-designed extension can enhance the visual and functional quality of a property.
- Paragraph 130: Stresses that development should be visually attractive and sympathetic to local character, while optimizing the potential of the site. This can apply to domestic extensions that enhance the appearance and utility of a home.
- Paragraph 134: Explains that permission should be refused for poorly designed developments. This suggests that while extensions are supported, they must meet good design standards.

6. Conserving and Enhancing the Natural Environment (Chapter 15)

- Paragraph 174: Encourages planning policies and decisions that contribute to and enhance the natural environment. This could support domestic extensions that incorporate sustainability features such as energy efficiency or green space enhancements.

7. Meeting the Challenge of Climate Change, Flooding, and Coastal Change (Chapter 14)

- Paragraph 154: States that development should be planned to minimize vulnerability to climate change and ensure resilience. Domestic extensions should be designed with energy efficiency in mind, using sustainable materials or technologies.

8. Decision-Making (Chapter 4)

- Paragraph 38: Encourages decision-makers to approve applications for development where possible. Local planning authorities should work positively to support appropriate domestic extensions.

Local Plan Compatibility

- It is essential that any domestic extension aligns with the relevant local planning policies and design guidelines. Local development plans will set out specific criteria for extensions, such as restrictions on size, style, and materials.

Other Relevant Considerations:

- Green Belt Land (Paragraph 149): Domestic extensions in Green Belt areas should not result in disproportionate additions over and above the size of the original building.

13. Vision

This scheme fulfils the principles of the Copeland Borough Council's Local Plan, enhancing local character while responding creatively to the site's context. The development aims to maximize the use of the site with minimal impact on neighbouring properties and the environment, in line with good urban and rural design objectives.

14. Appendices

Photo 1 – Arial Photo – Plan View

Photo 1 – Arial Photo – Plan View

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Photo 1 – Arial Photo – Plan View

Photo 1 – Arial Photo – Plan View

Photo 1 – Arial Photo – Plan View

Fig 1 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Bryan Cass	296916/517864	30 Sep 2024 8:51

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

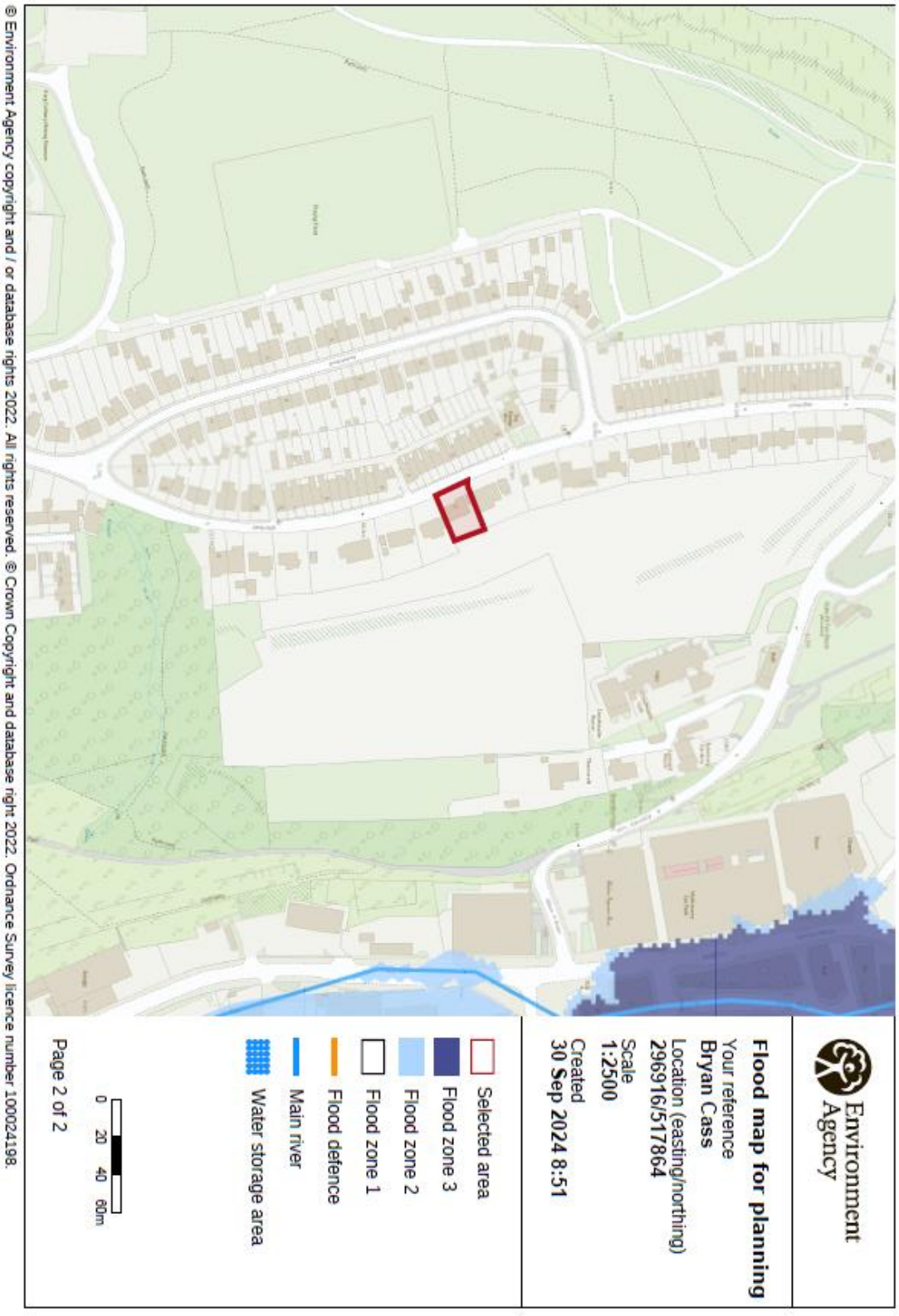
Environment Agency
Flood map for planning
Your reference
Bryan Cass
Location (easting/northing)
296916/517864
Scale
1:2500
Created
30 Sep 2024 8:51
Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 60m
Page 2 of 2
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Fig 2 – Radon Report (BGS)

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

Address searched: 31 High Road, Whitehaven, CA28 9AG
Date of report: 30 September 2024

Guidance for existing properties

Is this property in a radon Affected Area? - Yes

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: 1-3%

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

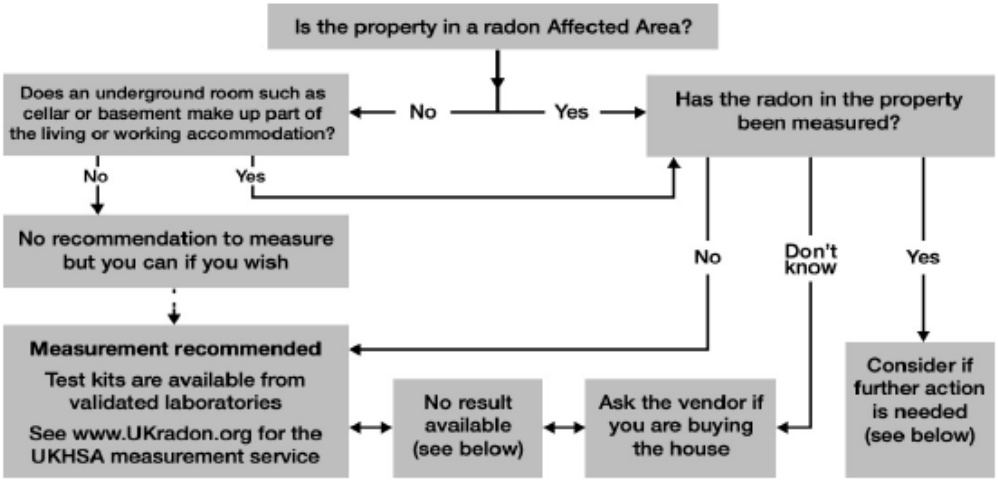
Guidance for new buildings and extensions to existing properties

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



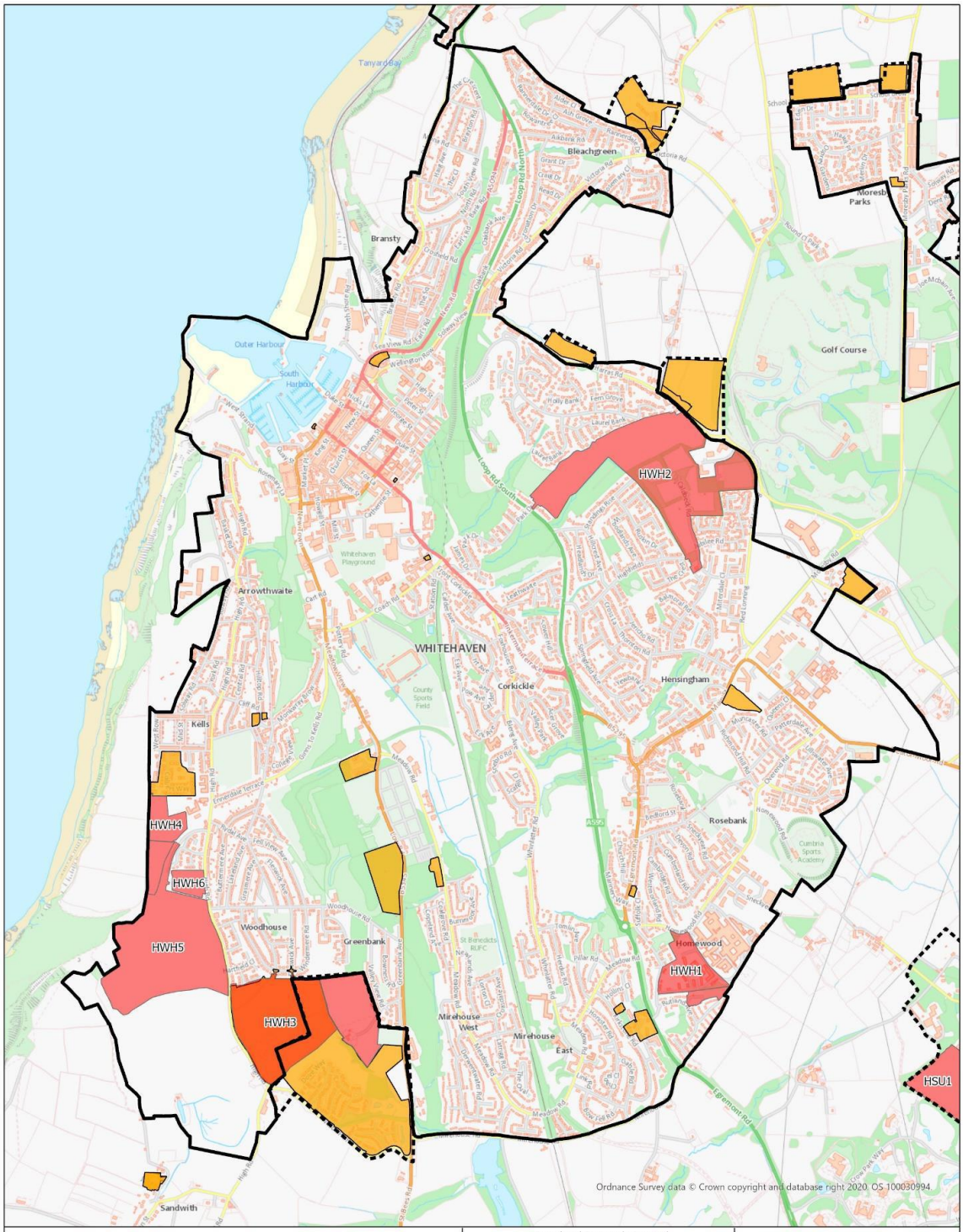
Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can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

Fig 3 – CCC Kirkland Settlement Boundary



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