

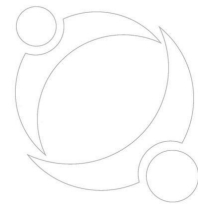
Design & Access Statement

DAS-001

18 Tower View, Castle Croft, Egremont, Cumbria, CA22 2BN
Proposed Two Storey Domestic Extension & Internal Alterations

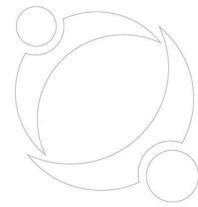
05/02/2025

Domestic Householders Planning Application



Document Control

Date	Issue Number	Change/Amendment	Author:
05/02/2025	-	First draft	



Approval and sign off.

Project: 18 Tower View, Castle Croft, Egremont, Cumbria, CA22 2BN

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

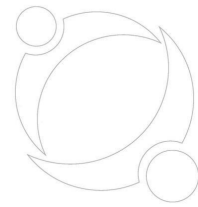
.....	11 th January 2025
Print	Sign	Date

B Design and Specification Approver

.....	11 th January 2025
Print	Sign	Date

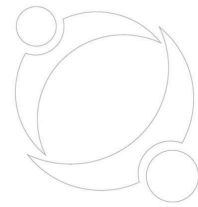
C Design and Specification Sponsor (Clients)

Mr & Mrs Caton		
.....	11 th January 2025
Print	Sign	Date



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1. Introduction

This Planning Statement supports a Domestic Householders Planning Application by **Mr & Mrs Caton** for the creation of a **two-storey rear extension** of the property at **18 Tower View, Castle Croft, Egremont, Cumbria**.

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 Caton are committed to the delivery of this scheme at **18 Tower View, Castle Croft, Egremont**, 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
- Floor Risk Assessment

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.

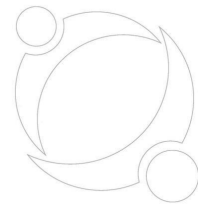
This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

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.

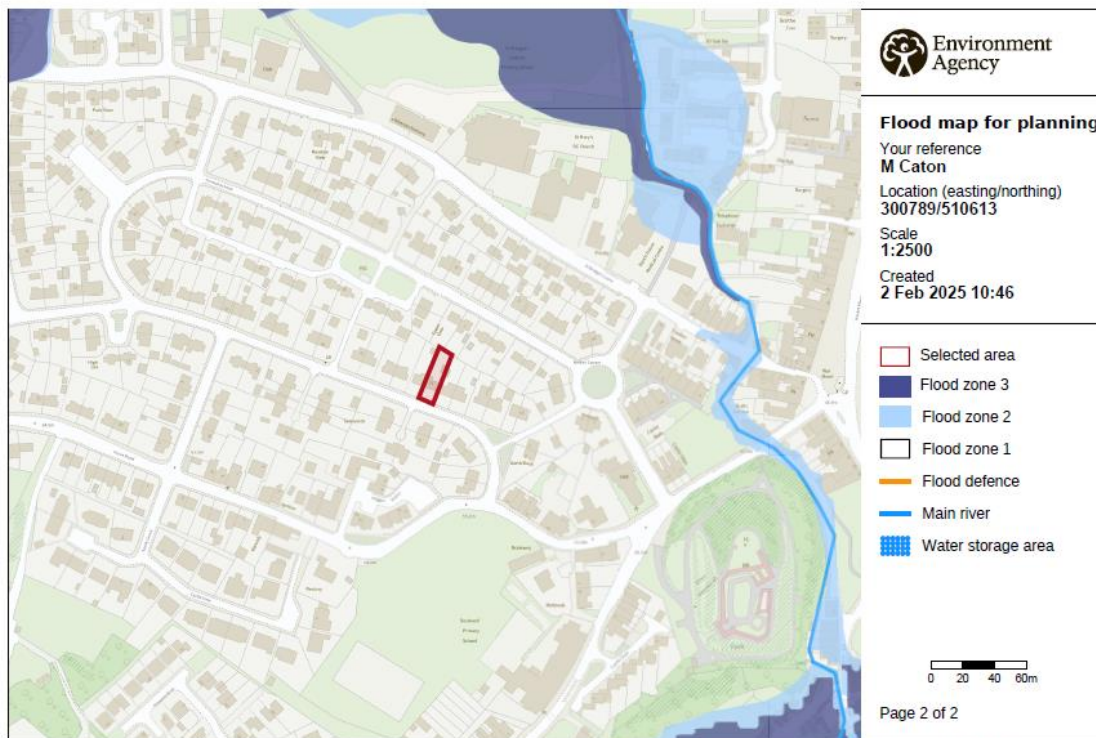
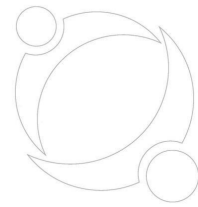


Fig 1 – Environment Agency Flood Maps

It can be seen from the above that the property and the proposed extension 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 single storey rear extension & internal alterations is considered appropriate, within the grounds of the existing domestic dwelling curtilage (garden).



4. Appearance

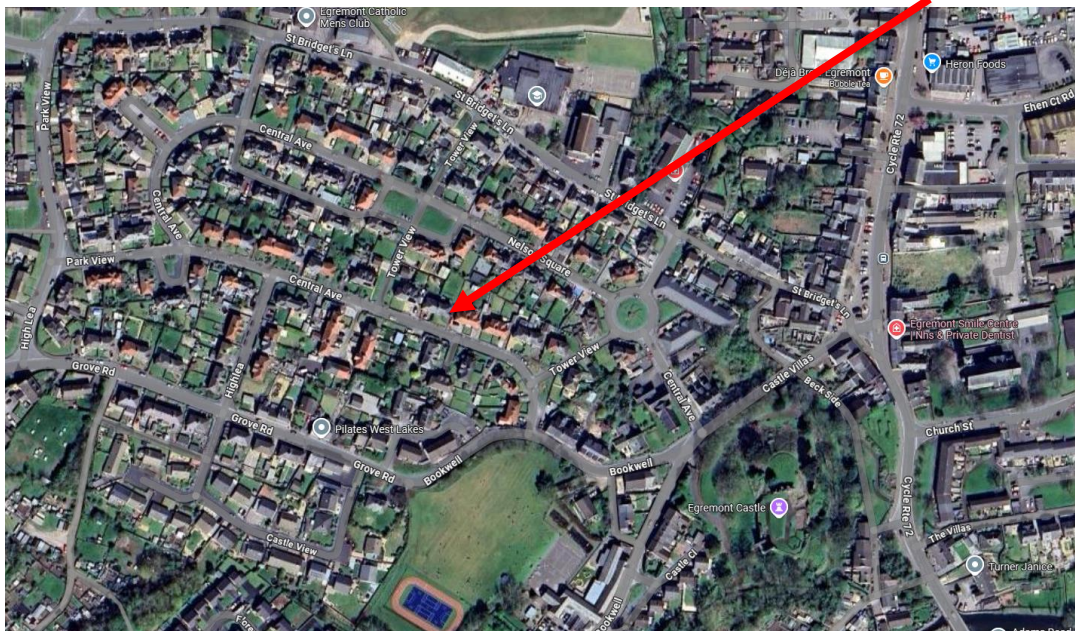


Fig 2 - Google map highlighting the area.

5. Egremont Vernacular

Castle View has no architectural vernacular of 1950-60 style, predominantly two 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.

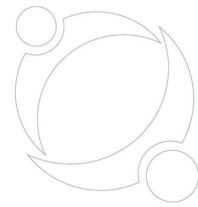
6. Energy Efficiency

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 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.

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	Black Concrete Tiles	Black Concrete Tiles & Rubber
Fascia & Soffits	White UPVC	White UPVC
External Walls	Painted Cement Render	Painted Cement Render
Windows & Doors	White UPVC	White UPVC

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.

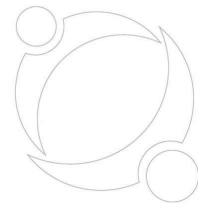
9. Access

The existing highways roads and pedestrian access to the west elevation will be maintained and un-altered and parking for 3 cars will be maintained via the driveway to the North elevation. DM22

10. Overlooking & Impact

The proposed extension is set to the rear of the property with no direct overlooking issues to the East or West (no windows), we are proposing the first floor extension set back from boundary by 1950mm to reduce the impact on the West boundary, with all windows being at ground floor to assist with overlooking, also far enough away from any dwelling to comply with DM12, DM18, DM27 & ENV4, the proposal only increases the floor space by 35m².

	Proposed
Plot size m ²	324.25 m ²
Proposed Dwelling m ²	96.32m ²
Existing Dwelling m ²	61.28m ²
Development Ratio	29.53%
Driveway m ²	49.78m ²
Side Boundary Distance	2100mm (E) 150mm (W)
Rea Boundary Distance	14,100mm
Extension Increased m ²	35.04m ²



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 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

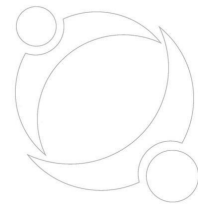
To Be Kept to a minimum throughout the works. Where excessive noise is required for short periods this works should be undertaken between the working hours of 8am-5pm – Mon-Fri & 09:00-16:00 – Sat - Sun.

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 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.
- 1-60-80 falls minimum.
- 450mm PPIC Inspection chambers at change of gradient and direction
- 4-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 below,

National Planning Policy Framework (NPPF)

Achieving Sustainable Development (Paragraphs 7-14):

Paragraph 7: "The purpose of the planning system is to contribute to the achievement of sustainable development."

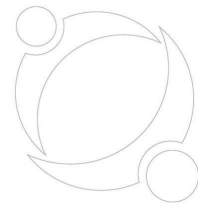
Paragraph 8: "Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- a) Economic Objective: To help build a strong, responsive, and competitive economy.
- b) Social Objective: To support strong, vibrant, and healthy communities.
- c) Environmental Objective: To contribute to protecting and enhancing our natural, built, and historic environment."

Paragraph 11: "Plans and decisions should apply a presumption in favour of sustainable development."

Decision-Making (Paragraphs 39-46):

Paragraph 39: "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."



Paragraph 41: "The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."

Delivering a Sufficient Supply of Homes (Paragraphs 60-77):

Paragraph 60: "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed."

Paragraph 69: "Small and medium-sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly."

Achieving Well-Designed Places (Paragraphs 126-136):

Paragraph 126: "The creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve."

Paragraph 130: "Planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area.
- b) Are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- d) Establish or maintain a strong sense of place.
- e) Optimize the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- f) Create places that are safe, inclusive, and accessible."

Conserving and Enhancing the Historic Environment (Paragraphs 189-208):

Paragraph 189: "Heritage assets range from sites and buildings of local historic value to those of the highest significance."

Paragraph 192: "In determining applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets.
- b) The positive contribution that conservation of heritage assets can make to sustainable communities.
- c) The desirability of new development making a positive contribution to local character and distinctiveness."

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

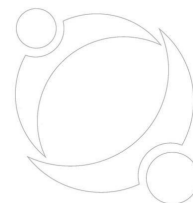
- ENV1 – Flood Risk and Risk Management

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

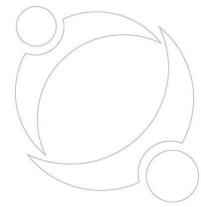
- Policy H1PU: Improving the Housing Offer
- Policy H7PU: Housing Density and Mix
- Policy H14PU: Domestic Extensions and Alterations

Natural Environment

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

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 within.



15. Appendices

Photo 1 – Arial Photo – Rear Elevation (North Facing)



Photo 2 – Arial Photo – Front Elevation (South Facing)



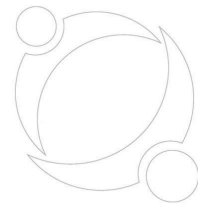


Photo 3 – Arial Photo – Side Elevation (West Facing)



Photo 4 – Arial Photo – Side Elevation (East Facing)



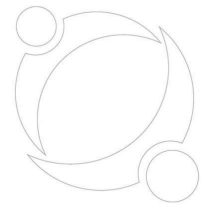


Photo 5 – Arial Photo – Plan View (90m)



Photo 6 – Arial Photo – Plan View (120m)



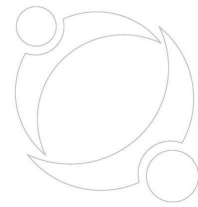


Fig 2 – Flood Map (Environment Agency)



Flood map for planning

Your reference
M Caton

Location (easting/northing)
300789/510613

Created
2 Feb 2025 10:46

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

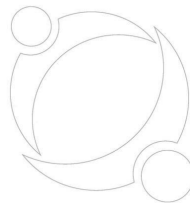
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

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 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

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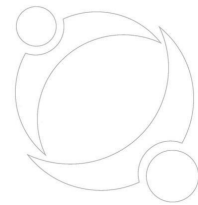
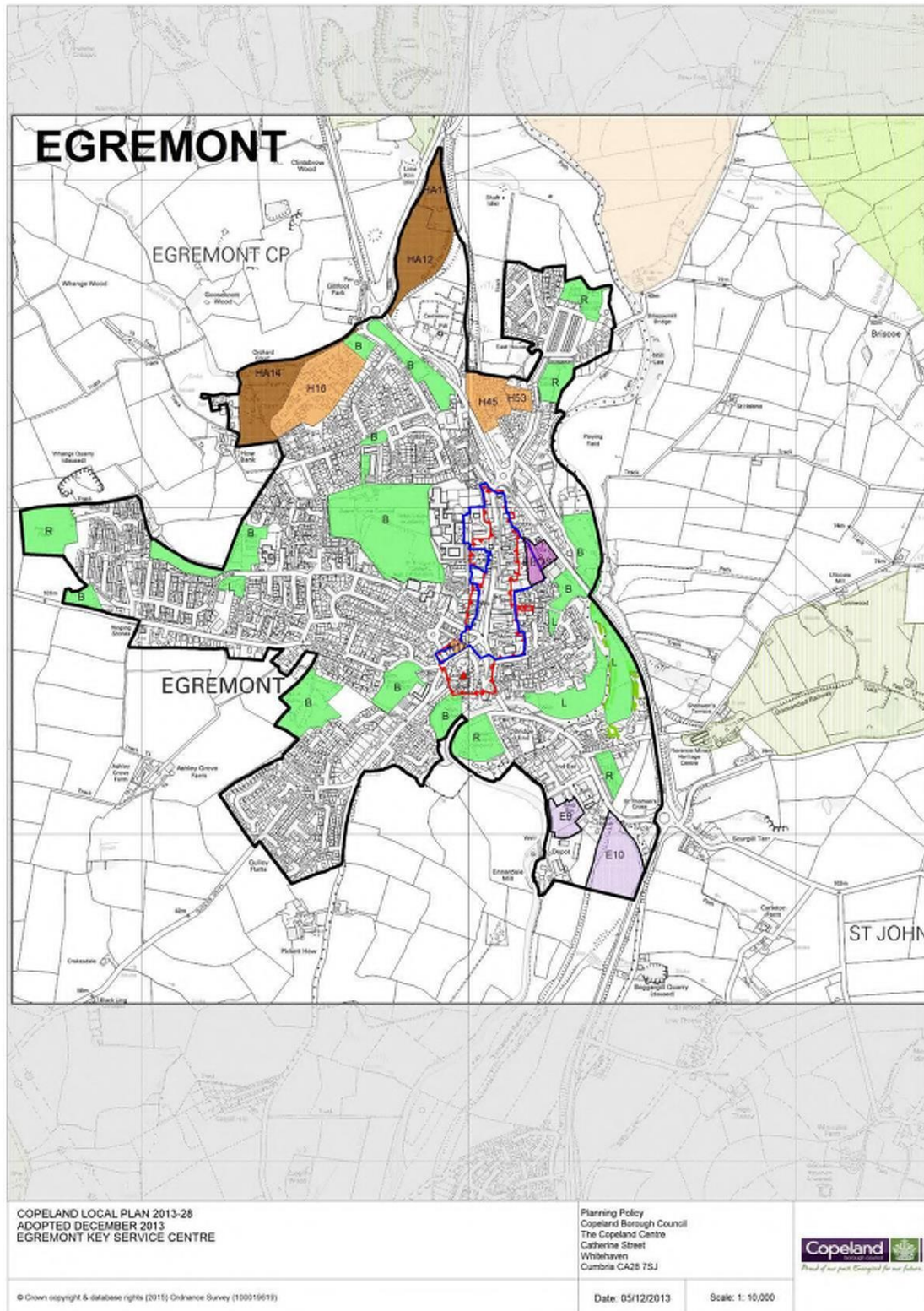
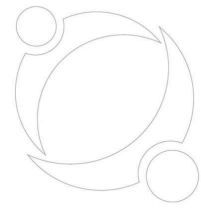


Fig 2 – Copeland Local Plan – Settlement Map (Egremont)





THE END