

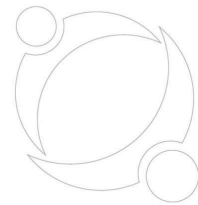
Design & Access Statement

DAS-001

Broom Close, Braystones, Beckermeth, Cumbria, CA21 2YL
Proposed Demolition of Existing Garage & Erection of Single
Storey Garden Annex

12/02/2025

Domestic Householders Planning Application



Document Control

Date	Issue Number	Change/Amendment	Author:
12/02/2025	-	First draft	



Approval and sign off.

Project: Broom Close, Braystones, Beckermeth, Cumbria, CA21 2YL

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

.....	12 th February 2025
Print	Sign	Date

B Design and Specification Approver

.....	12 th February 2025
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr & Mrs Holmes		
.....	12 th February 2025
Print	Sign	Date



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1. Introduction

This Planning Statement supports a Domestic Householders Planning Application by Mr & Mrs Holmes for the demolition of existing garage & the creation of a single-storey garden annex within the garden of Broom Close, Braystones, Beckermeth, 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.

James & Erin are committed to the delivery of this scheme at Broom Close, Braystones, 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

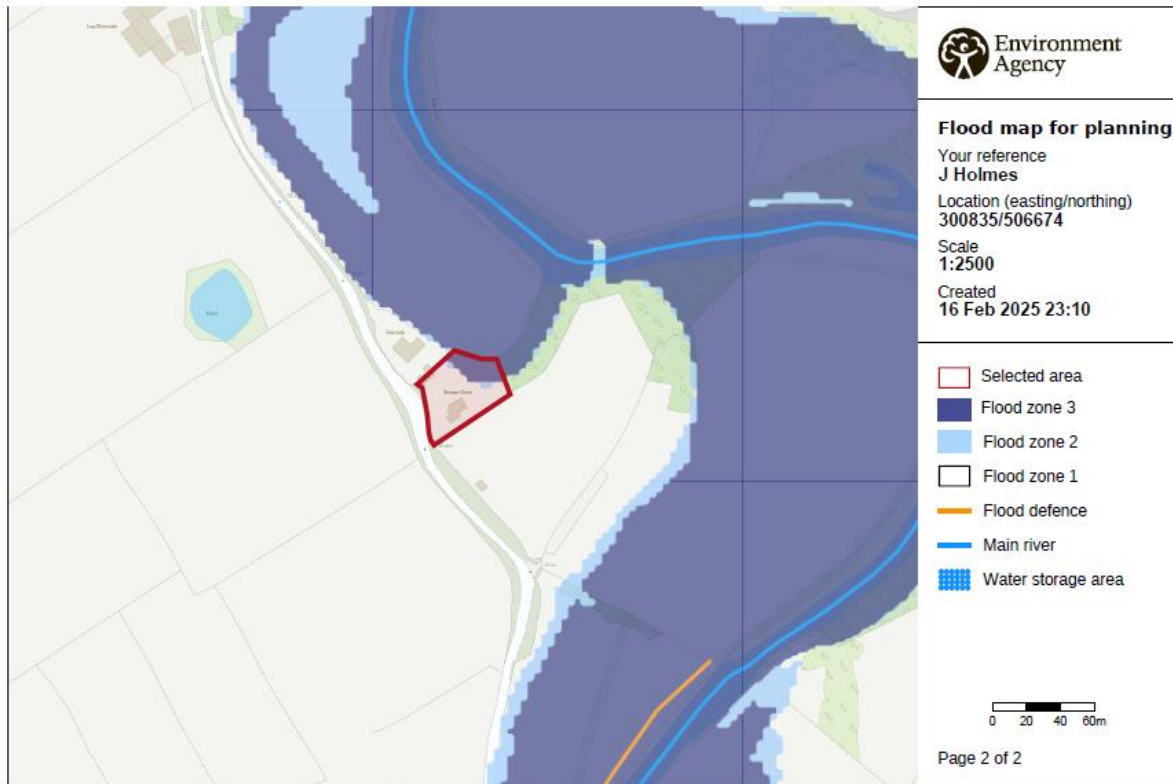
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller 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.



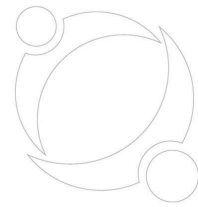
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Fig 1 – Environment Agency Flood Maps

It can be seen from the above that the property and the proposed annex 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 and the topography of the land makes the dwelling 6-8m above the beck water height as Policy ENV1 – Flood Risk and Risk Management & DM24

3. Use

The site is currently site allocated for residential use within the Copeland Local Plan and therefore, the proposed development of a domestic garden annex is considered appropriate, within the grounds of the existing domestic dwelling curtilage (garden).



4. Appearance



Fig 2 - Google map highlighting the area.

5. Braystones Vernacular

Beckermert has no set architectural vernacular, there is a mix of historic cottages, to new builds and single to three storey properties within the rural location, we have created the annex to be subservient to the original dwelling to suit the families' domestic needs, there is no set architectural style within the immediate area, and our annex has been designed to complement it surrounding.

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

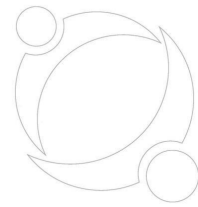
6. Energy Efficiency

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	Grey Slate	Grey Slate
Fascia & Soffits	Anthracite UPVC	Anthracite UPVC
External Walls	Painted Cement Render	Rock panel timber clad
Windows & Doors	Anthracite UPVC	Anthracite UPVC

8. Secured by Design

In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible front 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 - 5 cars will be maintained via the driveway to the North elevation. DM22

10. Overlooking & Impact

The proposed extension is set to the side of the property with no direct overlooking issues to the North, the neighbouring property are screened off with 2000mm high timber hit and mis fence and existing structures, boundary wall (existing) and approximately 900-2100mm higher ground level, we are proposing the extension minimum 1000mm away from the north boundary, with all windows being at ground floor to remove with possibility of overlooking, far enough away from any dwelling to comply with DM12, DM18, DM27 & ENV4, the proposal only increases the development size by 22m².

	Proposed
Plot size m ²	1715.14 m ²
Proposed Annex m ²	43.25m ²
Existing Garage m ²	33.24m ²
Existing Dwelling m ²	109.01 m ²
Development Ratio	9.5%
Driveway m ²	116.50m ²
Side Boundary Distance	1000mm (N) 3500mm(W)
Rear Boundary Distance	21,900mm



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**

The proposed development aligns with the strategic objectives and policy framework set out within both the Copeland Local Plan 2013-2028 and the Copeland Local Plan 2021-2038, ensuring a sustainable, high-quality design response. The proposal supports national planning principles set out in the National Planning Policy Framework (NPPF) by promoting sustainable development, good design, environmental responsibility, and positive contributions to local character.

Alignment with the National Planning Policy Framework (NPPF)

The proposal accords with key sections of the NPPF (2023), including but not limited to:

Paragraph 7-8 (Achieving Sustainable Development): The development upholds the three overarching objectives—economic, social, and environmental sustainability—by enhancing the housing offer while ensuring minimal environmental impact.

Paragraph 38 (Decision-Making): Encourages early engagement with planning authorities, aligning with the pre-application discussions undertaken to ensure compliance with policy objectives.

Paragraph 60-62 (Delivering a Sufficient Supply of Homes): Supports the government's objective of significantly boosting housing supply while ensuring an appropriate mix of dwellings.

Paragraph 119-124 (Making Effective Use of Land): Ensures the site is optimally utilised while respecting surrounding character and protecting amenity.



Paragraph 126-136 (Achieving Well-Designed Places): Prioritises design quality, local distinctiveness, and placemaking, reflecting the key principles of Copeland Local Plan Policy DM10 and DS6PU.

Paragraph 152-169 (Meeting the Challenge of Climate Change & Flood Risk): Incorporates climate-responsive design, sustainable drainage measures, and flood risk mitigation, aligning with Copeland Local Plan Policy DS8PU & DM24.

Compliance with the Copeland Local Plan 2013-2028

The development strongly aligns with the following policies:

Policy ST1 – Strategic Development Principles & Policy ST2 – Spatial Development Strategy: The proposal promotes sustainable, high-quality residential growth within an appropriate settlement hierarchy.

Policy SS1 – Improving the Housing Offer: The development enhances housing variety, quality, and adaptability to meet local needs.

Policy DM10 – Achieving Quality of Place: A design-led approach ensures a high standard of architectural quality, respecting the local vernacular while incorporating contemporary sustainability measures.

Policy DM12 – Standards for New Residential Developments & Policy DM18 – Domestic Extensions and Alterations: The scheme ensures appropriate scale, massing, and character, minimising adverse impacts on adjacent properties.

Policy ENV1 – Flood Risk & Risk Management & Policy DM24 – Development Proposals and Flood Risk: The proposal integrates sustainable drainage solutions, mitigating flood risk while maintaining site permeability.

Policy DM26 – Landscaping & Policy DM27 – Built Heritage and Archaeology: A carefully considered landscaping strategy enhances biodiversity and integrates seamlessly with the surrounding environment.

Compliance with the Copeland Local Plan 2021-2038

The proposal remains fully consistent with the emerging policies, ensuring long-term sustainability:

- **Strategic Policy DS1PU – Presumption in Favour of Sustainable Development:** The scheme supports economic, social, and environmental well-being in line with national planning policy.
- **Strategic Policy DS2PU – Reducing the Impacts of Development on Climate Change:** A low-carbon, resource-efficient approach ensures environmental resilience.
- **Policy DS6PU – Design & Development Standards & Policy DS7PU – Hard and Soft Landscaping:** The proposal integrates high-quality materials, landscape enhancement, and local character considerations.
- **Strategic Policy DS8PU – Reducing Flood Risk & Policy DS9PU – Sustainable Drainage:** A site-sensitive drainage strategy is incorporated to prevent surface water run-off issues.



- **Policy H1PU** – Improving the Housing Offer & Policy H7PU – Housing Density and Mix: The scheme provides high-quality housing that aligns with local demand and settlement character.
- **Strategic Policy N1PU** – Conserving and Enhancing Biodiversity & Geodiversity: The development supports biodiversity net gain through thoughtful landscape integration.

Through adherence to these policies, the proposal ensures a positive contribution to both local and national planning objectives, reinforcing Copeland’s vision for sustainable growth, high-quality design, and environmental stewardship.

14. Vision

The vision for the proposal is to create a high-quality, sustainable, and contextually responsive development that enhances the local character while ensuring a positive contribution to the built and natural environment.

Alignment with Local Plan Objectives: The scheme is designed in accordance with Copeland Borough Council’s Local Plan (2013-2028 & 2021-2038), reinforcing key strategic development goals while aligning with national planning principles set within the NPPF (2023).

Design-Led Approach: The proposal adopts a context-driven design strategy, ensuring a development that is not only architecturally cohesive but also enhances the visual and functional quality of the area.

Respect for Local Character & Amenity: The development is carefully positioned to maximise site potential while minimising impact on adjacent properties, preserving privacy, light access, and local residential amenity.

Sustainable Urban & Rural Design Principles: The scheme embraces best practice design principles, incorporating energy-efficient materials, sustainable drainage measures, and high-quality landscaping to ensure long-term environmental resilience.

Biodiversity & Green Infrastructure Enhancement: In response to Strategic Policy N1PU, the scheme introduces ecological enhancements, including native planting, green corridors, and biodiversity-friendly landscaping to positively integrate with the natural environment.

By prioritising high-quality placemaking, environmental sustainability, and social inclusivity, the proposal reflects the aspirations of both the Copeland Local Plan and the NPPF, ensuring a positive contribution to the borough’s future growth.



14. Appendices

Photo 1 – Aerial Photo – North Elevation



Photo 2 – Aerial Photo – South Elevation





Photo 3 – Aerial Photo – East Elevation



Photo 4 – Aerial Photo – West Elevation





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



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





Fig 3 – Flood Map (Environment Agency)



Flood map for planning

Your reference
J Holmes

Location (easting/northing)
300835/506674

Created
16 Feb 2025 23:10

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

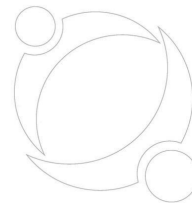
Notes

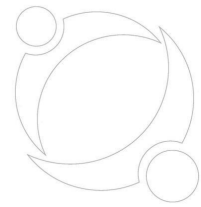
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

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>





THE END