Design & Access Statement

DAS-001

Endotrack, Springfield Road, Bigrigg Egremont, Cumbria, CA22 2TJ

Proposed Single Storey Side & Rear Extension & Internal Alteration

25/10/2025

Domestic Householders Planning Application

Document Control

Date	Issue Number	Change/Amendment	Author:
25/10/2025	-	First draft	

Approval and sign off.

Project: Endotrack, Springfield Road, Bigrigg, Egremont, Cumbria, CA22 2TJ

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

……..	……	25th October 2025
Print	Sign	Date

B Design and Specification Approver

……..	……	25th October 2025
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Rebecca Dmytrowski

……..	……	25th October 2025
Print	Sign	Date

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1. Introduction

This Planning Statement supports a Domestic Householders Planning Application by Rebecca & Steve for the creation of a single-storey extension of the property at Endotrack, Springfield Road, Bigrigg, Egremont.

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.

Rebecca & Steve are committed to the delivery of this scheme at Endotrack, Springfield Road, Bigrigg, 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
- 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 and the proposed extension falls outside any flood 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 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. Bigrigg / Springfield Road Vernacular

There is 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 no set architectural style within the immediate area, and our extension is out of sight given the cottages secluded position and the tree screening.

The proposed extension, design, scale, and massing is very similar to the neighbouring properties and sympathetic to the property as can be seen from the aerial photos.

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 – 150mm PIR Insulation over joists (warn deck roof)
- 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
Fascia & Soffits	White UPVC	White UPVC & Black
External Walls	Facing brick	Facing brick
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 6 cars will be maintained via the driveway to the West elevation. DM22

10. Overlooking & Impact

The proposed extension is set to the rear & side of the property with no direct overlooking issues to the North, South, East or West, the neighbouring property are screened off with trees, boundary hedge (existing), we are proposing the extension minimum 1500mm away from the South 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 increases the floor space by 10m².

	Proposed
Plot size m²	**2026.14 m²**
Proposed Dwelling m²	**314.04m²**
Existing Dwelling m²	**143.71m²**
Development Ratio	**15.49%**
Driveway m²	**200.05m²**
Side Boundary Distance	**2,800mm (N) 1500mm (S)**
Front Boundary Distance	**24,500mm**
Extension Increased m²	**171m²**

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 – Basic Protection (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 seperate 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 proposal adheres to an extensive range of policies from the **National Planning Policy Framework (NPPF)** and the **Allerdale Local Plan**, ensuring sustainability, high-quality design, and community benefits. Below is an expanded list of supporting NPPF paragraphs relevant to domestic extensions:

- **Paragraph 7**: Establishing sustainable development principles.
- **Paragraph 8**: Balancing economic, social, and environmental objectives to achieve sustainable development.
- **Paragraph 11**: Presumption in favour of sustainable development.
- **Paragraph 47**: Encouraging the delivery of diverse and high-quality housing.
- **Paragraph 92**: Creating safe, inclusive, and accessible environments that promote health and well-being.
- **Paragraph 104**: Ensuring safe and efficient access for all development.
- **Paragraph 112**: Promoting sustainable and inclusive transportation solutions.
- **Paragraph 119**: Ensuring land is used effectively, while safeguarding and improving environmental quality.
- **Paragraph 124**: Recognizing the need for well-designed and attractive residential environments.
- **Paragraph 126**: Supporting high-quality design as a key aspect of sustainable development.
- **Paragraph 130**: Advocating for design that enhances quality, integrates well with surroundings, and reflects the local character.
- **Paragraph 134**: Rejecting poorly designed development and promoting innovative, visually appealing solutions.

- **Paragraph 152**: Supporting renewable energy and sustainable construction methods to address climate change.
- **Paragraph 157**: Prioritizing developments that reduce greenhouse gas emissions and improve energy efficiency.
- **Paragraph 159-169**: Assessing and mitigating flood risks for all developments.
- **Paragraph 174**: Conserving and enhancing the natural environment, ensuring biodiversity is not adversely impacted.
- **Paragraph 185**: Avoiding adverse effects from noise, light pollution, or contamination on living conditions.
- **Paragraph 189-208**: Supporting proposals that respect and enhance the historic environment and heritage assets.

Domestic Extension-Specific Support:

- **Paragraph 54**: Encourages decision-makers to approve planning applications for alterations and extensions to existing buildings that are well-designed and proportionate.
- **Paragraph 124(b)**: Highlights the need to optimize the potential of sites, including extensions, to provide enhanced living spaces.
- **Paragraph 128**: Emphasizes that design should reflect aspirations for good quality living environments and respond positively to local character.
- This comprehensive policy alignment ensures the proposal achieves a high standard of design, sustainability, and community enhancement while adhering to national and local planning regulations.

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

Our Vision for Endotrack,

The development aspires to be a landmark of thoughtful design, sustainability, and community enhancement, striving for excellence through the following principles:

- **Architectural Harmony**: The design is a seamless extension of the existing property, respecting and enhancing the architectural character of the area.
- **Environmental Responsibility**: Incorporating cutting-edge energy efficiency measures and sustainable practices to minimize environmental impact.
- **Community Cohesion**: Enhancing the living experience for both the homeowners and the local community through a secure and visually appealing structure.
- **Aspirational Living**: Setting a standard for high-quality residential development, blending innovation with tradition.

This vision underscores the commitment to creating a home that is functional, sustainable, and harmonious with its surroundings.

15. Appendices

Photo 1 – Aerial Photo – North Elevation

Photo 2 – Aerial Photo – East Elevation

Photo 3 – Aerial Photo – South Elevation

Photo 4 – Aerial Photo – West Elevation

Photo 5 – Aerial Photo – Plan View 120m

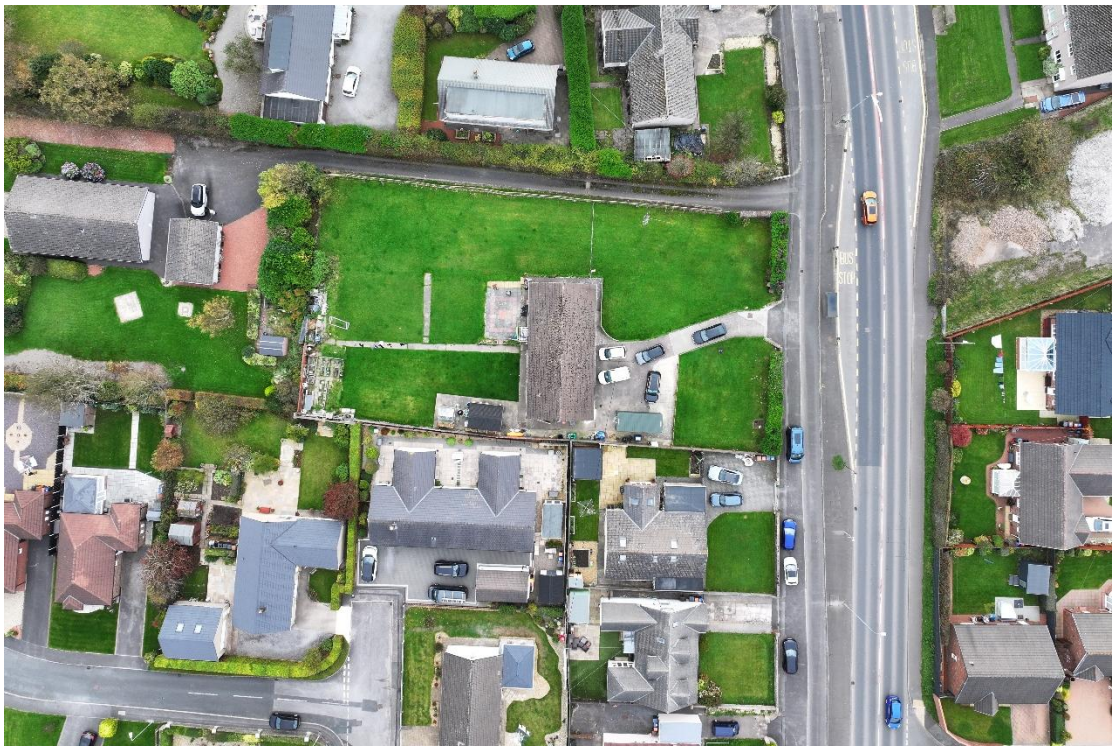

Photo 6 – Aerial Photo – Plan View 60m

Fig 3 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Endotrack, Springfield Rd	**300149/513103**	**31 October 2025 11:19**

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 2025 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

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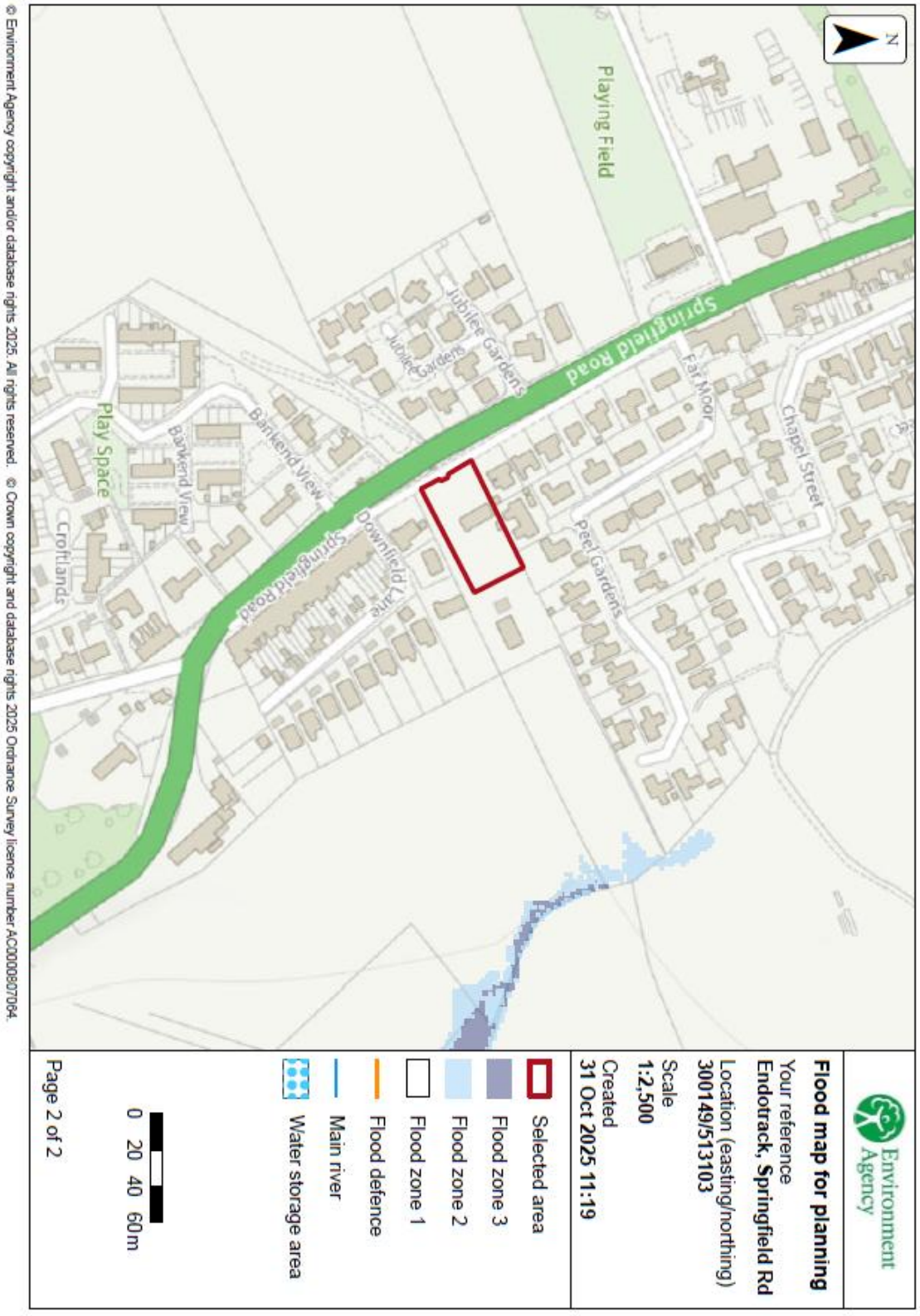
Environment Agency
Flood map for planning
Your reference
Endotrack, Springfield Rd
Location (easting/northing)
300149/513103
Scale
1:2,500
Created
31 Oct 2025 11:19
Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 60m
Page 2 of 2
N
Playing Field
Springfield Road
Jubilee Gardens
Fat Moor
Chapel Street
Peel Gardens
Play Space
Barkend View
Croftlands
Downfield Close
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Fig 4 – Copeland local Plan – Settlement Map – Bigrigg

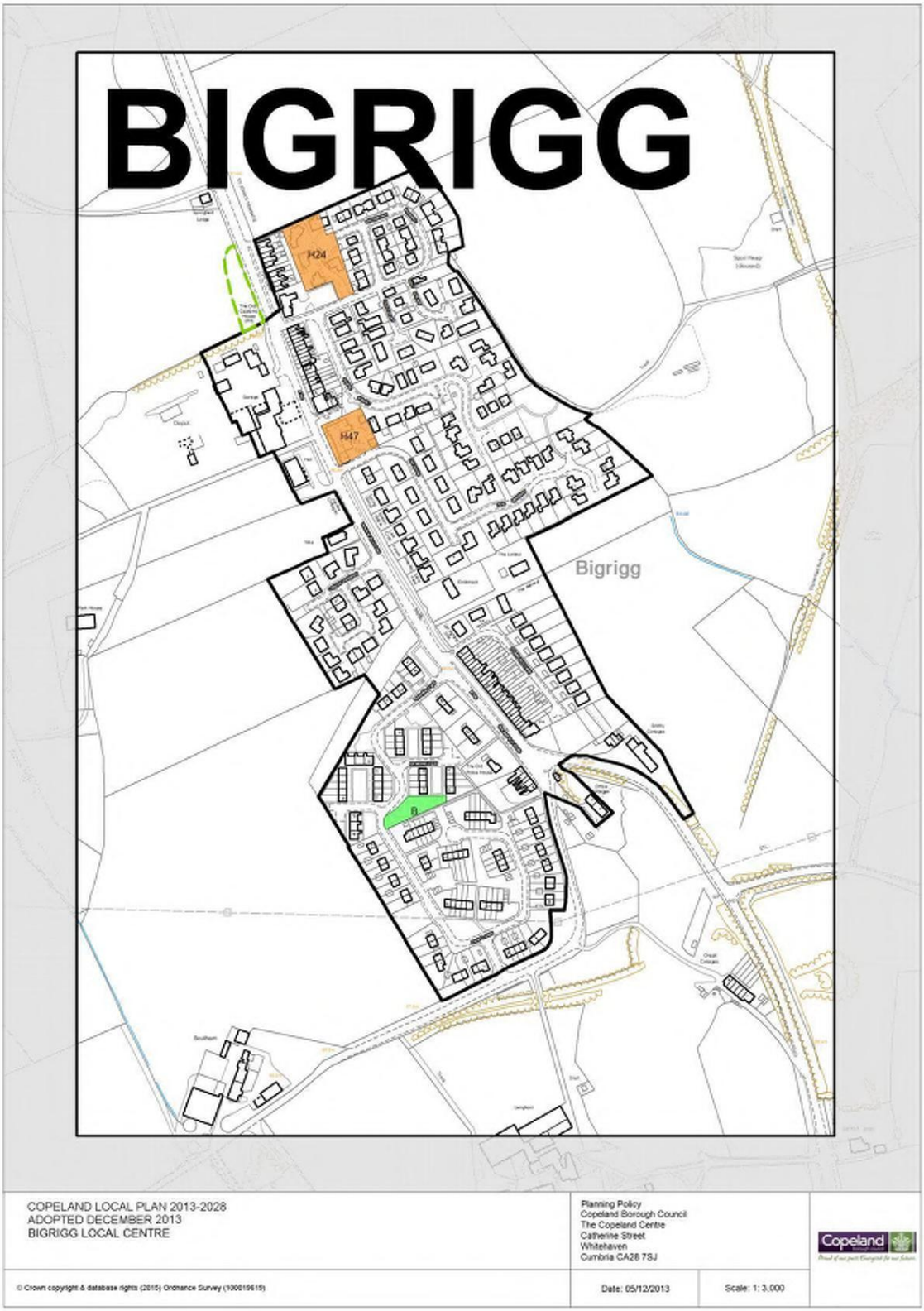

Fig 5 – Radon Report (BGS)

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

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Address searched: Endotrack, Springfield Road, Bigrigg, Egremont, CA22 2TJ
Date of report: 31 October 2025

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 be at or above the Action Level.

The estimated probability of the property being above the Action Level for radon is: 5-10%

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

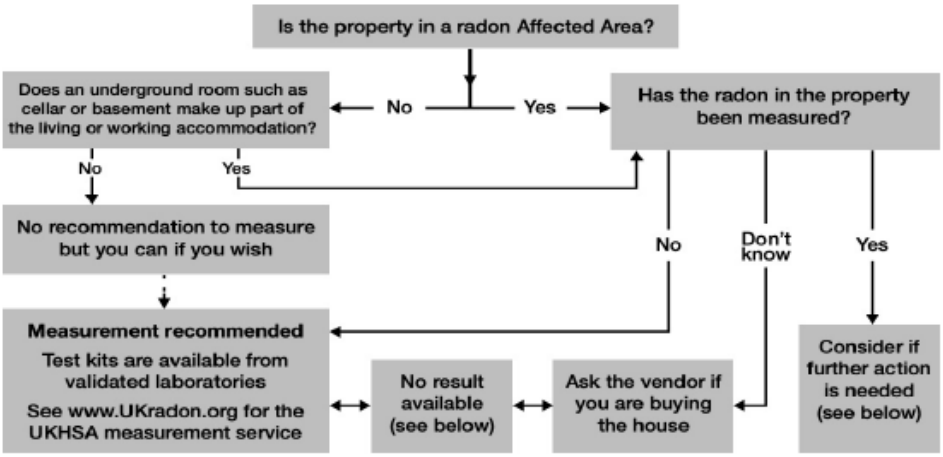
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - Basic Protection

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



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

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m3), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m3; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: https://www.ukradon.org
Building Research Establishment: http://www.bre.co.uk/page.jsp?id=3137

THE END