

Design and Access Statement (DAS)

DAS-001

Causeway House, Howgate, Whitehaven

Cumbria, CA28 6PL

Proposed Two Storey Side Extension

08/11/2020



Document Control

Date	Issue Number	Change/Amendment	Author:
08/11/2020	Rev A	First Issue	



Approval and Sign off

Project: Causeway House, Howgate, Whitehaven, Cumbria, CA28 6PL

I have reviewed and approved the Design Plans, Specification 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

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Print

.....
Sign

8th November 2020
Date

B Design and Specification Approver

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Print

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Sign

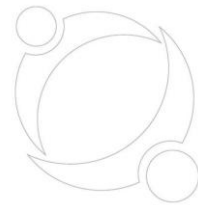
8th November 2020
Date

C Design and Specification Sponsor (Clients)

Mr & Mrs Johnstone
.....
Print

.....
Sign

8th November 2020
Date



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1. Introduction

This Planning Statement supports a full planning application by Mr & Mrs Johnstone for a residential development at Causeway House, Howgate, Whitehaven. This is a full planning application which proposes to part demolish the existing garage & utility and construct a two-storey garage, lounge & bedroom extension to the side of the existing property.

This Planning Statement provides a summary of all relevant information about the proposed development and assesses the proposal in relation to all relevant adopted policy and other policy guidance including emerging policy.

Mr & Mrs Johnstone are committed to the delivery of this site at Howgate and have 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

2. Flood plan

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows: Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences.

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

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

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Flood Defences

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

Hatched areas benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded. Not all areas that benefit from flood defences are currently shown, but the map is regularly updated as we obtain further information from our studies.



Proposed Two Storey Extension

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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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Causeway House, Howgate

In light of the above information it is clear from environment agency map that there is no risk from flooding to the property or the proposed extension.

3. Existing & Proposed Use

The site is currently allocated and being used for residential land/development. Therefore, the proposed development of the site for residential use is considered appropriate.

The site is currently being used for a garage & utility rendering the site classification as brownfield due to current extensions and land usage.



4. The Appearance / Vernacular

There are a number of different styles in the vicinity (Howgate) from detached, semi-detached, and linked, two storey properties with a very organic growth appearance to the area and surrounding properties, Howgate hotel is approximately 50m away from the proposed development.

The proposed scheme has been designed to give a high-quality development which will differentiate the traditional look of the cottage with the modern extension, the extension will be less intrusive due to height, orientation of the plot, the existing retaining wall mask and 20m setback from the road.

5. Housing Character

The style of the development is to keep a constant theme running through the forthcoming site and then vary the units with simple detailing to give individual distinctive character.

Existing Palette of Materials	Proposed Palette of Materials
Painted Smooth Rendered Stonework	K-Rend Cream Rendered Blockwork
Painted Smooth Rendered Plinth (below dpc)	Grey Facing Brick Walls Plinth (below dpc)
White Upvc windows, doors	Anthracite Upvc windows, doors
White Upvc Facia, Rainwater Goods	Anthracite Upvc Facia, Rainwater Goods
Black rubber flat and concrete tiled pitched roof	Black rubber flat
Concrete drive way	Permeable drive setts

6. Secured by Design

In relation to designing out crime, we have endeavoured to retain the property with defensible boundaries to the side & rear with the frontage being well overlooked by housing on in order to lessen the opportunity for anti-social behaviour, also all windows & doors will meet the provisions set within the Approved Document Part Q.



7. Energy Efficiency

The design principle adopted for the development was to reduce the thermal conductivity with the aid of modern insulation materials, reduced thermal bridging and improved air tightness of the dwelling, supplemented by a highly efficient energy source.

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

- Ground Floor – Block and beam Slab with 150mm PUR insulation and screed achieving a U-Value of 0.20W/m²K
- External Walls – Cavity Wall with 60mm PUR insulation achieving a U-Values of 0.22 W/m²K
- Roof –150mm PIR foam between sloping ceiling joists and 50mm PIR under to achieving a U-Value of 0.16 W/m²K
- Windows – PVCU, double glazed, low e coating and argon filled achieving a U-Value of 0.12 W/m²K
- Doors –UPVC external doors construction achieving a U Value of 1.2 W/m²K

This design will significantly exceed 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. If required a highly efficient condensing boiler will be installed to accommodate the upgrade underfloor heating.

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

Kitchen sink will be fitted with Low flow rate taps 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.

8. Access & Permeability

The proposed extension will be accessed via the existing drive and a path to the front of the property, the proposal will maintain the unaltered off-road parking for 2 cars within the garage and able to park 2-3 cars with ease on the driveway, the property is a 4 bedroom dwelling which requires 2 parking spaces.

Rainwater will be collected by existing gullies as drive falls away from the dwelling with a channel drain across the frontage and permeable setts.

9. Scale

The scale of the development has been designed to reflect the existing building and surround extensions, the extension will not overpower the plot as the extension will sit on the same footprint and only increase the floor plan by 53.80m².

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality and neighbouring property, every effort has been made to ensure the scale of the proposed development reflects that of neighbouring properties, with the use of the existing flat roof to the side, this will make the proposal less intrusive on the adjacent property, Windsor Lodge is 44.5m away from the side elevation, this is the closest property to the proposed extension.



10. Proposal

The proposal is to provide a two-storey side extension, this will increase the sleeping capacity as the current building is 4 bedrooms and the proposed will extend to 5 bedrooms.

11. Amount

The property & extensions critical dimensions;

• Existing Dwelling Floor Area	- 159.30m ²
• Extension increase	- 53.80m ²
• Proposed house development upon completion	- 213.10 m ²
• Plot size	- 690.20m ²
• Drive	- 55.96m ²
• Garden	- 269.59m ²
• Total Plot Development Ratio	- 30.86% - Very Low

12. Overlooking

Generally, separation distances between facing primary windows (rear frontage) has not altered and doesn't look on to any property within the immediate vista and is considered that acceptable overlooking distances are maintained throughout the site and provide a balance which results in a good design solution for the site.

The existing side window has been covered and no side elevation windows are proposed to actually assist with the privacy and all other windows overlooking own property only.

13. 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 believed 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)
- No Radon Gas issues (see Fig 2 - attached radon report)

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 carried out by the contractor.

Contaminated Land

The site has no known (expressed) contamination however if any contamination was found the during the watch brief 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 hours of 8am-5pm.

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 cause undue water run off or damage.

Excess water to 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)

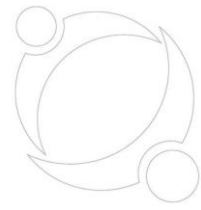
All waste will leave site as per the current Hazardous Waste Regulations 2009 and be disposed on in a safe manner to the required landfill – Main contractor's responsibility.

Water Courses and Groundwater

No water courses currently would be affected within the site boundary

14. Vision

- Provide a development that meets the needs of the applicant and their family.
- The proposed scheme seeks to create a unique sense of space within a design led approach that contributes positively to locality and responds creatively to the setting.
- Continue the character of the area and provide an exciting home that meet the needs of residents and minimise impact on the environment (more habitable).
- The design aspirations for the new extensions follow key objectives for good urban design.
- The layout is legible, with clear public routes and a distinction between public and private areas.
- Well-designed plot layout provides for a coherent structure that interlinks to the dwelling.
- Non-imposing on adjacent properties



15. Appendices

Photo 1 – Aerial photograph – North Elevation



Photo 2 – Aerial photograph – East Elevation





Photo 3 – Aerial photograph – South Elevation



Photo 4 – Aerial photograph – West Elevation





Photo 5 – Aerial photograph – Plan View



Photo 6 – Aerial photograph – Plan View





Fig 1 - Flood Map - <https://flood-map-for-planning.service.gov.uk/>



Flood map for planning

Your reference	Location (easting/northing)	Created
Causeway Hous	299064/521271	18 Nov 2020 20:57

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

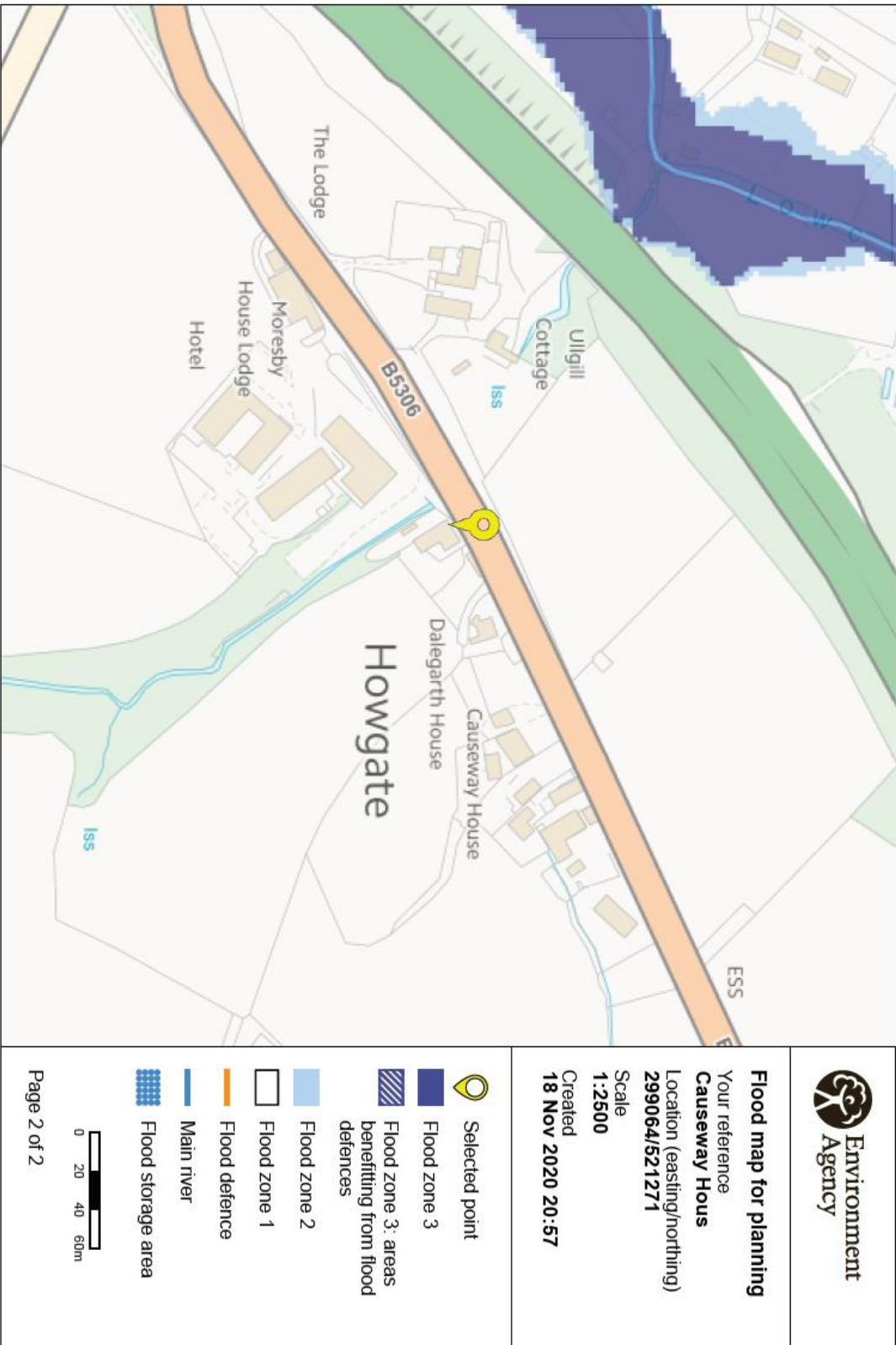
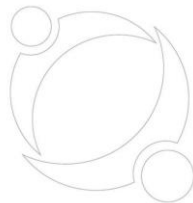
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

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.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



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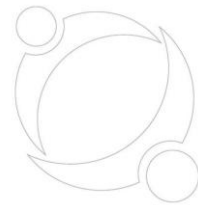




Fig 2 – Radon Report

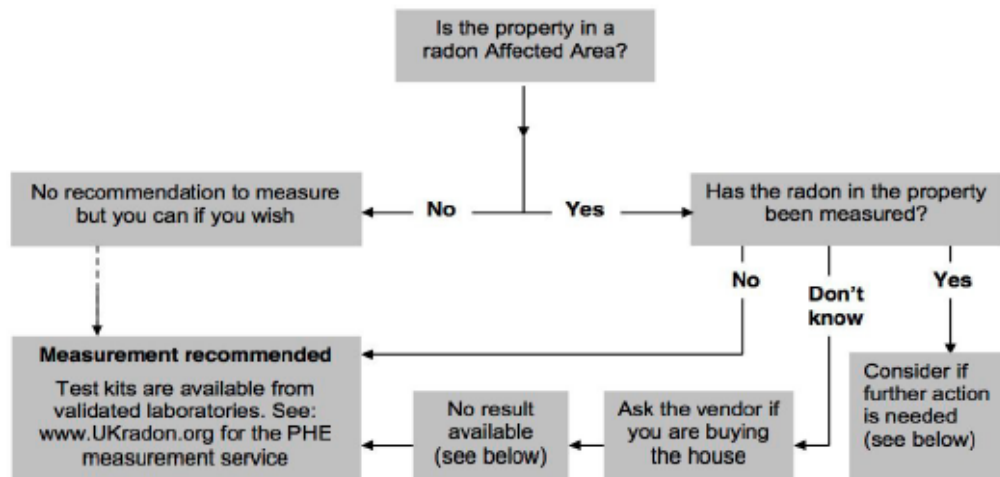
**Public Health
England**

**Report of address search
for radon risk**

**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL



PHE guidance for occupiers and prospective purchases



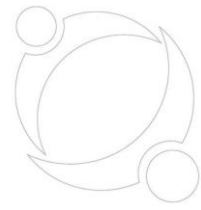
Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can 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 PHE. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

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

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THE END