

# **Design and Access Statement (DAS)**

**DAS-001**

**Mickledore, Drigg Road, Seascale Cumbria CA20 1NX**

**Proposed Two Storey Side Extension**

**31/01/2021**



Document Control

Date	Issue Number	Change/Amendment	Author:
31/01/2021	-	First draft	

**Approval and Sign off**

Project: Mickledore, Drigg Road, Seascale Cumbria CA20 1NX

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**

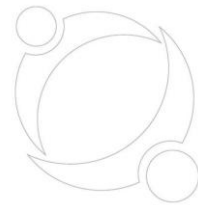
.....	.....	31 <sup>st</sup> January 2021
Print	Sign	Date

**B Design and Specification Approver**

.....	.....	31 <sup>st</sup> January 2021
Print	Sign	Date

**C Design and Specification Sponsor (Clients)**

Mr & Mrs Lafferty		
.....	.....	31 <sup>st</sup> January 2021
Print	Sign	Date



## Contents

1	Introduction.....	5
2	Flood Risk.....	5
3	Use.....	7
4	Appearance .....	8
5	The Beckermets Vernacular .....	9
6	Housing Character .....	9
7	Secured By Design .....	9
8	Energy Efficiency .....	9
9	Access & Permeability .....	10
10	Scale.....	11
11	Proposal.....	11
12	Amount .....	12
13	Overlooking .....	12
14	Environmental and Geological .....	12
15	Drainage .....	12
16	Vision .....	13
17	Appendix .....	14



## 1. Introduction

This Planning Statement supports a full planning application by Mr & Mrs Lafferty for a residential development at Mickledore, Drigg Road, Seascale. This is a full planning application for a dwelling.

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 Lafferty are committed to the delivery of this scheme at Mickledore, Drigg Road, Seascale and has carried out extensive studies, surveys, consultations, outline planning applications 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
- Previous Planning Approval
- Design and access statement
- Ground Investigations

## 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.

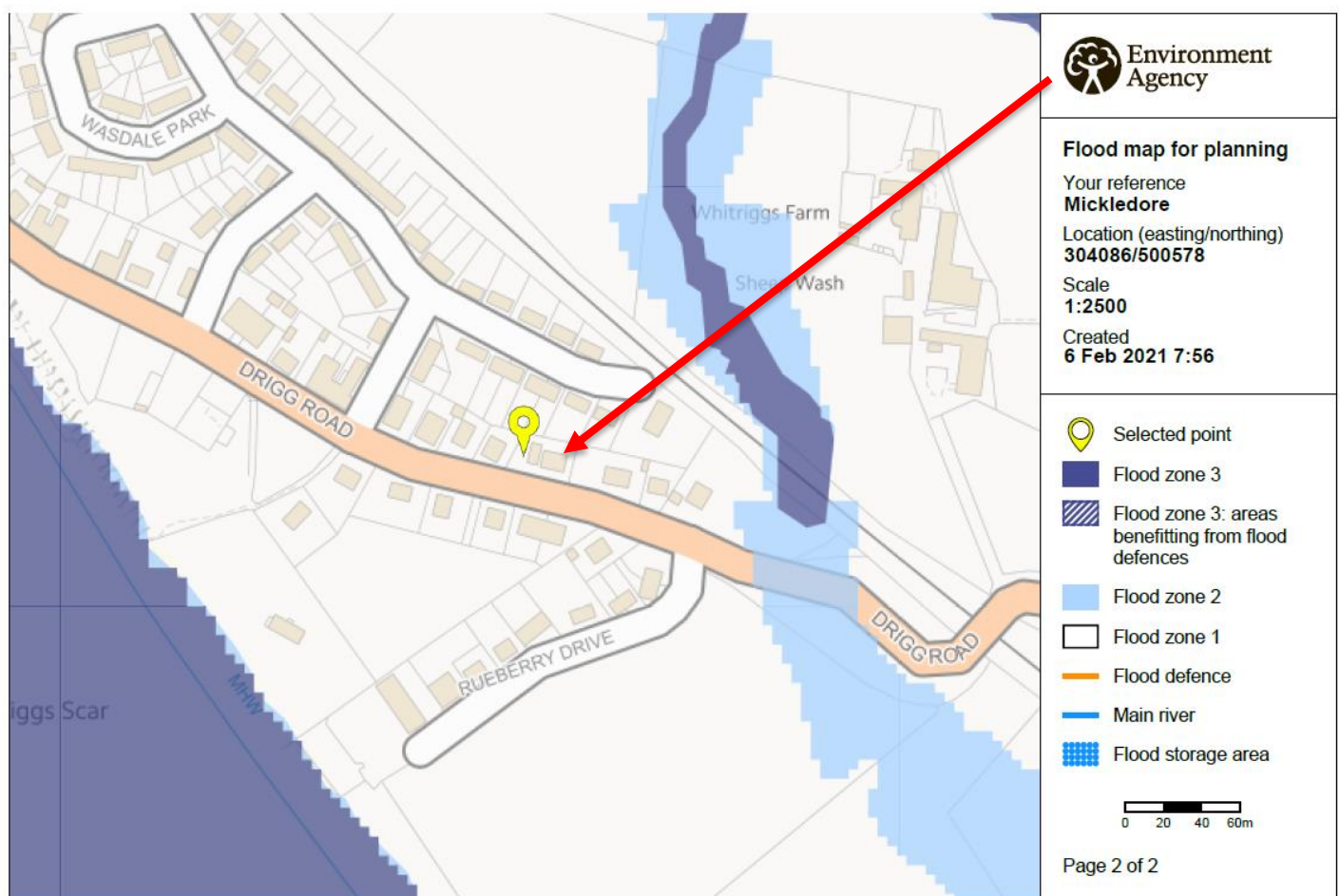
Hatched areas benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5%



(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.



© Environment Agency copyright and / or database rights 2018. All rights reserved. © Crown Copyright and database right 2018. Ordnance Survey licence number 100024198.

**Fig 1 – Environment Agency Flood Maps**

It can be seen from the above that the property falls outside the floor risk area and therefore is safe to develop, it should also be noted that this has not been known to have flooded over the recent period as Policy ENV1 – Flood Risk and Risk Management.



## 1. Use

The site is currently allocated for residential use within the Copeland Local Plan therefore, the proposed development of the site for residential use is considered appropriate.

The proposed dwelling is proposed to provide a two-storey side extension it is considered that the proposed development would accord with the aims of the Government & Copeland Borough Council Core Strategy and Development Management Policies as set out in line with the following;

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy SS2 – Sustainable Housing Growth
- Policy SS4 – Community and Cultural Facilities and Services
- Policy ENV1 – Flood Risk and Risk Management
- Policy ENV5 – Protecting and Enhancing the Borough's Landscapes
- Policy SS2 – Sustainable Housing Growth
- Policy SS3 – Housing Needs, Mix and Affordability
- Policy DM10 – Achieving Quality of Place).
- Policy DM11 – Sustainable Development Standards
- Policy DM14 – Residential Establishments
- Policy DM22 – Accessible Developments
- Policy DM24 – Development Proposals and Flood Risk
- Policy DM26 – Landscaping



Fig 2 – Settlement Boundary





## 2. Appearance



Fig 3 - Google map highlighting the area



Fig 4 - Google map highlighting the plot





### 3. The Drigg Road Vernacular

Drigg Road area has grown naturally with no district planning or architectural style, the immediate properties consist of a modern Dormer Bungalow to the left and a 1960's style house to the left.

Other properties on Drigg road consist of bungalows & two storey properties (attached & detached) varying from modern new builds to traditional 1950's and everything in between.

### 4. Housing Character.

The style of the development is considered sympathetic to it surrounding is to keep a constant theme running through the development, the proposed extension has been designed subservient to the main house with setback of 970mm to the front and the ridge has been set 300mm lower than to keep the scale & massing to a minimum.

#### *Palette of materials:*

- Roof covering – concrete flat tiles (to match existing)
- Fascia & Soffits – White finish UPVC (to match existing)
- External Walls – White K-Rend (to match existing)
- Windows & Doors – White finish UPVC (to match existing)
- Plot parking & footpaths – unaltered as existing
- Boundary walls – unaltered as existing
- Garden Area – unaltered as existing

### 5. 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.

### 6. Energy Efficiency

We can confirm that the following design principles will be adopted for the development 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 dwelling: -

- Ground Floor – Concrete Slab with PUR insulation and screed achieving a U-Value of 0.20W/m<sup>2</sup>K
- External Walls – Cavity Wall with 100mm PUR insulation solid wall 60mm thermal super plasterboard achieving a U-Values of 0.22 W/m<sup>2</sup>K
- Roof – 150mm PIR between and 50mm PIR under - 400mm mineral fibre insulation quilt to flat ceilings areas
- Windows – PVCU, double glazed, low e coating and argon filled achieving a U-Value of 0.12 W/m<sup>2</sup>K
- Doors – Composite external doors construction achieving a U Value of 1.6 W/m<sup>2</sup>K

In addition to these measures the dwellings have been designed with an air tightness of >4m<sup>2</sup>/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 (Policy DM11 – Sustainable Development Standards).

## **7. Access**

The site is to be fully retained as existing with no planned access alteration from Drigg road for vehicular and pedestrian access, parking for two cars will be retained as we are increasing the bedrooms from 3 to 4 we need a minimum two allocated car parks in line with Cumbria Highways Design Guide.

## **8. Scale**

The proposed development has been designed in keeping with the existing building

- Rear Garden - 147.06m<sup>2</sup>
- Front Garden - 66.67m<sup>2</sup>
- Driveway - 47.47m<sup>2</sup>
- Plot - 410.80m<sup>2</sup>

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality by redeveloping the existing redundant plot, every effort has been made to ensure the scale of the proposed development reflects that of proposed neighbouring properties and the site.

- Plot size 410.80m<sup>2</sup>
- Proposed dwelling size 89.93m<sup>2</sup>
- Plot Development ratio 21.95 %

This development ratio is considered very low in comparison to the majority of all new builds

## **9. Proposal**

The proposal is to provide full planning for a proposed two storey side extension on the same footprint as the existing single storey extension, the proposal is almost permitted development.

## **10. Amount**

The proposed dormer extension suggestions the following dimensions;

- Plot size - 14.800mm wide x 29.200mm deep
- Plot area - 410.80m<sup>2</sup>
- Parking area - 5.500mm x 10.500mm driveway – 74.47m<sup>2</sup> - 2 car (Parking)



## Proposed Two Storey Side Extension

DAS-001

- Boundaries - 1.200mm to East boundary & 1.100mm to the West boundary
- Front garden - 7.200mm x 9.700mm – 66.67m<sup>2</sup>
- Rear Garden - 12000mm x 19000mm – 147.06m<sup>2</sup>
- Dwelling plan - 10.700mm x 8.800mm – 89.93m<sup>2</sup> footprint
- Extension floor Plan - 35.41 m<sup>2</sup> footprint (as existing extension)

### 11. Overlooking & Impact

The proposal is considered that acceptable overlooking distances would be maintained throughout the site and provide a balance which results in a good design solution for the site,

- No windows at first floor (side)
- Front elevation would face the road (South) with minimum 37m separation distance
- Rear elevation would face over large rear garden (North) 21m separation distance
- All WC's and bathrooms and gable windows to have obscure glazing (grade 5 translucence)
- 11m distance to the side of the Littleholme

### 12. 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 ABC
- 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)

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

**13. Drainage**

The site also benefits from a combined 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**



#### 14. Policy

I feel our proposal aligns with the principle policies with Copeland Local Plan as highlighted below,

- Policy ST1 - Strategic Development Principles
- Policy ST2 - Spatial Development Strategy
- Policy SS1 - Improving the Housing Offer
- Policy SS2 - Sustainable Housing Growth
- Policy SS3 - Housing Needs, Mix and Affordability
- Policy ENV1 - Flood Risk and Risk Management
- DM10 - Achieving Quality of Place
- DM11 - Sustainable Development Standards
- DM18 - Domestic Extensions and Alteration

#### 15. Vision

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan and outline planning approval.
- The proposed scheme seeks to create a sense of space within a design led approach that contributes positively to locality and responds creatively to the setting and maximising the site.
- The aspiration to create a cohesive design that brings character to the area and exciting home that meet the needs of residents, CBC Planning Policy, and minimise impact on the environment.
- The design aspirations for the proposed follows key objectives for good urban design
- The proposal will provide positive amenity for the residents (parking and recreational).
- Layouts and design seek to maximise privacy, create street scene interest through and minimise the impact on adjacent property/landowners.
- Suitable vehicular and pedestrian's access in accordance with highways requirements.





## 16. Appendices

Photo 1 – South Elevation



Photo 2 – North Elevation







Photo 3 – North Elevation



Photo 4 – East Elevation





Fig 5 – Site Allocations (Local Plan)

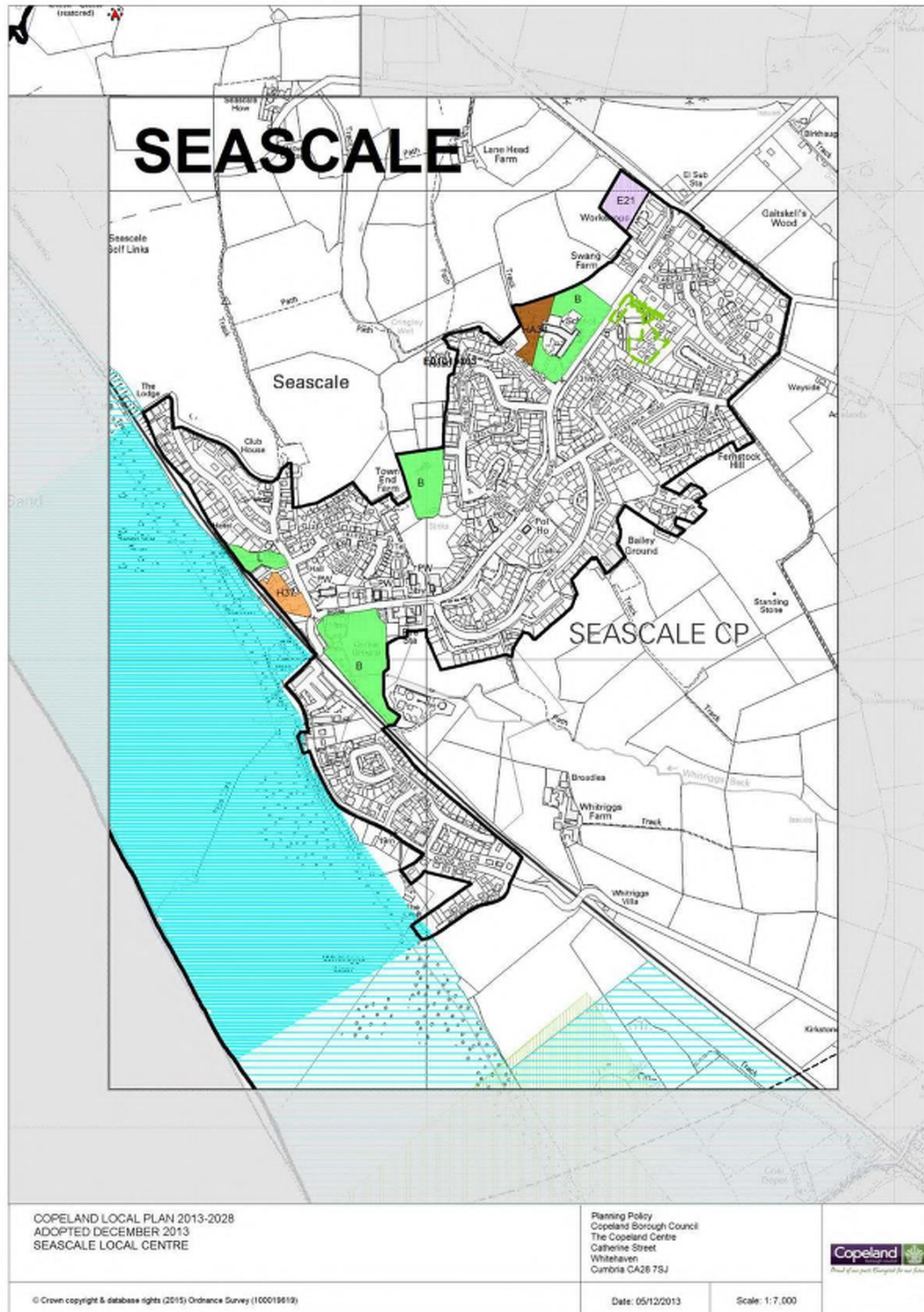






Fig 6 – Flood Map (Environment Agency)



## Flood map for planning

Your reference  
Mickledore

Location (easting/northing)  
304086/500578

Created  
6 Feb 2021 7:56

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

### This means:

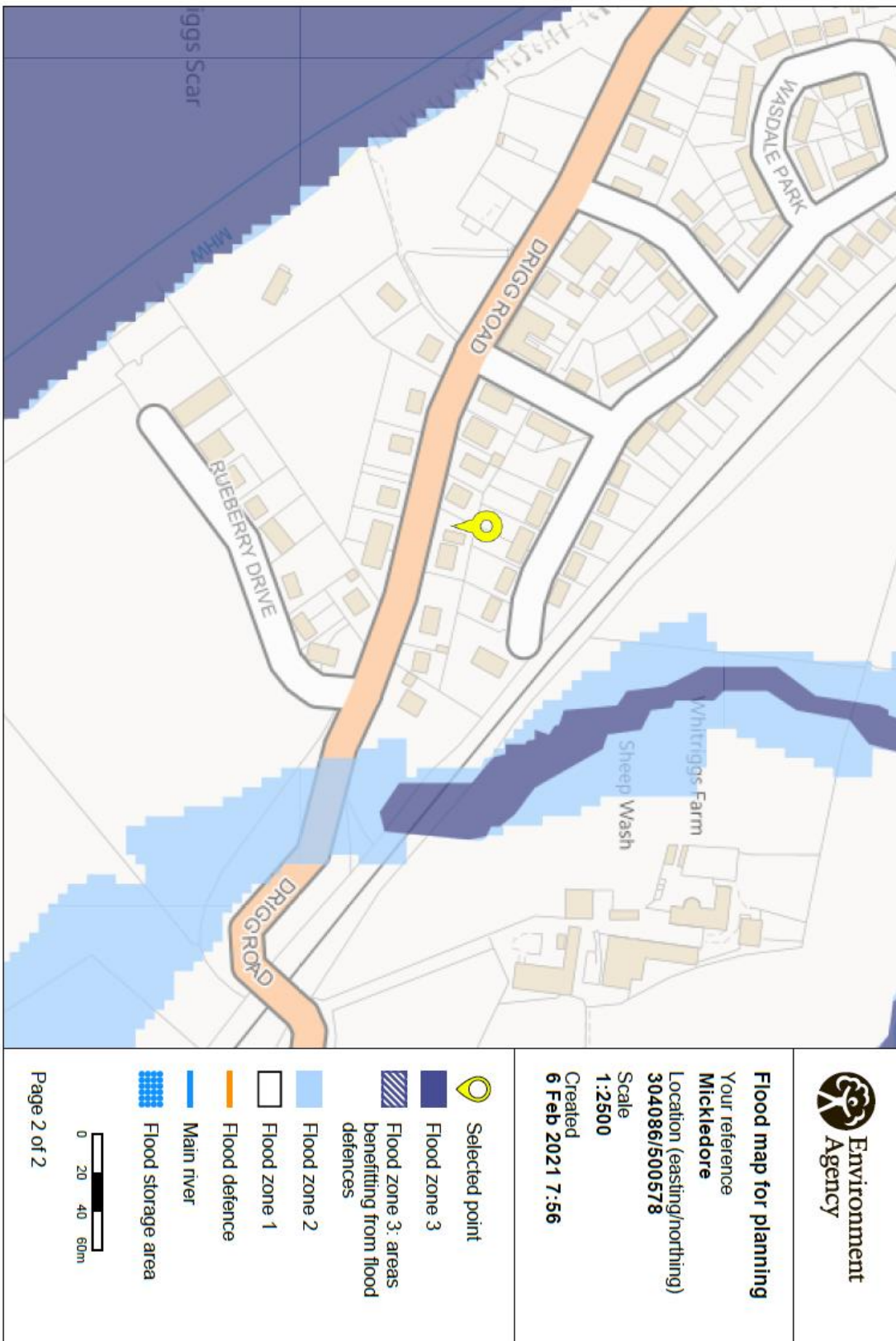
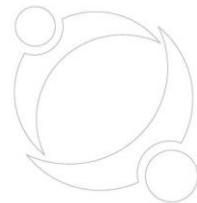
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage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

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



© Environment Agency copyright and / or database rights 2018. All rights reserved. © Crown Copyright and database right 2018. Ordnance Survey licence number 100024198.





**THE END**