Design and Access Statement (DAS)

DAS-001

4 Borrowdale Road, Whitehaven, Cumbria, CA28 9RW

Proposed Single Storey Side Extension

08/06/2021

Document Control

Date	Issue Number	Change/Amendment	Author:
08/06/2021	-	First draft	

Approval and Sign off

Project: 34 Borrowdale Road, Whitehaven, Cumbria, CA28 9RW

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

…….	……	8th June 2021
Print	Sign	Date

B Design and Specification Approver

…….	……	8th June 2021
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr Pat Carroll		
…….	……	8th June 2021
Print	Sign	Date

Contents

1. Introduction

This Planning Statement supports a full planning application by Mr Carroll for a residential development at 34 Borrowdale Road, Whitehaven. This is a house holder planning application for an extension to the 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 Carroll is very committed to the delivery of this scheme at 34 Borrowdale Road, Whitehaven 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.

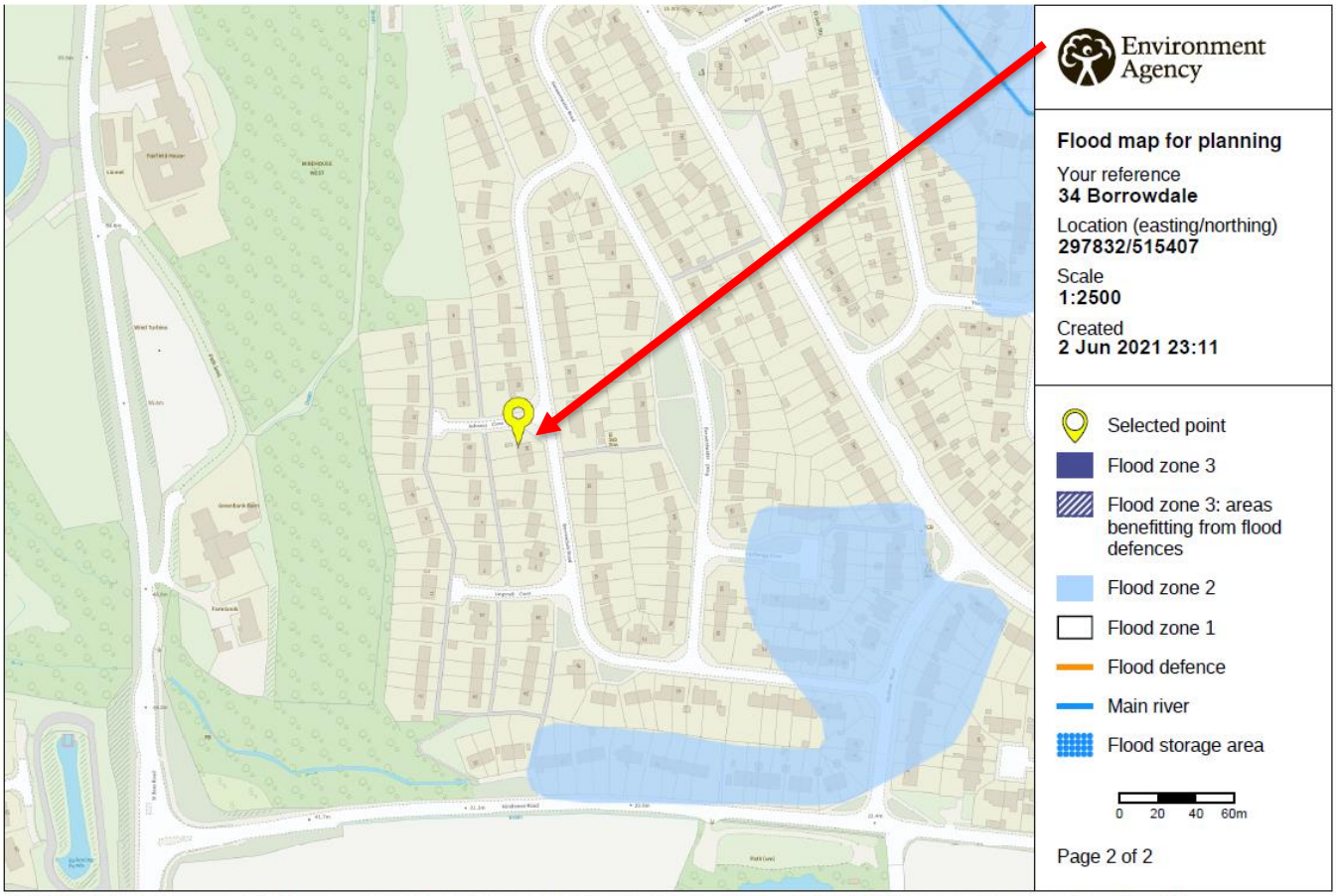

Fig 1 – Environment Agency Flood Maps

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

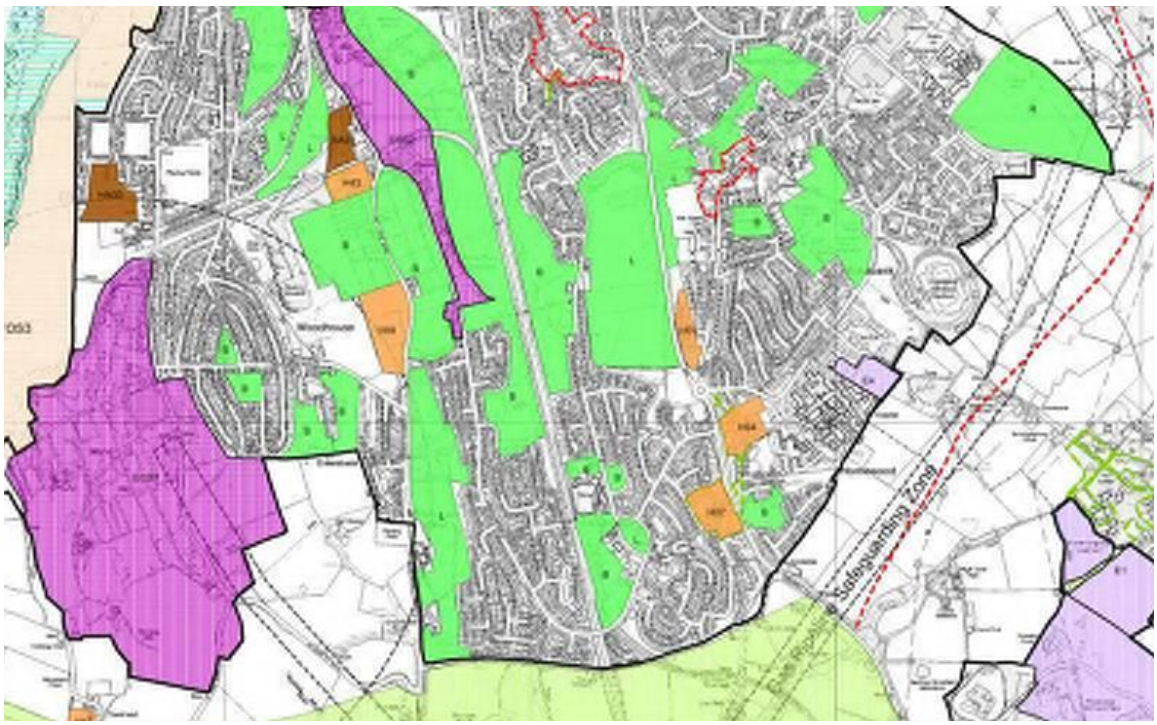

Fig 2 – Settlement Boundary

2. Appearance

Fig 3 - Google map highlighting the area

Fig 4 - Google map highlighting the plot

3. The Borrowdale Road Vernacular

Borrowdale Road area was developed in 1950's-60's as social housing with a standardised design of set house types, the properties are set on palatial plots with cement rendered and tiled roofs, however lots of properties have been extended along the road in similar style.

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 3800mm to the front and the flat roof to keep the scale & massing to a minimum.

Palette of materials:

- Roof covering – Black rubber cover (Firestone)
- Fascia & Soffits – Anthracite finish UPVC
- External Walls – White K-Rend
- Windows & Doors – Anthracite finish UPVC
- 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/m2K
- External Walls – Cavity Wall with 100mm PUR insulation solid wall 60mm thermal super plasterboard achieving a U-Values of 0.22 W/m2K
- 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/m2K
- Doors – Composite external doors construction achieving a U Value of 1.6 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 (Policy DM11 – Sustainable Development Standards).

7. Access

The site entrances are to be fully retained as existing with no planned access alteration from Borrowdale road for vehicular and pedestrian access, parking for two cars will be retained as the dwelling has 3 bedrooms which meets the 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 - 178.07m²
- Front Garden - 38.81m²
- Driveway - 28.62m²
- Plot - 370.46m²

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
- Proposed dwelling size 104.67m ²
- Plot Development ratio 28.25 %

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 single storey side extension

10. Amount

The proposed dormer extension suggestions the following dimensions;

- Plot size - 15.000mm wide x 28.700mm deep
- Plot area - 370.46m²
- Parking area - 6.300mm x 6.800mm driveway – 28.62m²- 2 car (Parking)
- Boundaries - 1.200mm to North boundary & 10.500mm to the West boundary

- Front garden - 6.700mm x 6.200mm – 38.81m²
- Rear Garden - 15.200mm x 14.500mm – 178.07m²
- Dwelling plan - 7.400mm x 6.200mm – 46.200m² footprint
- Extension floor Plan - 43.100 m² 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 side of extension
- Front elevation would face the road (East) with minimum 24m separation distance
- Rear elevation would face over large rear garden (West) 17m separation distance

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 agreed policies.
- 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 – East Elevation (front)

Photo 2 – North Elevation (side)

Photo 3 – West Elevation (Rear)

Photo 4 – Aerial Photo

Photo 5 – Aerial Photo

Photo 6 – Aerial Photo

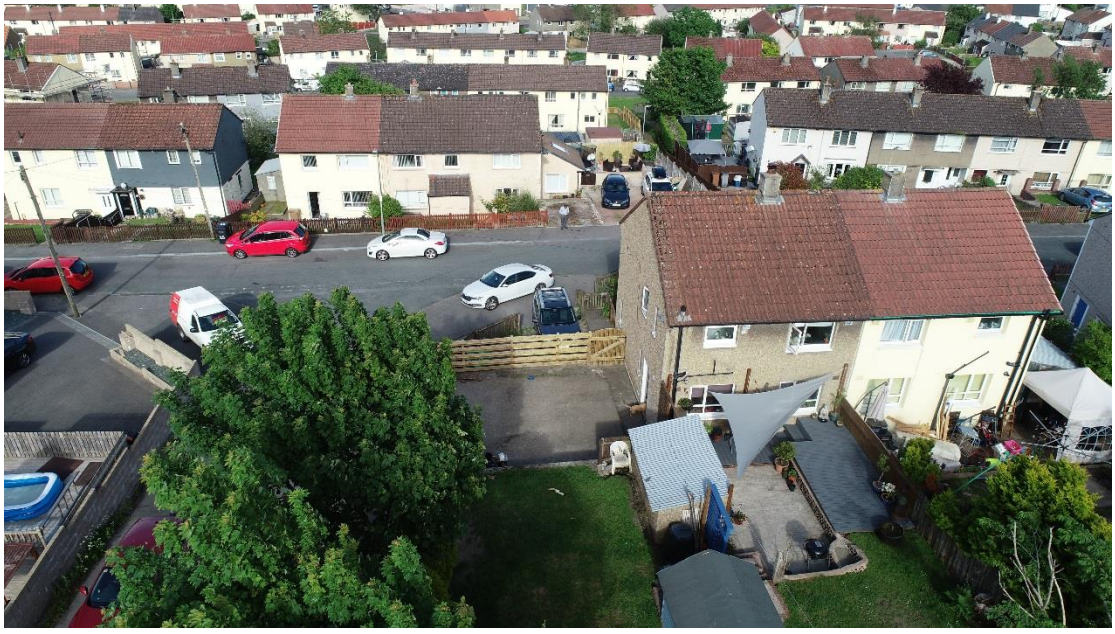

Photo 7 – Aerial Photo

Fig 5 – Site Allocations (Local Plan)

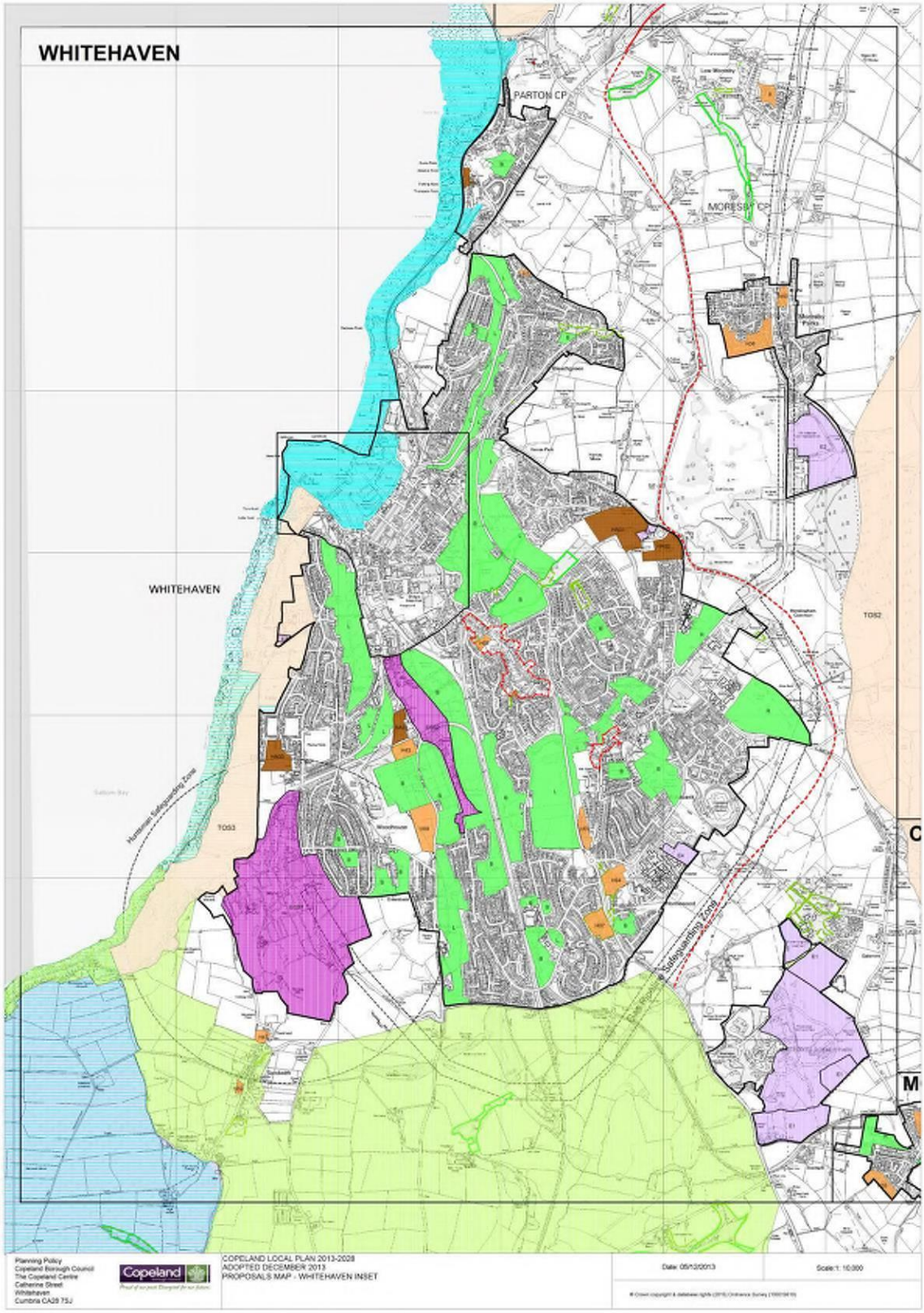

Fig 6 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
34 Borrowdale	297832/515407	2 Jun 2021 23:11

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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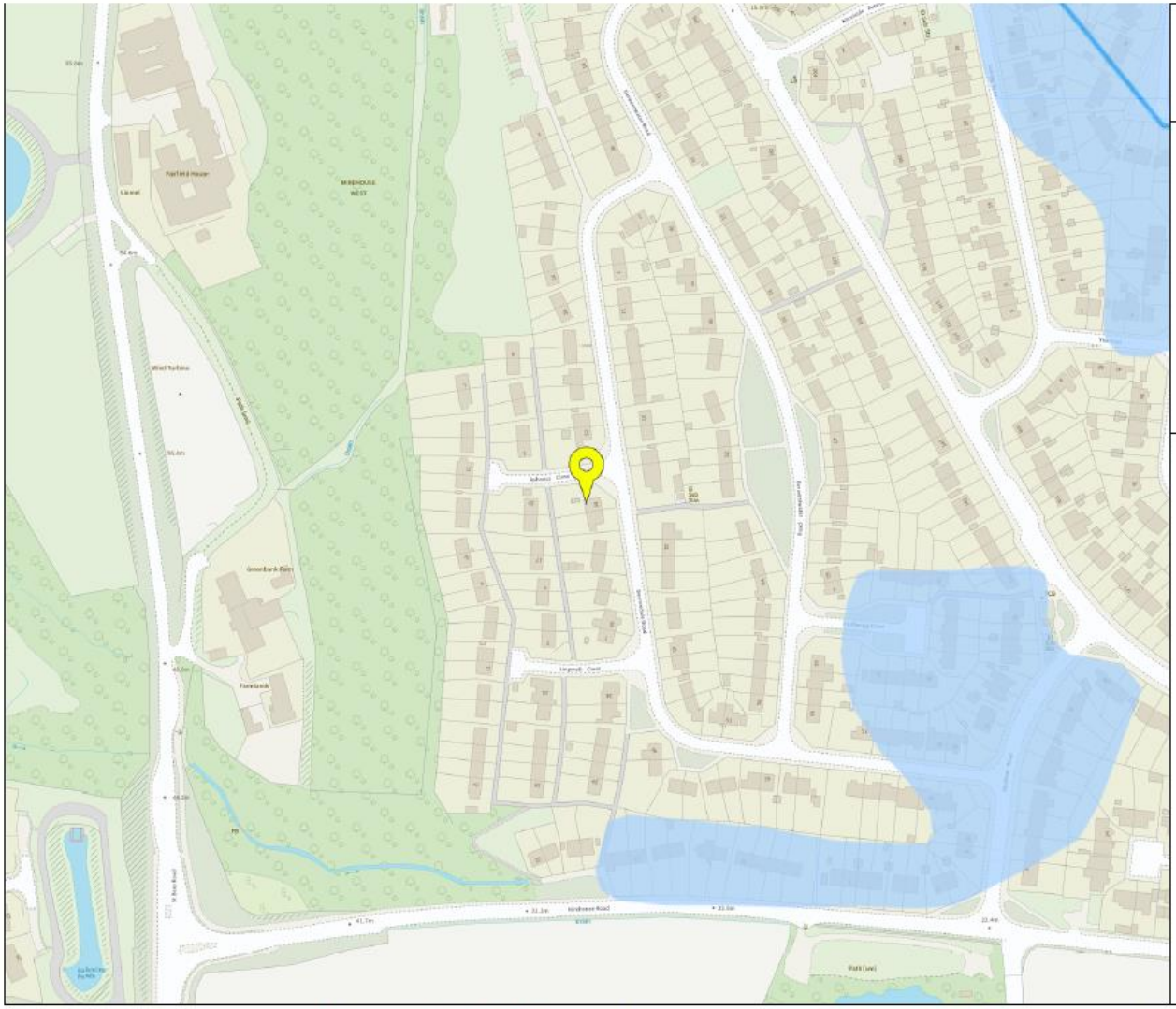
Page 1 of 2



Environment Agency

Flood map for planning

Your reference
34 Borrowdale

Location (easting/northing)
297832/515407

Scale
1:2500

Created
2 Jun 2021 23:11

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

Page 2 of 2

Fig 7 – Radon Report (BGS)

Public Health England

Report of address search for radon risk

British Geological Survey

Radon Risk Report for addresses in England and Wales

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Address searched: 34 Borrowdale Road, Whitehaven, CA28 9RW
Date of report: 2 June 2021

Guidance for existing properties

Is this property in a radon Affected Area? - No

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 0-1%

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 Public Health England. PHE 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 PHE or https://www.ukradon.org

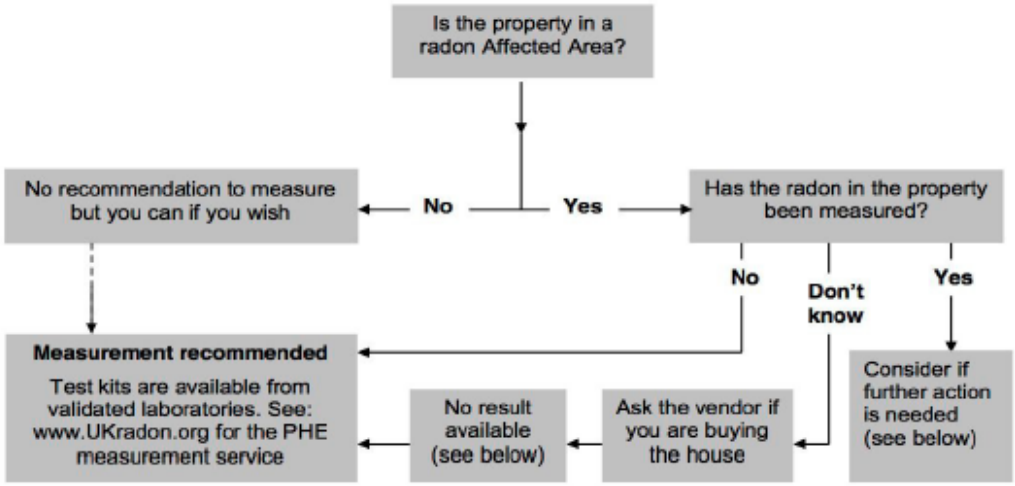
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

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.

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

THE END