

Design and Access Statement (DAS)

DAS-001

Plot 1 Land at Scalegill Road, Moor Row, Egremont, Cumbria

Proposed Dormer Bungalow

01/01/2022



Document Control

Date	Issue Number	Change/Amendment	Author:
01.01.2022	Rev A	First Issue	



Approval and Sign off

Project: Plot 1 Land at Scalegill Road, Moor Row, Egremont, Cumbria

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

.....
Print

.....
Sign

1st January 2022
Date

B Design and Specification Approver

.....
Print

.....
Sign

1st January 2022
Date

C Design and Specification Sponsor (Clients)

Mr & Mrs May
Print

.....
Sign

1st January 2022
Date



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1. INTRODUCTION

This Planning Statement supports a full planning application by Mr & Mrs May for a residential development on Plot 1 Land at Scalegill Road, Moor Row, Egremont, Cumbria. This is a full planning application which proposes the construction of a four-bedroom residential dwellings with associated parking, and landscaping.

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 May have committed to the delivery of this scheme at Plot 1 Land at Scalegill Road and have carried out extensive studies, surveys, consultations and assessments, in order to create a deliverable, and sustainable residential development (see planning application 4/21/2099/001 and 4/21/2331/DOC).

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 - P1SR-GM-001-006
- Design and access statement
 - Flood Risk Assessment
 - Planning application 4/21/2099/001
 - Planning application 4/21/2331/DOC.
- Drainage Report - 21-305r001

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.

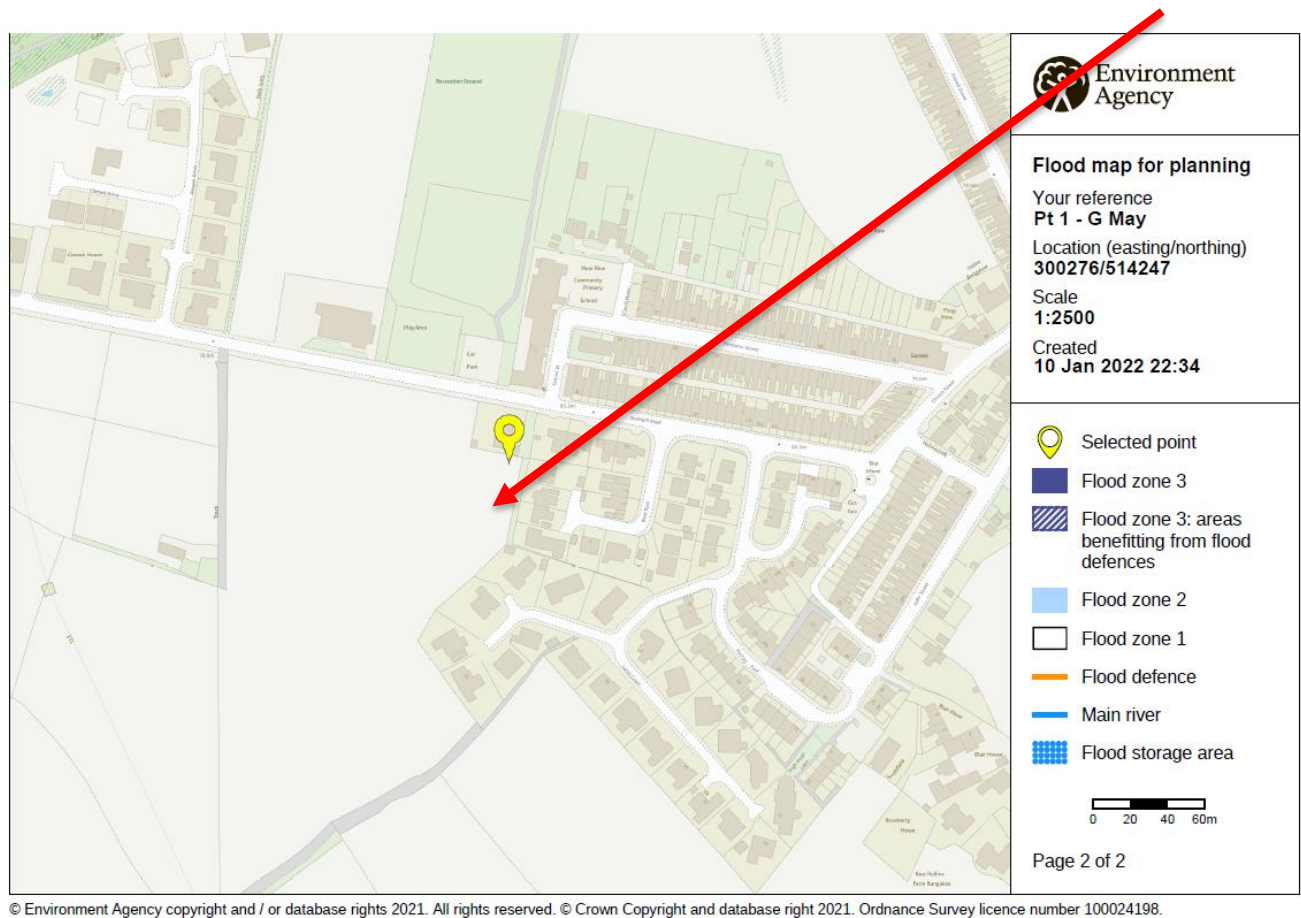


Fig 1 – Environment Agency Flood Maps

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.

3. PLANNING USE

The site is not currently allocated for residential development within the Copeland Local Plan however the recent approved planning application 4/21/2099/001 allocates the land for 2 Plots therefore, the proposed development of the site for residential use is considered appropriate.



The site is currently being used as agricultural green field development.

The proposed dwelling is proposed to provide a family home 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 DM10 – Achieving Quality of Place).
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments
- Policy DM14 – Residential Establishments
- Policy DM22 – Accessible Developments
- Policy DM24 – Development Proposals and Flood Risk
- Policy DM26 – Landscaping

Copeland Borough Council Settlement Hierarchy

Local Centre: Arlecdon/Rowrah; Beckermest; Bigrigg; Cleator; Distington; Frizington; Haverigg; Kirkland / Ennerdale Bridge; Lowca / Parton; Moor Row; Moresby Parks; Seascale; St Bees; Thornhill	Convenience shopping to meet day-to-day needs, which could include farm shops or similar. Emphasis will be on retention of existing provision.	Emphasis will be on retention. Expansion potential may include tourism in some places, generally limited by environmental constraints. New provision most likely to be provided through conversion/ re-use of existing buildings or completion of sites already allocated.	Within the defined physical limits of development as appropriate. Possible small extension sites on the edges of settlements. Housing to meet general and local needs. Affordable housing and windfall sites.
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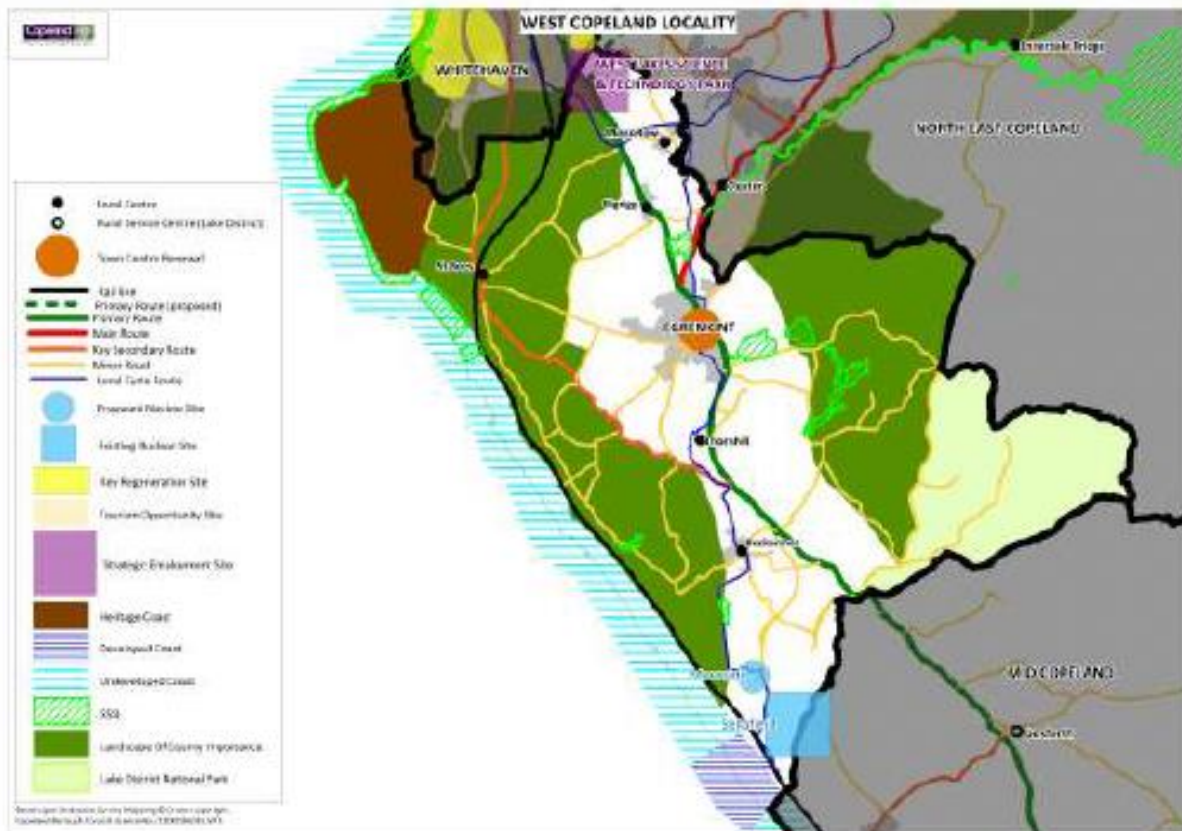


Fig 2 – Moor Row falls under the “West Copeland Spatial Portrait”

4. APPEARANCE



Fig 3 - Google map highlighting the area



5. THE MOOR ROW VERNACULAR

There are a number of different styles in the vicinity from detached, semi-detached, linked and terraced two storey properties, to detached, semi-detached, linked and terraced single storey dwellings with the occasional semi-detached or terraced 2 ½ storey unit. There is no traditional set architectural style of Moor Row or the immediate area.

The self-build scheme has been designed to give a high quality development therefore lifting the existing area. There will be a mix of facing brick and glazing throughout the development which is in keeping with the surrounding area, as identified in our design.

To avoid the appearance of standard house types in the development, facing brick & glazed panels have been used to give some variation to the streetscape. The roofs will all be green slate. There are active frontages to all street scenes and any boundaries bordering public spaces such as footpaths will be provided with open space.

6. HOUSING CHARACTER.

The style of the development is to keep a constant theme running through the Village (Hollins Park Scalegill Place, Larch Croft etc.) with simple detailing to give individual distinctive character.

The constant theme is the window style and proportions, which reflect the traditional designs on frontage, individual detailing has been created with large glazed panels/picture window (Policy DM10 – Achieving Quality of Place)

Palette of materials:

- Profiled roof natural green slate
- Wall panels to be facing brick
- Anthracite finish to fascia and soffits
- Anthracite Upvc/aluminium windows, rear doors and patio doors
- Anthracite coloured GRP front door
- Plot parking – permeable sets (Marshall Tegulars – Black)
- Boundary walls (as layout plan)
 - 1800mm existing fence
 - Beech & hawthorn hedge
 - 1800mm hit and miss fence

7. SECURED BY DESIGN

In relation to designing out crime, we have endeavoured to provide all properties with defensible boundaries either by changing materials or the provision of 1600mm walls/fences (Policy DM10 – Achieving Quality of Place).

8. 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 – 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 achieving a U-Value of 0.09 W/m²K
- 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 1.2 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 (Policy DM11 – Sustainable Development Standards).

9. ACCESS & PERMEABILITY

Pedestrian links in and out of the development have been maximised. There is an existing footpath to the main site entrance, all footpaths and shared surface roads are well overlooked and the proposed off-road parking for three vehicles is via the drive to the front of the property 150m² (12.3m x 9m). Viewing splay over 150m each side (East & West) at 2400mm set back from road and wall has been reduced in scale to allow suitable vision as per condition and attached letter (see appendix)

10. SCALE

The scale of the development has been designed to reflect the plot size and other self-builds proposed for the site and its surroundings which are predominantly two storey residential property with pitched roofs

- Average of 1100mm to the rear sloping boundary
- 1000mm Frontage (5000m of tight corner)
- 1500mm to side boundaries

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	881m ²
Dwelling size	175m ²
Plot Development ratio	19.8%

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



11. PROPOSAL

The proposal is to provide a palatial self-build dwelling with 4 bedrooms with a maximum capacity of 8 people in total

12. AMOUNT

The proposed dwelling suggestions the following dimensions;

- 17.8m wide x 13m deep.
- Minimum 9m x 12.3m drive to the front
- Boundary distance
 - 1.5m - North Elevation
 - 11m - South Elevation
 - 5m - West Elevation
 - 12.3m - East Elevation
- Parking - 17.5m x 12m paved area to front with a 2-car integral garage
- Plot size - 35m wide x 30m deep – 881m²
- Rear/side garden – over 415m²

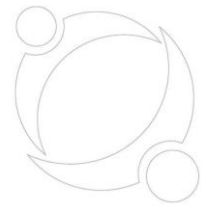
13. OVERLOOKING

The proposal is considered that acceptable overlooking distances are maintained throughout the site as required within DM12 and provide a balance which results in a good design solution for the site. All routes are well overlooked by the proposal or adjacent properties.

- West elevation (gable – no windows) 19.5m to nearest dwelling
- Frontage (West Elevation) – 25m to nearest dwelling with only ground floor windows
- North elevation 1.5m to boundary with 1 No grade 5 obscure window
- No first-floor windows facing other properties.

14. VISION

- The proposed scheme seeks to create a unique sense of space within a design led approach to the public realm that contributes positively to locality and responds creatively to the setting.
- The aspiration to create a cohesive design that brings character to the area and exciting homes 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 landscaping should provide positive amenity for the residents (parking and recreational).
- Layouts should seek to maximise privacy, create street scene interest through the juxtaposition of buildings utilising varied building formats and setbacks, and the establishment of 'key buildings' at prominent vistas.
- Suitable vehicular and pedestrians' access in accordance with highways requirements and turning to the rear



15. APPENDICES

Photograph 1 – Site frontage / entrance



Photograph – Site frontage / entrance highlighting suitable viewing splay (West)





Photograph 3 – Site frontage / entrance highlighting suitable viewing splay (East)



Photograph 4 – Aerial photograph of whole site





Photograph 5 – Aerial Photograph of adjacent properties



Photograph 6 – Aerial Photograph of adjacent properties





Photograph 7 – Aerial Photograph of whole site



Photograph 8 – Aerial Photograph of site entrance





Photograph 9 – Aerial Photograph of site entrance



Fig 5 – Slate roof tiles (example)



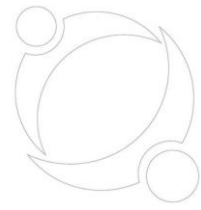


Fig 6 – Proposed facing brick sample



Fig 7 – Black UPVC windows, doors, fascia and soffit as proposed





Fig 8 – Outline Planning Approval



Copeland Borough Council
The Copeland Centre,
Catherine Street, Whitehaven,
Cumbria CA28 7SJ

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email: info@copeland.gov.uk
web: www.copeland.gov.uk
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SRE Associates
10 Parklands Drive
Cockermouth
CA13 0WX
FAO Mr Simon Blacker

Please Contact: Christie M Burns
Officer Tel No: 07799131879
My Ref: 4/21/2331/DOC
Date: 15 September 2021

Dear Mr Blacker,

**RE: DISCHARGE OF CONDITIONS OF PLANNING PERMISSION REF: 4/21/2331/DOC: DISCHARGE OF
CONDITIONS 4, 5 AND 6 OF PLANNING APPROVAL 4/21/2099/001
AT: LAND AT SCALEGILL ROAD, MOOR ROW**

I write with reference to the above application seeking the discharge of the requirements of conditions 4, 5 and 6 attached to the outline planning application reference 4/21/2099/001.

The information submitted in support of the application comprises:

- Drainage Report (Amended), Prepared by Kingmoor Consulting July 2021, Ref: 21—305-r001B, received by the Local Planning Authority on the 26th August 2021.

Pursuant to the above, it is confirmed that the requirements of planning conditions 4, 5 and 6 attached to the outline planning permission reference 4/21/2099/001 are formally discharged. However, please note that these conditions require continued compliance.

I trust the above is both clear and acceptable. However if you have any queries please do not hesitate to contact the Development Management team.

Yours sincerely

Nick Hayhurst
Head of Planning and Place



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Town and Country Planning Act 1990 (As amended).

4/21/2099/001

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

SRE Associates
10 Parklands Drive
Cockermouth
CA13 0WX
FAO Mr Simon Blacker

OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR RESIDENTIAL DEVELOPMENT
- RESUBMISSION
LAND AT SCALEGILL ROAD, MOOR ROW

OConnor Fencing Ltd

The above application dated 05/03/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and OUTLINE PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The layout, scale, appearance, access and landscaping must be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Detailed plans and drawings with respect to the matters reserved for subsequent approval must be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted must be commenced not later than the later of the following dates:-

- a) The expiration of THREE years from the date of this permission
Or
- b) The expiration of TWO years from the final approval of the reserved matters



or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-
- Location Plan, Scale 1:1250, Drawing No 2019-100-B, received by the Local Planning Authority on the 5th March 2021.
 - Planning Statement, received by the Local Planning Authority on the 5th March 2021.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Pre Commencement Conditions

4. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - iii. A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.



Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

5. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

Other Conditions

6. Foul and surface water must be drained on separate systems.

Reason

To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

7. This permission gives outline approval for a maximum of two dwellings only at this site.

Reason

To ensure an appropriate form of development at this site in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 - 2028.



8. No buildings on any part of the development hereby permitted shall exceed one storey in height. This does not preclude the use of the roof space as habitable accommodation.

Reason

To ensure an appropriate form of development at this site in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 - 2028.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwellings / buildings, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity in accordance with Policy ST1, ENV5, DM10 and DM26 of the Copeland Local Plan.

Informatives:

1. A non-return valve should be installed before connecting into the public sewer.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning



policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

06th May 2021

PP Pat Graham
Chief Executive



Fig 9 – Neighbour letter





Fig 10 – EA Flood Map



Flood map for planning

Your reference	Location (easting/northing)	Created
Pt 1 - G May	300276/514247	10 Jan 2022 22:34

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

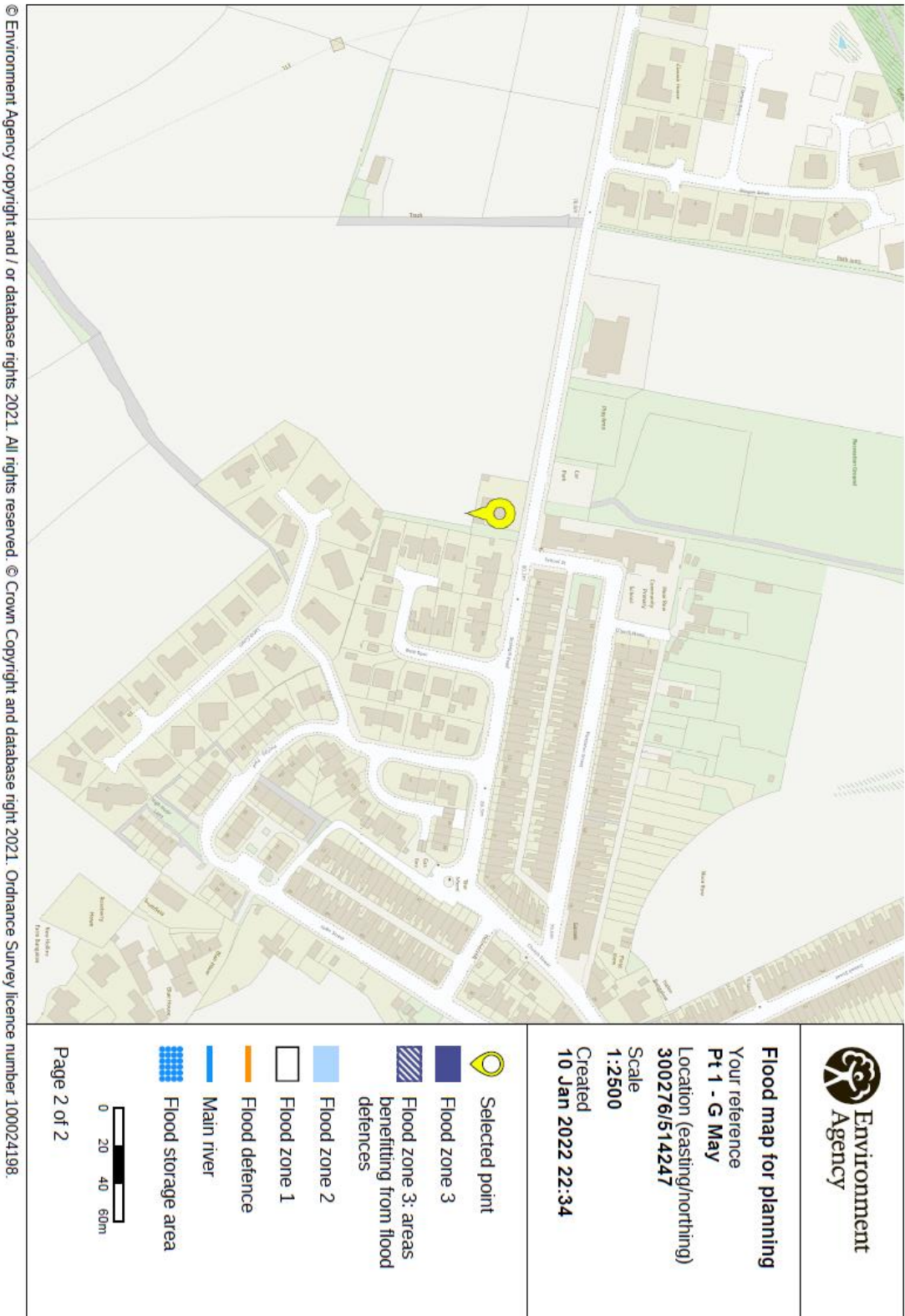
Notes

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.

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 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>





THE END