

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

**DAS-001**

**Riverside Grove, Wath Brow, Cleator Moor,  
Cumbria, CA23 3AE**

**Proposed Alterations and Convert Roof to Balcony**

**30/01/2022**



Document Control

Date	Issue Number	Change/Amendment	Author:
30/01/2022	-	First draft	



### Approval and Sign off

Project: Riverside Grove, Wath Brow, Cleator Moor, Cumbria, CA23 3AE

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

30<sup>th</sup> January 2022  
Date

B Design and Specification Approver

.....  
Print

.....  
Sign

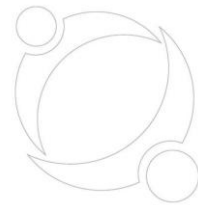
30<sup>th</sup> January 2022  
Date

C Design and Specification Sponsor (Clients)

Mr & Mrs Kendall  
.....  
Print

.....  
Sign

30<sup>th</sup> January 2022  
Date



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## 1. Introduction

This Planning Statement supports a full planning application by Mr & Mrs Kendall for the creation of the balcony to the rear of the property at Riverside Grove, Wath Brow, Cleator Moor.

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 Kendall are committed to the delivery of this scheme at Riverside Grove, Wath Brow 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

## 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

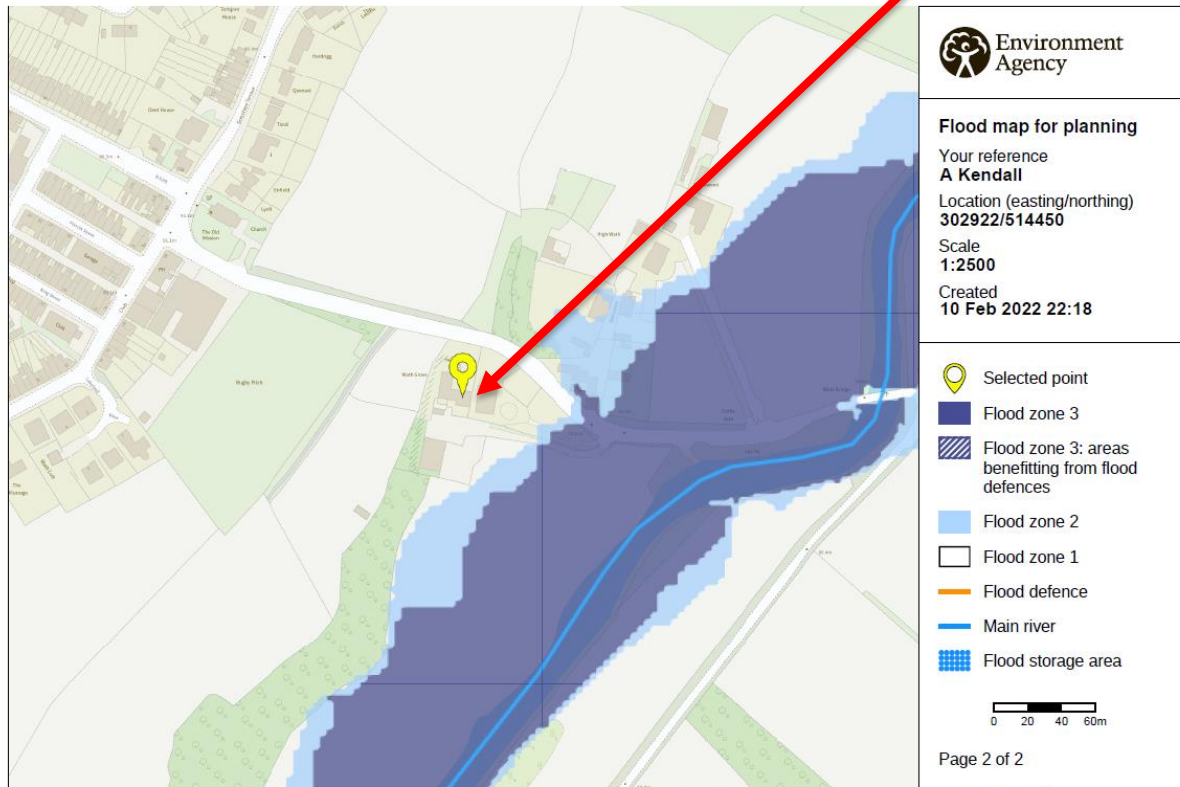
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller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



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**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. Use

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



#### 4. Appearance

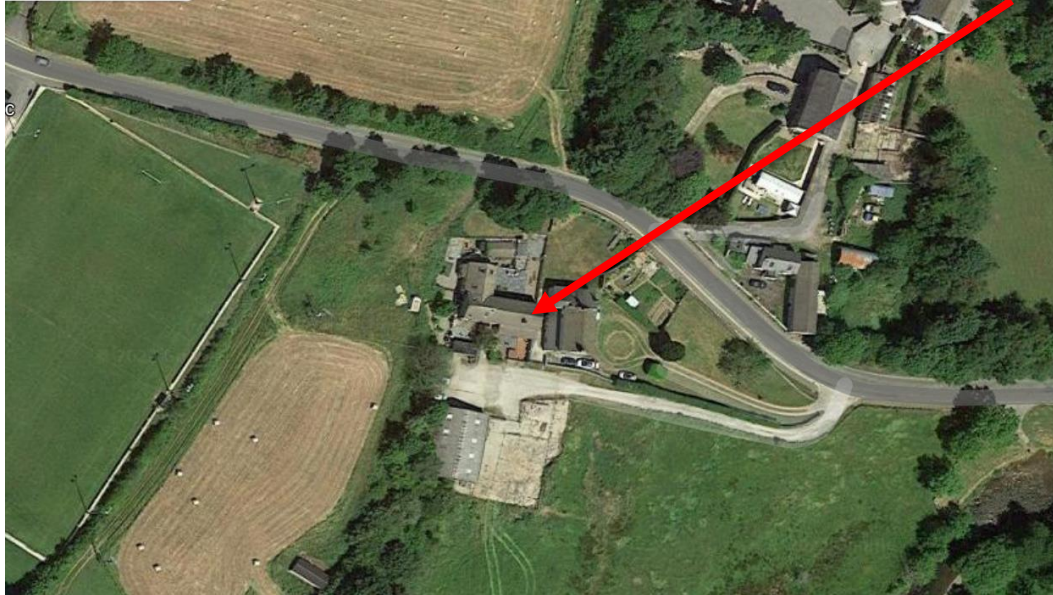


Fig 3 - Google map highlighting the area

#### 5. Riverside Grove, Wath Brow, Cleator Moor Vernacular

Wath Brow area has created its built form naturally with growth to suit the areas domestic or commercial needs, there are several different styles in the vicinity from detached, semi-detached, single & two storey properties.

There is no traditional set architectural style of Wath Brow or the immediate area, however the proposed changes, design, scale and massing of the property will not noticeably alter the appearance given the rear of the property is not accessible or visible.

#### 6. Housing Character.

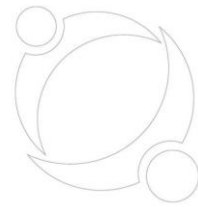
The style of the development is considered sympathetic to it surrounding is to keep a constant theme running through the development,

Palette of materials:

- |                          |  |
|--------------------------|--|
| • Roof                   | – Black rubber                             |
| • Fascia & Soffits       | – Anthracite finish UPVC                   |
| • External Walls         | – White K-Rend and Lakeland slate panels   |
| • Windows & Doors        | – Anthracite UPVC, aluminium & Composite   |
| • Glazed privacy screens | - Grade 5 obscure structural glazed screen |

#### 7. 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.



#### **8. Access**

The existing highways roads and pedestrian access to the north and east elevation will be maintained and un-altered.

#### **9. Overlooking & Impact**

The proposed balcony is set to the rear of the property with no direct overlooking issues to the south, the neighbouring property (west & east) being screened off with 1800mm high grade 5 obscure glazed screens

#### **10. Vision**

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan, 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 design aspirations for the proposed follows key objectives for good urban & rural design





## 11. Appendices

**Photo 1** – Rear elevation



**Photo 2** – Front elevation







Photo 3 – Aerial Photo of rear elevation



Photo 4 – Aerial Photo of front elevation







Photo 5 – Aerial Photo of whole Site



Photo 6 – Aerial Photo of side elevation





Fig 6 – Flood Map (Environment Agency)



## Flood map for planning

Your reference	Location (easting/northing)	Created
A Kendall	302922/514450	10 Feb 2022 22:18

**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

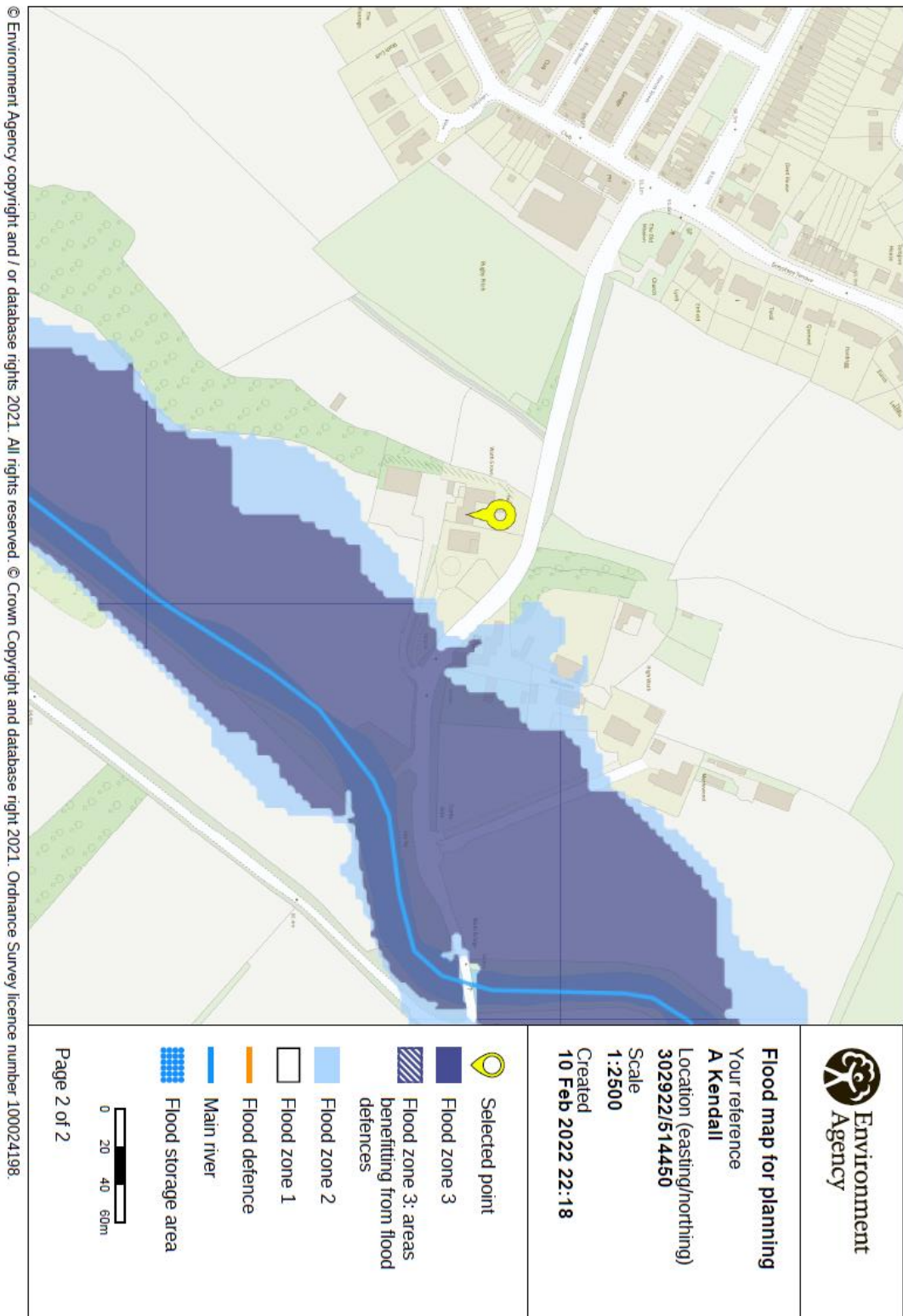
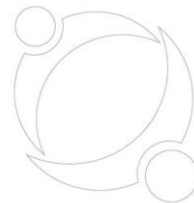
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

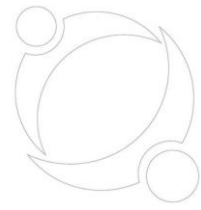
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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**