

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

**DAS-001**

**29 Common Side, Distington, Workington,  
Cumbria, CA14 4PU**

**Proposed Garage & Workshop**

**16/07/2022**



Document Control

Date	Issue Number	Change/Amendment	Author:
16/07/2022	Rev A	First Issue	



### Approval and Sign off

Project: 29 Common Side, Distington, Workington, Cumbria, CA14 4PU

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

.....	.....	16 <sup>th</sup> July 2022
Print	Sign	Date

B Design and Specification Approver

.....	.....	16 <sup>th</sup> July 2022
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr & Mrs Johnstone	.....	16 <sup>th</sup> July 2022
.....	Sign	Date
Print		



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## 1. Introduction

This Planning Statement supports a full planning application by Mr & Mrs Johnstone for a residential development at Common End, Distington. This is a full planning application which proposes to create a garage works shop that's tied to and for the enjoyment of the house.

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 Common End 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**

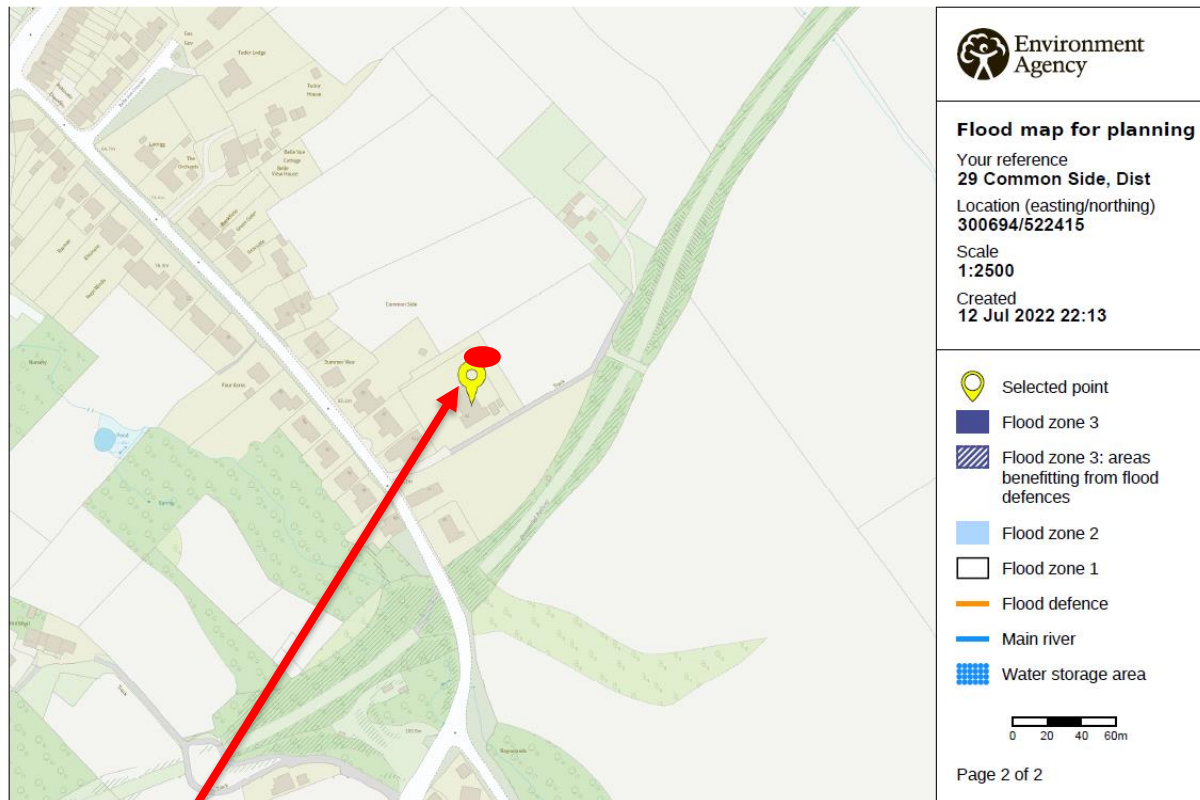
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller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



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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### 29 Common Side

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 as part of the establish garden / orchard, therefore, the proposed development of the site for residential use is considered appropriate.

The site is currently being used as a garden / orchard 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 (Common side) from detached, semi-detached, and linked, single, two & three storey properties with a very organic growth appearance to the area and surrounding properties.

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.

Proposed Palette of Materials
K-Rend Cream Rendered Blockwork
Grey Facing Brick Walls Plinth (below dpc)
Anthracite Upvc windows, doors
Anthracite Upvc Facia, Rainwater Goods
Black rubber flat
Permeable drive setts or 12mm chippings

#### 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 the principle dwelling 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

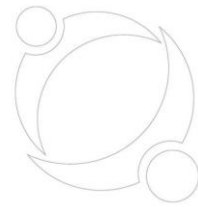
The design principle adopted for the development was to reduce the thermal conductivity with the aid of modern insulation materials, reduced thermal bridging and improved air tightness of the dwelling, supplemented by a highly efficient energy source.

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

- External Walls – Cavity Wall with 60mm PUR insulation achieving a U-Values of 0.22 W/m<sup>2</sup>K
- Roof – 150mm PIR foam between to achieving a U-Value of 0.16 W/m<sup>2</sup>K
- Windows – PVCU, double glazed, low e coating and argon filled achieving a U-Value of 0.12 W/m<sup>2</sup>K
- Doors – UPVC external doors construction achieving a U Value of 1.2 W/m<sup>2</sup>K

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

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

**8. Access & Permeability**

The proposed garage / workshop will be accessed via the existing drive/track and a path to the side of the property, the proposal will maintain the unaltered off-road parking for 4 cars within the garage and able to park 5-6 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 and directed to rainwater drainage system.

**9. Scale**

The scale of the development has been designed to reflect the existing building, the garage will not overpower the plot due to the size of the plot and its position (directly behind the dwelling) the proposed floor area is 114m<sup>2</sup>.

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the property, every effort has been made to ensure the scale of the proposed development reflects that of neighbouring properties, with the use of the flat roof, this will make the proposal less intrusive on the adjacent property with the max height of 4.5m the building almost fully compliant with Class E – buildings etc. Householder permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015

**10. Proposal**

The proposal is to provide a flat roofed detached garage / workshop as, this will not increase the sleeping capacity as the current building is 4 bedrooms and will be used for the sole enjoyment of the main dwelling (Mr & Mrs Johnstone).

**11. Amount**

The property & extensions critical dimensions;

• Existing Dwelling Floor Area	- 328.80m <sup>2</sup>
• Proposed Garage development upon completion	- 114.00 m <sup>2</sup>
• Plot size	- 3153.00m <sup>2</sup>
• Drive	- 579.93m <sup>2</sup>
• Garden	- 180.45m <sup>2</sup>
• <b><u>Total Plot Development Ratio</u></b>	<b>- 14.01% - Very Low</b>

**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 proposed garage workshop is sat directly behind the principle building and the plot is heavily screened by mature trees which enhances the privacy and decreases the impact to others i.e. no-one will know the building exists.





### 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)**

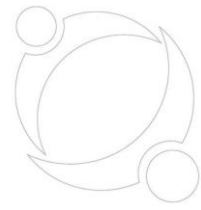
All waste will leave site as per the current Hazardous Waste Regulations 2009 and be disposed on in a safe manner to the required landfill – Main contractor's responsibility.

**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 (motor car / bike enthusiast)
- 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 Photo of West (front) Elevation



**Photo 2** – Aerial Photo of West (front) Elevation



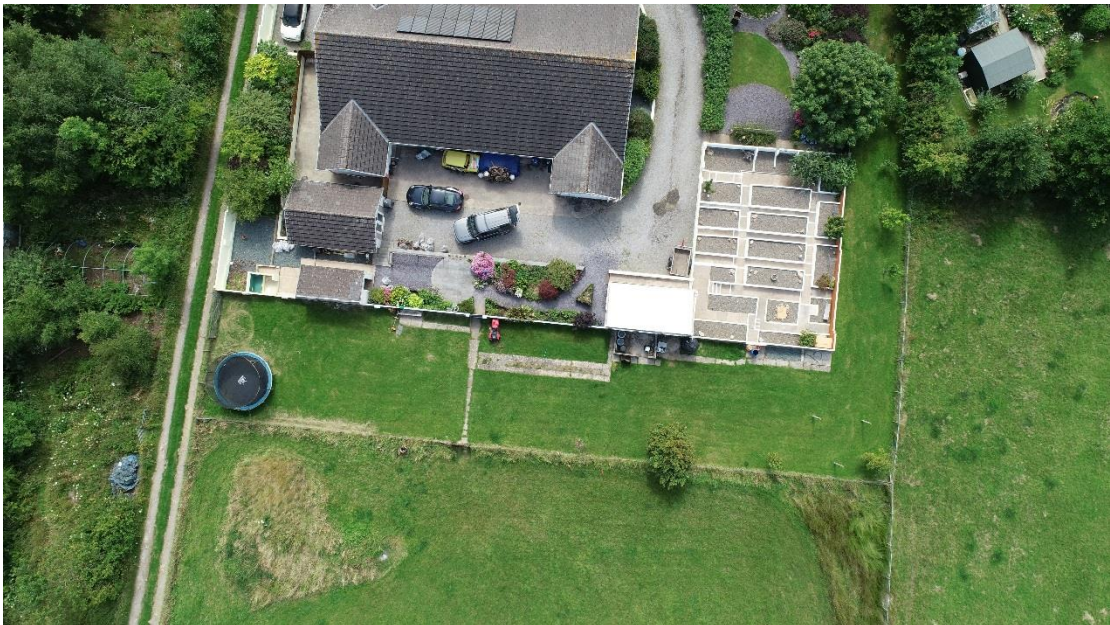




**Photo 3** – Arial Photo of site



**Photo 4** – Arial Photo of orchard







**Photo 5** – Arial Photo of East (Rear) Elevation



**Photo 6** – Arial Photo of North (Side) Elevation







**Photo 7** – Arial Photo of South (Side) Elevation



**Photo 8** – Arial Photo of orchard (area proposed)





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



## Flood map for planning

Your reference	Location (easting/northing)	Created
29 Common Side, Dist	300694/522415	12 Jul 2022 22:13

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

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

### Notes

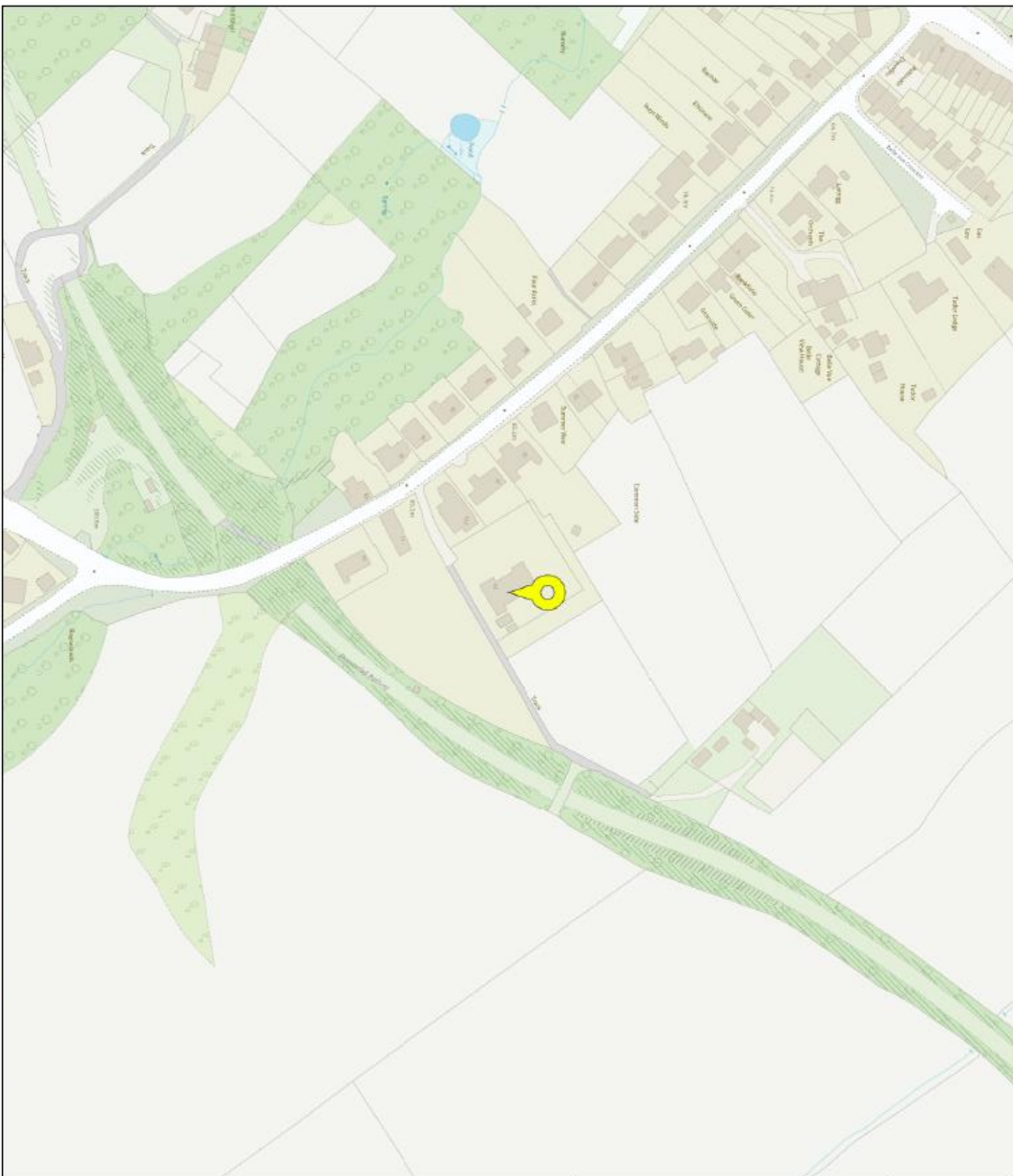
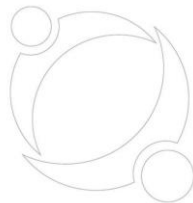
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

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>





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 <b>Environment Agency</b>	<b>Flood map for planning</b> Your reference <b>29 Common Side, Dist</b> Location (easting/northing) <b>300694/522415</b> Scale <b>1:2500</b> Created <b>12 Jul 2022 22:13</b>
 Selected point  Flood zone 3  Flood zone 3: areas benefiting from flood defences  Flood zone 2  Flood zone 1  Flood defence  Main river  Water storage area	 0 20 40 60m



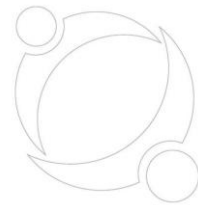


Fig 2 – Radon Report



## Report of address search for radon risk



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Address searched: 29 Common Side, Distington, Workington, CA14 4PU

Date of report: 20 July 2022

### **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 probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site is 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 UK Health Security Agency. UKHSA 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 UKHSA or <https://www.ukradon.org>

### **Guidance for new buildings and extensions to existing properties**

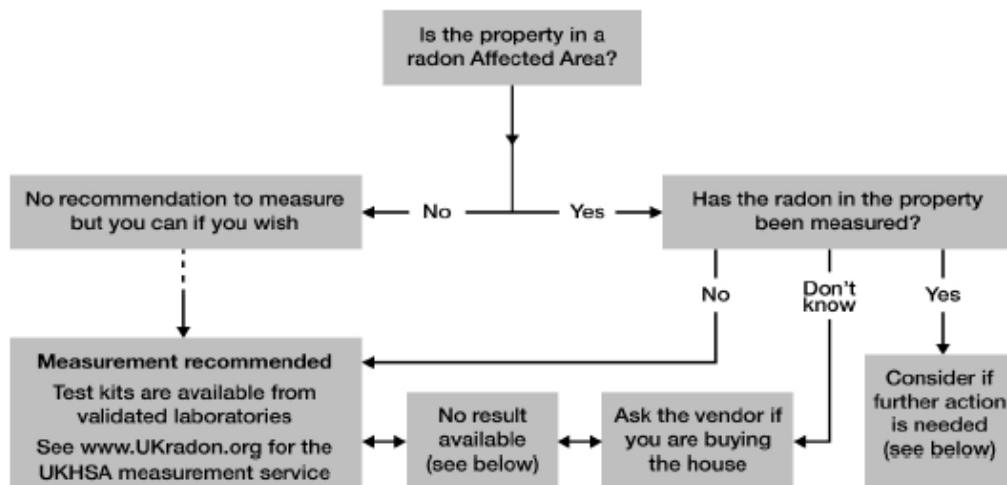
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - **None**

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.



### UKHSA 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/m<sup>3</sup>), 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/m<sup>3</sup>; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

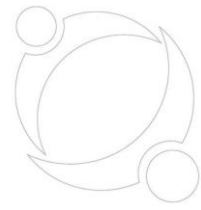
UKHSA designated radon website:

<https://www.ukradon.org>

Building Research Establishment:

<http://www.bre.co.uk/page.jsp?id=3137>

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**THE END**