Design and Access Statement (DAS)

DAS-001

Horsley House, Ennerdale Road, Cleator Moor, Cumbria, CA25 5LN

Proposed Single Storey Rear Extension

27/10/2022

Document Control

Date	Issue Number	Change/Amendment	Author:
27/10/2022	-	First draft	

Approval and Sign off

Project: Horsley House, Ennerdale Road, Cleator Moor, Cumbria, CA25 5LN

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

.....	.....	27th October 2022
Print	Sign	Date

B Design and Specification Approver

.....	.....	27th October 2022
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr Frankie McDonald

.....	.....	27th October 2022
Print	Sign	Date

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1. Introduction

This Planning Statement supports a full planning application by Mr McDonald for the creation of a single storey extension to the rear of the property at Horsley House, Ennerdale Road, 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 McDonald is committed to the delivery of this scheme at Horsley House, Ennerdale Road, Cleator Moor 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.

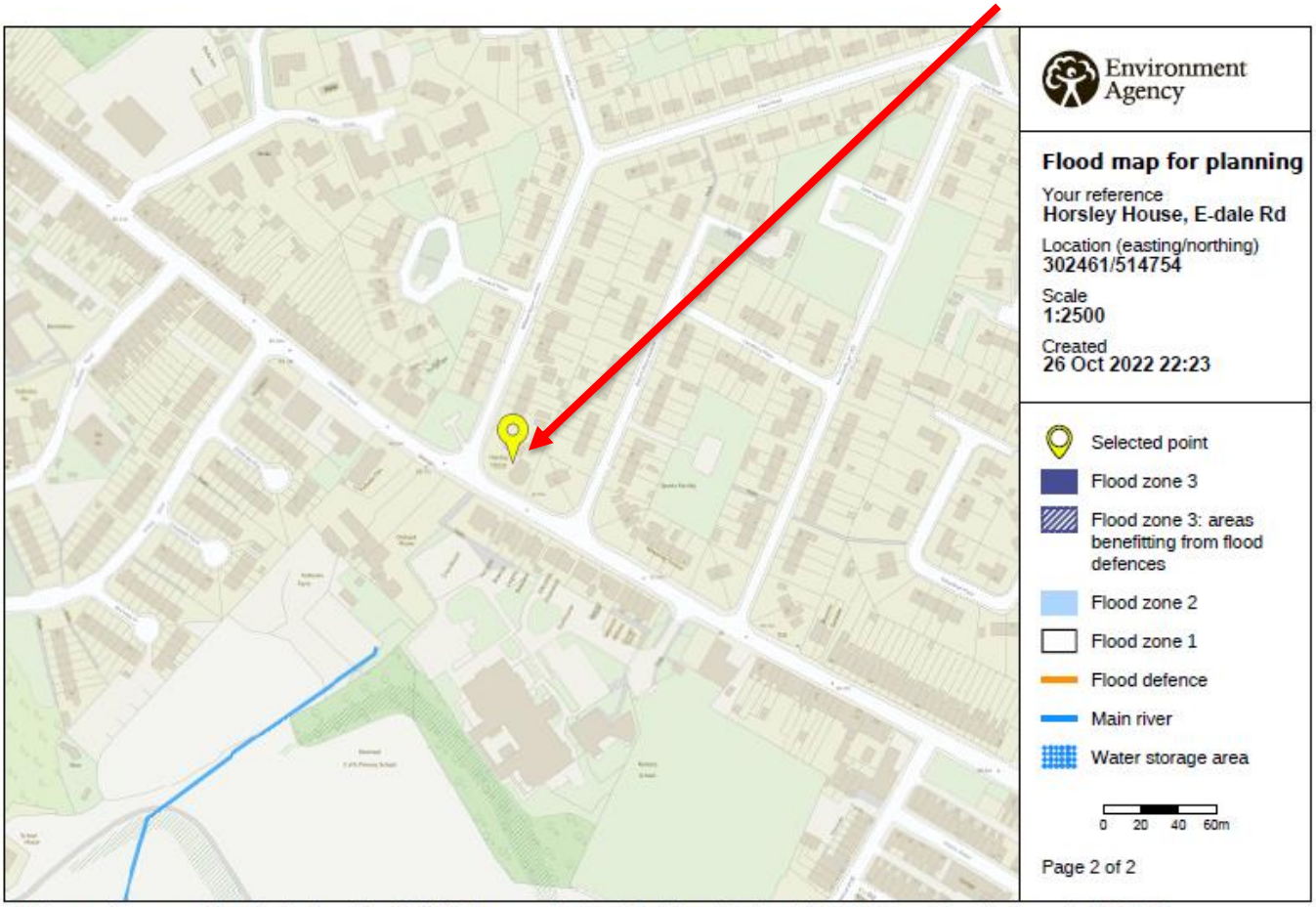

Fig 1 – Environment Agency Flood Maps

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 single storey rear extension is considered appropriate.

4. Appearance

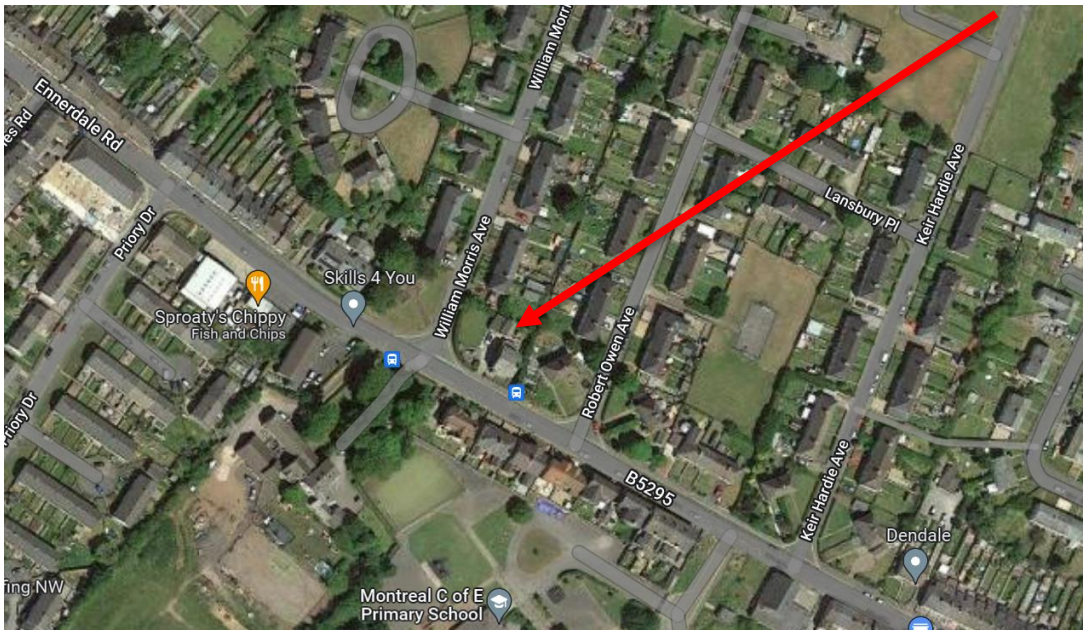

Fig 3 - Google map highlighting the area

5. Ennerdale Road, Cleator Moor Vernacular

Ennerdale Road 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 within 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. 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 fully in accordance with S19 Renewable Energy and Low Carbon Technologies and DM12 Sustainable Construction.

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

- Ground Floor – Concrete Slab with 150mm PUR insulation and screed
- External Walls – Cavity wall with 100mm PUR insulation
- Roof – 200mm mineral fibre insulation quilt & 150mm PIR foam
- Windows – PVCU, double glazed, low e coating and argon filled U-Value of 0.12 W/m2K
- Doors – Composite external doors construction 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.

7. Housing Character.

The style of the development is considered sympathetic to it surrounding is to keep a constant theme running through the development, we are proposing to contrast from the main dwelling but similar to the existing rear extension.

Palette of materials	Existing	Proposed
Roof	Slate	Black rubber
Fascia & Soffits	White UPVC	Anthracite finish UPVC
External Walls	Cement render	White K-Rend and Lakeland slate panels
Windows	White UPVC	Anthracite UPVC,
Doors	White UPVC	Anthracite aluminium & Composite

8. 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.

9. Access

The existing highways roads and pedestrian access to the South and West elevation will be maintained and un-altered and parking for 5-6 cars will be maintained.

10. Overlooking & Impact

The proposed extension is set to the rear of the property with no direct overlooking issues to the North, the neighbouring property (North & East) being screened off with 1800mm high fence & wall (existing) the property is almost permitted development (1m longer)

	Proposed
Plot size m²	**696 m²**
Dwelling footprint m²	**117m²**
Development Ratio	**17%**
Driveway m²	**170m²**
Side Boundary Distance	**3000mm**
Rear Boundary Distance	**5000mm**
Extension footprint m²	**36m²**

11. 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 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)
- Radon barrier is not required (see appendix 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.

Contaminated Land
The site has no known (expressed) contamination however if any contamination was found 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 working hours of 8am-5pm – Mon-Fri & 09:00-16:00 – Sat - Sun.

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 to cause undue water run-off or damage, excess water should 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

12. 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
- 3-bedroom dwelling = 5 people x 200lt per person per day = Total 1000lt per day norm

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H

13. 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

14. Appendices

Photo 1 – Rear elevation

Fig 6 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Horsley House, E-dale Rd	**302461/514754**	**26 Oct 2022 22:23**

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 that 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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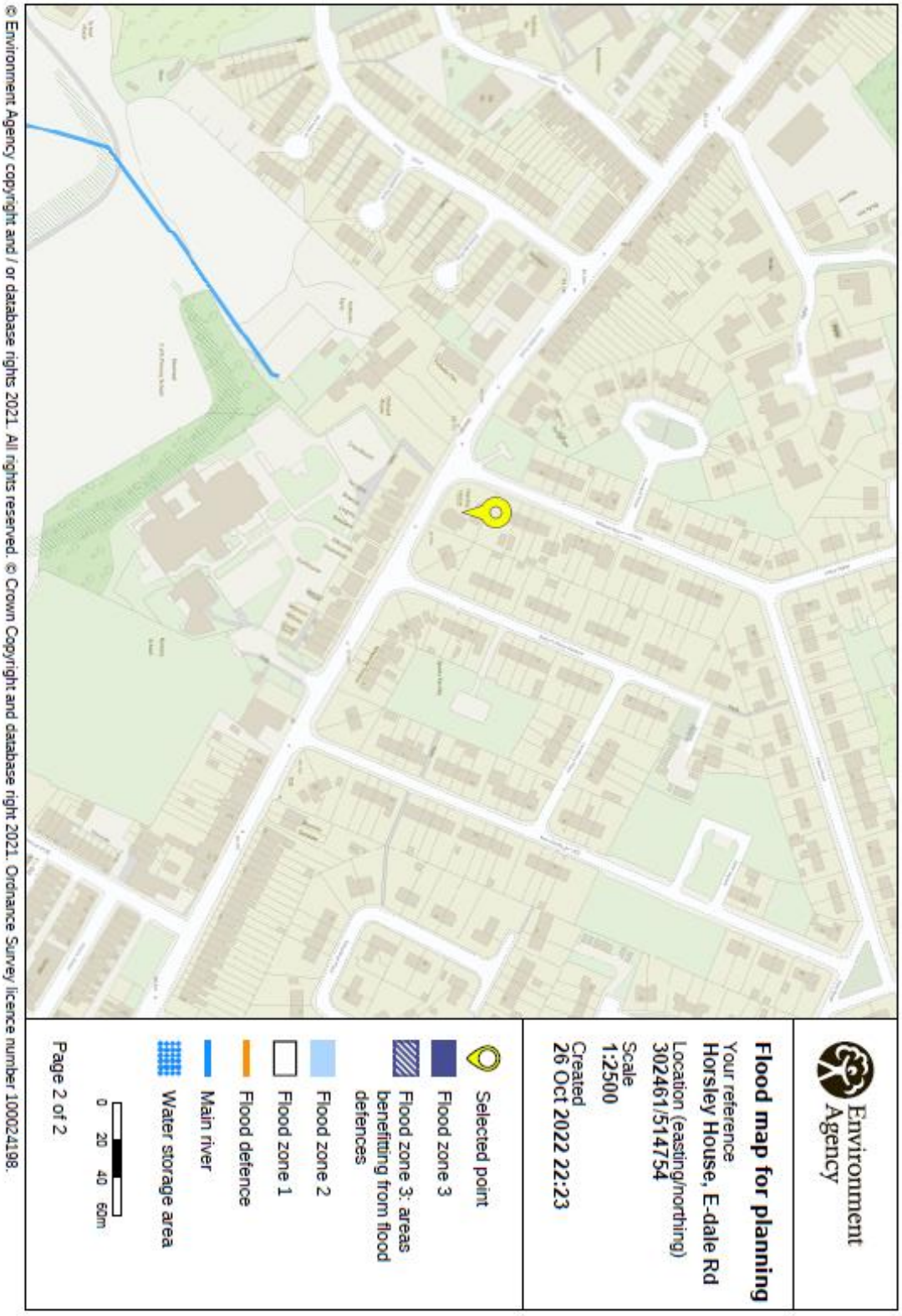
Environment Agency
Flood map for planning
Your reference
Horsley House, E-dale Rd
Location (easting/northing)
302461/514754
Scale
1:2500
Created
26 Oct 2022 22:23
Selected point
Flood zone 3
Flood zone 3: areas benefitting from flood defences
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 60m
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THE END