

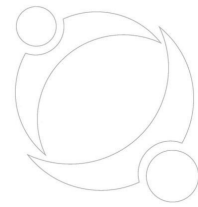
Design and Access Statement (DAS)

DAS-001

Plot 7, Church Crescent, Cleator, Cumbria CA23 3BB

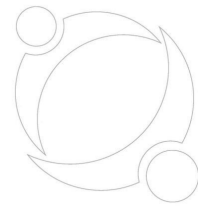
Proposed Detached Dwelling

15/10/2023



Document Control

Date	Issue Number	Change/Amendment	Author:
15/10/2023	-	First draft	
09/12/23	1	Second issue (items 3, 5 & 14 added to)	



Approval and Sign off

Project: Plot 7, Church Crescent, Cleator, Cumbria CA23 3BB

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

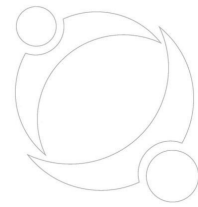
..... Print Sign	15 th June 2023 Date
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B Design and Specification Approver

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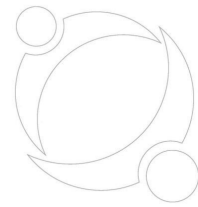
C Design and Specification Sponsor (Clients)

Mr Terry Ferguson Print Sign	15 th June 2023 Date
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1. Introduction

This Planning Statement supports a full planning application by Mr Terry Ferguson for a residential development at Plot 7, Church Crescent, Cleator. This is a full planning application for a detached 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 Ferguson is committed to the delivery of this scheme at Plot 7, Church Crescent, Cleator 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
- 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.

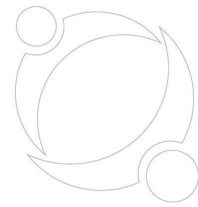
Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year.

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

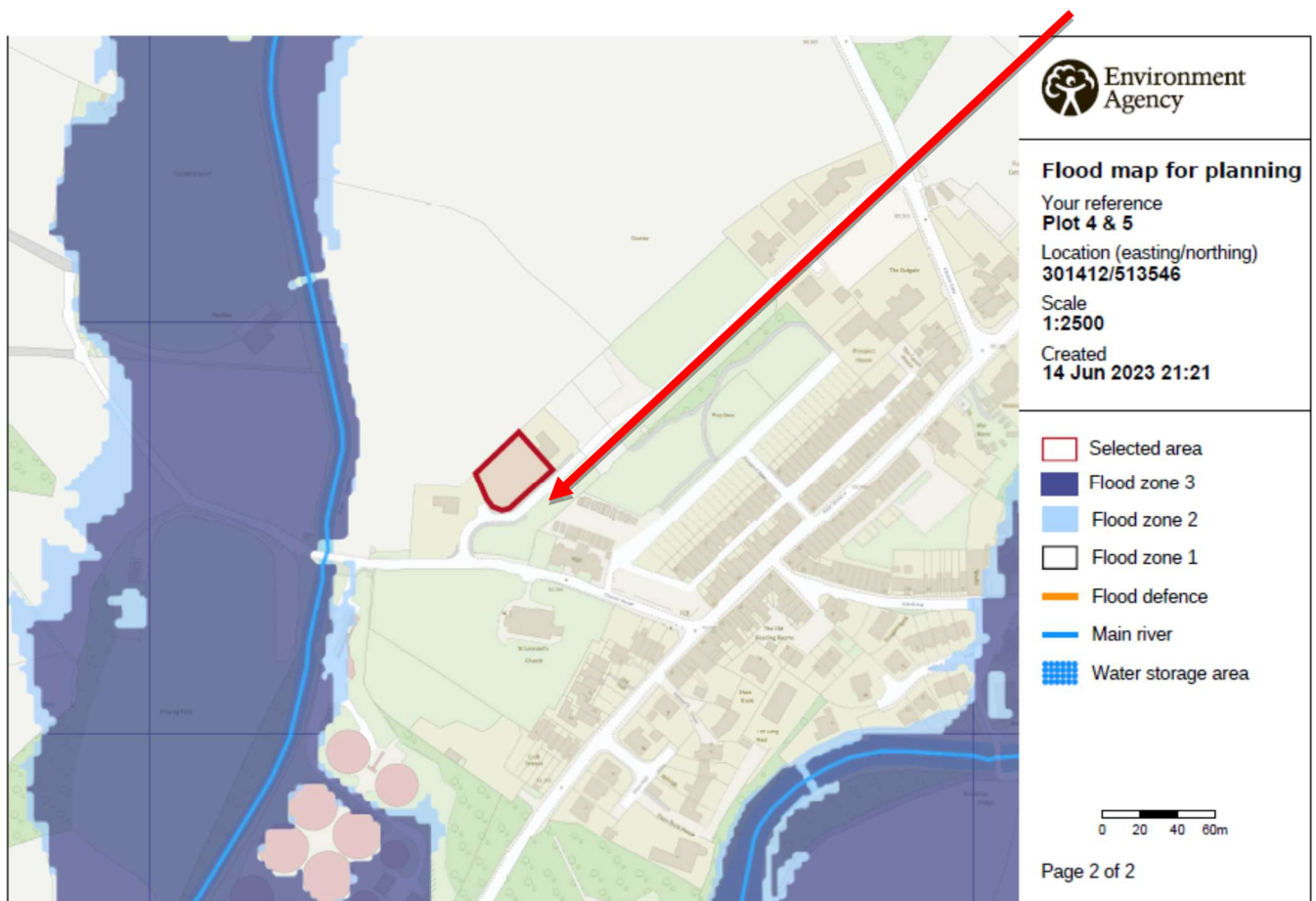
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller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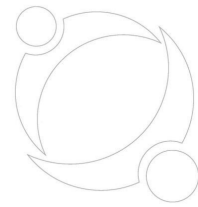
Fig 1 – Environment Agency Flood Maps

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 along with and already approved outline planning therefore, the proposed development of the site for residential use is considered appropriate with all other plots being approved and most nearing completion.

The site is currently being used however historical land use was used as a commercial farm therefore classifying the site as brownfield (Policy SS2, ST2).



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 SS2 – Sustainable Housing Growth
- Policy SS3 – Housing Needs, Mix and Affordability
- 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

<p>Local Centre: Arlecdon/Rowrah; Beckermest; Bigrigg; Cleator; Distington; Frizington; Haverigg; Kirkland / Ennerdale Bridge; Lowca / Parton; Moor Row; Moresby Parks; Seascale; St Bees; Thornhill</p>	<p>Convenience shopping to meet day-to-day needs, which could include farm shops or similar. Emphasis will be on retention of existing provision.</p>	<p>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.</p>	<p>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.</p>
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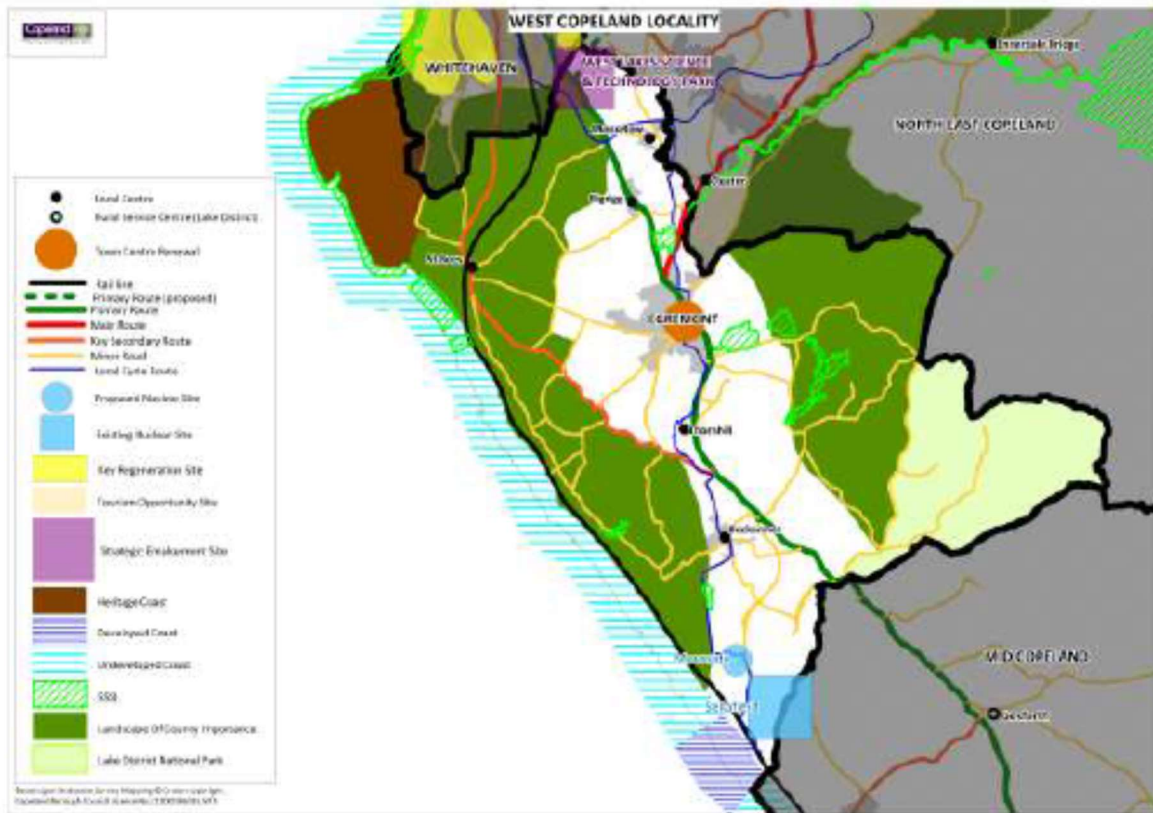
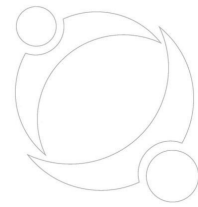


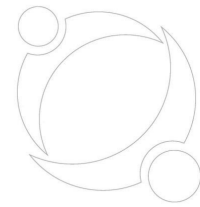
Fig 2 – Church Crescent falls under the “West Copeland Spatial Portrait”

A large double garage is proposed which will be vaulted internally. The size of the garage appears large in comparison to the bungalow. However, it should be noted that the dwelling size is restricted due to the United Utilities 6m access strip running through the plot. The applicant is a vintage car enthusiast and is seeking to replicate his workshop garage from his existing home to this new property. It is intended for private use only and there is no business being run from this venture. In addition, the position of the garage affords suitable screening to the adjacent plot, a run-down looking publicly owned car parking area; see appendix for photos of existing home garage etc.

4. Appearance



Fig 3 - Google map highlighting the area



5. The Church Crescent Vernacular

Cleator 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 Cleator or the immediate area, however the design, scale and massing of the property has been carefully considered to be complement the adjacent property (plot 1-6 Jacktrees Meadows) and as agreed at the outline planning stage.

There is no proposal to extend the fencing to the plot, other than what is already proposed. We are keen to retain the existing boundary features albeit with the large garage affording screening to the chainlink fenced part of site.

6. 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 building ridge has been set lower than surrounding property and designed to keep the scale & massing to a minimum.

Palette of materials:

- Roof – Black flat tiles
- Fascia & Soffits – Anthracite finish UPVC (as site design code)
- External Walls – White K-Rend and sandstone quoins (as site design code)
- Windows & Doors – Anthracite UPVC, aluminium & Composite (as site design code)
- Plot parking and footpaths – permeable setts – Marshall Tegulars (black)
- Boundary walls – Existing stone wall retained, 1800mm timber hit & miss fence & 900mm K-Rend block wall - (as site design code)
- Garden Area - Grassed (as site design code)

7. Secured by Design

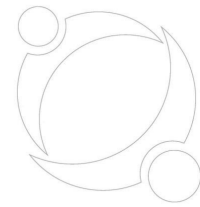
In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible rear & side boundary (Policy DM10 – Achieving Quality of Place) with modern compliant doors and window locking systems to PAS 24 legislation.

8. 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 and 150mm PIR between and 40mm PIR under rafters to sloping areas to achieving a U-Value of 0.09 W/m²K
- Windows – PVCU, double glazed, low e coating and argon filled achieving 0.10W/m²K U Value.
- 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 proposed solution is to incorporate a highly efficient hybrid 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

There are existing highways roads and pedestrian access to the West elevation with the existing entrance to Plot 2 already formed and approved by Cumbria Highways, the plot benefits from parking for 3-5 cars and suitable turning as indicated on plan and boasting 212m² permeable Marshal Tegulars driveway all in accordance with manufactures details and with the site entrance provided with full length channel drain (as plan) to prevent rainwater runoff onto highway.

10. Scale

The proposed development has been designed in keeping with the local vernacular architecture and to replicate the scale of all other site plots.

- Grassed areas - 364m²
- Permeable paving areas - 205m²
- Of which is driveway - 68m²
- Plot size (inc' private workshop / garage) - 247m²

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 plots, every effort has been made to ensure the scale of the proposed development reflects that of proposed neighbouring properties and the site (**same size at plot 6 adjacent**).

- Plot size 816m²
- Dwelling size (inc' garage) 247m²
- **Plot Development ratio 30.27 %**

This development ratio is considered the norm in comparison to the majority of all new builds

11. Proposal

The proposal is to provide full planning for a proposed 2 bed self-build bungalow which is highlighted as a shortage in line with the interim housing policy and in the SHLAA – see below abstract.

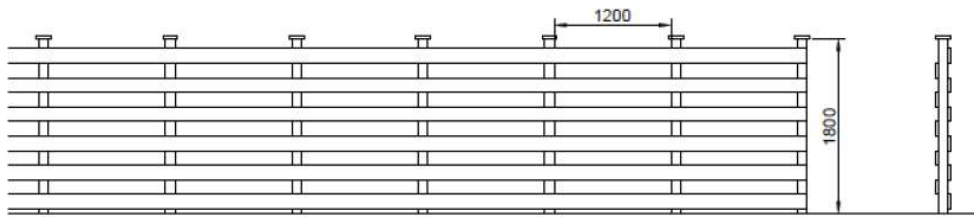
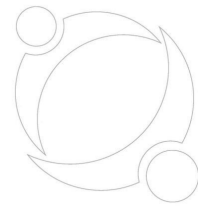
Variation in current dwelling profile from household expectations

Dwelling type	Sub-area	
	Whitehaven	Cleator Moor
House 1/2 Beds	● -2.5	● 2.4
House 3 Beds	● 7.7	● 8.9
House 4 or more Beds	● 0.1	● -2.6
Bungalow	● -8.4	● -4.9
Flat	● 3.2	● -4.1

Variation in current dwelling profile from household aspirations

Dwelling type	Sub-area	
	Whitehaven	Cleator Moor
House 1/2 Beds	● 5.8	● 10.7
House 3 Beds	● 12.0	● 13.2
House 4 or more Beds	● -9.9	● -12.6
Bungalow	● -12.1	● -8.5
Flat	● 4.2	● -3.0

we propose an 1800mm high timber post, hit & miss fence.



12. 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 neighbourly design solution for the site in accordance with DM12,

- No windows at first floor gables
- Front elevation would face the site road (Northwest facing)
- Rear elevation would face over rear garden (Southeast facing)
- A minimum 1m to each boundary
- All WC's and bathrooms and gable windows to have obscure glazing (grade 5 translucence)

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;

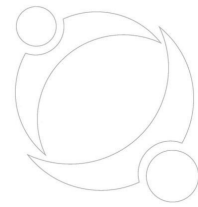
- No ground contamination thought to be on site however the owner and ground workers **MUST** carry out a watch brief and if any contamination found it must be reported to ABC
- Foundations need inspected by Building Control, they will confirm that the property will be suitable on either a raft or reinforced strip footing – report to be finalised for Building Control)
- Full radon barrier required (vented sub floor)
- 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. Drainage

The site also benefits from a separate 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;

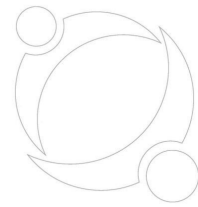
- 100mm waving plastic drainage system
- 100mm concrete encasement (where required for protection) or full bedded in pea gravel
- 1-60-80 falls minimum
- 450mm PPIC Inspection chambers at change of gradient and direction
- 2-bedroom dwelling = 4 people x 200lt per person per day = Total 800lt per day norm

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H

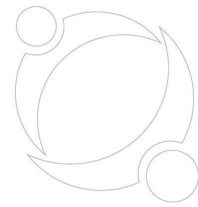
The applicant understands there is amenity risk associated with odour, flies and noise from the nearby wastewater treatment works.

Please also note that the property has been designed to accommodate a 6m access strip – 3m either side of the centreline of the 375mm dia combined sewer. The exact position of the sewer will be established prior to construction. United Utilities have been consulted on this matter by Building Control and are in agreement with the proposed development.

15. 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, providing 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 plot will provide positive amenity for the residents (parking and recreational).
- Suitable vehicular and pedestrian's access in accordance with highways requirements and turning to the site entrance.



16. Appendices

Photo 1 – Aerial Photo of Plot 7

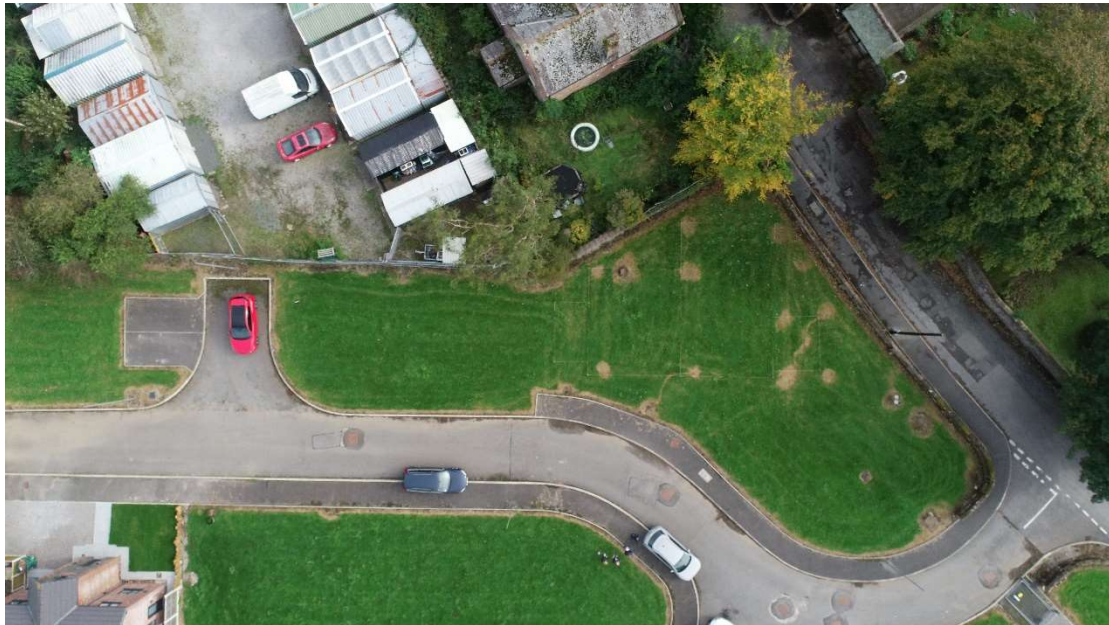
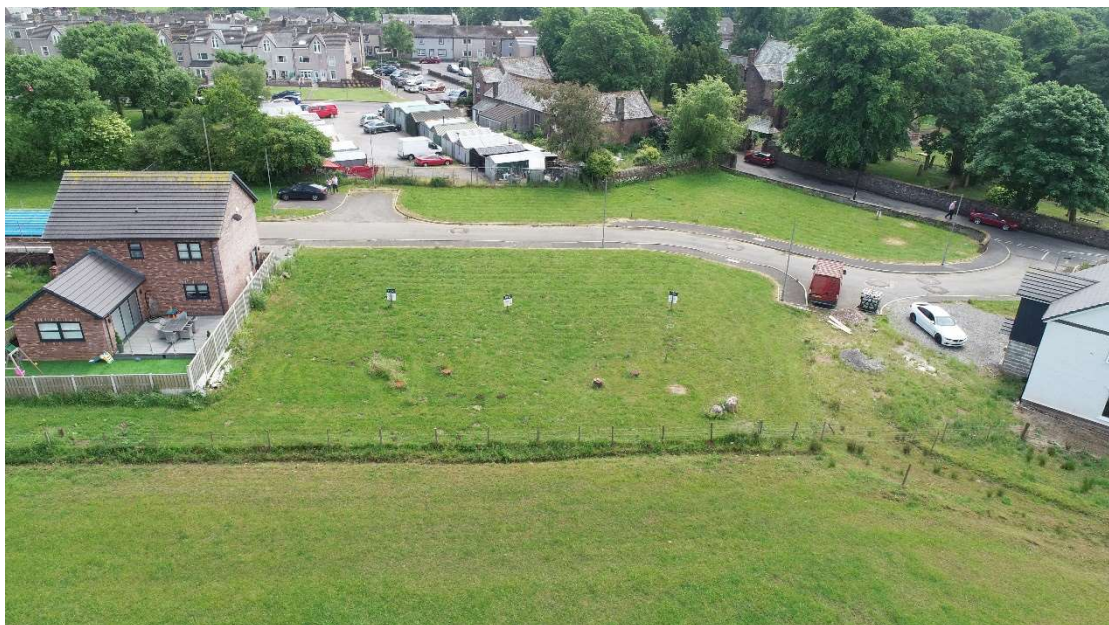


Photo 2 – Aerial Photo of Plots 4 & 5 Rear (South Facing) with Plot 7 over the other side of the road



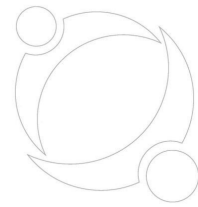


Photo 3 – Aerial Photo of Plot 7 side (North Facing)



Photo 4 – Aerial Photo of Plot 7 side (West Facing)



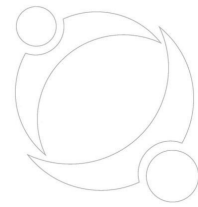


Photo 5 – existing home of applicant



Photo 6 – existing hobby workshop of the applicant



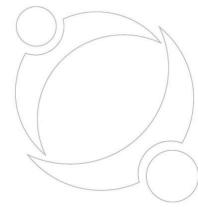


Photo 7 – example of vintage car which applicant spends his spare time repairing / reinstating.



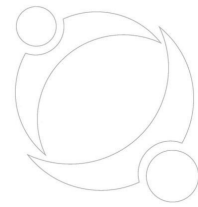


Photo 8 – example of vintage car which applicant spends his spare time repairing / reinstating.



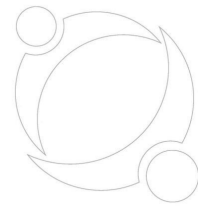


Photo 9 – example of vintage car which applicant spends his spare time repairing / reinstating.



Photo 10 – example of vintage car which applicant spends his spare time repairing / reinstating.



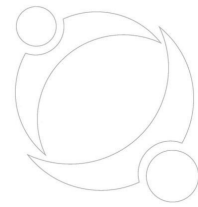




Fig 1 – Radon Report (BGS)

 **Public Health England**

Report of address search for radon risk

 **British Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

Radon Risk Report for addresses in England and Wales

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Address searched: The Outgate, Cleator Gate, Cleator, CA23 3DN
Date of report: 23 November 2019

Guidance for existing properties

Is this property in a radon Affected Area? - Yes

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: 10-30%

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 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.

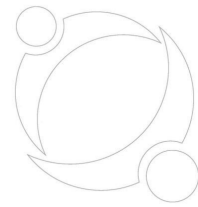
Further information is available from PHE or <https://www.ukradon.org>

Guidance for new buildings and extensions to existing properties

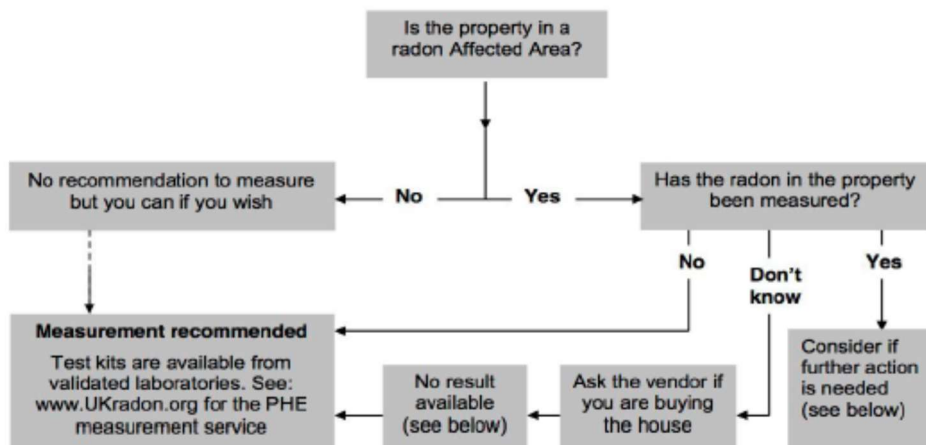
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - Full Protection

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>

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THE END