



Design and Access Statement (DAS)

DAS-001

30 West Croft Seaton Workington Cumbria CA141HL

Proposed Side and Rear Extensions

01/10/16



Document Control

Date	Issue Number	Change/Amendment	Author:
01.10.16	0.0	First Issue	
10.11.16	0.0	Rev A Highways Amendments	



Approval and Sign off

Project: 30 West Croft Seaton Workington Cumbria CA141HL

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 October 2016
Date

B Design and Specification Approver

.....
Print

.....
Sign

1st October 2016
Date

C Design and Specification Sponsor (Clients)

Steven James Johnstone
Print

.....
Sign

1st October 2016
Date



Contents

1	Introduction	5
2	Flood Plan.....	5
3	Use.....	6
4	Appearance	7
5	The Vernacular	7
6	Housing Character	7
7	Secured By Design	8
8	Energy Efficiency	8
9	Access & Permeability	8
10	Scale.....	8
11	Proposal.....	9
12	Amount	9
13	Overlooking	9
14	Appendix	10



1. Introduction

This Planning Statement supports a full planning application by Mr Johnstone for a residential development at 30 West Croft Seaton. This is a full planning application which proposes to demolish the existing garage and construct a side and rear extension to the rear of the property.

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.

Steven Johnstone is committed to the delivery of this site at Seaton 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 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

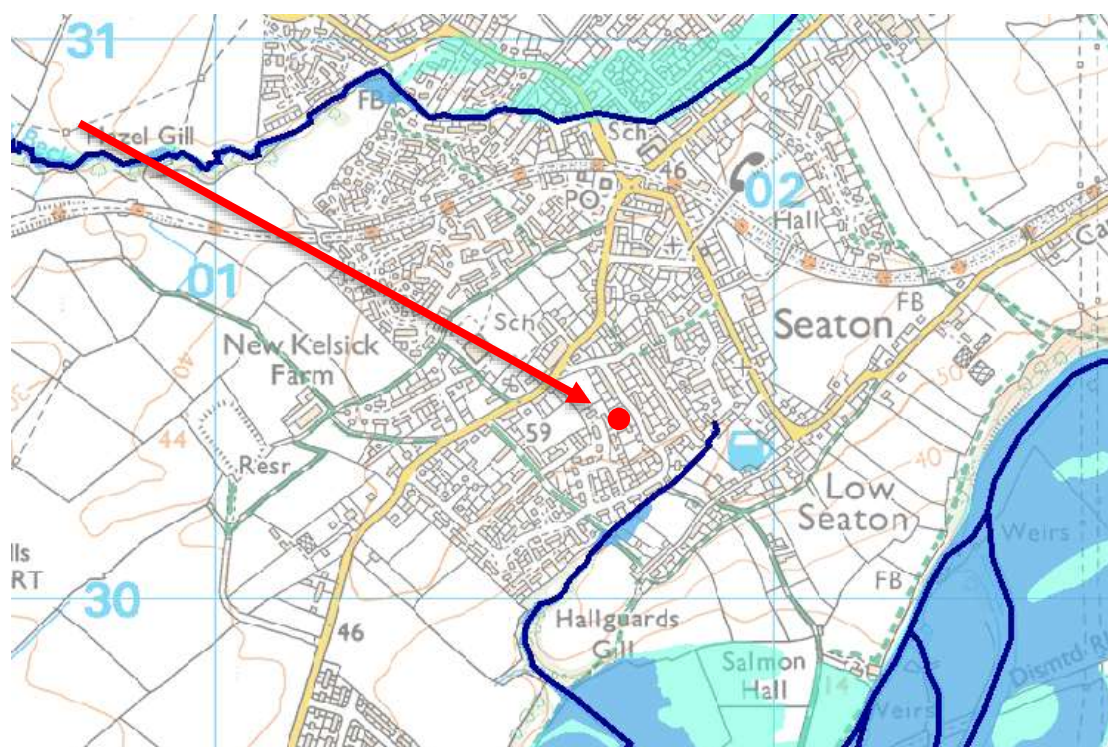
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller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



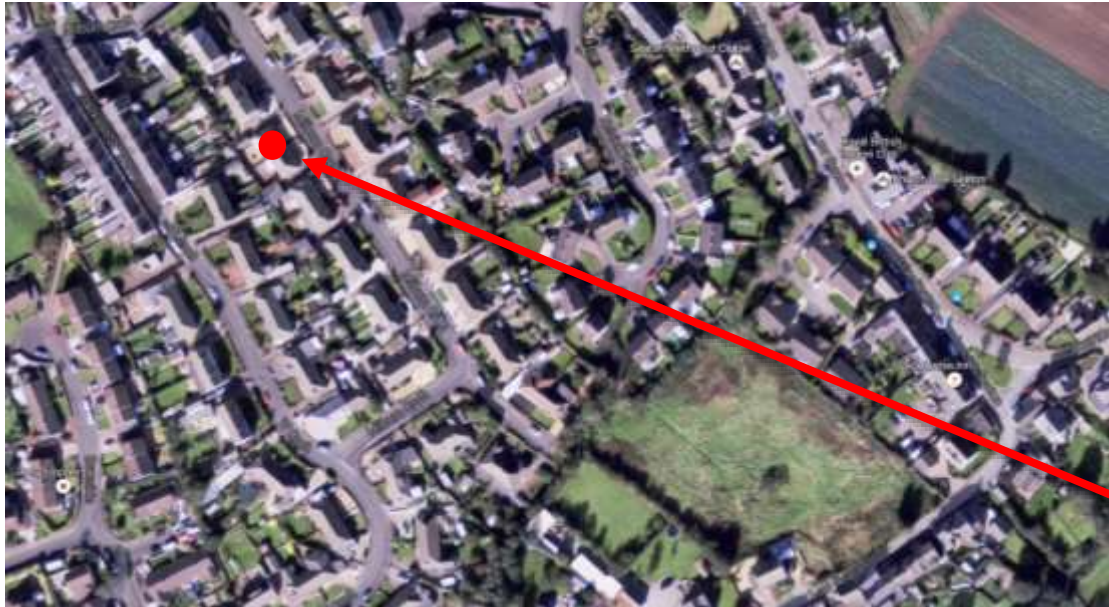
-  Flooding from rivers or sea without defences
-  Extent of extreme flood
-  Flood defences
-  Areas benefiting from flood defences
-  Main rivers

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. Use

The site is currently allocated for residential development within the Allerdale's Local Plan. Therefore, the proposed development of the site for residential use is considered appropriate.

The site is currently being used for garden and driveway however these areas of the site are classified as brownfield.



4. Appearance

5. The West Croft Vernacular

There are a number of different styles in the vicinity (West croft) from detached, semi-detached, linked and terraced two storey properties.

The whole area has been designed and built with constant theme using the following materials;

- Wet dashed walls with smooth rendered panel to dpc level
- Brick detailing
- White Upvc
 - windows
 - doors
 - facia
 - rainwater goods
- black concrete tiles on sloping roofs

The proposed scheme has been designed to give a high quality development in keeping with the existing area, with the rear extension with a less intrusive flat roof. There will be mix of wet dash and smooth render throughout the development to replicate the existing design as identified in our proposal.

6. 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.

Palette of materials:

- Wet dashed walls with smooth rendered panel to dpc level
- Brick detailing
- White Upvc
 - windows
 - doors
 - facia
 - rainwater goods
- black concrete tiles on sloping roofs and black single ply roof membrane to flat roof



7. Secured By Design

In relation to designing out crime, we have endeavoured to retain the property with defensible boundaries to the rear with the frontage being well overlooked by housing in order to lessen the opportunity for anti-social behaviour.

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 – Block and beam Slab with 150mm PUR insulation and screed achieving a U-Value of 0.20W/m²K
- External Walls – Cavity Wall with 60mm PUR insulation achieving a U-Values of 0.22 W/m²K
- Roof – 400mm mineral fibre insulation quilt achieving a U-Value of 0.09 W/m²K
- Flat warm deck roof - 150mm PUR insulation over joists with black single ply roof membrane
- 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

This design will 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.

9. Access & Permeability

The proposed extension will be accessed via the existing drive and a path to the front of the property providing off road parking for 3 cars (drive and garage) the new drive will be laid on permeable Marshall Tegular sets to falls 1-60 with a Aco channel drain to the drive entrance to prevent rainwater run off to the highway – (Fig 13 –Drainage Channel Details)

10. Scale

The scale of the development has been designed to reflect its surroundings extensions along West croft, Derwent Bank and Milburn Croft which are predominantly two storey residential properties with pitched roofs, the extension will not overpower the plot as the extension will only increase the foot print by 61m²

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality, every effort has been made to ensure the scale of the proposed development reflects that of neighbouring properties, providing a flat roof to the rear making it less intrusive on the adjacent properties.



11. Proposal

The proposal is to provide a single storey rear extension and a two storey side extension this will increase the sleeping capacity from 4 to a maximum capacity of 5 people.

12. Amount

The property & extensions critical dimensions;

- Two storey side extension is 3.0m wide x 6.6m deep at the longest point. – 19.8m²
- Single storey rear extension is 4.0m wide x 10.5m deep at the longest point. – 42m²
- Proposed house development upon completion – 114.4m²
- 3.2m x 8.2m paved frontage – 22.6m² Parking
- Plot size – 10.7m wide x 36.3m deep – 388.5m²
- Rear garden – 10.7m wide x 18m deep – total 192.6m²
- Front Garden – 8.7m deep x 10.7m wide – total 87.7m²
- Total Plot Development Ratio = 29% - **Very low development percentage**

13. Overlooking

Generally, separation distances between facing primary windows has not altered and it 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, no gable windows to prevent overlooking / privacy also the rear extension is only single storey so won't cause any overlooking issues.

14. Vision

- 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.
- The design aspirations for the new extensions follow key objectives for good urban design and in keeping with other extensions in the area.
- The layout is legible, with clear public routes and a distinction between public and private areas.
- Well-designed plot layout provide for a coherent structure that interlinks to West Croft
- To be no imposing on adjacent properties



15. Appendices

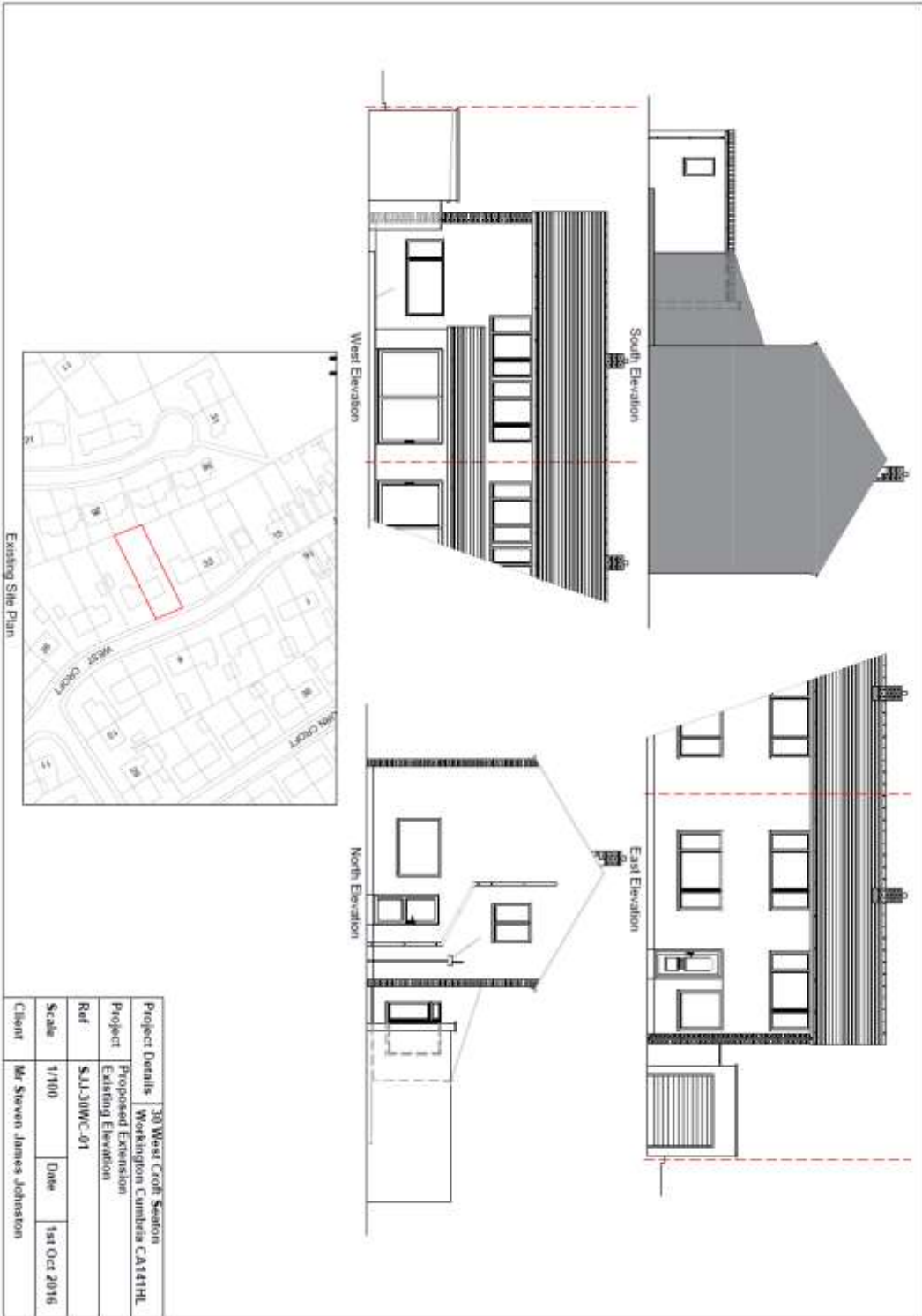
Description Document											
Fig 1 – Existing Elevation Plan  <table border="1"><thead><tr><th colspan="2">Project Details</th></tr></thead><tbody><tr><td>Project</td><td>30 West Croft Seaton Workington Cumbria CA14 1HL</td></tr><tr><td>Ref</td><td>Proposed Extension Existing Elevation SJJ-30WC-01</td></tr><tr><td>Scale</td><td>1/100</td></tr><tr><td>Client</td><td>Mr Steven James Johnston</td></tr></tbody></table>		Project Details		Project	30 West Croft Seaton Workington Cumbria CA14 1HL	Ref	Proposed Extension Existing Elevation SJJ-30WC-01	Scale	1/100	Client	Mr Steven James Johnston
Project Details											
Project	30 West Croft Seaton Workington Cumbria CA14 1HL										
Ref	Proposed Extension Existing Elevation SJJ-30WC-01										
Scale	1/100										
Client	Mr Steven James Johnston										



Fig 2 - North Elevation Plan

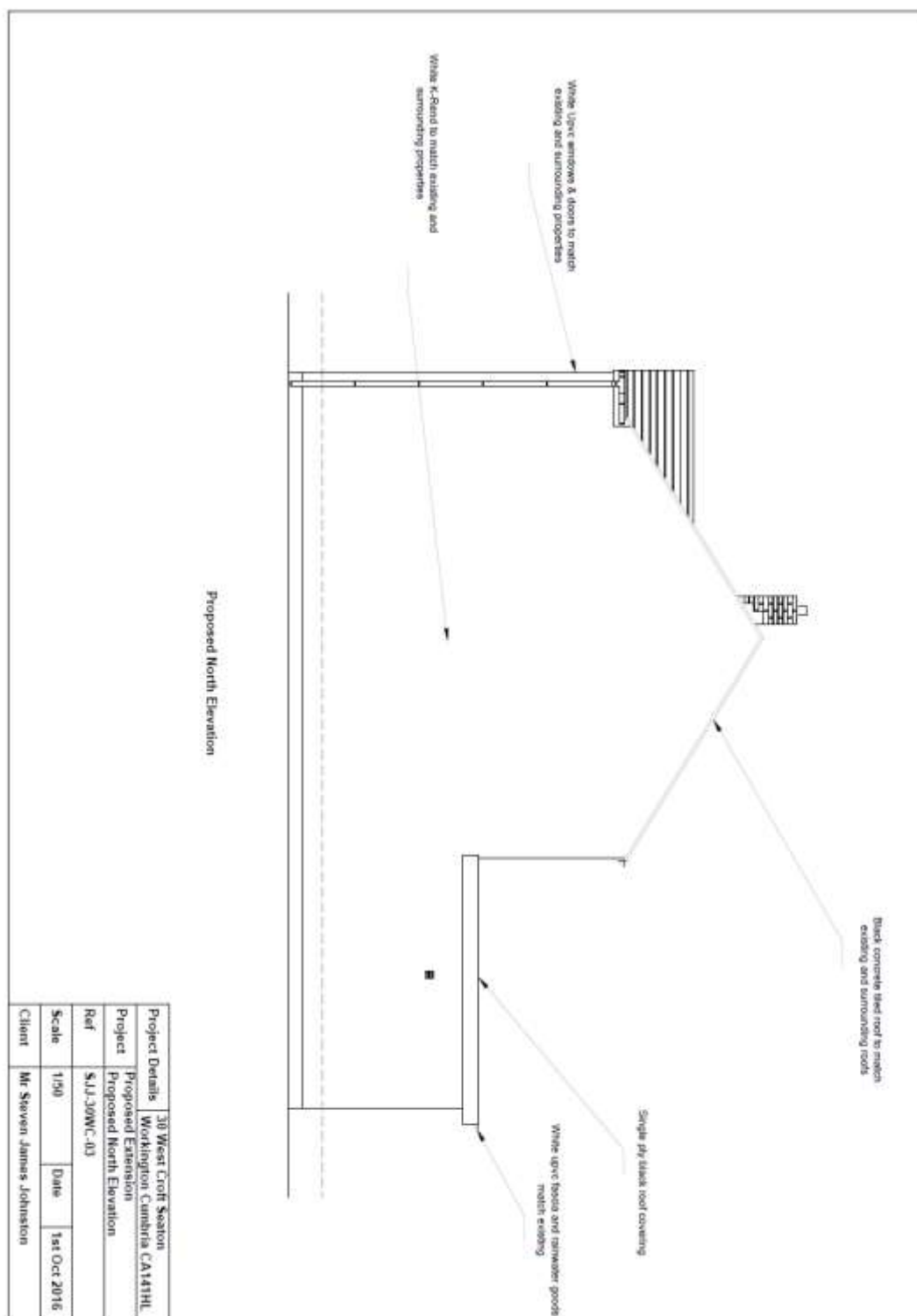




Fig 3 - South Elevation Plan

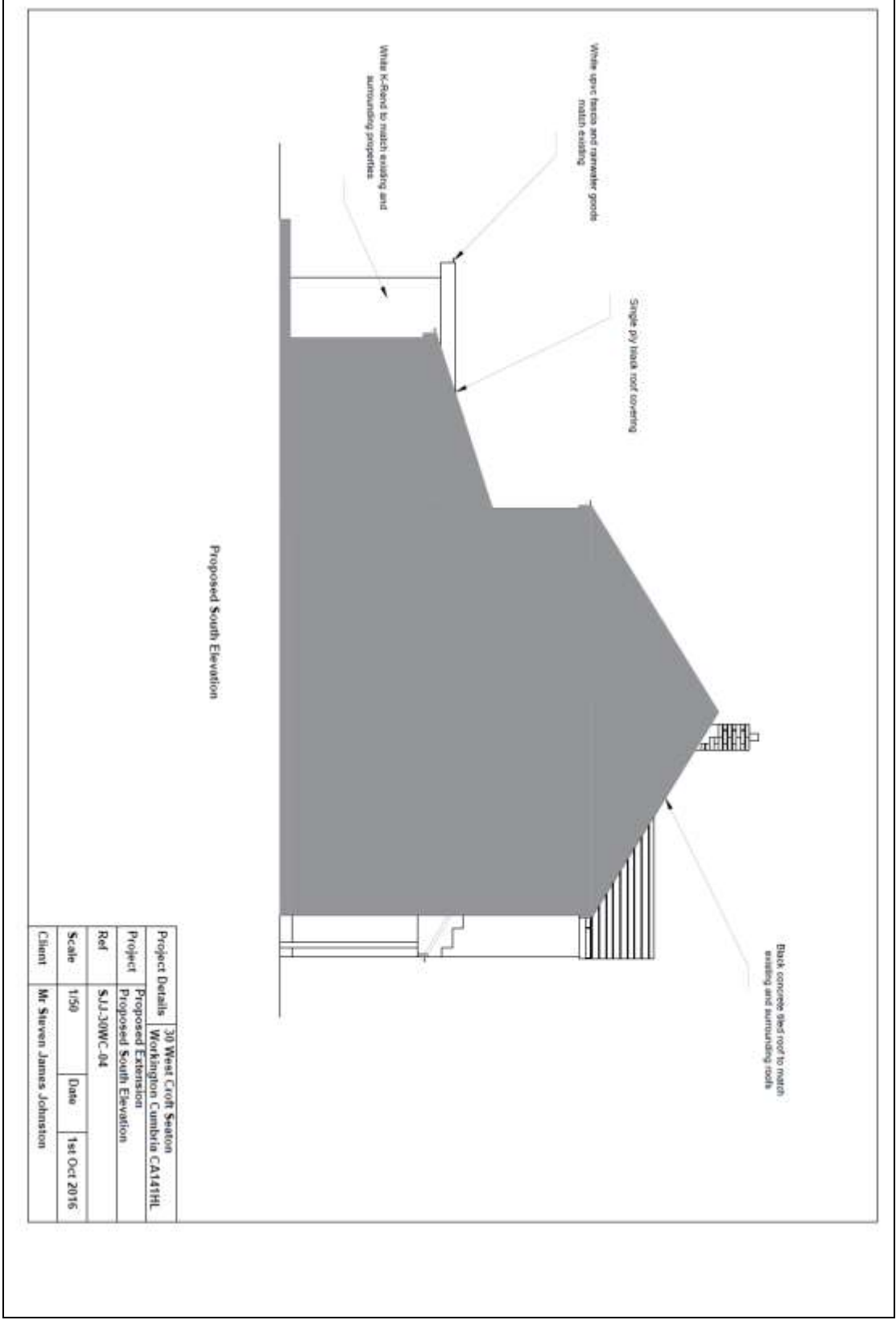




Fig 4 - East Elevation Plan

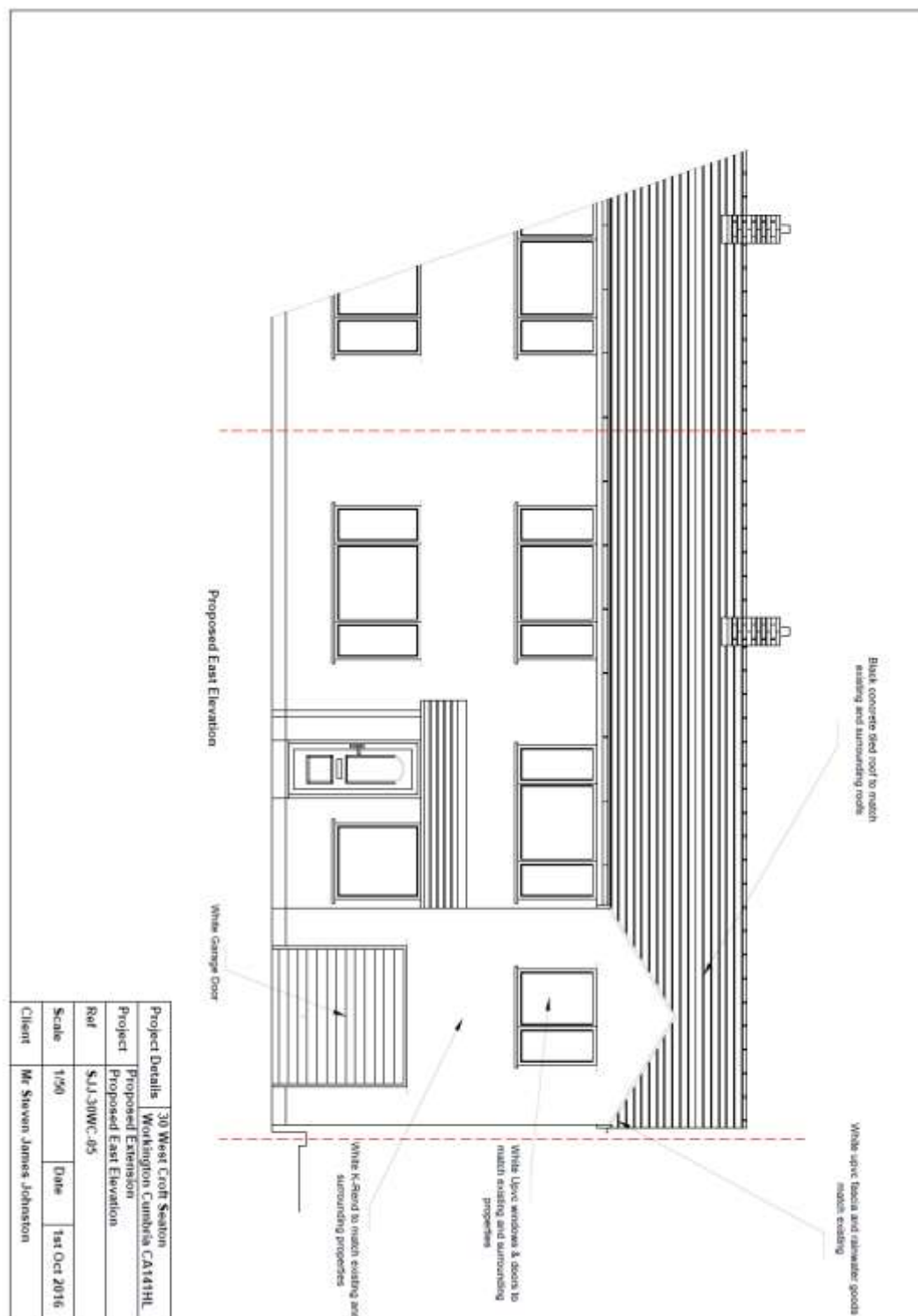




Fig 5 - West Elevation Plan

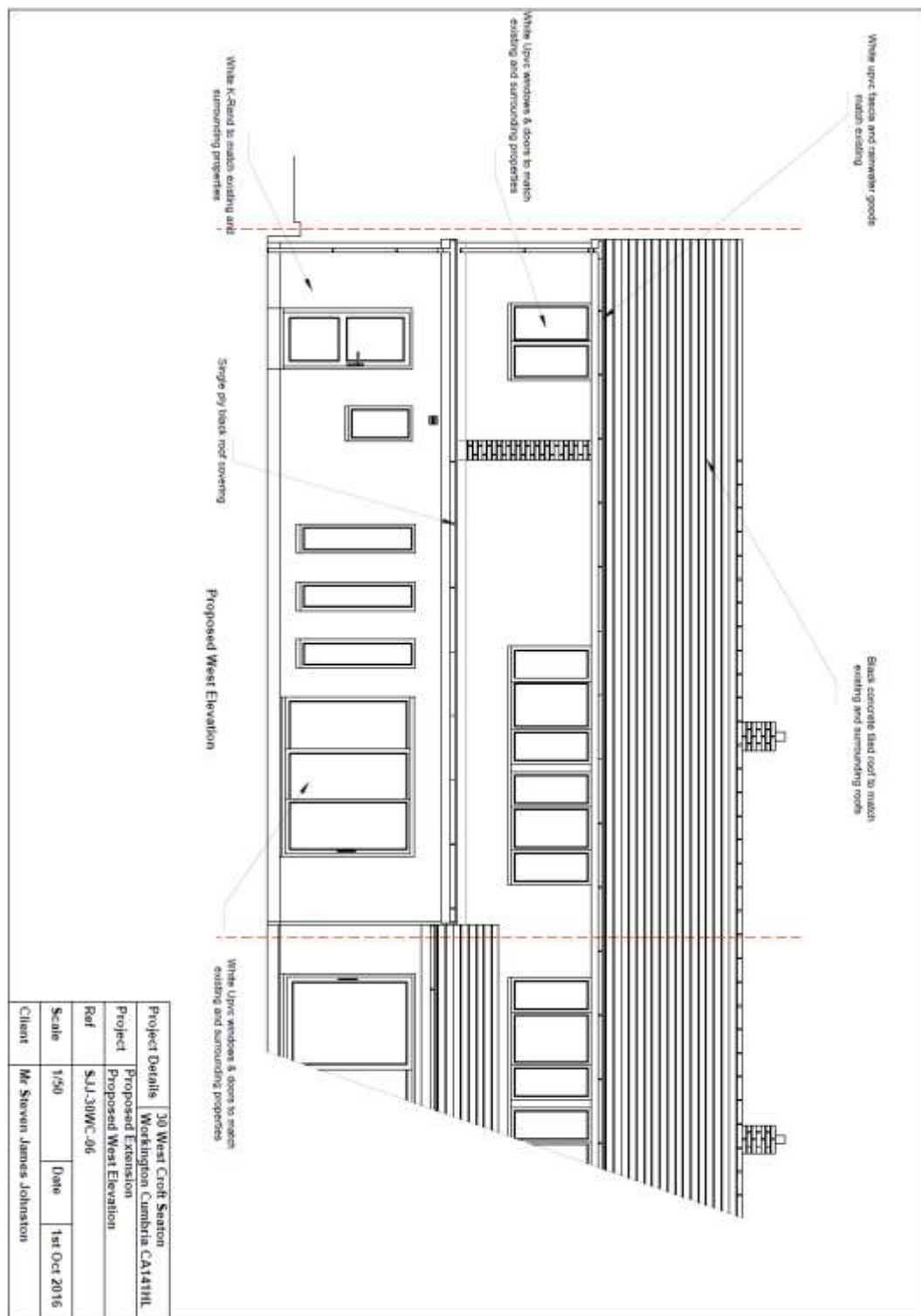
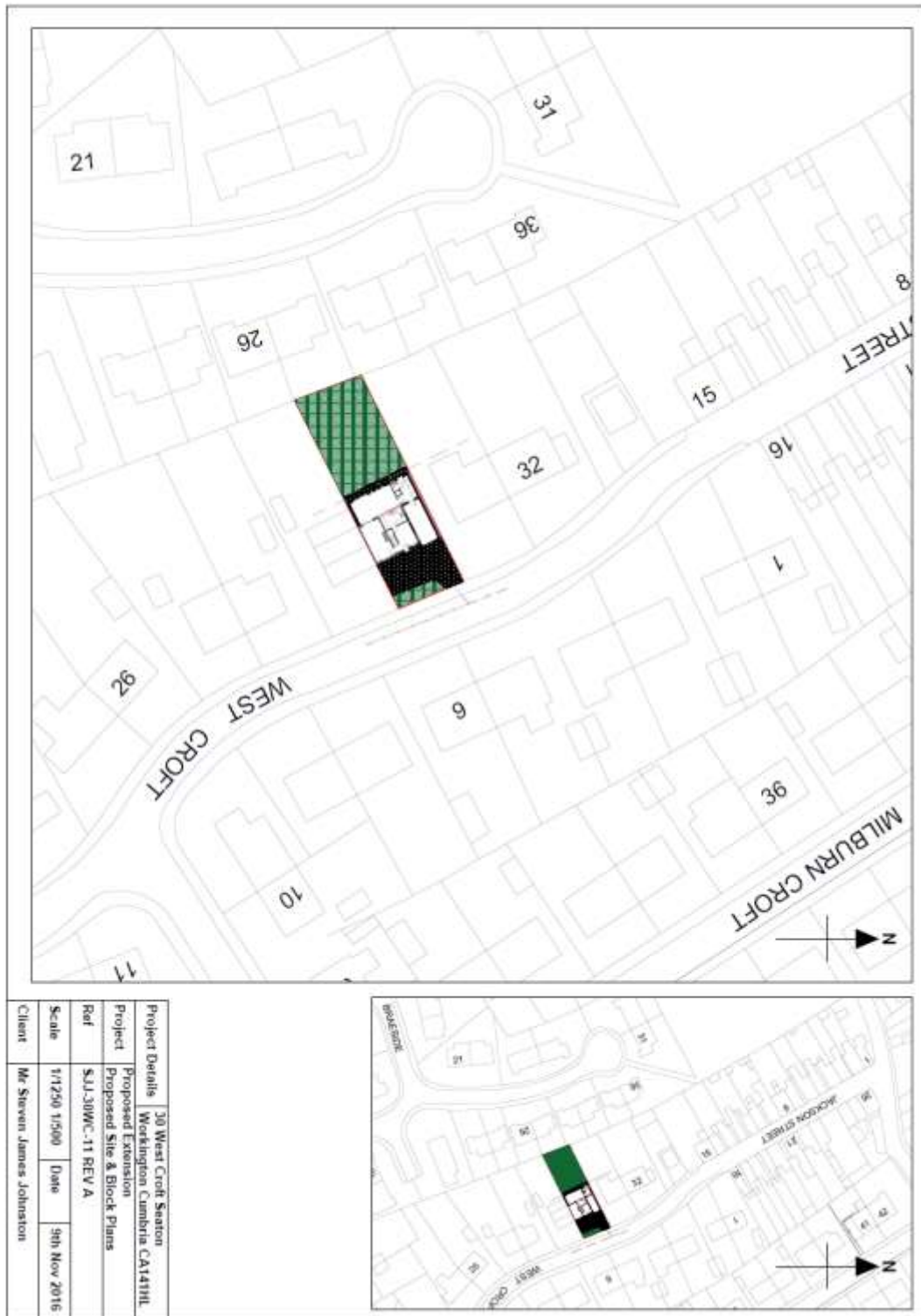
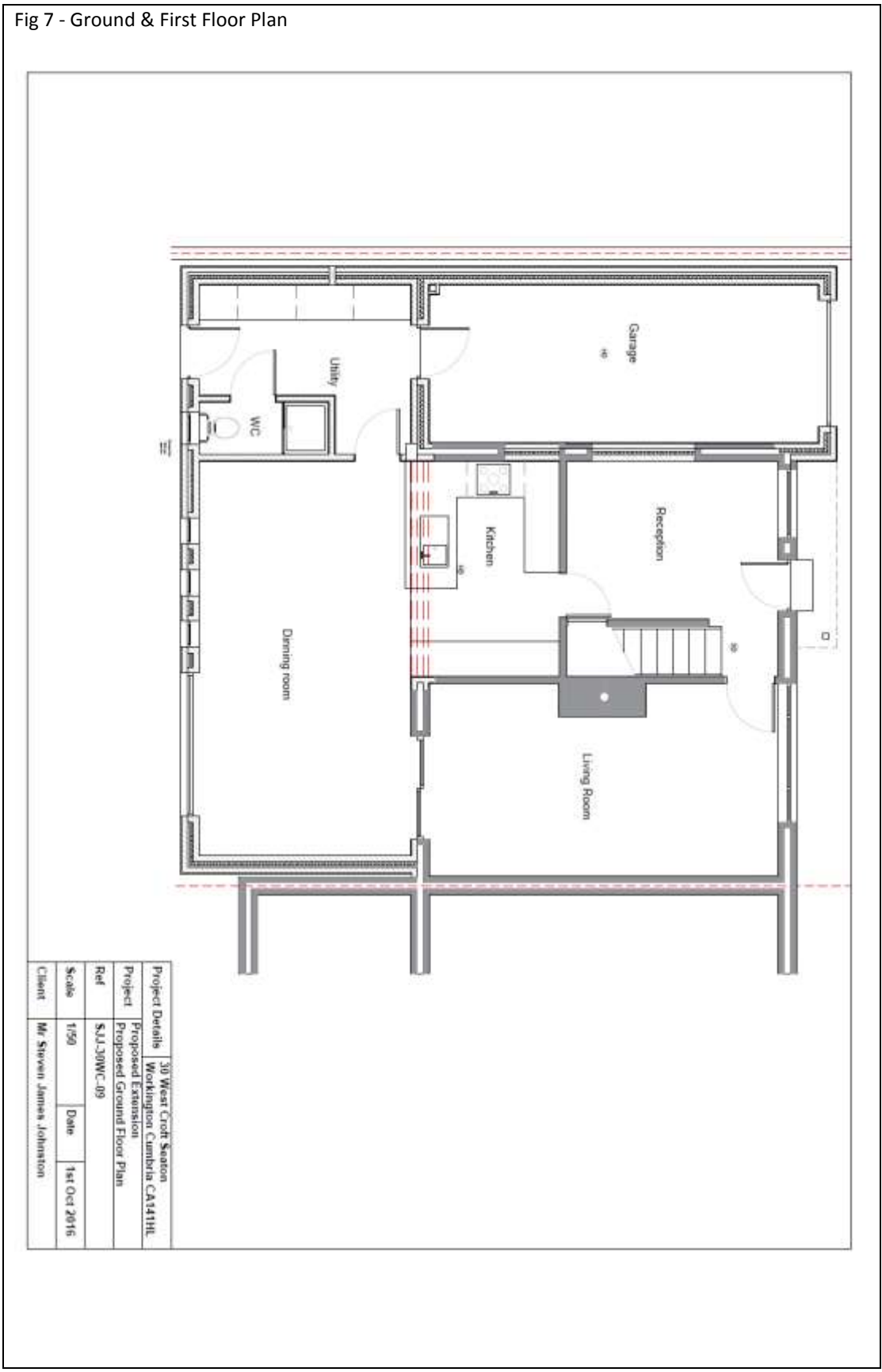




Fig 6 - Site Plan





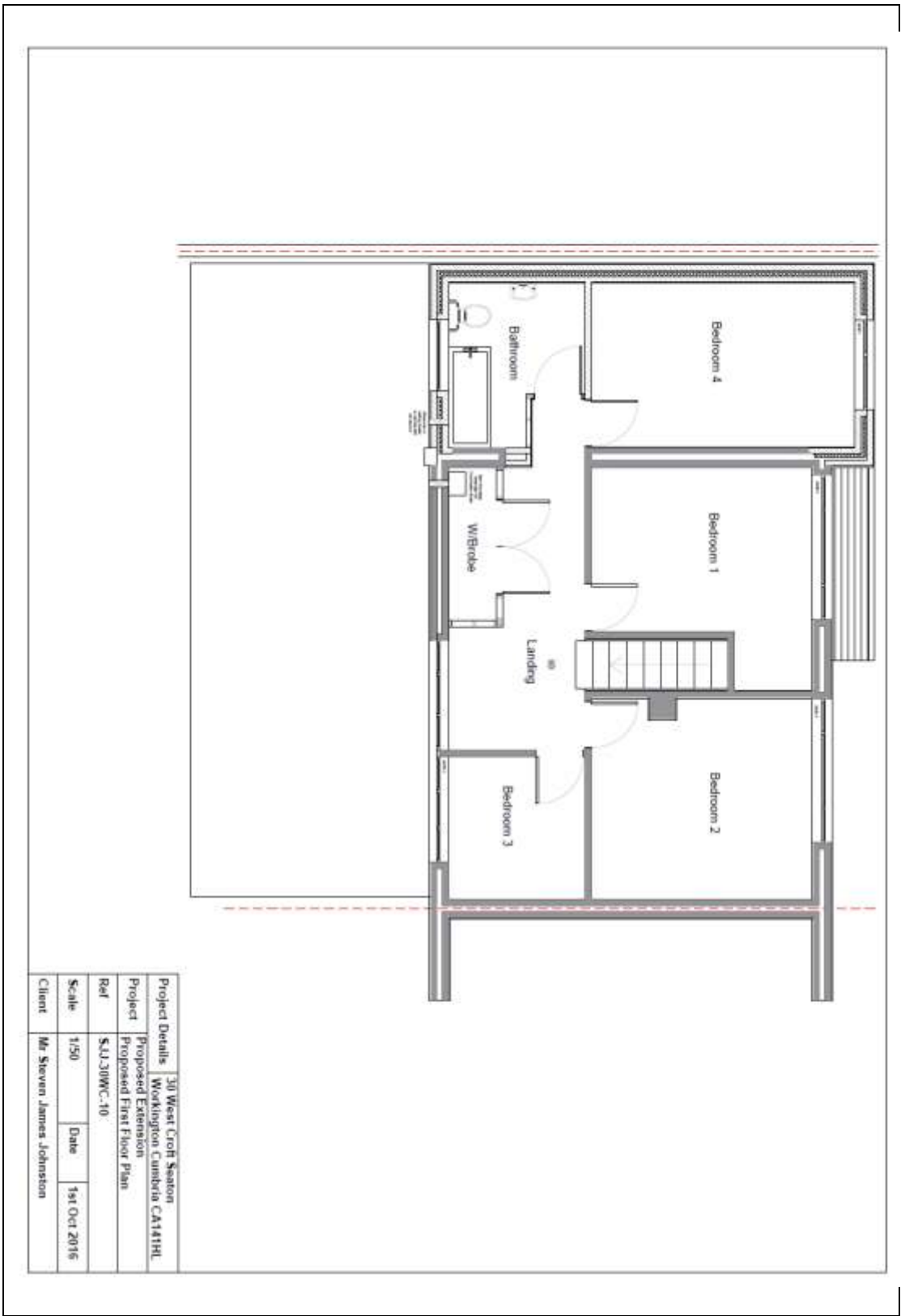




Fig8 – Rear Elevation



Fig 9 – Front Elevation





Fig 10 – Side Elevation



Fig 11 - Front / Side Elevation





Fig 12 – Example of previous extensions in the area



Fig 13 – Drainage Channel Details

The screenshot displays the ACO RainDrain website. The header includes the ACO logo, navigation links (Home, Our Products, About Us, Services, Media Centre, Contact Us), and contact information (Design Software, ACO Academy, ACO Literature, 01462 910000). The main content area features a 'RainDrain Introduction to the system' section, which describes the product as a lightweight channel drainage system designed for surface water drainage. It lists various grating options (Wedge Wire Stainless Steel, Antislip Iron, Antislip, Polished Stainless Steel, Galvanneal Steel, Black Plastic) and mentions that the system can be used in Load Class B 125 applications. A 3D rendering of the RainDrain channel is shown. The sidebar includes a 'Product Search' section with dropdown menus for Applications, Load Class, Water Management, Product Names, and Business Divisions. It also features a 'Keyword Search' field and a 'Find a Stockist' section with a map of the UK. The right sidebar contains 'Downloads' (RainDrain brochure), 'Get all downloads', 'Extra Toolbar' (Complete the Look), and a 'Product is made from VIENTE' section.