

Design & Access Statement

DAS-001

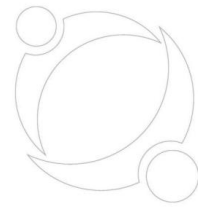
22 Aikbank Road, Whitehaven, Cumbria, CA28 6LJ

Proposed Single Storey Side Extension & Internal Alterations

30/09/2026

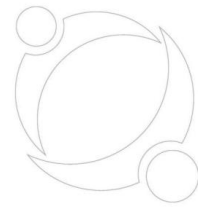
Domestic Householder Planning Application

Rev A



Document Control

Date	Issue Number	Change/Amendment	Author:
30/09/2026	Rev A	First draft	EDS Design Cumbria Ltd



Approval and sign off.

Project: 22 Aikbank Road, Whitehaven, Cumbria, CA28 6LJ

I have reviewed and approved this Design and Access Statement and the associated planning documentation for the project named above. The document has been prepared in support of a Domestic Householder Planning Application for the proposed single storey side extension and associated internal alterations at 22 Aikbank Road, Whitehaven, Cumbria, CA28 6LJ

A Design and Specification Author

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Sign

30th September 2026
Date

B Design and Specification Approver

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Sign

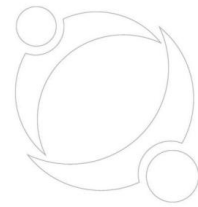
30th September 2026
Date

C Design and Specification Sponsor (Clients)

Mr & Mrs Blackburn
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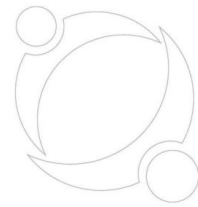
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Sign

30th September 2026
Date



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1. Introduction

This Design & Access Statement has been prepared on behalf of Mr & Mrs Blackburn in support of a Domestic Householder Planning Application for a proposed side extension and associated alterations at 22 Aikbank Road, Whitehaven, Cumbria, CA28 6LJ.

The proposal provides approximately 15 m² of additional floor area to enlarge the kitchen / dining accommodation. The extension is set 900 mm from the boundary wall, as confirmed by the applicant's agent, and its external materials will match the existing dwelling.

The works form a domestic improvement within the existing residential curtilage. The enlarged accommodation remains integral to the existing home, with no separate dwelling, commercial use or independent planning unit proposed.

Submitted Drawing Schedule

- 22AR-MB-001 – Existing Site & Proposed Block Plans
- 22AR-MB-002 – Existing Floor & Roof Plan
- 22AR-MB-003 – Existing Elevations
- 22AR-MB-004 Rev A – Proposed Floor Plan
- 22AR-MB-005 – Proposed North Elevation
- 22AR-MB-006 Rev A – Proposed South Elevation
- 22AR-MB-007 – Proposed East Elevation
- 22AR-MB-008 – Proposed West Elevation, supplied amended file “22AR-MB-008 A”

The drawings are dated October 2026. Drawing 22AR-MB-008 is identified above by its reference and supplied amended filename because its title-block revision field reads “–”. Original drawing sheets govern the layout, dimensions and elevations; the reproduced appendix illustrations are for reference only.

The statement also considers the Environment Agency Flood Map for Planning and the UK Health Security Agency / British Geological Survey radon address-search report, both dated 6 October 2026. These reports are reproduced in Section 17.

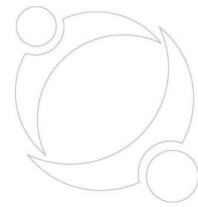
2. Flood Risk

The Environment Agency Flood Map for Planning generated on 6 October 2026, reference “22 Aikbank Road”, identifies the selected location at easting 298277 and northing 519432 as being within Flood Zone 1. The accompanying map shows the highlighted property outside Flood Zones 2 and 3. This supports a low probability of flooding from rivers or the sea.

The proposal is a small domestic extension at the existing living accommodation level. It does not introduce a new dwelling or change the residential use. As householder development it is exempt from the Sequential Test under NPPF policy F5(2)(c)(i), and an Exception Test is not required.

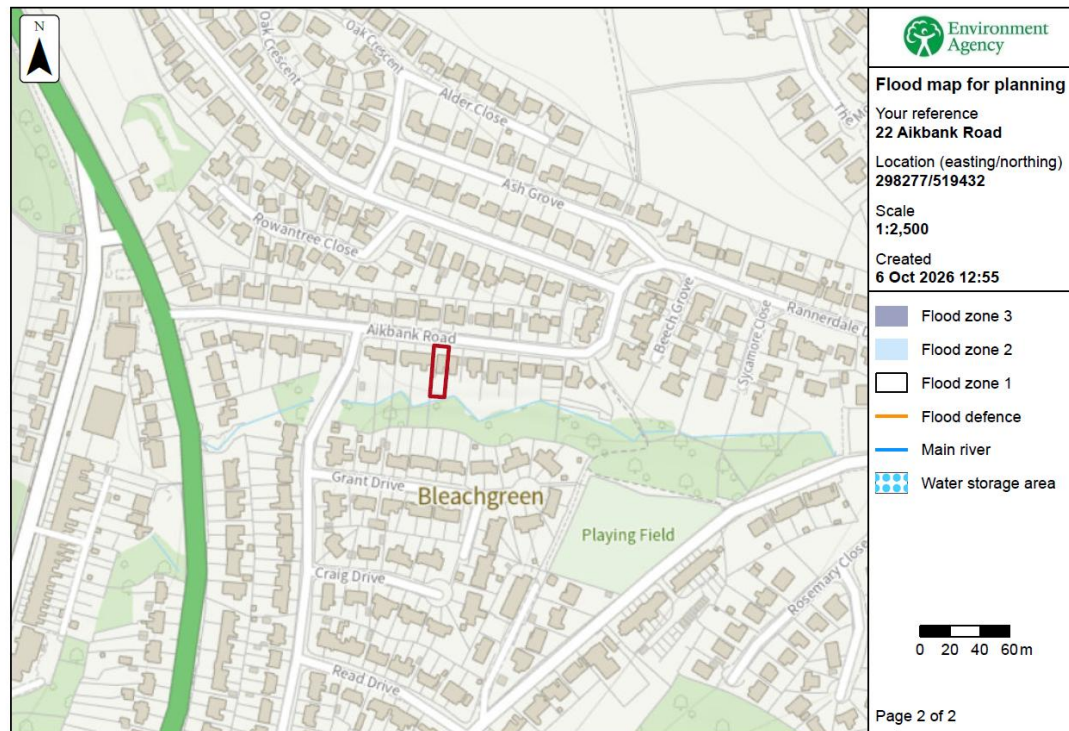
The supplied flood-map PDF covers river and sea flood zones only. It does not determine surface-water, groundwater, sewer or reservoir risk, or the future effects of climate change. Flood Zone 1 alone does not trigger a separate Flood Risk Assessment; any requirement arising from those other matters must be considered against NPPF policy F4 and the relevant site-specific evidence.

A main river is shown along the rear of the garden plots. The extension remains close to the existing dwelling and no works to the river channel or banks are proposed. The supplied documents do not establish a measured distance from the proposed works to the river. Environment Agency



consultation applies where proposed development is within 20 metres of a main river, with separate permitting requirements applying where relevant.

Roof water will be collected and positively drained. Construction will protect existing drainage and prevent polluted runoff entering drains or the watercourse. The drainage principles in Section 13 are intended to prevent increased risk to adjoining land. The supplied map identifies no higher river or sea flood-zone constraint to the proposed extension.



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Fig 1 – Environment Agency Flood Maps

3. Existing Use

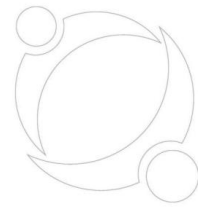
The site is in residential use as one dwellinghouse with associated private garden and domestic external areas. The proposal retains this use and provides enlarged kitchen / dining space for the occupants of the same home.

The works affect the existing side structure and adjoining accommodation shown on the drawings. They do not subdivide the property or create independently occupied accommodation.

4. Site and Surrounding Context

22 Aikbank Road lies within the established residential built-up area of Whitehaven. Drawing 22AR-MB-001 shows the application curtilage, adjoining residential plots, Aikbank Road and Grant Drive. The locality comprises homes within private garden plots, with the application site forming part of that existing pattern.

The existing plans show accommodation at more than one level. The elevations identify dry dash render, profiled concrete roof tiles and white uPVC windows, doors, fascias, soffits and rainwater goods. Ground levels fall across the site, with external steps connecting the dwelling and garden.



The extension is concentrated alongside the existing building in the area of the side structure. This consolidates the built form close to the house and retains garden ground beyond it. The design responds to the dwelling's existing materials, roof form and changes in level.

The watercourse corridor behind the plots is acknowledged in Section 2. The proposal does not extend development to the rear boundary or include works to that corridor.



Fig 2 - Google map highlighting the area.

5. Energy Efficiency

The extension will incorporate insulated floor, wall and roof construction, energy-efficient glazing and appropriate controlled ventilation. The detailed construction specification will meet the applicable Building Regulations requirements for the works.

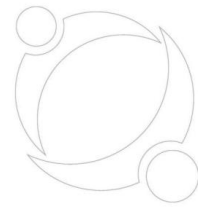
Junctions with the existing dwelling will be detailed to limit heat loss, thermal bridging and condensation. Low-energy lighting will be used for new installations, and heating and ventilation will be coordinated with the enlarged kitchen / dining space.

Improving an existing home makes efficient use of an established building and serviced plot. Accurate ordering, suitable reuse and segregation for recycling will reduce avoidable construction waste.

6. Appearance & Materials

External materials will match the existing dwelling in colour, texture and profile. The submitted elevations specify dry dash render, profiled concrete roof tiles and white uPVC double-glazed doors and windows, fascias, soffits and rainwater goods. This palette provides a coherent relationship with the host building.

The pitched roof sits below the main roof and maintains the extension as a subordinate addition. The openings remain domestic in scale. The wall continuation, platform guarding and handrails shown on the amended drawings address the existing change in level; no glass balustrade specification is assumed.



Palette of materials	Existing	Proposed
Roof	Black Concrete Tiles	Black Concrete Tiles & Rubber
Fascia & Soffits	White UPVC	White UPVC
External Walls	Facing brick	Facing brick
Windows & Doors	White UPVC	White UPVC

7. Secured by Design

The design retains domestic boundary enclosure where compatible with the proposed works. The wall continuation shown on the amended drawings provides enclosure beside the drop in level. External doors and windows will incorporate appropriate secure locking.

External steps and the platform will have suitable guarding, handrails and safe walking surfaces. Any new external lighting will be limited to that needed for domestic access, directed within the site and positioned to avoid glare or nuisance to neighbouring occupiers.

8. Layout & Design

Drawing 22AR-MB-004 Rev A shows the enlarged kitchen / diner connected directly to the existing internal accommodation. The lounge and bedrooms remain within the same dwelling. The extension improves everyday family living space without creating a separate entrance or independent occupation.

The plan labels a 2,362mm projection. The additional floor area is approximately 15 m² and the clearance to the boundary wall is 900 mm, as confirmed by the agent. The latter is the gap to the wall, rather than a separation distance between neighbouring dwellings.

The lower pitched roof integrates the addition with the host building. The west elevation shows the abutment and stepped cavity tray. External steps, platform, guarding and handrails respond to the falling ground, while the continued wall provides enclosure where the former garage wall stood.

9. Residential Amenity, Overlooking and Impact

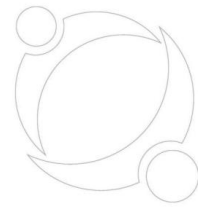
The extension's approximately 15 m² floor area, lower roof and position beside the existing dwelling limit its scale and visual mass. A 900 mm clearance is retained to the boundary wall, maintaining a physical gap between that wall and the extension.

Drawing 22AR-MB-007 shows a blank rendered east elevation to the proposed addition. Other openings remain domestic in scale. The extension provides one storey of accommodation at the existing living level and does not introduce an additional upper habitable floor.

The external platform and steps provide access around the existing dwelling. Guarding is proposed at the platform edge, together with handrails and the continued boundary wall. These features are assessed as domestic access arrangements rather than an independently occupied or commercial amenity area.

Having regard to the submitted form, openings and relationship with the existing house, the proposal is considered proportionate and capable of maintaining acceptable privacy, outlook and natural light. No verified window-to-window separation or daylight calculation is supplied, and the 900 mm wall clearance is not relied upon alone as proof of compliance with amenity standards.

The established single-household use remains unchanged. Temporary construction disturbance will be managed through the measures in Section 12.



10. Access, Parking & Highways

The existing pedestrian and vehicular access arrangements onto Aikbank Road will be retained. No new highway access, separate dwelling or additional household is proposed. The kitchen / dining extension is not expected to materially increase traffic demand.

The existing side / garage structure is affected by the works. The scheme therefore does not rely on retaining that garage as a parking space. Existing external access and parking space outside the extension works will be kept available for domestic use; the operational parking needs of the property remain a relevant consideration under Local Plan policy H14(d). The supplied documents do not verify a retained parking-space count or dimensions.

External steps and the platform respond to existing level differences. Handrails, guarding and safe surfaces will be provided as shown on the amended drawings. Deliveries and contractor parking will be coordinated to keep the highway, pedestrian routes and neighbouring entrances clear.

11. Amount, Scale and Massing

The proposed extension provides approximately 15 m² of additional floor area. It is a single-storey addition at the existing living accommodation level, with a pitched roof below the main roof. Because the ground falls, the elevations show supporting construction below that level; this is not presented as a second proposed habitable storey.

Design measure	Proposal
Development type	Domestic side extension and associated alterations
Additional floor area	Approximately 15 m ²
Side projection shown	2,362.5 mm on 22AR-MB-004 Rev A
Boundary wall clearance	900 mm, as confirmed by the agent
Accommodation level	Single-storey extension at existing living level
Roof form	Pitched roof below the main roof
External materials	Match existing dwelling
Residential use	One existing dwellinghouse retained

The extension remains subservient to the existing dwelling and is concentrated close to the established building footprint. Garden ground remains beyond the house, and the scheme does not extend development to the rear boundary. No plot coverage percentage, total dwelling area or measured garden area is asserted without verified measurements.

12. Construction and Environmental Management

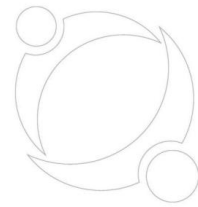
The works will be managed as a small domestic construction project. The contractor will maintain safe access for occupants, protect adjoining property and the boundary wall, and identify existing services before excavation. Materials, tools and waste will be kept within the site wherever practicable. Working Hours,

Noise and Dust

Noisy construction activities will be limited to 08:00–17:00 Monday to Friday and 09:00–13:00 Saturday, with none on Sundays or bank holidays, unless different hours are authorised by the Local Planning Authority. Plant will be switched off when idle. Cutting, handling and loading will use appropriate dust suppression, with covered storage and dampening where needed.

Ground Conditions and Existing Materials

The existing residential use informs the proportionate approach to ground conditions. No contamination survey or clearance certificate is claimed. If suspect contamination, buried



obstructions or unstable ground is encountered, work in the affected area will stop pending competent assessment and any necessary remedial action. Foundations will take account of actual ground conditions, the slope, existing services and the nearby wall.

The existing roof plan identifies corrugated cement sheet to the side structure. Its composition will be assessed by a competent person before disturbance or removal, with any asbestos-containing material managed through the appropriate specialist procedure. The material is not assumed to be asbestos solely from the drawing description.

Radon

The UK Health Security Agency / British Geological Survey address-search report dated 6 October 2026 confirms that 22 Aikbank Road, Whitehaven, CA28 6LJ is not in a Radon Affected Area.

The estimated probability of exceeding the Radon Action Level is 0–1%. For new buildings and extensions at this location, the report records the Building Regulations radon-protection requirement as “None”.

The report therefore identifies no requirement for specific radon protective measures for this extension at the reported location.

Normal damp-proofing, ground-moisture protection and ventilation requirements still apply. The result is a risk estimate rather than an indoor measurement, applies to above-ground properties and does not establish basement or cellar radon risk.

Deliveries, Waste and Water Protection

Deliveries will be booked and supervised to avoid obstructing Aikbank Road or neighbouring entrances. Tracked mud and debris will be removed promptly. Waste will be segregated and removed by authorised carriers to appropriately permitted facilities, with the necessary transfer or hazardous-waste records. No waste will be burned on site.

Fuels and chemicals will be stored securely. Cement washout, slurry, contaminated water and sediment will not enter drains, adjoining land or the rear watercourse. Excavations and stockpiles will be managed to prevent uncontrolled runoff. No storage, dumping or works to the river banks are proposed.

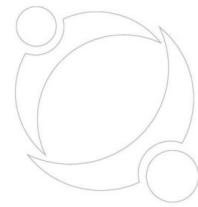
Biodiversity

As a householder planning application for a domestic extension, the proposal is exempt from the statutory biodiversity net gain requirement. This exemption does not displace protection of wildlife. Retained vegetation will be protected during the works; if protected species or active nests are encountered, the relevant work will stop and competent advice will be obtained before proceeding.

13. Drainage

The enlarged kitchen / dining accommodation will remain served by the dwelling's drainage arrangements. New or altered foul connections will be made to the existing foul system where suitable. Rainwater will be collected in matching gutters and downpipes and conveyed to a suitable lawful surface-water outfall, avoiding discharge onto neighbouring land or the highway.

Surface-water management will follow the drainage hierarchy, with infiltration considered where ground conditions and safe separation from structures allow, followed by an appropriate attenuated discharge where infiltration is unsuitable. Any reuse of an existing connection will depend on its lawful status and suitability for the altered catchment. No unverified soakaway, direct river discharge or sewer connection is asserted as an approved solution.



The drainage design will account for the sloping site, extension foundations and boundary wall, retain maintenance access and incorporate suitable runoff control. Pipework, falls, inspection access and connections will meet the applicable Building Regulations requirements. The owners will maintain the private rainwater and drainage components serving the extension.

The supplied drawings do not establish the final surface-water outfall or its capacity. This section sets out the drainage principles for the proposal; it is not a hydraulic capacity assessment or confirmation of consent for a new connection.

14. Local & National Planning Policy

The application concerns an extension to one existing home in an established residential area. The assessment focuses on design, scale, amenity, parking, drainage and environmental protection. Policy conclusions below are the agent's assessment of the submitted proposal and evidence.

National Planning Policy Framework (NPPF)

The assessment uses the NPPF published on 17 August 2026, with its accessible version added on 29 September 2026. Policies S3 and S4 provide the framework for sustainable development within settlements. Improving the existing home within its curtilage is consistent with that approach, subject to satisfactory effects on neighbours and site constraints.

Policy DP3 is addressed through the compact addition, lower roof, matching materials and domestic openings. Policy DP4 is reflected in the commitment to deliver the design and materials shown on the submitted drawings.

Policies F4–F8 inform Sections 2 and 13: the map records Flood Zone 1, the householder Sequential Test exemption applies, and proportionate drainage and water-protection measures are proposed. The map is not treated as an assessment of every flood source.

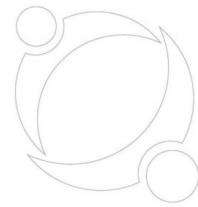
Copeland Local Plan 2021–2039

Cumberland Council adopted this plan on 5 November 2024. It replaces the Copeland Local Plan 2013–2028 and remaining saved policies from the 2001–2016 plan. The supplied 2021–2038 publication draft and earlier maps are background documents; the adopted plan is the development-plan basis.

- Policy H14 – Domestic Extensions and Alterations: the 15 m² addition, subordinate roof, matching materials and retained garden support the design and amenity assessment. Operational parking must continue to be met, as discussed in Section 10.
- Policy DS4 – Design and Development Standards: the design responds to the dwelling and residential setting; Sections 7, 9 and 12 address security, amenity and construction effects.
- Strategic Policy DS6 – Reducing Flood Risk and Policy DS7 – Sustainable Drainage: Sections 2 and 13 address the map evidence, runoff and drainage principles.
- Policy DS8 – Soils, Contamination and Land Stability: Section 12 addresses ground conditions, radon evidence, safe foundations and unexpected hazards.
- Policy CO7 – Parking Standards: existing access is retained, with parking assessed in relation to the continuing single-household use and the side / garage works.

Other Supplied Guidance

The Cumbria Highways Design Guide informs the proportionate approach to access and parking. The proposal does not create a new road or access. The supplied Housing Strategy provides wider background to improving homes and meeting household needs; no additional dwelling or contribution to housing-supply targets is claimed.

**Policy and Evidence Sources**

- National Planning Policy Framework: <https://www.gov.uk/guidance/national-planning-policy-framework>
- Copeland Local Plan adoption and adopted documents: <https://www.copeland.gov.uk/content/copeland-local-plan-adoption>
- Environment Agency flood-risk guidance: <https://www.gov.uk/guidance/flood-risk-assessments-applying-for-planning-permission>
- Biodiversity net gain exemptions: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>
- Site reports: Environment Agency Flood Map for Planning and UKHSA / BGS radon address search, both dated 6 October 2026.
- Sources checked: 6 October 2026.

15. Vision

The project will improve the family home through a practical enlargement of the kitchen / dining area. The compact side addition, matching material palette and lower roof retain the character of the dwelling and its residential setting while providing additional usable accommodation.

The design makes use of the established plot, retains the home as a single planning unit and concentrates the works beside the existing building.

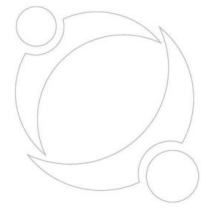
16. Conclusion

The proposed side extension at 22 Aikbank Road provides approximately 15 m² of additional floor area, with a 900 mm clearance to the boundary wall. Its lower pitched roof, matching materials and integrated kitchen / dining layout maintain a subordinate relationship with the host dwelling.

The established residential use and highway access remain unchanged. The submitted design is considered appropriate to the property and its surroundings, with amenity and temporary construction effects addressed in this statement.

The Environment Agency map places the selected location in Flood Zone 1. The UKHSA / BGS report confirms that the property is outside a Radon Affected Area and records no radon-protection requirement for extensions at this location. These are positive site-specific findings, subject to the stated scope of each report.

Taken together, the design and available evidence support the principle of granting householder planning permission, subject to the Local Planning Authority's assessment of the submitted details, including retained parking, drainage and any applicable watercourse requirements.



17. Appendices

Photo 1 – Aerial Photo – North Elevation (Front)



Photo 2 – Aerial Photo – West Elevation (Side)



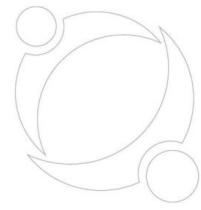


Photo 3 – Aerial Photo – South Elevation (Rear)



Photo 4 – Aerial Photo – East Elevation (Side)



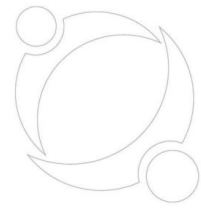
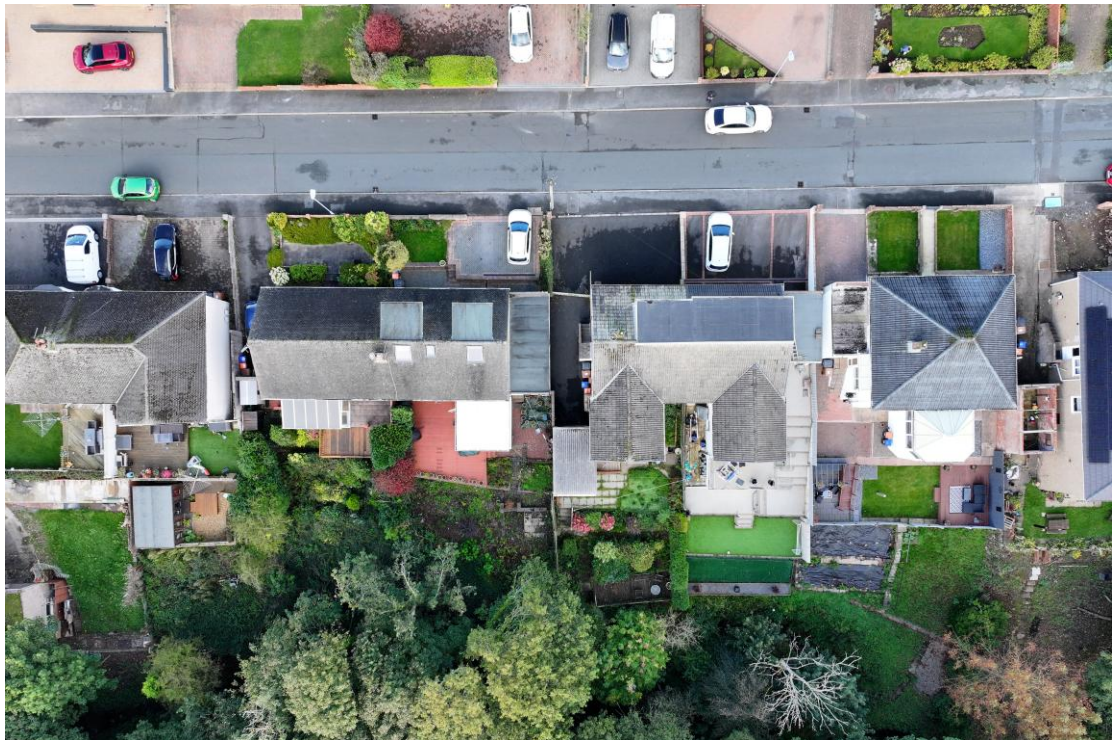


Photo 5 – Aerial Photo – Plan View 120m



Photo 6 – Aerial Photo – Plan View 60m



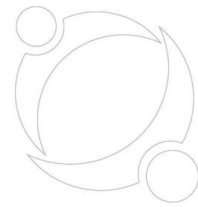


Fig 1 – Flood Map (Environment Agency)



Flood map for planning

Your reference	Location (easting/northing)	Created
22 Aikbank Road	298277/519432	6 October 2026 12:55

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)

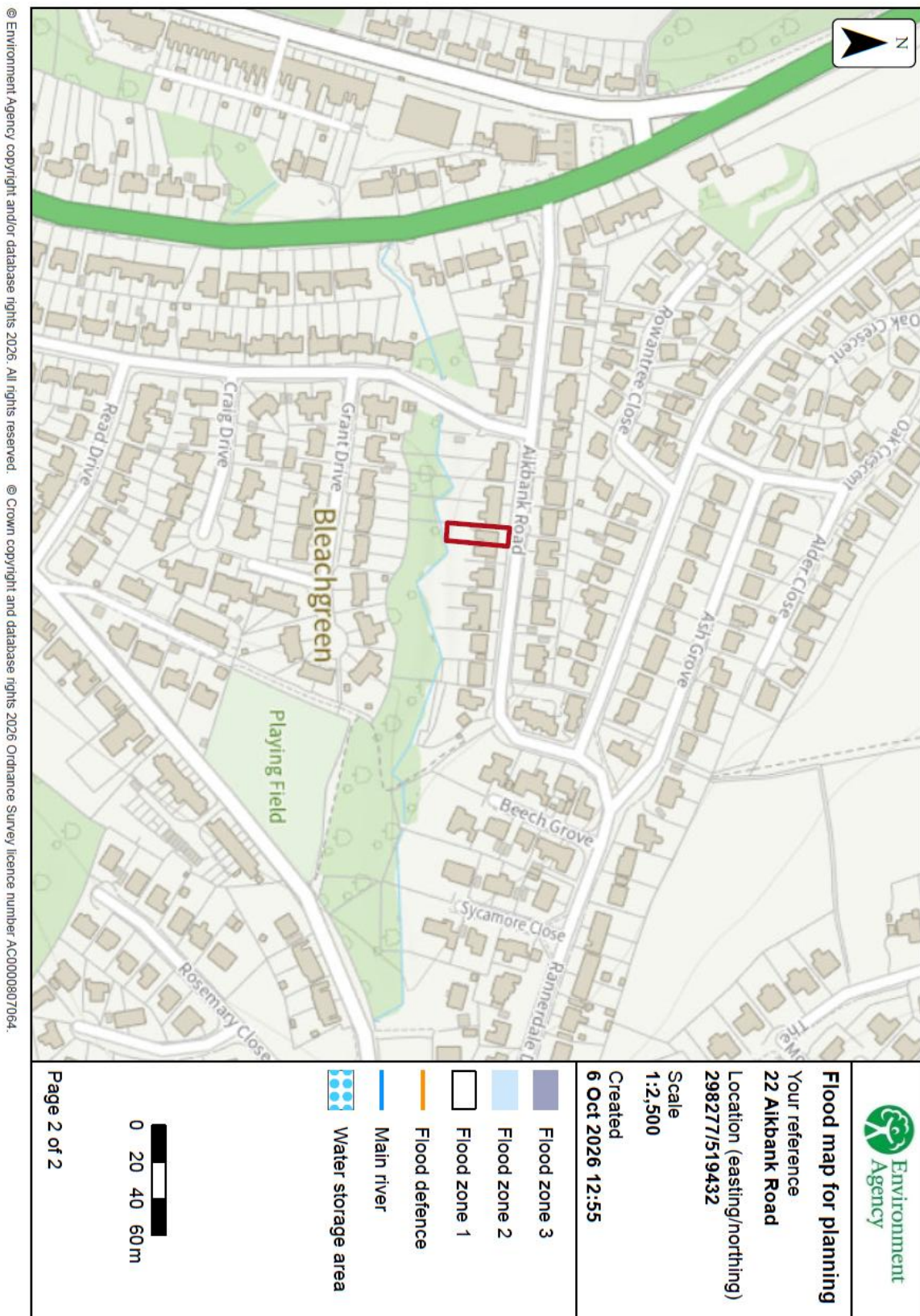
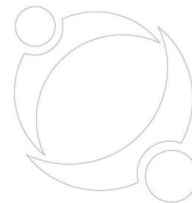
Notes

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 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



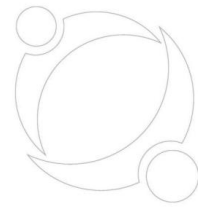


Fig 2 – Radon Risk Report (British Geological Survey)



Report of address search for radon risk

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Address searched: 22 Aikbank Road, Whitehaven, CA28 6LJ
Date of report: 6 October 2026

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 be at or above 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.

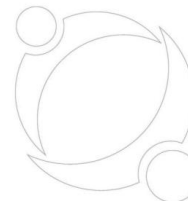
Further information is available from UKHSA or <https://www.ukradon.org>

Guidance for new buildings and extensions to existing properties

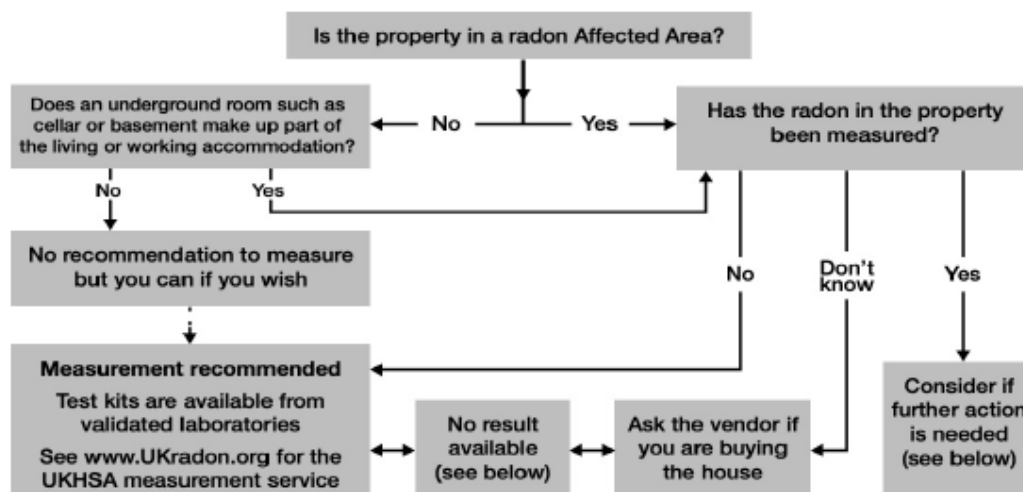
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

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/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 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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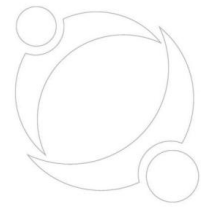
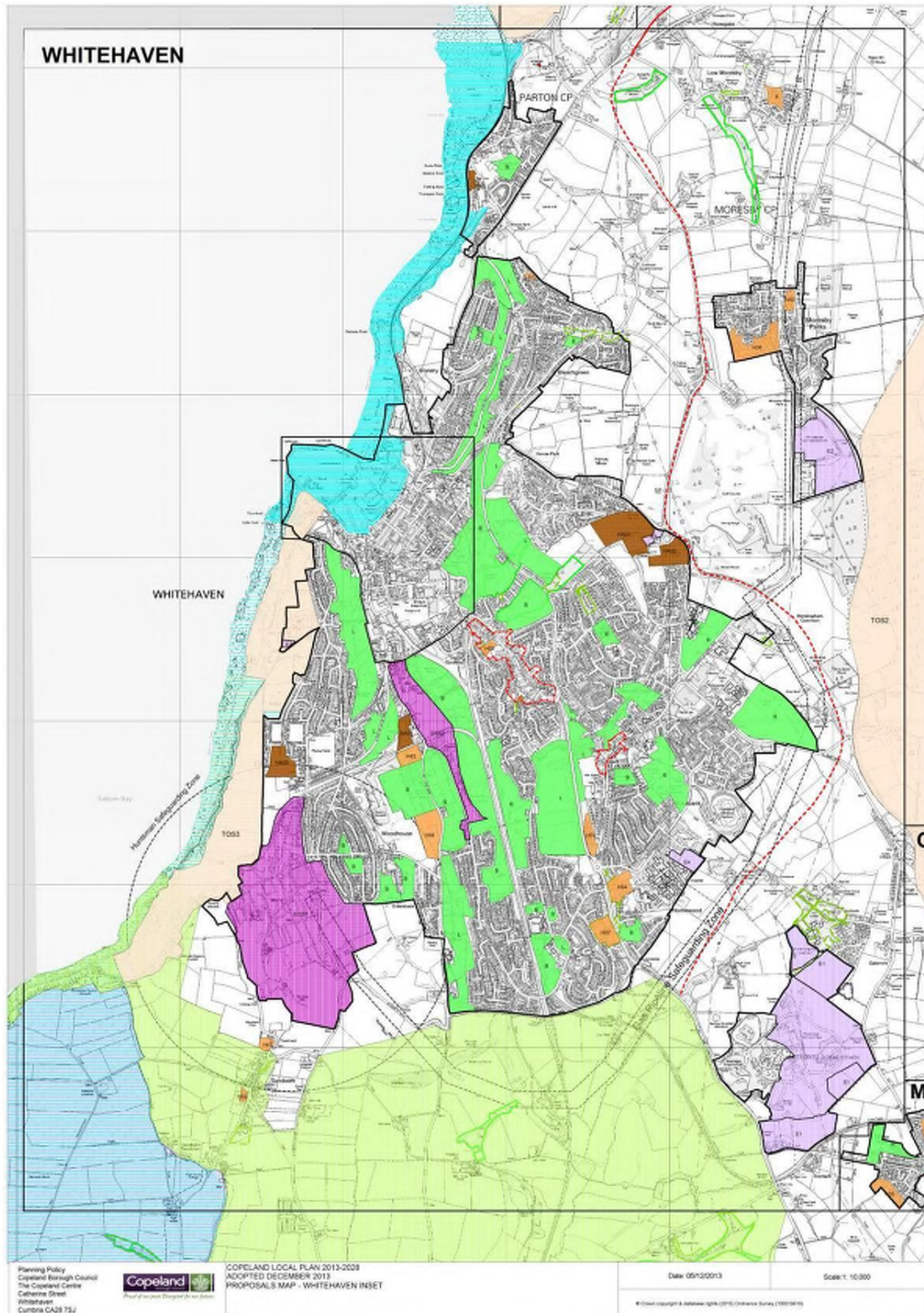
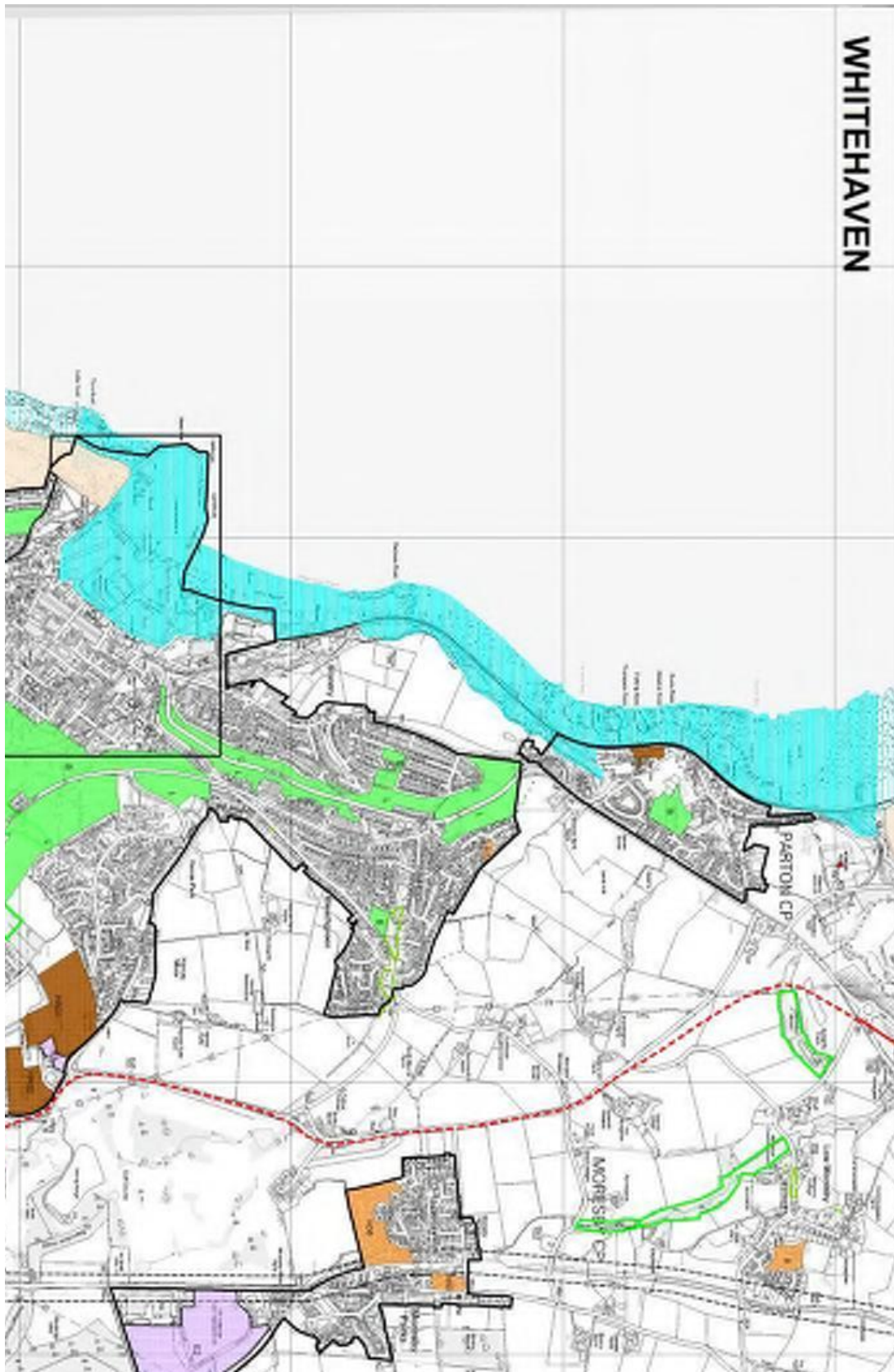
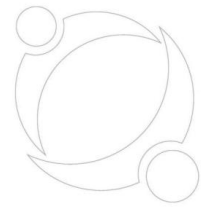
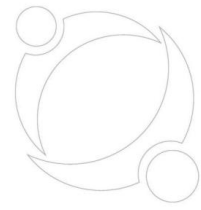


Fig 2 – Copeland Local Plan – Settlement Map (Whitehaven)







THE END