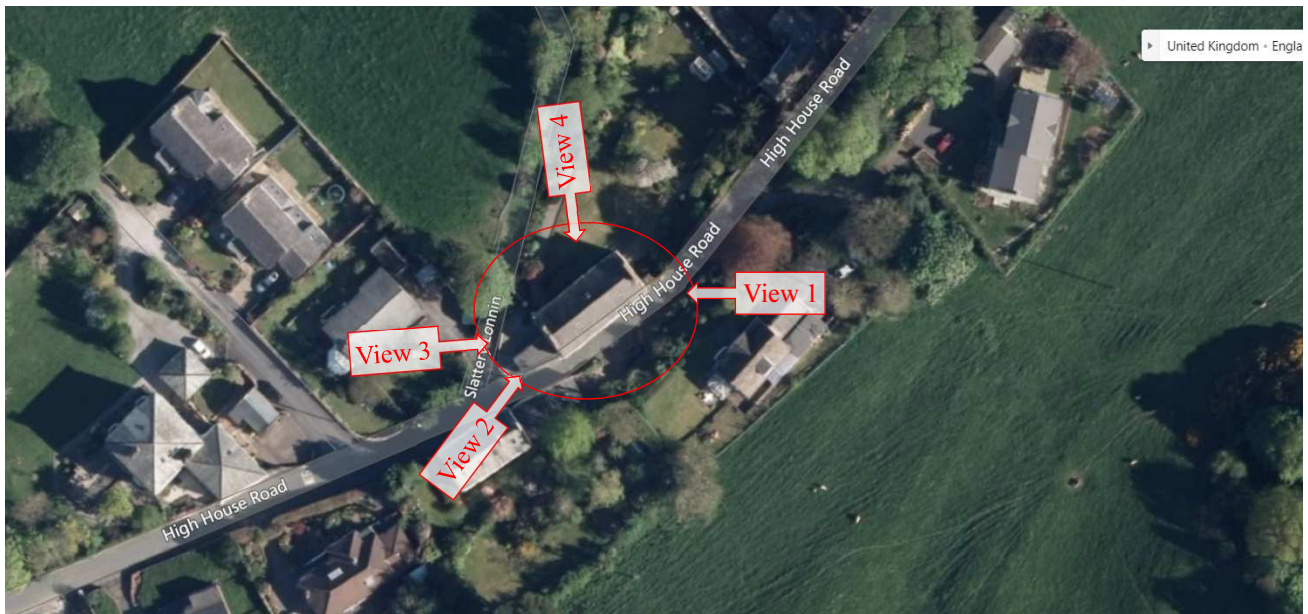


Design and access statement

Project: The Retreat, St Bees

Doc ref: 2011_DAS_rev B

Date: 04/09/20



Aerial view (taken from Bing Maps)



View 1:
Front of the house from the east

View 2:
Front of the house from the west
showing the existing porch opening
straight onto the road.



View 3:
Rear of garage from the west.



View 4:
Rear of the house from the garden.



Design:

The Retreat is an elegant dwelling dating back to approx. 1750. It is within the St Bees conservation area. To the west of the house there is an existing flat roofed garage.

The existing front and back doors both discharge directly onto the road. The road here is narrow and there is no pavement meaning that both entrances can be quite hazardous. The aim is to create a much safer entrance to the house utilising part of the existing garage to make a rear porch with the entrance accessed from the parking space on the garden side of the house.

The current porch entrance will be converted into a window, to match the style of the main body of the house.

Access:

Pedestrian entrance location changed as above. No change to vehicle access.

Bat survey:

This application does not propose any works to an existing slate roof or open stone wall, therefore, a bat survey has not been submitted.

Flood risk:

The house is not in a flood risk zone.