

# DESIGN AND ACCESS STATEMENT

July 2023

“RETROSPECTIVE FULL PLANNING APPLICATION  
FOR THE ERECTION OF TWO STATIC CARAVANS”

at:

Haverigg House  
Seascale  
CA20 1HB

MASON GILLIBRAND  
ARCHITECTS

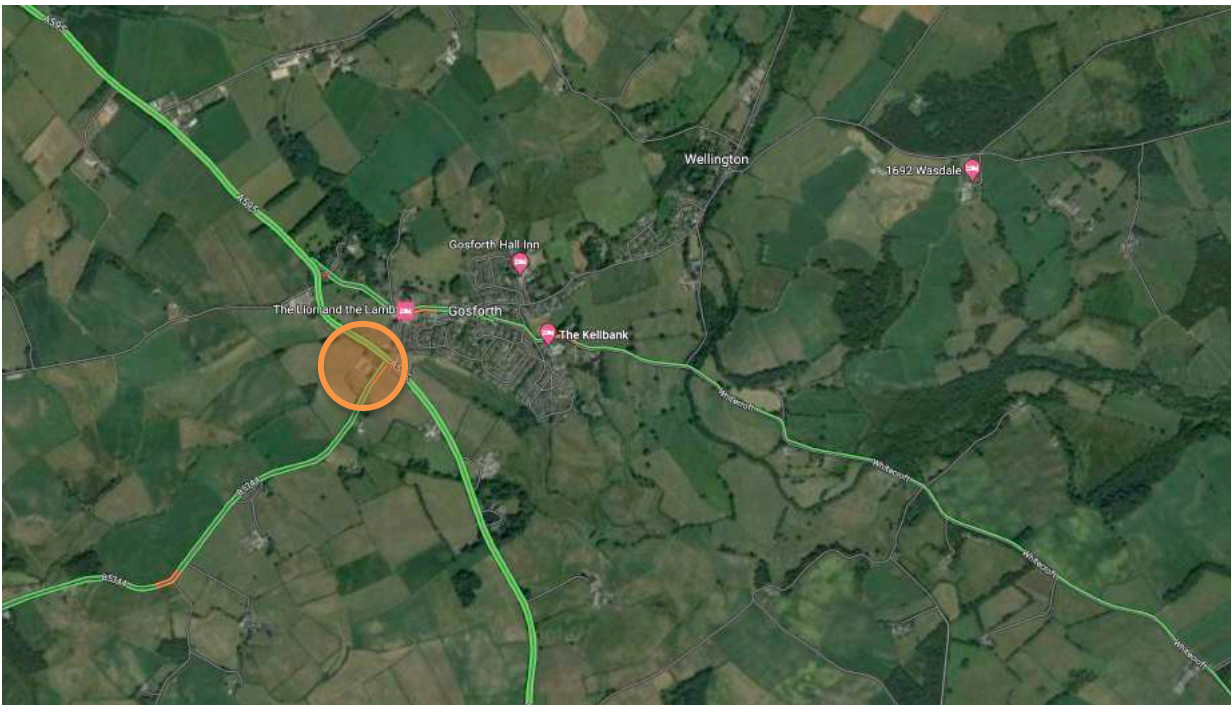
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## INTRODUCTION

Mason Gillibrand Architects Ltd. have been appointed as project architects to act on the clients' behalf during this planning application.

This statement has been written to accompany the Full Planning Application submitted to Cumberland Council, seeking consent for the retrospective application for the placing of two static caravans. This statement is to be read in conjunction with the application drawings and supporting documents.

## THE SITE



## EXISTING

The building is a former hotel which has come into the ownership of the client, it is now used a private house in part of the building and leasing the rear part of the building as sperate units.

Due to the buildings previous use as a hotel there is a large car park to the rear of the building which are now surplus to requirement.

To the south west of the site a new small estate of 5 two storey buildings have recently been constructed.

## THE PROPOSALS

The applicants run and own several businesses in the local area and require additional accommodation for the employees of these local companies.

To provide some of this accommodation two static caravans have been installed within the existing carpark to the rear of the hotel on the existing gravel parking.

## DESIGN, LAYOUT AND SCALE

The static caravans have been located to the far rear of the site. This part of the site allows the static caravans to be easily concealed from the majority of view points around the area. The new build to the southwest, garages, main building and hedging provides screening to both the roadside and surrounding area. The static caravans are both 3.6m wide, 10.6m in length and approximately 3m in height. To secure the static caravans have been secured on block lifting the building and addition 500mm.



## MATERIALS - WINDOWS, DOORS AND GLAZING

The static caravans are of a standard construction and have external metal sheeting with white pvc windows frames and a pitched tiled roof.

## TREES

There are no trees to be effected by this proposal

## ACCESS

The access is not effected by the application, all though there is a reduction in the number of car parking spaces. These are no longer required as the main building is no longer used as a Hotel and Restaurant.

## BIODIVERSITY

There is no impact to any biodiversity

## UTILITIES

The proposed scheme utilises the existing services to the site where possible and gas is provided by cylinders.

### **FOUL WASTE AND DRAINAGE**

The foul sewage will be disposed of using the existing system.

### **FLOOD RISK**

There is no risk of flooding on the site.

### **CONCLUSION**

This application seeks consent to the siting of 2 static caravans in a well concealed corner of the site.