

DESIGN AND ACCESS STATEMENT

July 2023

“RETROSPECTIVE FULL PLANNING APPLICATION
FOR THE ERECTION OF A STATIC CARAVAN”

at:

Haverigg House
Seascale
CA20 1HB

Rev A 07/08/2023

Rev B 22/08/2023

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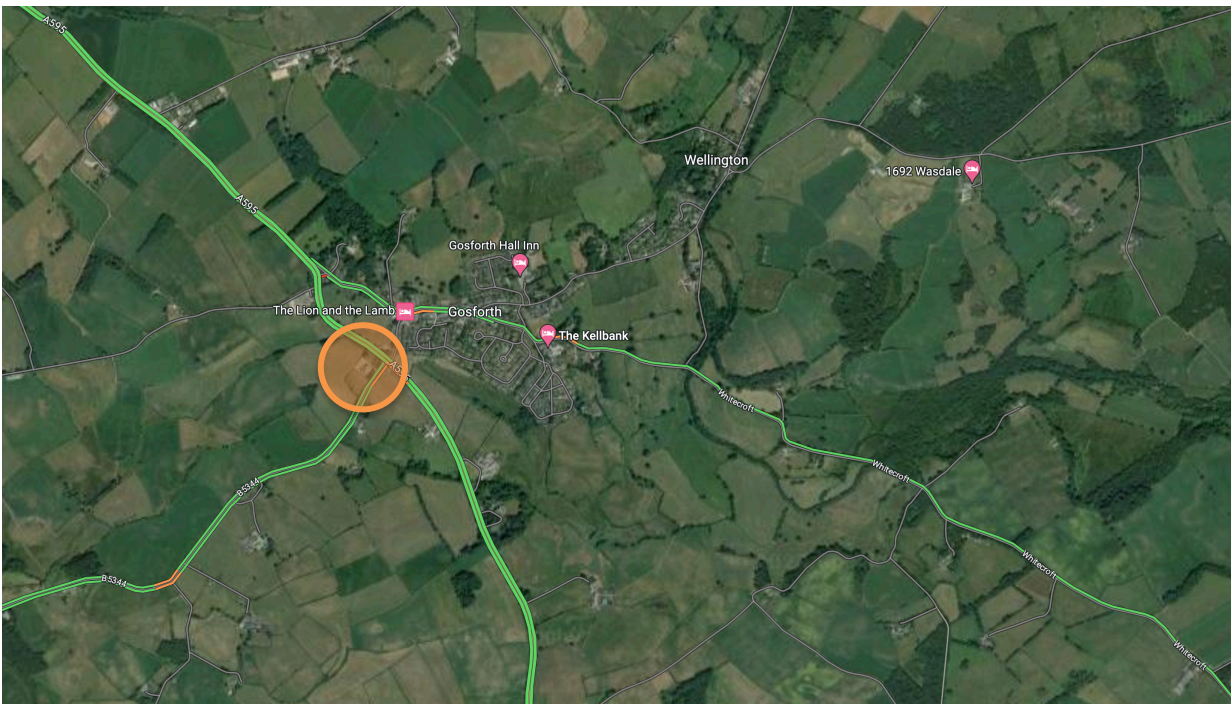
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INTRODUCTION

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 a static caravan. 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.

As per the Satellite imagery provided by Google Earth and dated October 2008, there is previous evidence on a single static caravan on the site, prior to the enlargement of the car park and appears to have been removed in 2011 as per Google street view.



Google Earth image October 2008

EXISTING SCENARIO

When the client sold their previous caravan site and moved to Cumbria to operate Fisherground Campsite, Fisherground Lodges and Haverigg House, they offered 4 of their staff full time employment to entice them to work in a different part of the country. As the staff are only allowed to work and live at the campsite during the summer season. Haverigg House provided winter accommodation and working in the form of house keeping and maintenance to the property.

The 6 letting rooms to the rear of the property are all currently on a long term contract to Sellafield and are occupied at all times. Alternative accommodation was required, as the Hotel (as West Lakes Hotel) had previously had Caravans on site it was thought that locating two caravans on site was appropriate and permitted. At this time both caravans are still located on the site prior to the decision of this planning application.

THE PROPOSALS

As previously stated the applicants run and own several businesses in the local area including Haverigg Hotel and the Campsite and Lodges at Fisherground. As part of this operation they require accommodation for some of their full time employees which they brought to the lake district when they moved to the region after purchasing some of the surrounding properties.

Whilst originally 4 employees moved, 2 of these employees have since moved on meaning that there is only a need now for a single caravan with one of the caravans currently on site being removed.

To provide this accommodation it is proposed to local a single caravan to provide accommodation for the two remaining employees, within the existing carpark to the rear of the hotel on the existing gravel parking.

DESIGN, LAYOUT AND SCALE

The static caravan has been located to the far rear of the site. This part of the site allows the static caravan 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 caravan is 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 caravan is 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 affected by this proposal

ACCESS

The access is not affected 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 a static caravan in a well concealed corner of the site.