

M.H.A Design
4 Ellerbeck Barns
Egremont Road
St Bees
Cumbria
CA22 2UA

12th September 2021

Design and Access Statement for 2 storey side extension to:
44 Winchester Drive, Whitehaven, Cumbria CA28 6XS

My client wishes to extend / modify their family home, to provide open plan living / kitchen space to the ground floor and additional bedroom to the first floor, as well as an en-suite, they wish to extend their property to the side, and retain the current front & rear garden space.

The existing property has a detached single garage on the boundary with a passageway between it and the house.

The site is very open to the front off Winchester Drive, with a double driveway and garden area laid to lawn. The rear of property is a North facing garden.

The reason for the decision is to create an open plan living / kitchen space in the extension and create a second living room for the families growing children to utilise the space.

The design of the extension is to match the existing property. The finish look will be rendered to matches the existing house. The roof material is to match the existing grey roof tiles. The windows are to be UPVC to also match the existing houses, the size and location are to be in keeping with the appearance of the existing houses.

The internal modifications open up the existing ground floor kitchen & living room to create a new opening on the ground floor.

- Large open access to the site
- Wide driveway from entrance to site up to front of dwelling
- Easy access for police, ambulance and fire brigade in front of dwelling

The purpose of the development is residential, so will not have a huge impact on or increase the number of people visiting or using the site.

Director
MHA Ltd