

Martin Hogg
4 Ellerbeck Barns
Egremont Road
St Bees
Cumbria
CA22 2UA

4th April 2024

Design and Access Statement for 2 storey side extension to:
4 Ellerbeck Barns, Egremont Road, St Bees, CA22 2UA.

My wife has suffered some significant medical negligence and over the past 6 years has found it more and more difficult to get up & down stairs and has been left fetal incontinent. Due to this we need to undertake some building works to provide WC & laundry facilities on the first floor (the property is built into a bank, so its layout is upside down with bedrooms and bathrooms on GF, living & kitchen on the FF).

We have a requirement for a new first floor WC & laundry to help with my wife's medical condition.

The existing property is converted barn which is constructed out of St Bees sandstone, with timber windows and grey slate roof.

The reason for the decision is to create a new WC and laundry to assist with the new day to day living that my wife has to deal with.

The design of the extension is to match the existing property. The finish look will be St Bees sandstone walls to match the existing house, with the upper section to be in western red cedar cladding. The roof material is to match the existing grey roof slates. The windows are to be timber to also match the existing houses, the size and location are to be in keeping with the appearance of the existing houses.

The proposed extension will provide a storage area to the ground floor and a new W.C and laundry accessed from the existing Kitchen / Diner.

- 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.

Kind regards,

Martin Hogg