

Mr Gary Thompson
19 Wasdale Park
Seascale
Cumbria
CA201PA

1st March 2021

Design & Access Statement to demolish existing & install new garage:
19 Wasdale Park, Seascale, Cumbria

My client had approval to demolish his existing garage and build a double garage, but due to covid, working from home and homeschooling his 5 children space has become a premium, and he has rethought his ideas for the garage.

If we raise the ridge height by 1.6m from previous approved design, my client can introduce a first floor area with suitable height to allow him to have his workspace located above his garage.

The site is very open to the front off Wasdale Park with ample parking to the front, an access road to the right hand side. The rear of properties is a West facing garden, which houses the existing garage. The land also included additional parking bays to the North of the plot.

The reason for the decision is to create a more usable double garage to the ground floor and some office space to the first floor.

The design of the garage is to use a wet dash render to match the existing houses of the area. The roof material is to match the existing house (grey roof slates). The access door & double garage door will be white UPVC to also match the existing houses, the size and location are to be in keeping with the appearance of the existing houses.

- Large open access to the site off the Wasdale park
- Wide driveway from entrance to site up to side of dwelling & existing garage
- 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

Director
MHA Ltd