

11th March 2024

DESIGN AND ACCESS STATEMENT

STORAGE SHED

LAND AT BREWERY BROW PARTON WHITEHAVEN CUMBRIA CA28 6PF

for Mr. D and Mrs. M DUSTIN

Description.

EXISTING SITE Easting 298197 Northing 520674

The existing site was formerly part of land belonging to the Parton Brewery and was used as a side access to the site with various storage buildings. These buildings are long gone but the access remains off Brewery Brow. The access is cut into the contour of the ground and has sandstone retaining walls both sides of the entrance. The contour of the ground is steep and there has been ongoing and recent collapse of the slope above the access road and plateau at the rear of the site. The applicant has carried out substantial works to stabilise the slope above the access road with a reinforced concrete retaining wall which is in the process, and this will be faced with sandstone on completion.

THE PROPOSAL

The applicant wishes to construct a storage building on the site for his hobby which is the restoration of old motor cars. The building will be constructed with rendered concrete blocks with a tiled roof.

The building will be sited at the rear of the site where the plateau is at its widest. There will be space in front of the building for parking and turning to allow ingress and egress to and from the site in a forward gear.

Site layout and design.

The new building is purpose built. And will sit comfortably into the slope of the terrain alongside the new retaining wall.

Access.

Access will be via the existing access to Brewery Lane. This is an historic access originally used by the brewery and is still used by the applicant today for access to the land for its upkeep and recently for the access for the construction of the new wall. The surface of the access road is worn, and the applicant intends to repair this with a concrete road at the entrance and then an unbonded stone and gravel drive parking and turning area.

Once the building is established there will be very infrequent use of the site.

Conclusions.

The proposals are recommended to Cumberland Council. The applicant will be able to maintain the land in good order by having a serious presence on the site.