

PROPOSED CHANGE OF USE FORMER PUB THE LION WOODHOUSE RD WHITEHAVEN IN TO AN HMO (House of multiple occupation)

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT OF DEVELOPMENT

The ground floor of the old pub will be converted to provide six bedrooms all with ensuite facilities and communal kitchens and lounges.

LAYOUT

Refer to proposed plans which show the layout proposed. No changes are proposed to the existing first floor (former flat above the pub, retained as a flat , no change). The existing building on the site remains unaltered externally.

SCALE

No change to the existing building externally in relation to the height, width and length of the former pub.

LANDSCAPING

The existing hard landscaping to the front (former car park), is retained. Sofer landscaping to the rear of the building will be retained and maintained by the applicant. Grassed areas are to be kept.

APPEARANCE

The external appearance of the building will remain unchanged except for all signage relating to its former use will be removed.

Access Statement

VEHICULAR AND TRANSPORT LINKS

The site is on a regular bus service route and the town of Whitehaven is close by, where a rail station offers regular services to all parts of Cumbria and beyond. The bus service from Woodhouse connects with other services which connect to all parts of West Cumbria, and beyond.

Emergency vehicles if required can attend the building directly from Woodhouse Road, and park directly in front of the building.

INCLUSIVE ACCESS

The ground floor when converted will comply with Part M of the current Building Regulations, (Disabled access).

All persons accessing the site will be able to move to and through the ground floor regardless of age, disability, ethnicity or social grouping.

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April 2025