

PROPOSED EXTENSION OF EXISTING DWELLING INTO ADJACENT STORE/BARN TO CREATE ADDITIONAL LIVING ACCOMMODATION AT STEEL HOUSE SANDWICH NR WHITEHAVEN

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT

The proposal seeks to convert the vacant building adjoining Steel House in to additional living accommodation, a kitchen/living room at ground floor and a bedroom and shower room at first floor level.

LAYOUT

The vacant building abuts Steel House, and no extensions are proposed, the existing buildings footprint will remain as existing. Private amenity space to the rear, and a small forecourt area to the Main Street in front.

SCALE

Referring to the design plans the store/barn is lower than Steel House but is part of the whole set of buildings fronting the Main street. Its height, length and width will remain the same with no extensions planned externally, all alterations will be confined within the existing fabric.

LANDSCAPING

Private garden areas to the rear are maintained by the applicant. A small hard landscaped forecourt area in front of the barn does offer the scope for some hard landscaping, which will be maintained by the applicant.

There are no public spaces in or around the development.

APPEARANCE

Externally the front elevation will use existing openings only and windows and doors are shown on the design plans. There are new windows proposed to the rear elevation to allow natural light in to some of the rooms and rooflights are also proposed.

Materials will remain much as existing, and the external form of the development will not change from its present form.

Access Statement

VEHICULAR AND TRANSPORT LINKS

Sandwith is a rural village but is close to the town of Whitehaven where good bus and rail links are available to all parts of the county and beyond.

INCLUSIVE ACCESS

If approved the conversion will comply with Part M of the current Building Regulations (Disabled Access), and all persons will be able to move to and through the conversion on equal terms regardless of age, disability or social grouping.

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March 2025