

Ref: Erect double detached garage  
(private use)

Lungmell Crescent,

Seascale.

Cumbria CA20.1JX

'Rockland'

Lady Hall

Millom

Cumbria LA18 5HR

06/10/2021

### Design & Access Statement

The proposed site is an existing garage compound formed when the Hallsenna Rd/Lungmell crescent etc estate was built in the late 1940's/early 1950's for the use of surrounding properties.

From earlier O.S. maps, up to 10 timber/prefab garages were located within it.

16 years ago the compound & various portions of grass areas fronting parts of the estate were put up for sale, & the applicants family purchased this compound & the access track.

Only a couple of the timber garages remain, & in poor condition.

The proposed double garage is to form a more secure unit, to allow for the modern car dimensions.

The overall dimensions are 7.52m long, 6.22m wide, 2.6m eaves height, & 4.2m ridge height.

The walls will have a roughcast finish, the roof will be flat grey cement tiles, & the garage doors will be roll up shutter type for security, grey colour.

The location is determined by the tree root protection radius of the 3 existing trees near the S.E boundary.

Access to the site is via a hardcore track off Lungmell crescent & will remain unchanged.

Right of access is maintained at all times to the electric sub station, & the rear of No 4 & 6.