

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPULSORY PURCHASE ACT 2004**

DESIGN AND ACCESS STATEMENT



PROPOSED EXTENSIONS TO EXISTING FACILITIES

for

**CALDER HOUSE HOTEL
THE BANKS, SEASCALE
CUMBRIA CA20 1QP**

PREPARED BY:

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CLIENT:

**Mr R Carter
Calder House Hotel
The Banks
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**March 2022
Project ref: 2207**

INTRODUCTION

This planning design and access statement is submitted in support of the full planning application seeking permission for the extension to the Hotel facilities to form extra social area

USE

The extension was constructed at the commencement of Covid restrictions and believed to have been permitted under Government guidance at the time

The new build will permit the provision extra customer facilities enabling socializing at a greater distance

AMOUNT AND LAYOUT

The existing hotel building totals approximately 950m² on three floors

The proposed extensions total 64m²

The scale of the development will be similar to the demolished pergola which was on the site of the new extension

APPEARANCE

The existing building is finished in a light brown pebbledash render with a natural grey slate roof

The new build is constructed in lightweight timber framework and covered in T&G timber horizontal boarding, which is stained, and the roof is flat with a mineral felt finish

Windows are upvc and doors are timber

LANDSCAPING

The existing landscaping is unaffected by the proposals

ACCESS

The existing access is unaltered