

M.H.A Design
4 Ellerbeck Barns
Egremont Road
St Bees
Cumbria
CA22 2UA

21st August 2020

Design and Access Statement for 1st floor extension & balcony to:
Crosswater, Cross Side, Egremont, Cumbria CA22 2AP

My client wishes to extend / modify their family home, to provide open plan living / kitchen space to the ground floor and a sun room to the first floor & small balcony, they wish to extend their property by 5m to the West..

The existing property has a sun terrace but over the years the roof has become leaky & the client wishes to utilise the space.

The site is very open to the front with garden area laid to lawn & parking for 6 cars, the rear of properties is a West facing garden.

The reason for the decision is to create a sun room to utilise the space and enjoy the views of the garden & river Ehen.

The design of the extension is to match the existing property. The finish look will be red sandstone & white render to matches the existing house. The roof material is to match the existing grey roof slates. The windows are to be timber / composite to also match the existing houses, the size and location are to be in keeping with the appearance of the existing houses.

The internal modifications open up the existing ground floor kitchen & living room to create a new opening on the ground floor.

- Large open access to the site
- Wide driveway from entrance to site up to front of dwelling & existing garage
- Easy access for police, ambulance and fire brigade in front of dwelling

The purpose of the development is residential, so will not have a huge impact on or increase the number of people visiting or using the site.

Director
MHA Ltd