

**PROPOSED GLAMPING PODS AND ASSOCIATED LANDSCAPING WORK ON
LAND TO THE REAR OF BAILEY GROUND HOTEL DRIGG ROAD SEASCALE
CUMBRIA CA20 1NP**

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT OF DEVELOPMENT

3 no Glamping Pods are proposed on land to the rear of the existing hotel in Seascale.

LAYOUT

The Pods will be located on garden land to the rear of the Hotel. The land slopes to the main car park, hence the need for the tiered levels and retaining walls proposed. The Pods are accessed via the existing car park, and are located in a self contained area of land currently not used. They are not related to the main hotel and their scale is small compared to the existing hotel buildings.

SCALE

Refer to plans. The Pods are small and are intended for tourist use and overnight stays or short breaks. The height/width and length of the Pods will not affect any adjoining dwellings which are some distance from the proposed site. The Pods will integrate with the existing landscape in this part of the hotel grounds.

LANDSCAPING

Refer to plans. It is intended to create a tiered set of levels from the top of the site to the existing car park level. Any landscaping will be integrated in to the site and the use of stone gabion walls as retaining walls will be a key feature of the landscaping of the site. As part of the proposals inert waste will be imported into the site to build up the levels as shown on the section plans.

APPEARANCE

The Pods are faced in a lightweight in obtrusive tile on roof and side walls. They fit into any site and do not impose themselves on the landscape of the site.

Access Statement

VEHICULAR AND TRANSPORT LINKS

The site is close to the railway station and has good transport links to all parts of Cumbria and beyond. Emergency vehicles will access the site easily from the public highway in to the car park and up to the Pod site.

INCLUSIVE ACCESS

It is intended that disabled persons could access the lower pod close to the existing car park level, in a manner that would comply with all parts of the Part M Regulations. All other pods will be able to be used by all persons regardless of age, ethnicity, or social grouping.

RL