

PROPOSED CONVERSION OF VACANT BARN IN TO A DWELLING AT BLEACH GREEN VICTORIA ROAD WHITEHAVEN CA28 6JF

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT

The conversion proposes one dwelling/unit contained completely within the footprint of the existing building. Refer to plans for further details.

LAYOUT

No change is proposed for the layout. The building fronts on to an unadopted highway and public right of way. A small forecourt area is retained at the front of the building where the main access door in is proposed. The private open space is maintained to the rear and side of the building.

SCALE

The scale of the building to the front and side is retained as existing. To the rear a first floor "lean to" dormer is proposed which will accommodate an access corridor to first floor bedrooms. No increase in the height of the barn is proposed.

LANDSCAPING

Soft and hard landscaping will be maintained on the site, some original features have been exposed at the front of the barn and these will be exposed and cleaned (such as stone channels and sumps).

Soft landscaping is proposed to the rear where a garden area will be upgraded and maintained by the owner. Car parking is available within the site boundaries to the side and rear of the property.

APPEARANCE

The old building is being refurbished with great care. Original features both internally and externally are being exposed and cleaned and surfaces made good as and where necessary. (Such as timber roof trusses). The external form of the building and its refurbishment will determine the visual impression it makes through its architecture, materials, decoration, colour and texture.

Access Statement

VEHICULAR AND TRANSPORT LINKS

The proposed site/building is close to the town of Whitehaven and bus stops and rail stations are within walking distance. From here routes are available to the whole of the county of Cumbria.

Emergency vehicles can access the property directly from the road in front of the proposed dwelling.

INCLUSIVE ACCESS

The proposed conversion will comply with all parts of Part M of the Building Regulations. All persons will be able to access to the dwelling and through it regardless of age, disability, ethnicity or social grouping.

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