

EXISTING PLAN

Design & Access Statement

The Garage is currently a store with little use, but provides amenity space for the heating system for the main guest house. The current guest house is used mainly by Seftonfield Contracting staff on a weekly basis.

My client wishes to maximise the curtilages potential by converting the unused garage into Air BNB type accommodation to capture weekend and holiday trade.

Seascale: Ideally located adjacent to the western Lake district of Waddale area. Making it the ideal location to holiday makers the climb highest peaks.

The design of the Building will make use of the existing apertures and introduce other necessary to facilitate Building Control

Utility services are insitu

Parking For 2No. Cars can be provided outdirectly outside the let

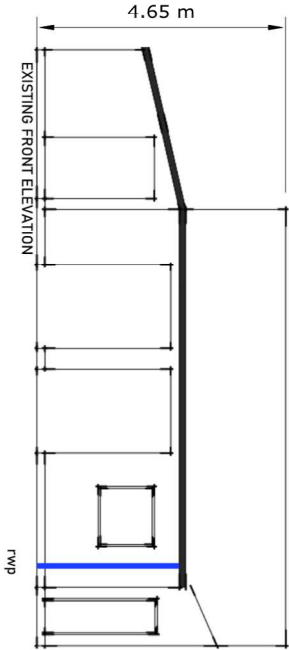
The foul & surface water are insitu and therefore no requirement for additional connection

The appearance has been stylised as Modern industrial chic conversion, both internally and externally, with the used external composite cladding. This would also enhance the Marketing capabilities of the Air BNB position on the website.

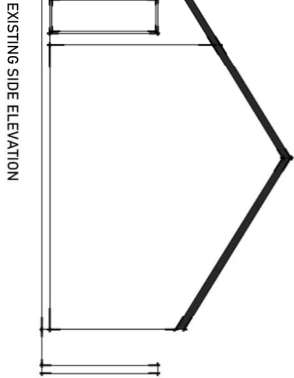
Although appearance will not match the existing Guest House it has been design as a modern accent to the Curtilidge

The layout provides enough space for a family incorporating open living, with main Gallery bedroom, down stairs bedroom and shower room making it Part M compliant

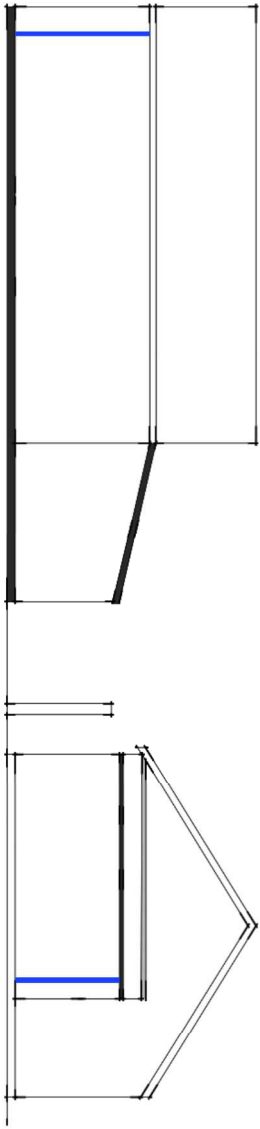
5 Minutes walk will allow travellers to Local bus networks



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

EXISTING REAR ELEVATION



Title	Project	Client	Date	Scale
Existing	CHANGE OF USE OF GARAGE HOLIDAY ACCOMMODATION	MORTON	NOV 23	1:100
		Status	Drawn By	
		PR	MWA	
			Dwg No.	Rev
			2	B