

CONTRACT NO.23/380

DATE: 04-07-2023

DESIGN AND ACCESS STATEMENT

**DETAILED PLANS, REAPPLICATION FULL APPLICATION FOR PLANNING
APPROVAL, REPLACEMENT STORGE BUILDING FOR USE IN CONNECTION WITH
EXISTING DOG TRAINING BUSINESS FOR WEST LAKE LAND DOG TRAINING HQ AT
SEASCALE SPORTS GROUND SEASCALE CUMBRIA CA20 1QD**

Easting 303800 Northing 500999

Original application registration date 18/9/2023

Description:

This application was originally made on 18/09/2023 but was withdrawn at the applicant's request. There was a need for some further consideration of the needs of the Seascale Sports facilities management and the applicant now confirms that these considerations have been resolved.

Since the original application was made in 2023 the existing garages have suffered severe weather damage and the need for replacement has become imperative.

The planning applications consultation had progresses prior to the withdrawal and I have included additional documents requested then to help with the planning departments administration of the revised application.

The Premises Description.

The existing premises is a prefabricated concrete double garage on land gifted to the West Lakeland Dog training members by British Rail when the garages were erected.

The garage has outgrown its use and is no longer considered fit for purpose as the business has expanded. The only land in the ownership of the applicant is the existing building footprint with right of access to it from the central access road on the Seascale Sports ground.

The size of the building is there limited to the existing land ownership footprint.

The existing building is serviced with no sanitary facilities, The applicants use the sports hall facilities when they are available. The building prime use is the storage of equipment. The limited space available prevents any real ambition to expand the premises to include for say an office and somewhere to prepare refreshments and clean up etc.

Layout, Scale and Appearance

The layout is dictated by the existing land ownership, but the applicants required additional height to be able to store tall training equipment without having to assemble and disassemble every time the equipment is used.

The new building is a traditional construction with cavity walls and an open to rafter roof. The walls are designed to allow for internal insulation dependant on cost, but the original building is unheated and it

is anticipated that no heating would be required in the new structure although option of insulating the building has been considered.

The building is of traditional appearance and construction and with a pitched grey tiled roof and render walls and is of a similar scale and appearance to existing structures on the site.

Ecology and the Environment

No site of special scientific or natural interest are impacted by the site as it is the site of an existing building. There are no planning policy triggers suggesting the need for further ecological and environmental research or reports.

Flood risk

The application site is not in any flood risk zone due to its elevation. The existing building did not have any surface water drainage and it is proposed to drain the roof water to a soakaway designed to the guidance given in the British Research Establishment Guidance Digest 365 for the design of Soakaways.

Drainage

(See above)

Site Access

Vehicular Access.

The site access is unchanged and is via the existing Seascale Sport Ground access from the main road (B53440) to the Pumping track to the South of the Sports ground.

Pedestrian access.

The site access is unchanged and is via the existing Seascale Sport Ground access from the main road (B53440) to the Pumping track to the South of the Sports ground.

Conclusions.

The Premises already exists to carry out the dog training storage but needs to be replaced to allow for the expansion in storage and ease of use.

I would recommend that the Cumberland Council Planning authority take a positive approach to ensuring the future of this useful dog training facility can continue to provide a valuable service to the community.

Geoff Wallace FCSD MCIAT

Appendix

LIST OF SURVEYS THAT MAY BE REQUIRED TO ENABLE A VALID OUTLINE/FULL APPLICATION TO BE REGISTERED AND DETERMINED.

Agricultural appraisal	National federation of farmers	N/A
Design and Access statement	Design consultant	yes
Drawing numbers	Design consultant	yes
Ecological assessment	Ecologist	No
Flood impact assessment	No flood risk	No
Foul sewage assessment	to existing Treatment plant.	N/A
Heritage statement		N/A
Highway assessments		N/A
Landscaping and visual impact		N/A
Noise impact assessment	Existing use.	N/A

Structural survey	N/A
Surface water assessment	N/A
Tree survey	No trees.
Construction Management	Very simple construction with no undue hazards
CDM Regulations 2015	Not applicable.
Desk top study (DTS)	Not applicable.