

PROPOSED EXTENSION TO FORM A PRIVATE CLASSIC CAR AND MOTORBIKE MUSEUM AT THE FORMER CARAVAN SHOWROOM AND WORKSHOP AT FELL VIEW BECKERMET

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT

It is proposed to extend the existing building by 5m from the existing gable facing east towards the house (Fell View).

LAYOUT

The extension will be based upon the same footprint width of the old building And although making this building larger by 90sqm (5m x 18m), there is adequate open ground the east side to allow this. The proposed extension will not affect Fell View or the proposed camping pod site in the rear paddock (separate planning application).

SCALE

The extension is based upon the same height to eaves and ridge and same width as the existing building.

LANDSCAPING

Not applicable. Existing hard surfaced areas in front of the building will be maintained and made good where necessary.

APPEARANCE

The existing building is in poor condition, having been empty for some years since the last owner died. It is in serious need of renovation and upgrading on the site which is at the entrance to the village on the eastern side from the A595. It is proposed to overclad the whole building in composite sheet cladding in Anthracite colour, (although colour can agreed with planners), and new windows will be installed, giving the building and extension a new lease of life and this will create a new visual impression of the build form of the development in terms of its materials, colour and texture.

PROPOSED USE OF THE SITE

The applicant has a number of classic cars and a large collection of old classic motor bikes. Currently these are stored in an old building adjacent to his house opposite the site. He proposes to upgrade and refurbish the old showroom and workshop which will then be used to accommodate his cars and motor bikes.

I have used the word/description "private motor and bike museum" as the applicant has no intention of opening the facility to the public. It may be that the description should add the word STORE for MUSUEM, but the collection of cars and bikes are unique, and a museum is where you would store them.

Operations on the site (2 employees) would be maintenance and cleaning of the cars and bikes.

EXISTING USE OF SITE

The site is currently empty with the old showroom, workshop and store unused. The former owner died and the site including Fell View, (the detached dwelling), and the former showroom was purchased by the applicant Mr Myers last year. He resides in Holme Bank Farm opposite the site in the village.

Access Statement

VEHICULAR AND TRANSPORT LINKS

Beckermert is a rural village and guests coming to the pods will have to travel in by car or bicycle. It is close to tourist destination locations in the Western Lakes and the site will be popular with guests. The main A595 is close by affording access to all parts of the county. The closest rail station is quite close, Braystones on the West Coast line.

Emergency vehicles can access the site directly from the highway to the building

INCLUSIVE ACCESS

Nor really relevant as few members of the general public will visit the facility but if they do, it will allow for access to and through the building, (compliant with Part M Disabled Access Building Regs), and everyone can get to and move through on equal terms regardless of age or disability.

Heritage Impact of the proposal on the Village Conservation Area

The existing building at Fell View is a former caravan and workshop, and has been empty for many years and is dilapidated and an eyesore.

The building in its present state HAS an impact on the Conservation Area on the entrance in to the village, and not a good one, because of its condition.

Our clients proposal to alter, upgrade and extend the building will improve the appearance of the old building and it will no longer be part of a blighted site. The proposal should therefore be supported.

Richard J. Lindsay
Calva Design Studio
22/8/24