

CONTRACT NO.23/366/

DATE: 02-03-2023

DESIGN AND ACCESS STATEMENT

DETAILED PLANS, FULL APPLICATION FOR PLANNING APPROVAL, CHANGE OF USE FOR PREVIOUSLY APPROVED BUILDING SITE OFFICE TO ONE BED RESIDENTIAL UNIT NO 6 KEEKLE MEWS KEEKLE HOUSE KEEKLE CUMBRA FOR CHRISTINE CHADWICK

The Premises Description.

The premises is part of a small group of residential buildings consisting of the original estate house, Keekle House, a subsidiary cottage, Cuddywood Cottage and two farm buildings which have been converted into 5 mews cottages and 3 linked barn conversion dwellings. Unit 6 was originally approved as the site office for the development company who developed the barns and has remained vacant since the completion of the development works and has recently been acquired by the applicant.

The building was refurbished at the time of the development works and benefits from full-service provisions Gas, electric, telecommunications and drain connections to the treatment works.

Layout, Scale and Appearance

The layout is dictated by the existing office layout but minor alterations may be required to meet the demands of current building regulations. It would be desirable to have an additional living room window in the gable but this would not be vital to the function of the dwelling as a single bedroom dwelling.

The scale and appearance are very much dictated by the existing building and no changes would take place.

Ecology and the Environment

No site of special scientific or natural interest are impacted by the site.

There are no known "at risk species".

The building roof is slate however no works are anticipated to the roof and linings as this work has all been carried out previously in the conversion of the building into the site office. Should any additional insulation be required due to changes in the building regulations this will be added on internally with no disruption to the roof.

This work would have included at the time providing new insulated ceiling linings, which would in fact make any habitation the roof space by bats unattractive to any bat species as there would be no residual heat coming from the building interior to warm the roosting.

Flood risk

The application site is not in any flood risk zone due to its elevation.

Drainage

Foul drainage is already installed connected to the existing treatment plant. The plant was designed taking into account the foul drainage from the occupied site office which would be greater use than a single occupancy.

Surface water drainage. Already exists.

Site Access

Vehicular Access.

The site access was previously designed and approved to accommodate all the site traffic needs for the barn conversion and the mews cottages and the parking for the site office was also considered at that time. There have been some minor favourable changes to the parking arrangements and while the application site retains its dedicated one parking space there are shared visitors parking spaces available and the applicant also has access to land at the north end of the site which could be used as overspill parking. The applicant could if required make access for parking to their own gardens although at present this has not been considered as this site access is used irregularly.

Pedestrian access.

There are public footpaths along the highway verge linking the development site to the village of Keekle, Cleator Moor to the south and Whitehaven to the north. There is a bus service between Whitehaven and Cleator Moor with bus stops in the vicinity of the site.

Conclusions.

The Premises was previously approved as a site office for the duration of the building works in 2004. The development works have been completed for some considerable time. And since then, the building has remained redundant and vacant. The applicant has acquired the building and would wish to bring it back into use and by doing so maintain and preserve the building from any further deterioration.

It would seem the logical course for the building to be converted into a usable accommodation as it is already fully serviced and just needs a small amount of work to transform it into a viable small living unit for which there is a market. It would also complete the residential complex and protect and preserve the building which may otherwise fall into disrepair and dereliction due to it having no viable function. The building cannot obviously continue to be a building site office when there is no relevant building site. If it were to fall into disrepair it would be a detriment to the whole site and on behalf of the applicant I would strongly recommend that the Council Planning authority take a positive approach to ensuring the future of this building by permitting this change of use and preserving the integrity of the whole site.

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 (No Impact on local ecology)	Ecologist	yes
Flood impact assessment	No flood risk	No
Foul sewage assessment	To existing Treatment plant.	OK
Heritage statement		N/A
Highway assessments	Previous access design approved	

Landscaping and visual impact	No visual impact an existing building	
Noise impact assessment	No worse than previous use.	N/A
Structural survey	Building has been renovated in 2004	
Surface water assessment	Surface water drainage is existing	
Tree survey	No trees.	
Construction Management Statement	Minimum works required to convert to dwelling, Can be	
done from the back of the builders van using the dedicated parking space.		
CDM Regulations 2015	Not applicable.	
Desk top study (DTS)	Not applicable.	