

06-06-2025

DESIGN AND ACCESS STATEMENT PORTACABIN

Conversion of barn to dwelling

Arlecdon Farm, Arlecdon, Arlecdon, CA26 3UW

For Mr and Mrs Barry Parsons

Amended 09/08/2025

Description

The Barn is part of the original Arlecdon Farm which is no longer run as a farm. The barn has been unused for several years perhaps about ten years. The current owners have used the farmhouse as their home for over 5 years and used the attached barn as domestic store. The other buildings have been unused including the application site

The barn was approved for a similar purpose with different plans on 01 July 2016. Approximately nine years ago and a legal start was made on the works and detailed drainage works were carried out and approved under a building notice relating to the works.



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Part of the application documents was Bat and Owl surveys both of which are now out of date. The applicant has had these renewed



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The applicant has had a Structural assessment carried out to demonstrate to the Planning authority that the barn structure is fit for purpose. There is a structural crack at one corner which has been monitored since the original application, and it has not developed in any capacity.

The Government flood zone map shows that the application site is in neither flood zone 2 or 3 and the building is not subject to flooding or will make flooding any worse for any other properties.

Biodiversity Net Gain: There is no loss of biodiversity that can be attributed to the site as there is no loss of biodiversity as no land area that could contain any flora or fauna is taken up.

Most of the Original design and Access statement prepared by MJN in April 2016 is still pertinent to the application details now and I have included it here with any minor changes required.



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Site layout and design

The site layout will stay much as it was with no major visual change there will remain vehicular access to the rear of the site but the entrance to the Barn conversion will be from the north entrance to the site, previously the main agricultural traffic and animal access.

The scale and proportion of the proposals respects the existing building proportions and fenestration.

Access.

Access will be via the existing access from the main road for vehicles and pedestrians

Conclusions.

The proposals are recommended to Cumberland Council as a viable conversion of a farm building to preserve it and the surrounding built environment which has no viable future in its current form as a redundant historic farm building which if not put to another use will inevitably fall into dereliction and become unstable and unsafe.