

# Design and Access Statement Structural Assessment & Protected Species Commentary

Green Swallow North Limited

**PROPOSED BARN CONVERSION TO CREATE ADDITIONAL LETTING BEDROOMS  
SELLA PARK COUNTRY HOUSE HOTEL  
CALDERBRIDGE  
CA20 1DW**



May 2023  
Rev B – 26/10/23

## Background

The application sits within the overall development of Sella Park Country House Hotel, which includes a principle hotel building ( Grade II Listed ) a detached cottage and the application site, a sandstone barn. The barn is currently utilised as storage for the business.

## Proposal

The planning application is for the conversion of a detached sandstone barn to create additional bedroom accommodation to support the expansion of the existing business.

The works see the replacement of the existing first floor structure with a new floor slabs and renewal of the ground floor slab with a new insulated concrete floor slab.

The design is focussed around the Eastern elevation away from the public highway. Existing structural openings are retained and new windows have been inserted into the fabric to ensure all letting rooms have natural daylight from windows ( rather than rooflights )



Roadside barn elevation – five rooflights inserted in slope to retain overall visual amenity of the barn

The Western elevation sees the introduction of five high level rooflights, due to the proximity of the highway these are not obvious to passing traffic. This has been added to allow for the reduction in window sizes preferred by the Planning Officer in the stone elevations, whilst maintaining the correct level of natural ventilation and daylight required for letting bed spaces.

This allows the property to ensure high levels of acoustic screening are maintained towards the highway.

The Southern gable faces Sella Park and there are no new apertures proposed to this elevation to maintain the context of the Listed Building.



Southern gable to Sella Park – no works proposed

The Northern gable is prominent on the approach road and to minimise the impact to this elevation, only a single window is proposed at first floor level. The size and location of these windows is in proportion to the overall scale of the stone gable.

The bedrooms are serviced from the main hotel building, pedestrian access from the hotel is via Sella Grange on an existing track around the perimeter of the site. It is proposed to create a new pedestrian link through the historic garden wall, it has been agreed this wall is Grade II Listed therefore will be subject to an independent application.

## **Drainage**

Surface Water drainage remains unaltered as part of these works.

### **Foul Sewer**

The whole site is connected to the United Utilities public sewer. The current barn is not currently connected to this system however a connection manhole to the front of The Spinney will be connection point for this building.



Existing windows to be enlarged to suit the new use with sandstone quoins and lintols

### **Car Parking**

This is currently provided within the hotel grounds to the West of the main building with overflow on to lawned areas for summer events. The proposal will not trigger the requirement of additional parking within the site as the current allowance is over and above normal parking standards.

The site is a remote rural site without good access to public transport, it's proximity to Sellafield Nuclear allows the whole site to be utilised for commercial accommodation and conferencing.

### **Structural Assessment**

Whilst it is common practice for a conversion scheme to be accompanied with a structural assessment by a Structural Engineer, the barn is in good order and has been subject to an inspection by Copeland's Conservation Officer.

The barn has previously been used by Sellafield as a storage facility and during their ownership the rear wall ( West ) has been fully re-built across the whole length of the building. This included timber repairs and a new slate roof.

To either gable is an historic first floor – this is showing distress and due to the proposed works is redundant and will be removed as part of the conversion works. The new floor will be designed to suit the new commercial loadings and raised approx 700mm to provide sufficient ground floor headroom.

On inspection the building is in exceptional condition for the age / works proposed, with no signs of cracking / failure etc on elements being retained therefore it is not appropriate to complete an assessment of building in this condition.

### **Protected Species Survey**

Works completed to the barn including re-roofing, external pointing of the sandstone walls and lack of apertures into the building ( all doors / windows are boarded up ) therefore there is no opportunity of breeding or feeding for bats within the barn.

Due to the rural location and the applicants interest in ecology it is proposed as part of the works to instal four bat boxes to the Eastern elevation of the barn to enhance the potential use of the barn.



Aerial view of re-slatted roof



New roof in barn with roofing felt



View through upper floor with trusses sat on re-built walls