

**Our Ref: 2020-48d**

## **DESIGN CODE**

**SITE: CROFT END FARM, NURSERY ROAD, BECKERMET, CA21 2XG**

## **PROPOSAL:**

*“OUTLINE APPLICATION FOR CONVERSION OF AGRICULTURAL BARN AND ASSOCIATED FARMYARD TO PROVIDE THE PHASED DELIVERY OF UP TO 5 NO. SELF, CUSTOM OR DEVELOPER BUILT RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AND ANCILLARY FACILITIES WITH ACCESS DEFINED & ALL OTHER MATTERS RESERVED.”*

## **Introduction**

This Design Code has been submitted in support of the Outline Planning Application in order to insert design parameters that secure a development which is acceptable for the site and its surrounding area.

The proposed reuse of the traditional sandstone barn for residential purposes is considered to be the most appropriate use for safeguarding the future of barn and will save it from falling into a state of disrepair. The barn and the associated farmyard are not suitable in form and/or location for modern farming practises and the proposed removal of the unsightly lean-to barn to the front of the sandstone barn will provide a significant improvement to the character and appearance of Beckermets Conservation Area.

The new residences to the rear of the site lie outside of the Conservation Area but will use building materials that are in-line with Beckermets Conservation Area Appraisal (August 2017) recommendations in order to add to the sense of place. The new residences will not be visible from the main road so will have little bearing upon the character and appearance of the Conservation Area. Furthermore, there is no inter-visibility between the new residences and any Listed Buildings within Beckermets Conservation Area.

The proposed change of use of the application site to residential in the manner proposed will provide a net positive contribution the character and appearance of the Conservation Area by providing the most suitable re-use of the traditional barn and associated farmyard areas that are not fit for purpose for modern farming practices.

The detailed designs forthcoming at the Reserved Matters stages of the full planning application process will need to be provided in line with the standards (i.e. planning controls) outlined within this Design Code.

## **Access**

The primary access to the site shall be via the access point identified on WDP Chartered Architect's 'Proposed site entrance and visibility splays' Plan (Drawing No. KL2895).

All existing structures along the site's frontage shall be reduced to a maximum height of 1.05 metres in order to achieve the visibility splay illustrated on the visibility splay Plan (Drawing No.

KL2895). No structures or planting will be introduced within the hatched area illustrated on the plan within the Applicant's ownership.

## **Layout**

No building structures shall be retained and/or introduced Infront of the traditional sandstone barn frontage aside from the retained bin storage area.

The Barn shall be converted into a maximum of two dwellings and designed to front onto Nursery Road.

The new build residences that lie due south of the traditional sandstone barn shall not exceed 2.5 storeys in height and the ridge heights shall remain subservient (i.e. lower) in height to the traditional sandstone barn at the front of the site.

The proposed new build residences on the southern portion of the site shall be orientated north to south in order to minimise overlook into the neighbouring residences to the east and west.

## **Landscaping**

Full details of soft and hard landscaping shall be submitted as part of the Reserved Matters Application(s).

The existing Ash Tree, shrubs and semi-mature trees on the boundary of the site shall remain unaffected, with no building structures being introduced within the Root Protection Area of the Ash Tree.

## **Materials**

The proposed conversion of the traditional sandstone barn shall pay due consideration to the guidance contained within Copeland Borough Council's Conservation Area Design Guide (December 2017).

All new windows and doors inserted within the traditional stone barn shall be the minimum required to meet with Building Regulations' light and ventilation standards and be traditional in appearance.

The new build residences shall utilise building materials that are identified within Beckermets Conservation Area Appraisal (August 2017), with slate roofs and stone and/or rendered external walls.

*Encl:*

*'Proposed site entrance and visibility splays' Plan (Drawing No. KL2895).*