

Ref. 2102. December 2021 : Moorleys, Egremont, CA22 2UA, proposed reinstatement of the existing farmhouse and extension into adjacent barn to form a new dwelling. Revised proposals for consents 4/21/2154/OF1 and 4/21/2155/OL1 dated 24th June 2021. Design and Access, Heritage and other statements to accompany revised Planning and Listed Building Consent applications.

1.0 General Description

The accompanying planning and listed building consent applications request approval for the external and internal alterations and refurbishment of the above dwelling together with the extension of the residential accommodation into the adjacent attached redundant agricultural buildings as revised detailing for the planning and listed building consents refs. 4/21/2154/OF1 and 4/21/2155/OL1 already approved for the property.



Recent photograph of the site showing the front elevation.

The site has had previous approvals for similar works granted dating back to 2009 and construction work has commenced to various elements of the building layout and external façade on or around 2013, these current applications are therefore intended to gain approval for some of the work not carried out in accordance with the approved details as well as detailing revised layouts to meet our clients requirements.

The full details and timeline of the construction work that have been carried out to the property is not known in any detail by our client and therefore reference to the archived documentation of previous applications will be necessary.

2.0 The Site

The building occupies a rural location with direct access off the adjacent highway and was originally a small farm comprising dwelling with attached barn and outbuildings, previous application documentation has recorded the history of the site much of which has now been obscured or eroded by the work carried out before our client acquired the site.

3.0 The Proposed Development

As stated before the buildings now under consideration have had extensive construction works carried out and in general terms the current applications seek to complete these works with only minor variations to the previously approved proposals with the intention of providing extended living accommodation to the original farmhouse by the conversion of the adjacent farm buildings.

Externally it is proposed to apply a render finish to the rear wall of the barn which is intended as a measure to overcome the poor quality sandstone facing of the external wall in this location.



Rear elevation of the barn with the dwelling, in the background, that has consent for a lime render finish.

This wall has a north westerly orientation and as such is subject to direct exposure from the prevailing weather conditions which over the years have caused the surface to deteriorate, additionally the original stones used to construct the wall were composed of many small pieces in uneven coursing, both of these points are indicated on the photographs below. The application of a render finish will provide a more durable finish and also help to avoid water penetration through the solid walls of the barn which is to be converted to living accommodation with an insulated independent internal lining, limiting the finish to the rear wall will avoid any significant impact to the properties general appearance.

The proposed render finish will be lime based applied by specialist contractor to match the finish already approved for the dwelling, the existing stone facing to the barn gable and front walls is to be retained and pointed with a lime mortar pointing and selected re-building to cut out defective stonework. A section of the front wall is to be re-built to remove structural defects as detailed on the original planning and listed building consents.

The render will also be applied with an increased thickness, forming a plinth with a chamfered top edge, to the lower section of wall adjacent to the ground level to provide additional splash protection to the finished wall.



Photograph of the existing rear barn wall showing the effect of the weathering, the structural support plate will be removed when the front wall is re-constructed.



Detail of the rear barn wall showing the poor quality small weathered stone pieces and also showing the junction of the different roof level and finish, the barn will be completed to match the left side dwelling roof, all as the originally consented details with the proposed render to match the dwelling.

The proposed layouts and detailing of the applications are covered by the floor plan, elevation and section drawings accompanying these applications.

4.00 Landscaping

The land to the rear was originally at a higher level than the building and has been excavated to a reduced level along the building rear wall which has the advantage of reducing the any damp penetration problems that may be present in the stone walls.



Photograph showing the reduced level excavations along the rear of the property.

The site is to be developed as indicated on the enclosed layout plans and is generally to be provided as gardens and domestic amenity space with vehicle parking and turning area on the level ground at the front of the buildings which would originally have been the farmyard.

The front boundary hedge is to be removed to provide visibility for the new entrance, as was approved for improvements to the existing access on the earlier planning applications and will be replaced with a new low level stone wall with a hedge planting on the inside.

5.0 Heritage

The sites significant history has now been compromised by the works already undertaken and any historical recording of the current site would not be of any benefit, it is therefore suggested that, where possible, the documentation filed under the previous applications is used for archive purposes.

The internal refurbishment work in the farmhouse has generally been completed in terms of structural elements with the roof, internal walls and windows all replaced in line with the originally approved details and materials and the proposed work for the conversion of the barn, which is yet to be carried out, are now also proposed with similar detailing to the previous approvals.



Photograph of the interior showing the extent of the work already carried out.



Photograph of the front elevation showing the existing farmhouse render finish, new roof slates, eaves level and detail and replacement windows.

It is also advised that the changes made to the general structure and detailing that have already been carried out were completed before our client acquired the site, in particular the collapse of the farmhouse chimney breast, chimney stack above the roofline and internal stone walls, which are referred to in previous application reports, are considered to have happened prior to the construction work commencing in 2013, these elements are therefore outside of the scope or knowledge of the current design team. No further historical reasoning or causes of these changes can therefore be offered by this application and, as before, the previous applicants archived documentation must be used for reference if they are deemed to be significant.

The proposed finish and detailing for the property are all to be as indicated on the drawings submitted with the applications.

6.0 Ecology

The proposal was fully surveyed for the previous applications and since then construction work has further reduced the possibility of a habitat for protected species being created, an updated survey has however been carried out by Hesketh Ecology and is enclosed with the applications.

7.00 Access and Facilities

A new vehicular access into the site is requested to replace the existing which due to the restricted nature of the east end of the site is difficult to manoeuvre into and requires an extended surfaced area in front of the farmhouse to allow vehicles to turn and exit the site in a forward direction. It is not proposed to significantly change the existing front ramped or rear entrances into the building.

Preliminary consultation has taken place with the highway authority to confirm the suitability of the visibility splays provided which will be similar to or better than the existing access.

The construction and detailing of the access will follow highway authority standard requirements for domestic properties as shown on the site layout plan.

Access into the dwelling and internal accessible facilities will be provided in accordance with current Building control Approved documents.

8.0 Flooding

The site is located outside of any identified flood risk zones and the works will not create any increased flood risk to other property within the vicinity of the site.

9.0 Structural Appraisal.

A recent site inspection has been carried out by Bingham Yates, Consulting Engineers, and their report is enclosed as part of the application documentation which includes recommendation for the repair and part re-building of the external walls.

10.0 Energy statement

When the dwelling re-instatement was originally proposed it was envisaged that a ground or air source heat pump installation would be utilised as the primary heating source for the domestic space and water heating, however due to the site's isolation from the established electricity distribution network Electricity North West have only been able to offer a new electric supply of limited capacity.

Being semi-derelict the site has to be serviced by a completely new electricity supply which will be provided from the existing distribution network in the adjacent agricultural land, the local supply point does however have limited capacity and ENWL have indicated that they cannot guarantee a supply of sufficient capacity required by the demands of a heat pump system.

Following extensive service engineering reviews of the energy demand required in respect of the building volume and insulation standards it has been established that some alternative back up system will be required to maintain efficient space and water heating capacity.

It is therefore proposed to install a double skin bunded oil storage tank to serve a small oil-fired boiler, installed inside the dwelling, which will serve as a backup to support the heat pumps in a potentially hybrid system together with the inclusion of photo voltaic electricity producing arrays on south east facing roof slope over the barn as

shown on the elevations, this roof is to be replaced with a Structural Engineer designed structure that will take account of the additional loading produced by the PV arrays.

A separate planning application has been submitted for the siting of an external oil storage tank.

In addition to these the existing external wall, roof and floor elements will be provide with high grade thermal insulation to meet or be better than the standards defined by a SAP assessment of the extended dwelling.

Although it may be considered incongruous to apply this measure of improvement to an old building our client, in carrying out the works, needs to ensure that the building is being provided with a long term investment that does not rely solely on fossil fuels as well as bringing the thermal efficiency up to standards that will never have been experienced by the property.

11.0 Conclusion

Construction is progressing on site in accordance with the extant planning and listed building consent refs.

4/21/2154/OF1 and 4/21/2155/OL1 together with the already discharged conditions and this revised application only covers the provision of:

- The inclusion of an additional first floor bedroom window to the rear elevation.
- The application of a lime render finish over the existing stone finish of the rear wall of the barn which was originally proposed as a retained stone face with lime mortar pointed finish.
- The installation of an oil fired boiler.

First issue 2021-12-22 to accompany planning and listed building consent applications submitted to Copeland Borough Council by The Manning Elliott Partnership.