

2102 : Moorleys, Egremont, CA22 2UA.

Proposed refurbishment of the existing farmhouse and extension into adjacent barn for use as additional residential accommodation.

Planning and Listed Building Consent application statements March 2021 for the completion of construction work that commenced in 2013.

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.



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.

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

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 detailed in similar detail to the previous approvals.



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

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.



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

The proposed finish and detailing for the property is 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.



Photograph from the highway in the location of the proposed new vehicular access.

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

It is proposed to utilise air source heat pump technology 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.

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 these 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 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

The condition of the existing building and the alleged status of previous planning and listed building consents has presented our client with a difficult situation that it is hoped these latest applications will rectify to all parties' requirements and in particular our client whose intention is to provide a family home to meet current and future living standards while also retaining much of the character of the property.

Additionally the building having been subjected to considerable alterations and construction work, as deemed appropriate under previous approvals, has made it impossible to provide any significant historical recording information and these new applications should therefore be considered by taking into consideration the current building condition.

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