



Heritage, Design and Access Statement

Rev A : 10 May 2021



Replacement dwelling to replace extant barn conversion at Beckside Farm, Distington

March 2021

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Background

Beckside Farm sits adjacent to the beck forming a farmyard, an extant approval exists for the conversion of the existing barn and demolition and replacement of the former farmhouse with a new dwelling. This property is nearing completion and phase two was the conversion of the now detached barn. The planning argument relating to the replacement of the property is covered in detail in the accompanying planning statement prepared by Simon Blacker.



View of barn gable following demolition of the farmhouse

Volume

The Planning Application refers to the demolition of the existing barn and replacement with a new dwelling. The size and volume is to align



Internal view of the floor with rotten floors removed

with the existing barn therefore is to be subservient to the farmhouse.

Layout & Scale

The replacement dwelling in size and scale reflects the nature of the former barn on the site and the style of this reflects the themes of the agricultural barn. It remains as two storey with the lower ground floor being garaging and non habitable spaces.

Appearance

The design has been chosen to provide a reflection of a traditional agricultural barn rather than a modern farmhouse. This included more original bespoke window openings / sizes with varied widths to provide more interest to the elevations. The overall finish includes a rendered finish with timber windows and doors typical of a conversion scheme



Rear elevation with roof stripped to reduce weight on existing walls

Access

The existing access from the public highway remains to the West of the site.



View internally from the West – flanking wall to left hand side requires re-building

Conclusion

The scheme is not designed to reflect a new modern house but offers significant reference to the agricultural past of the site. The benefits of wholesale demolition and replacement in achieving high thermal performance with low energy costs are significant.

The quality of build and overall built form reflect modern living and do not simply follow the forced plans of the previous approved conversion. The works needed to address structural defects in the current barn are omitted and therefore real concerns over health and safety during the works are removed. These have been raised by Copeland Building Control during inspection works next door. The planning application offers a viable and appropriate re-use of the site and benefits from the extant approval.

Addendum Note : Post submission of the application, the agent notified the planning department in the interests of Health & Safety part of the

existing barn structure required immediate demolition. The front wall has been in part demolished and one gable taken down. The building has not been wholly demolished but made safe from risk of collapse therefore can technically still be converted and therefore remains as the 'fall back' position for this application.