

Design & Access Statement

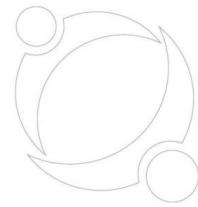
DAS-001

Sneckyeat Farm, Hensingham, Whitehaven, Cumbria, CA28 8XZ

Proposed Barn Conversion – Amendments to Approved Plans

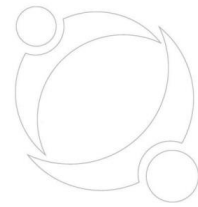
18/03/2025

Domestic Planning Application – Rev A



Document Control

Date	Issue Number	Change/Amendment	Author:
18/03/2025	-	First draft	
08/08/2025	Rev A	Updates per site visit and subsequent email correspondence: single-storey extension removed; openings rationalised; window/door positions agreed on site; Design & Heritage section rewritten to accord with Policy H17 (Copeland Local Plan 2021–2039); NPPF references updated to Dec 2024/Feb 2025 version; summary of Preliminary Roost Assessment (May 2025) added; administrative note on 14-day consultation and EOT to 29 Aug 2025 included.	



Approval and sign off.

Project: Sneckyeat Farm, Hensingham, Whitehaven, Cumbria, CA28 8XZ

I have reviewed and approved the Design & Access Statement and all associated documentation for the Project named above, with changes, additions, deletions, or corrections as annotated in the instructional designer's master copy.

I hereby give you approval to proceed with creating the drafts of all workbooks, scripts, and other course materials.

I also give my approval for you to invoice my department for satisfactory completion of the Design Plans milestone of this project.

I understand that further changes to the structure, objectives, or content of the course (aside from those specified in the designer's master copy) will likely result in a delay in the final delivery date and could result in additional costs.

A Design and Specification Author

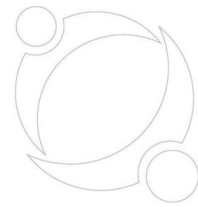
.....	18 th March 2025
Print	Sign	Date

B Design and Specification Approver

.....	18 th March 2025
Print	Sign	Date

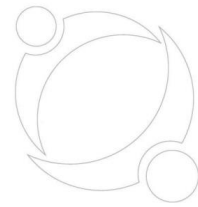
C Design and Specification Sponsor (Clients)

Emma Graham		
.....	18 th March 2025
Print	Sign	Date



Contents

1.	Introduction	5
2.	Flood Risk.....	5
3.	Use	6
4.	Appearance.....	7
5.	Beckermat Vernacular	Error! Bookmark not defined.
6.	Energy Efficiency.....	8
7.	Housing Character.	Error! Bookmark not defined.
8.	Secured by Design	8
9.	Access	8
10.	Overlooking & Impact.....	Error! Bookmark not defined.
11.	Environmental and Geological.....	9
12.	Drainage	11
13.	Local & National Planning Policy	11
14.	Vision	Error! Bookmark not defined.
15.	Appendices	12



1. Introduction

This Planning Statement supports a Domestic Planning Application by Emma Graham for amendments to a previously approved barn conversion at Sneckyeat Farm, Hensingham, Whitehaven.

This Planning Statement provides a summary of all relevant information about the proposed development and assesses the proposal in relation to all relevant adopted policy and other policy guidance including emerging policy.

Emma is committed to the delivery of this scheme at Sneckyeat Farm, Hensingham, and has carried out extensive studies, surveys, consultations, and assessments, in order to create a deliverable, and sustainable residential development.

This Planning Statement is just one of a number of documents in addition to the planning drawings submitted in support of this application. The full list of supporting documents is as follows:

- Plans
- Design and access statement
- Floor Risk Assessment
- Radon Report

This statement supports the amended proposals for conversion of the traditional barn at Sneckyeat Farm to a single dwelling. The revisions respond directly to feedback received in July–August 2025, including a site meeting with the Head of Planning and Place (Cumberland Council) and subsequent written advice. The drawings submitted alongside this statement supersede the previous iteration and reinstate a fabric-first, minimal-intervention approach consistent with local vernacular and Policy H17 for rural building conversions.

Status update: Following submission of amended plans, the LPA confirmed a 14-day consultation with the Parish Council and adjoining neighbours. The applicant has agreed an extension of time to Friday 29 August 2025 to enable consultation, reporting and decision. (See Section 13: Procedural notes.)

2. Flood Risk

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

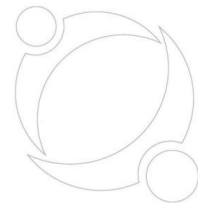
There are two different kinds of area shown on the Flood Map. They can be described as follows: Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences.

This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year, these two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Flood Defences

The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of

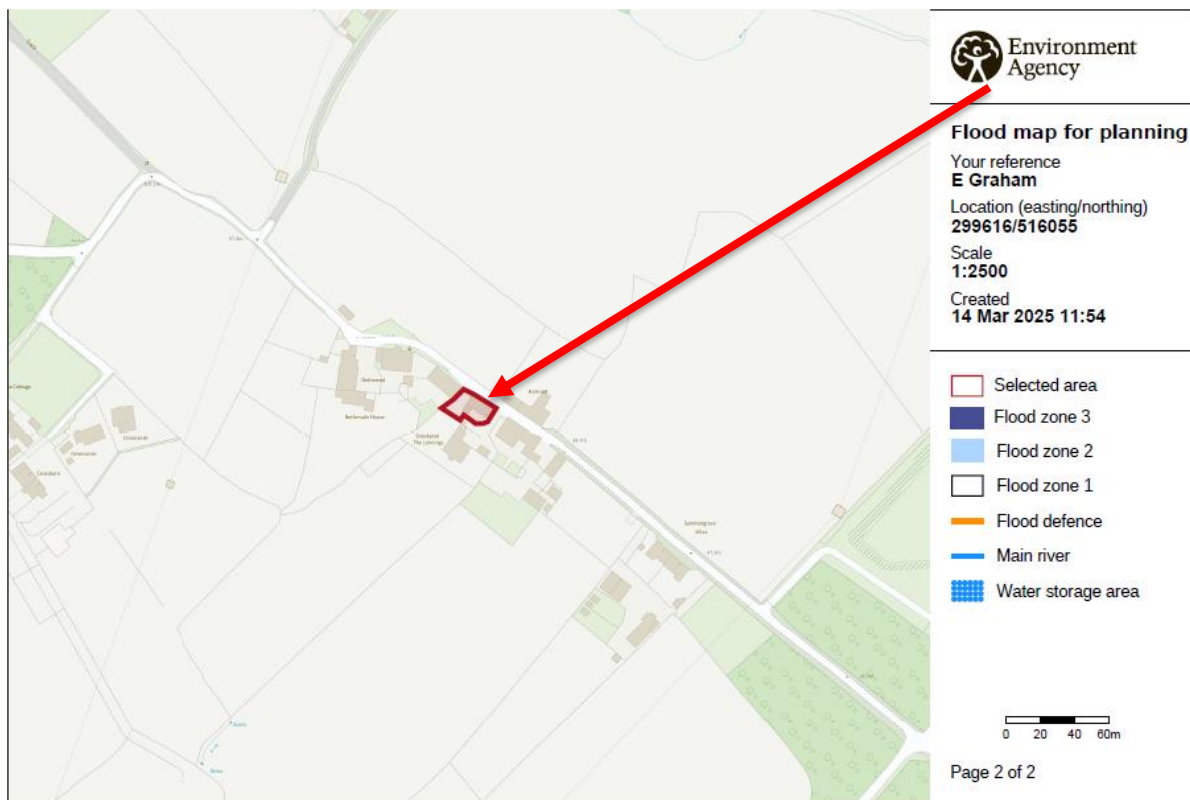


happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown will be gradually added.

Hatched areas benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded. Not all areas that benefit from flood defences are currently shown, but the map is regularly updated as we obtain further information from our studies.

Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

The Flood Risk information was obtained from the Environment Agency website. Refer to the Integra Site Specific Flood Risk Assessment for further detailed information.



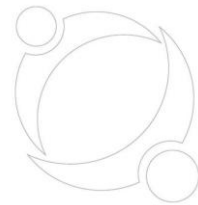
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Fig 1 – Environment Agency Flood Maps

It can be seen from the above that the property and the proposed extension falls outside the floor risk area and therefore is safe to develop, it should also be noted that this has not been known to have flooded over the recent period as Policy ENV1 – Flood Risk and Risk Management & DM24

3. Use

The site is currently allocated for residential use within the Copeland Local Plan and the work has commenced formally via building control inspecting the approved plans and drainage to the barn in readiness for conversion as the previous planning approval, therefore, the proposed development of a domestic dwelling & internal alterations is considered appropriate, within the grounds of the existing domestic dwelling curtilage.



4. Appearance

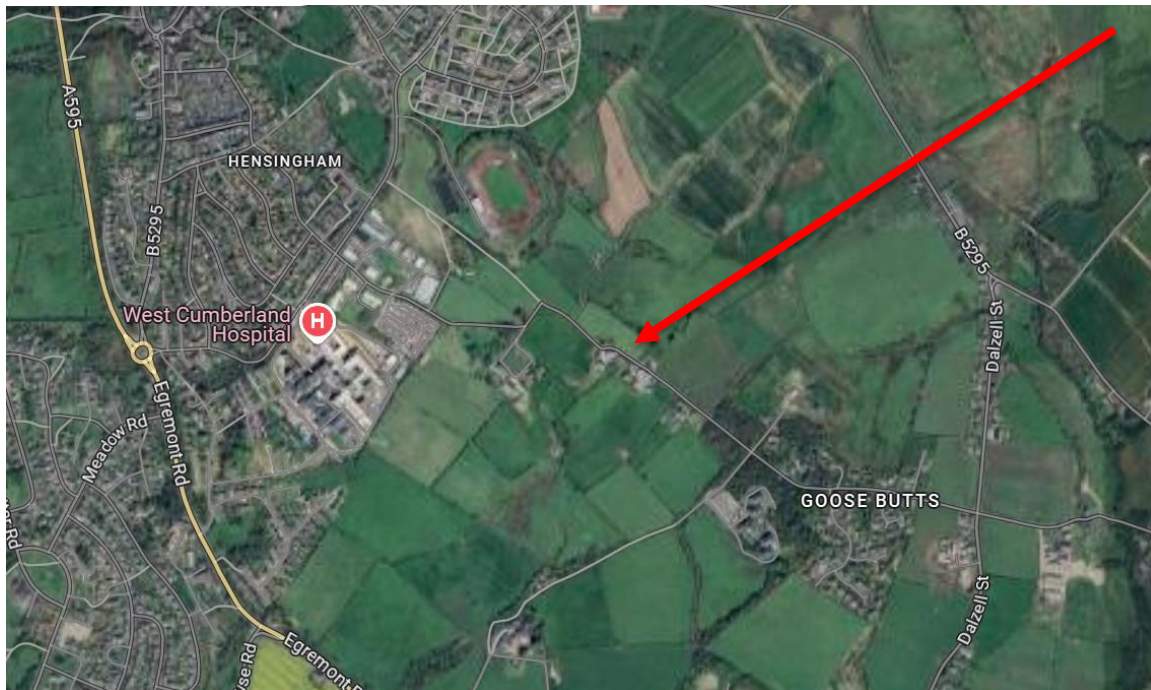


Fig 2 - Google map highlighting the area.

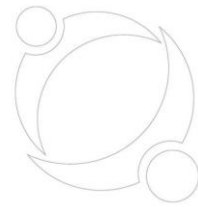
5. Design, heritage and local distinctiveness

The conversion conserves the essential agricultural character of the barn by:

- Avoiding significant extension, over-domestication or large expanses of glazing;
- Concentrating new openings on less-sensitive elevations and re-using former cart, loft or ventilation positions where evidence exists;
- Retaining simple wall planes, eaves and ridge lines with no dormers or roof lights on principal elevations;
- Using appropriate materials and restrained detailing consistent with the group value of the farmstead.

Policy compliance (Policy H17 – Conversion of Rural Buildings to Residential Use):

- The barn is redundant/disused and of traditional construction that contributes positively to local character.
- It is structurally capable of conversion without significant extension/alteration/reconstruction.
- The scheme conserves essential character and enhances immediate surroundings through repair and removal of incongruous elements (e.g., deletion of the flat-roofed addition).
- Safe access is available via the existing farm entrance; no new vehicular access is created.
- The proposed curtilage remains compact and appropriate to the building; domestic paraphernalia is controlled by layout and can be further conditioned.
- Protected species have been assessed (see Section 7); standard mitigation and sensitive lighting are incorporated.
- Heritage/landscape considerations are addressed through the minimal-intervention approach and material palette.



6. Energy Efficiency

The design principle adopted for the development was to reduce the thermal conductivity with the aid of modern insulation materials, reduced thermal bridging and improved air tightness of the dwelling, supplemented by a highly efficient energy source fully in accordance DM11 Sustainable Construction.

Using these principles for the dwelling design, Summary of the energy efficient construction of the dwellings: -

- Ground Floor – Concrete Slab with 150mm PUR insulation and screed
- External Walls – Solid wall with 75mm PUR insulation
- Roof – 400mm mineral fibre insulation quilt
- Windows – PVCU, double glazed, low e coating and argon filled U-Value of 0.12 W/m²K
- Doors – Composite external doors construction U Value of 1.2 W/m²K

In addition to these measures the dwellings have been designed with an air tightness of >4m²/hr@50pa, this significantly exceeds the current standards set out in the Building Regulations. After the design of the external envelope of the building was finalised, the demands for heating and hot water were analysed to determine a system that would be most appropriate for the development. The pro-posed solution is to incorporate a highly efficient condensing boiler.

Use of low energy LED light fittings across the scheme further enhances the carbon efficiency of the development, Low flow rate taps, showers and reduced capacity cisterns all combine to further ensure efficient use of water, reducing total water demand by this residential scheme markedly.

Provision for the storage of waste recycling receptacles will be provided, and a Site Waste management Plan will be implemented during the construction phase of the development reducing the amount of waste that would be ultimately destined for landfill.

7. **Appearance and materials**

- **Walls:** Existing stonework/localised render retained and repaired; cementitious patch repairs replaced with lime where feasible.
- **Roof:** Existing slate retained/repared; like-for-like replacement where required.
- **Windows/doors:** Modest, vertically-proportioned openings with deep reveals; finish in muted tones (e.g., dark grey/heritage green); door formed to match traditional plank/boarded pattern.
- **Rainwater goods:** Black metal or heritage-style.
- **Hard landscaping:** Simple gravel court and discreet bin/cycle storage within the curtilage; boundary features utilise existing walls/planting.

8. **Secured by Design**

In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible rear & side boundary (Policy DM10 – Achieving Quality of Place) with modern compliant doors and window locking systems to PAS 24 legislation.

9. **Access**

Existing access arrangements are unchanged. Parking for 2–3 vehicles is accommodated within the existing yard/drive without harm to rural character. Pedestrian access is retained to the west elevation.



10. Residential amenity and neighbour impacts

The farmstead setting and reduced number of new openings safeguard privacy and amenity. The nearest farmhouse sits at c. 20m separation; all principal windows on sensitive elevations are at ground floor or modestly scaled.

There is no unacceptable loss of outlook, light or privacy to neighbouring occupiers. Construction management measures will control noise, dust and traffic during works. We are removing 2 additional windows from the approved plan, this will provide additional privacy for the original farmstead, low level screening, we are proposing a minimum 20m away from the farmhouse to the south boundary, with all windows being at ground floor to assist with overlooking, also far enough away from any dwelling to comply with LPA Policy & design guides.

	Proposed
Plot size m ²	432.84 m ²
Proposed Dwelling m ²	106.58m ²
Existing Dwelling m ²	123.94m ²
Development Ratio	24.5%
Driveway m ²	102.25m ²
Side Boundary Distance	7000mm (w) 2000mm (E)
Rea Boundary Distance	7,900mm
Extension decreased m ²	16m ²

11. Ecology - Preliminary Roost Assessment (May 2025) – summary

A Preliminary Roost Assessment (PRA) was undertaken in May 2025 to review the building's bat roost potential and any constraints. The PRA comprised an external and internal inspection of the barn fabric, assessment of potential roost features (PRFs) and consideration of the local habitat context. The report also references current bat-sensitive lighting guidance and sets out standard precautionary working and enhancement measures.

Key points adopted in the design/construction method:

- **Lighting:** External lighting to follow bat-sensitive principles (warm spectrum, low intensity, downward-directed, timed/ PIR-controlled; avoid illumination of eaves, ridge and hedgerow features).
- **Timing & methods:** Any works with potential to affect PRFs will adopt a soft-strip approach with toolbox talks; if bats are encountered, works will cease and an ecologist consulted immediately.
- **Enhancement:** Provision for bat boxes/roost features within the site boundary (e.g., integrated bat bricks/boxes on a suitable, dark elevation or nearby mature tree), plus native planting to strengthen foraging/commuting habitat.
- **Licensing (if required):** Should any roost be confirmed during works, the applicant will obtain and implement an appropriate Natural England licence and method statement.

Note: The full PRA is submitted with the application; the scheme complies with its recommendations. No elements of the amended design preclude implementation of those recommendations.

12. Environmental and Geological

The site has not been inspected and tested or benefit from a phase 1 desk top study or phase 2 ground investigation Report however I have highlighted the following;



- No ground contamination thought to be on site however the owner and ground workers MUST carry out a watch brief and if any contamination found it must be reported to CBC
- Foundations need inspected by Building Control, they will confirm that the property will be suitable on either a raft or reinforced strip footing – report to be finalised for Building Control)
- Radon barrier is required (see appendix radon report/map)

Surface water to be discharged into existing drainage system as shown on drainage plan.

Environmental performance

The Main Contractor will be carrying out the following tests in order to ensure current environmental standards are met and ideally surpassed throughout the works.

- Air quality monitoring will be undertaken at key stages throughout the works where airborne dusts and omissions and issues could be identified.
- Noise and vibration monitoring will be undertaken to ensure acceptable levels are adhered to or surpasses and assessed throughout the works.
- Hazardous material testing where identified will be undertaken alongside specific works RAMS and requirements as per UKAS17025 and associated asbestos documentation (please see separate reports).
- The existing infrastructure has been fully tested and cleared for all residues, oils and contamination and materials from within the existing client's site information.
- Full certification and associated completion reports are included within this pack and will be confirmed prior to removal of potentially sensitive items if required or highlighted during a watch brief
- All work to be carried out in accordance with the Construction Phase Plan and Health & Safety Method Statement.

Contaminated Land

The site has no known (expressed) contamination however if any contamination was found the site would require a phase 1 desk top study carried out to highlight the necessity to carry out the phase 2 ground investigation or Phase 3 remediation as required by the Environmental Health Act Part 2A,

Sound

To Be Kept to a minimum throughout the works. Where excessive noise is required for short periods this works should be undertaken between the working hours of 8am-5pm – Mon-Fri & 09:00-16:00 – Sat - Sun.

Road Cleaning

To be conducted pro-actively throughout the works if required using mechanical sweeping if required

Air Quality/Dust Management

All Operatives to wear suitable RPE and PPE throughout the works. Pre-dampening and pre-cleaning will minimise the potential for dust nuisance.

Water usage should be restricted to just enough to dampen the area and not to cause undue water run-off or damage, excess water should be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

Waste (including Hazardous)

All waste will leave site as per the current Hazardous Waste Regulations 2009 and be disposed on in a safe manner to the required landfill – Main contractor's responsibility.

**Water Courses and Groundwater**

No water courses currently would be affected within the site boundary.

13. Drainage

The site also benefits from a separate drainage system (surface and foul water) see plan for location of on-site drains, it is intended that the foul and surface water would be laid around the property to facilitate or proposal.

The foul and surface water layout will be as drainage plan, the drains will/do consist of the following.

- 100mm waving plastic drainage system.
- 100mm concrete encasement (where required for protection) or full bedded in pea gravel.
- 1-60-80 falls minimum.
- 450mm PPIC Inspection chambers at change of gradient and direction
- 4-bedroom dwelling = 6 people x 200lt per person per day = Total 1200lt per day norm

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H**14. Local & National Planning Policy**

National Planning Policy Framework (Dec 2024, amended Feb 2025) – the proposal is consistent with:

- Para 11: Presumption in favour of sustainable development.
- Paras 82–84: Responsive rural housing; re-use of redundant/disused buildings where the immediate setting is enhanced; avoidance of isolated homes save for specified circumstances—met via sensitive conversion within an existing farm group.
- Chapter 12 (e.g., Paras 131 & 139): Achieving well-designed places; refuse poor design—addressed through minimal, contextual alterations.
- Chapter 14: Climate change and flood risk—site outside high-risk zones; drainage proportional to scale.
- Chapter 15: Natural environment—ecology survey undertaken; mitigation/enhancement embedded.
- Chapter 16 (e.g., Paras 210 & 216): Historic environment—conserves significance and setting of a traditional non-designated heritage asset.

Copeland Local Plan 2021–2039 (adopted by Cumberland Council):

- Policy H17: Conversion of rural buildings to residential use – fully met (see Section 4).
- Policy H13: Conversion/sub-division – relevant design/amenity criteria satisfied.
- Policies DS4/DS5: Design and landscaping – high-quality, context-led design and restrained curtilage treatment.
- DS6/DS7/DS8/DS9: Flood risk, SuDS, ground conditions, air quality – proportionate to scale; no unacceptable impacts.
- RE policies (where relevant): Rural economy—supports viable re-use of an existing rural building.

15. Conclusion

The amended scheme removes the previously proposed extension, reduces and re-positions openings to respect the agricultural character, and embeds ecology, access and amenity safeguards. It therefore accords with the NPPF and the Copeland Local Plan 2021–2039 (Policy H17). Approval is respectfully sought.



16. Appendices

Photo 1 – Aerial Photo – North Elevation



Photo 2 – Aerial Photo – East Elevation





Photo 3 – Aerial Photo – West Elevation



Photo 4 – Aerial Photo – South Elevation





Photo 5 – Aerial Photo – Plan View 90m



Photo 6 – Aerial Photo – Plan View 120m





Fig 3 – Flood Map (Environment Agency)



Flood map for planning

Your reference	Location (easting/northing)	Created
E Graham	299616/516055	14 Mar 2025 11:54

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

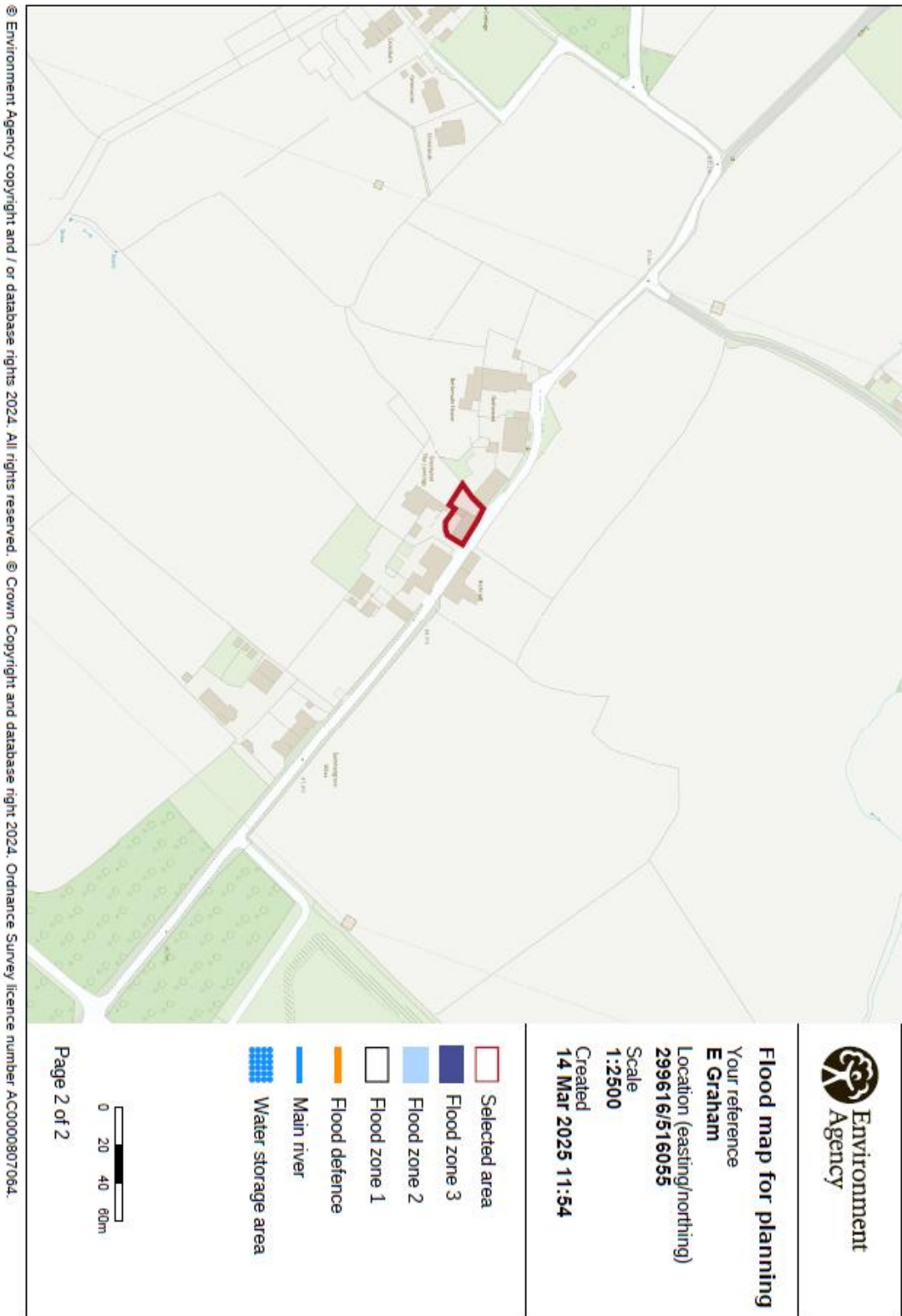
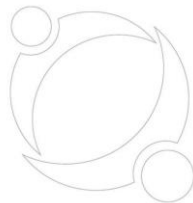




Fig 4 – Copeland local Plan – Settlement Map - Beckermat

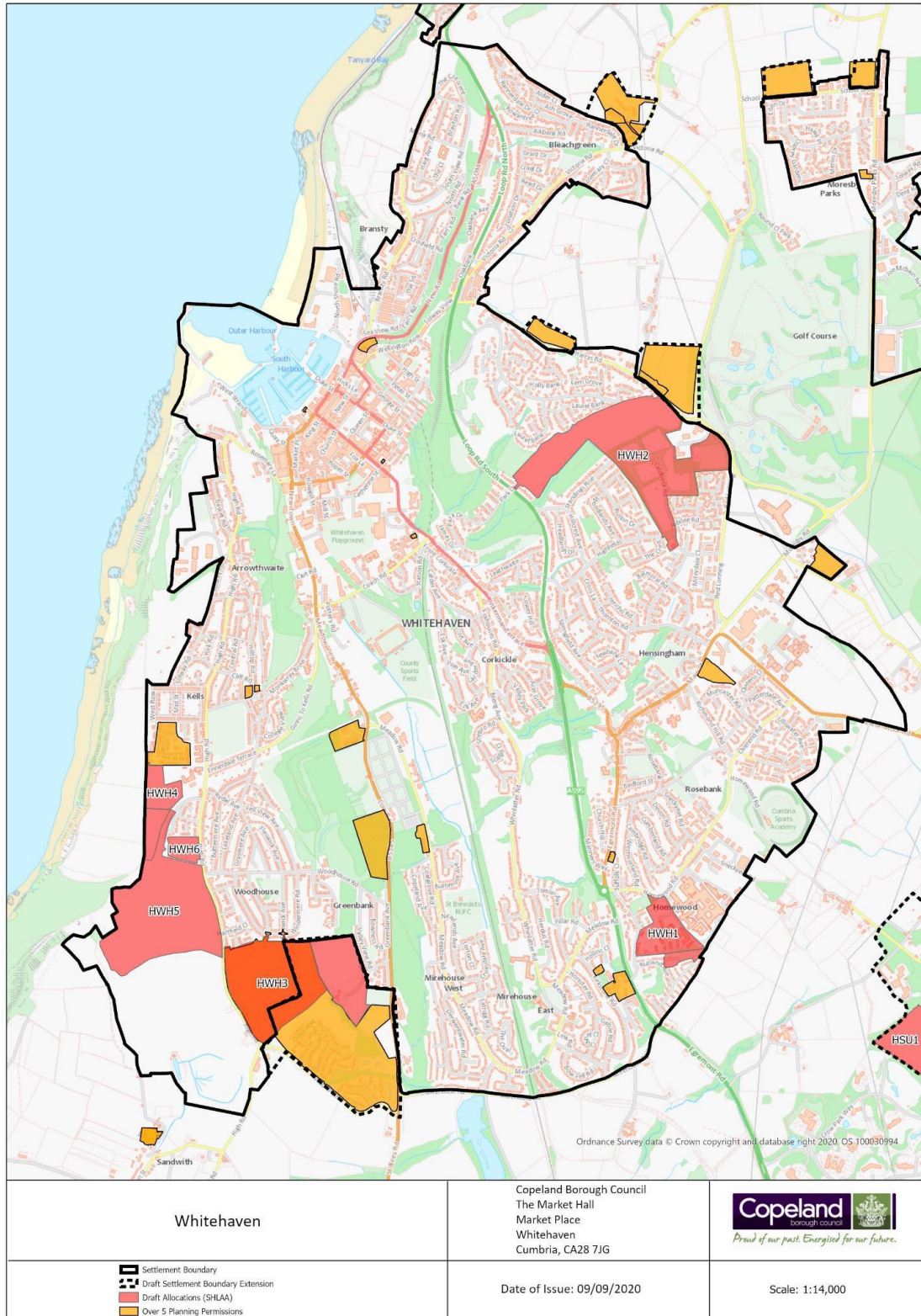






Fig 5 – Radon Report (BGS)



Report of address search for radon risk

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Address searched: Sneekyeat Farm, Hensingham, Whitehaven, CA28 8XZ
Date of report: 18 March 2025

Guidance for existing properties

Is this property in a radon Affected Area? - Yes

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 5-10%

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

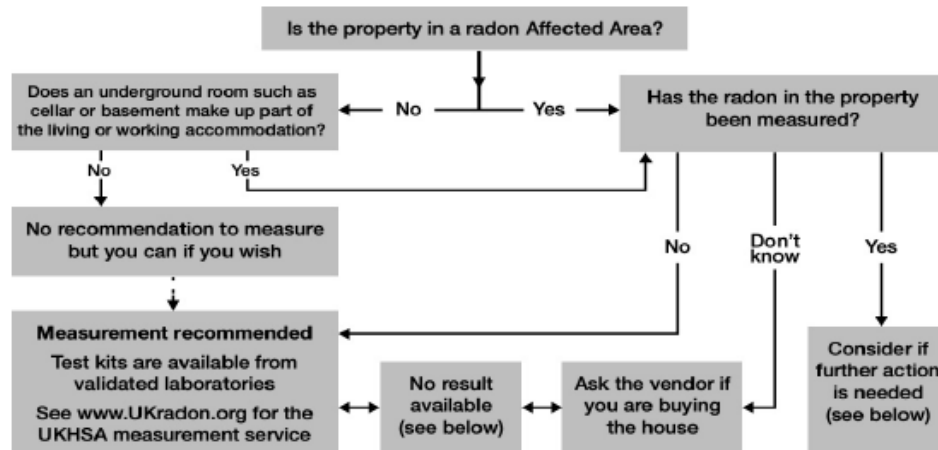
Further information is available from UKHSA or <https://www.ukradon.org>

Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - Basic Protection

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

**UKHSA guidance for occupiers and prospective purchases**

Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m³; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: <https://www.ukradon.org>
Building Research Establishment: <http://www.bre.co.uk/page.jsp?id=3137>

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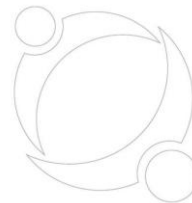


Fig 6 – Building Control Inspection of Drainage – Formal Start

Hand of our past. Energised for our future.

Copeland
Borough Council

Copeland Borough Council
The Copeland Centre,
Catherine Street, Whitehaven,
Cumbria, CA28 7SJ

Tel: 01946 598300
Email: info@copeland.gov.uk
Web: www.copeland.gov.uk
Twitter: @copelandbc

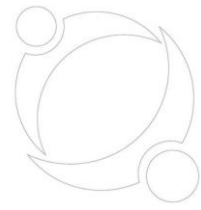
Mr & Mrs R Gate
Mr & Mrs R Gate
1 Woodlea Grove
Goose Butts
Keekle
Cumbria
CA25 5PZ

Invoice No **6536727** Page 1 of 1
Reference
Cross Ref **4/18/0110/1**
Invoice Date **17/12/2018**
In the event of a query please contact:
01946 59 8409 Sally Huddart
This Invoice must be paid by **07/01/2019**
V.A.T. Reg. No. GB 257 1772 43

Units	Price	VAT%	Total
1.00	496.38	20.0	595.66

fee for all inspections at
Top Barn, Sneckveat Farm, Hensingham
Barn conversion to a dwelling
4/18/0110/1

sewage connection.



THE END