

PROPOSED CONVERSION AND UPGRADE OF DELAPIDATED COTTAGE AT LOW WATH FARM TRUMPET ROAD CLEATOR

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT

The proposal is to restore the old cottage which was small and to provide a new family dwelling with a n extension to the rear to provide additional accommodation.

LAYOUT

The old cottage is attached to a large barn and is in a group of buildings two of which are existing dwellings. The new extension will not impact on either of the existing dwellings as it is to the rear of the old cottage.

SCALE

The old cottage as viewed from the front will not change and existing openings are reused. The two storey extension is planned to the rear side. The height of the new extension matches that of the higher roof of the old cottage.

LANDSCAPING

The front forecourt area is hard landscaped now but the large rear paddock/field runs down to the River Ehen, and it is proposed that a new garden area will be made For the cottage together with a hard landscaped area for car parking on sustainable surfaces. Currently the large field at the rear is overgrown and it requires remodelling completely.

APPEARANCE

The finishes of the old cottage externally are exposed stonework and render. Traditional finishes will be retained including a slate roof. The old existing roof was taken off as it had partly collapsed and a new roof was part erected. The external build form of the development when restored, will determine the visual impression it makes, (refer to design plans).

Access Statement

VEHICULAR AND TRANSPORT LINKS

The site is located down a long lane off Trumpet Road in Cleator. Bus services do exist on the main road offering access in to Egremont/Cleator Moor and Whitehaven.

Emergency vehicles can access the site down the lane and to the old cottage directly in front of it.

INCLUSIVE ACCESS

The cottage when restored will comply with all parts of Part M of the current Building Regulations, and all persons regardless of age, disabilities or social grouping will be able to move to the dwelling and through it, (Part M Disabled Access Requirements), with ease.

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