

ACCESS, DESIGN AND HERITAGE STATEMENT

GB/KT/23/ADHS

Wilson Park Farm, Pica, Workington

INTRODUCTION

The site is located fronting the main road between Pica and Dean Cross and is serviced by an existing highway access to the farm.

The application site is in the ownership of the applicant as indicated on the OS extract and block plans submitted as part of this Planning Application, on land within the working farm complex.

PROPOSED SCHEME

The proposal is to erect an agricultural workers dwelling, of traditional construction utilising the existing highway access to the farm and an agricultural appraisal is attached as part of the application undertaken by John Wilson of Whittaker & Biggs, Land Agents for the applicant.

DESIGN

The proposal will result in the scale and massing of the new structure being designed to have no detrimental effect on the area in terms of visual impact, due to the finishes chosen and the design reflecting those used on similar structures in the farm complex.

ACCESS

There is an existing access to the farm complex which connects to the adopted highway and it is proposed to then provide access to the dwelling off land within the farm boundaries.

CONCLUSION

The proposed scheme would see the provision of a compact development, located in the corner of the field, which would have no major visual impact in respect of both the immediate locality and indeed the environment generally. This is due to the dwelling being designed to complement the existing farm complex and adjoining properties, together with the choice of external materials used on the walls and roof area, will blend in with the surrounding farmland and provide the sound basis for a sustainable agricultural business for this family run farm.

Ken Thompson
Coniston Consultants
22 / 2 / 2023