

CONTRACT NO.24/298/

DATE: 28/05/2025

DESIGN AND ACCESS STATEMENT

Amendment A 28th May 2025

**ALTERATIONS TO EXISTING DWELLING INCLUDING THE ADDITION OF A TWO
STOREY EXTENSION TO EAST ELEVATION AND SINGLE STOREY EXTENSION TO
WEST ELEVATION, ALTERATION AND CONVERSION OF EXISTING STORE TO
FORM ADDITIONAL DOMESTIC ACCOMMODATION INCLUDING ALTERATIONS
TO THE ROOF**

**WOODEND MILL WOODEND CLEATOR CUMBRIA CA22 2TB
FOR Mr PHILLIP TOOMEY.**

The Premises Description.

The residential dwelling was historically a Mill. The house and adjacent barn were confirmed as purely residential after the Planning consent was agreed by Copeland Borough Council in 2003. The Barn which was indeed a grain store was at that time approved for domestic use although most of the renovations and alterations to the house internally were not carried out.

See Copeland Planning reference: APPLICATION NUMBER 4/02/1357/0, DECISION Approved
DECISION DATE 4/16/2003. APPLICATION TYPE Full: CBC. DEVELOPMENT ADDRESS WOODEND MILL,
WOODEND, CLEATOR, CUMBRIA. DEVELOPMENT DESCRIPTION CONVERSION OF BARN AND
MODERNISATION OF FARM, HOUSE. APPLICATION DATE EXPIRY DATE 2/4/2003

An application was made for this site in 2002 for conversion of the Barn (not a barn but a store) and this was approved but not implemented although the barn/store did convert to domestic use as a garage. The applicant has stored a vintage vehicle in the garage since then.

This is over 20 years ago since the building was converted to full domestic use.

Under the original triggers for a Bat survey the building did not require such a survey as it had existing hard render walls, not open masonry and tiles on the roofs, not slates both of which were bat survey triggers at the time. Further to this the applicant advised me just recently that to keep rats and mice out of the garage to protect his vintage car he had installed a sonic repellent to keep the pests away and these also work with bats as they might have defecated on the vehicle!

There are clearly no bats as they have been repelled over the years and given that the building has already been approved as a residential garage there is no change of use which is the current trigger for the need for a bat survey. I presume the old triggers still apply slate roof and open masonry jointed walls which again are not present in the existing building which has red tiled roofs and hard cement wet dash render walls.

The applicant further adds:

“With regards to the below and the bat survey, I have five electronic devices fitted in the out buildings to keep vermin etc out of the buildings, the advice actually came from Copeland Borough Council rep meeting associated with vermin control on the Egremont allotments.

These devices are a deterrent. I have been rodent free, in all the outbuildings (apart from where the doves live in the Dutch barn) without the use of traps or poison. The damage to the two vintage vehicles I have was about 700 pounds, it could have been thousands of pounds, so these devices have more than paid for themselves.

On the house there are two units, one in the store (barn) and one in the main property, basically mice were coming through from the store, but I have fitted a new door and cleaned out the store of course. More can be fitted into the house, I have found battery operated (due to slowly removing the electrics in the house) units that can be purchased at a reasonable cost. These can be installed easily now, and between myself stripping (plaster off the walls) out slowly and these devices fitted what better deterrent between now and the major works being carried out.

A structural survey was carried out over twenty years ago to support the application then, but this will no need to be updated to reflect the current condition of the building. A Consultant Structural Engineer has been appointed to carry out a review of the structures and will advise on any changes to the existing statement.

The Consultant Structural Engineer will be retained to design and justify the changes to the structural design at Architectural Design Stage 3 Building Regulations should the Cumberland Council see fit to approve the current application.

Layout, Scale and Appearance

The existing building had a combination and traditional fenestration to part of the rear elevation and some agricultural features such as a wooden loft hatch. The windows were side opening sash types. The front of the building is less symmetrical and has been altered and amended over the years to include some discordant features such as a flat roof with a large picture window.

The proposals

The applicant's brief was to coordinate as much as possible the fenestration of the building to appear more considered. To retain the intrinsic original footprint while at the same time extending the building to improve its function in line with his own living style and requirements.

To achieve this distinction the extension was conceived in different materials to identify it clearly as separate from the historic footprint and leaving it intact.

The roof tiles are to be removed and replaced with mineral fibre tiles which look more like slates.

Ecology and the Environment

The site sits on the bank of the river Ehen and beyond that the Longlands Lake National Park. There is related to both areas of water an abundance of natural wildlife. The applicant has for some time run his own small holding on the land looking after a few animals as a hobby and has a keen interest in animals and wildlife and the proposals are designed to enhance this pleasure, so the extension is clearly not to cause any harm or distress to the natural harmony in the area. This would seem to contradict the approach to bats inhabiting the residence but there is a mass of woodland in the area and this can support many colonies of bats without the need for them to co-exist in the dwelling.

There are no known "at risk species". But a statutory watching brief would naturally be carried out during all the removals, renovations and extension works to maintain the environmental equilibrium and by careful management perhaps enhance it.

Flood risk

The site is partially in Flood Zones 2 and 3 but the dwelling itself and the proposed **first floor** extension are outside the flood zones.

A flood risk assessment has been provided, which is summarised here:

There is an existing dwelling which does not flood. The extension is at first floor, which does not make the residential risk any greater. The existing ground floor will be insulated and made more robust (any ground floors that are timber will be replaced with solid concrete floors).

The proposals create no risk to any other dwellings in the area or further down the river as the river flood plain would not be impacted by the rainwater run off from the extension roof.

Drainage

Foul drainage is already installed connected to the existing septic tank. This will be maintained to ensure it retains its design function.

Surface water drainage. Already exists.

Site Access

Vehicular Access.

The site access was previously designed and approved to accommodate all the site traffic needs for the Mill. The use as a residence would reduce the amount of traffic from the historic Mill use.

Pedestrian access.

There are public footpaths along the highway verge linking the development site to the villages of Cleator and the town of Egremont. There are bus stops for public transport going both ways from Woodend hamlet 200 metres from the site entrance.

Conclusions.

The Premises was previously approved as residential, but the extension falls outside the original approved details

The extension has deliberately been designed to contrast with the original building to preserve the visual appearance and footprint of the historic building.

The proposals are recommended to Cumberland Council as an improvement to the and modernisation of the housing stock without the loss of an historic if not significant industrial Mill reflecting the industrial history past of the Ehen valley.

Geoff Wallace FCSD MCIAT

Appendix

LIST OF SURVEYS THAT MAY BE REQUIRED TO ENABLE A VALID OUTLINE/FULL APPLICATION TO BE REGISTERED AND DETERMINED.

Agricultural appraisal	National federation of farmers	N/A
Design and Access statement	Design consultant	yes
Drawing numbers	Design consultant	yes
Ecological assessment	No need for ecological surveys using Cumberland own Councils own triggers as reference.	
Flood impact assessment	Provide	No
Foul sewage assessment	To existing Treatment plant.	OK
Heritage statement		N/A
Highway assessments	Not applicable previously approved	
Landscaping and visual impact	No visual impact an existing building	
Noise impact assessment	No worse than previous use.	N/A
Structural survey	To be up dated	
Surface water assessment	Surface water drainage is existing	
Tree survey	No trees effected.	
Construction Management Statement	Scale f works is minimal	
CDM Regulations 2015	Not applicable.	

Desk top study (DTS)

BNG

Not applicable.

This is a domestic proposal!