

PROPOSED CONVERSION OF BARN TO A DWELLING,

ARLECDON FARM, ARLECDON CA26 3UW

DESIGN AND ACCESS STATEMENT

1. Introduction

This statement is provided under the provisions of Dept for Communities and Local Government circular 01/2006.

It accompanies an application to convert unused barn at Arlecdon Farm, Arlecdon into one 2 bedroomed property. The application is a detailed proposal.

2. Design principles

The development will essentially confine itself to the existing footprint of the building as shown on the submitted plans together with some minor demolition of small structures to facilitate rebuild in accordance with a structural engineer's report and general amenity. Minor demolitions relate to small modern structures adjacent to the traditionally constructed building. The barn is a substantial structure located at Arlecdon Farm which is located on the Arlecdon to Asby road at the west end of the village. Agricultural land lies to the north, west and south of the barns with the farmhouse and Alexandra Cottage to the east. The main design principal is to maintain the character of the buildings in this edge of village location.

3. Layout and appearance

The layout of the development is constrained by the footprint of the barn. The barn is substantial and includes a courtyard. The existing farmhouse lies across a track to the east. The barn is of traditional construction comprising sandstone walls with a mix of roof material including Welsh slate and concrete tiles. The detailed design proposed reflects these materials which will be retained although roofing material will be wholly slate, reinstating the original materials. The walls will be repointed.

Detailed elevations have sought to reflect existing openings. Some additional window openings are proposed for practical reasons and to comply with the current building regulations requirements adequate for light and ventilation in habitable rooms. The barn has limited impact on the local landscape as it is either hidden by the Farmhouse from the road and the adjacent barn. The principal view is seen from the main road through the village to the southeast and is dominated by Alexandra Cottage. Visual impacts are thus limited and the material appearance of the development from the road will not change to any significant degree. The land to the rear is open countryside and whilst this provides an open aspect for the development this land is not within public view due to the massing of the buildings. The proposal does not therefore impact upon the open nature of the surrounding land. The development has been designed in such a way as to ensure that Arlecdon Farmhouse can continue to be used as a separate dwelling.

4. Access

The barn is served by two access points, one to the east of the farmhouse and one to the north of Alexandra Cottage. The accesses provide good visibility onto the public highway and the site and accesses are within the 30mph limit. It is proposed to utilise the northern access for the barn conversion and retain the southern access for the farmhouse.

It has been noted that the County Highway Authority objected to the previous proposal on the grounds that the access points have inadequate visibility an indicative plan is attached to the application showing available visibility which seems to counter that argument. The existing use right here would allow for intensive agricultural use by heavy machinery, tractors etc. and HGV's delivering fertilisers and collecting/delivering animals. Furthermore, the proposal is entirely consistent with the NPPF Paragraph 32 which states "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". This is not the case here.

5. Drainage

Surface water will be disposed of via soakaway to the adjacent field as per the existing arrangements and this is shown on the indicative plan. There are no new hard surfaces to be provided thus there will be no increased flows. Foul sewage will go to the mains. There is a connection point to the main sewer serving the village on the northwest corner of the complex (the new village treatment works are to the south).

6. Planning Policy

The dwelling will be a 2 bedroom in size reflecting both the scale of the structures and the known demand for housing of this size across the County as identified in the Copeland Borough Strategic Housing Market Assessment and the Local Plan 2013-2028. *(This may be out of date but the general details will not have changed in respect to this justification)*

The farm buildings, including the barns and farmhouse, lie within the defined limits of Arlecdon as shown on the 2001-2016 Local Plan (which in relation to settlement limits is under review). On this basis Policy DM13 of the new Local Plan is relevant. This supports the conversion of non-residential buildings to housing use subject to compliance with several criteria. These include:

- a) Adequate internal space standards with exclusive use of kitchen and bathroom facilities.
- b) Off street parking in accordance with standards.
- c) Adequate and appropriate external amenity space.
- d) Conversion works to conserve the character of the building.
- e) No alterations or associated works cause amenity problems for residents of adjacent property.

It is maintained that this policy is fully complied with in this instance.

MJN April 2016

Amended to reflect the current application for only on barn

GWL June 2025