

Design Access Statement

Mowbray Farm - Barn 1-5 Conversion of redundant barns to Dwellings

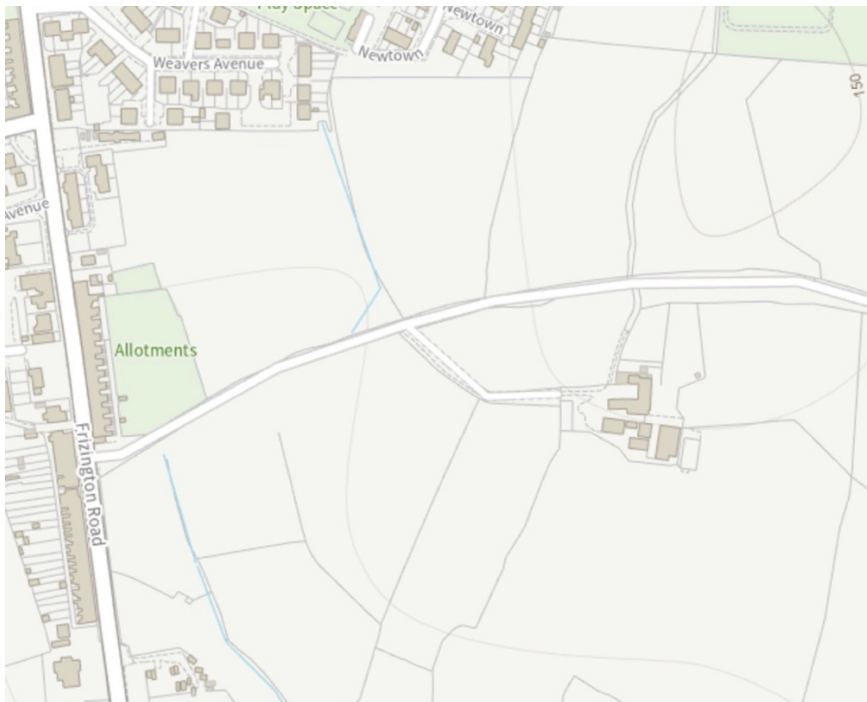
Location

Frizington is a village in Cumbria, England, near the Lake District National Park.

Historically, it was a collection of farms and houses but became a unified village as a result of the mining (both coal and iron ore) opportunities in the area.

It lies by road 4.9 miles (ca. 8 km) east of Whitehaven, 38.2 miles (ca. 61 km) southwest of Carlisle and 44.4 miles (ca. 71 km) north of Barrow-in-Furness.

Mowbray farm is on the southern outskirts of Frizington town centre in an elevated position consisting of a large farmhouse with barns attached and several detached out buildings and a large area of land. The site benefits from great views to the east and south Lake District falls.





Proposed plan

Proposals

The existing farmhouse remains. The proposal is to convert the existing redundant farm buildings into various dwellings.

The proposals are to be submitted under two separate applications: -

(A) under Class Q – agricultural building to dwelling for the three agricultural sheds.

Class Q was seen by Government as a way of assisting the housing shortage normally found in rural areas through the conversion of existing buildings without endangering our open countryside. Proposals are as follows:-

Barn 1 – One -detached three bed dwellings

Barn 2 & 3 to be demolished to create courtyard parking and open views of Barn 4

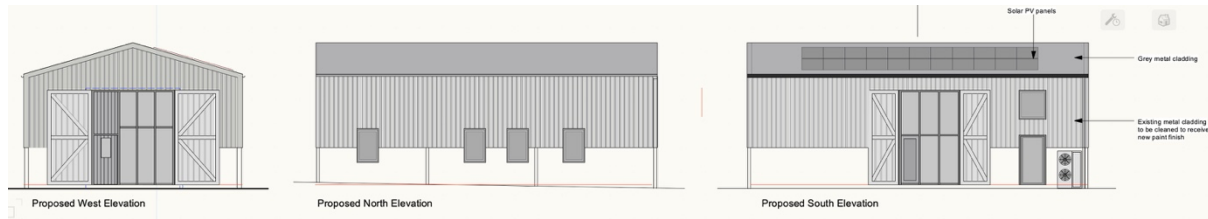
Barn 4 – Two bed detached bungalow

Barn 5 - Two semi-detached two bed dwellings

(B) Barn 6 - Conversion of the barn attached to the farm house which falls outside of Class Q size limitation. Separate Application submitted previously.

Barn 1 – Is a large steel frame shed with blockwork walls at low level and steel cladding above with steel clad roof and mezzanine floor. The size is approximately 14.3 x 9.2 x 6.1m high.

The proposal is to convert to a three bed dwelling with areas of double height vaulted ceilings and a mezzanine bedroom area.



Barn 2 & 3 – Is single storey facing brick under a metal clad roof.

Proposal is to demolish to create a parking area and open up the proposed frontage of Barn 4.

Barn 4 - Is a single storey Blockwork under a metal clad roof.

Proposal is to convert to a two bed bungalow.

Barn 5 Is a large steel frame shed with steel cladding and steel clad roof.

Proposal is to convert to provide two 2 bed dwellings with areas of double height vaulted ceilings.



Layout

The proposals take advantage of the of the existing buildings layout and access with private gardens and parking adjacent each property. The proposed building floor plan layout takes full advantage of the Lake District views and south and east aspects.

The design proposals are contained within the existing building footprint and the height.

Appearance

The buildings are a variety of finishes including blockwork (to be rendered) and metal cladding which will be retained and refurbished. The proposals seek to retain a farm building aesthetic with existing/new large door openings to be glazed with covering metal clad barn doors .

Dwellings will be highly insulated with timber frame internal leaf and heating provided by air source heat pump together with solar PV panels to the roof.

Access

The farm is accessed off Frizington Road/ Lane End onto a short tarmac road with 5mph speed signage off which is a existing single-track access serving the farm. The access track will be extended with the addition of passing bays.

The farmyard area is a gravel finish which will be refurbished. Parking areas will be surfaced with permeable block paving linked to paved areas leading to the dwelling entrance doors. Internal layouts will conform to Building Regulation Document Part M.

There is a public footpath passing thro' the farm grounds and this will be maintained.

Landscape

Areas of soft landscape are added to help define parking areas and to form rear garden areas. Fencing to rear gardens will be stock proof post and wire fencing with hedgerow planting. Existing trees/hedges surrounding the site will be retained.