Design & Access Statement

DAS-001

The Garage at Lingmell, Seascale, Cumbria, CA20 1HQ

Change Of Use and Conversion of Existing Detached Two-Storey Garage to Form One Self-Contained Dwelling, Including Associated Internal Alterations; and Creation of Domestic Garden with Retention of Two Existing Timber Sheds & One Greenhouse

16/10/2026

Full Planning Application – Rev B

Document Control

Date	Issue Number	Change/Amendment	Author:
29/08/2026	-	First draft	EDS Design Cumbria Ltd
15/10/2026	Rev A	Amended description following consultation with Christie (planning Officer)	EDS Design Cumbria Ltd
16/10/2026	Rev B	Updated to describe the two existing timber sheds and greenhouse, their retention and ancillary domestic use, with corresponding amendments to the supporting drawing references and conclusion.	EDS Design Cumbria Ltd

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1. Introduction

This Design and Access / Planning Statement has been prepared by EDS Design Cumbria Ltd on behalf of Mrs Christina Jeffery in support of a full planning application at The Garage at Lingmell, Seascale, Cumbria, CA20 1HQ. The application comprises the change of use and conversion of the existing detached two-storey garage to form one self-contained dwelling, including associated internal alterations; and creation of domestic garden with retention of two existing timber sheds and one greenhouse. The outbuildings will remain ancillary to the proposed dwelling and its associated garden.

The proposal principally comprises the sensitive reuse and adaptation of an existing permanent building. The established building footprint, scale, massing and general form are retained, with works concentrated upon the internal conversion and those limited alterations to the existing building fabric necessary to provide a high-quality residential dwelling.

There is no material enlargement of the building footprint, no extension into previously undeveloped land and no requirement for significant new external infrastructure.

The proposal therefore represents an efficient and sustainable reuse of an existing building situated within the established built-up area and defined settlement boundary of Seascale.

The application follows formal pre-application engagement with Cumberland Council under reference PAA/25/0023.

Importantly, Cumberland Council confirmed through that process that:

- Seascale is identified as a Local Centre;
- the application site lies within the defined settlement boundary;
- residential development is acceptable in principle; and
- the detailed application should address matters including design, amenity, parking, drainage, trees, biodiversity and structural suitability.

The Council's pre-application conclusion that the principle of residential use is acceptable represents an important material consideration in favour of the development.

The applicant has subsequently progressed the proposal and commissioned further technical assessment in direct response to that advice.

A structural assessment prepared by Paul Crooks BEng CEng MICE concludes that the existing building is structurally suitable for residential conversion, subject to detailed verification of those elements affected by additional residential loading.

The proposal has also been deliberately formulated to ensure that there is:

- no material increase in building footprint;
- no loss of protected trees;
- no works adversely affecting the Tree Preservation Order;
- no loss or degradation of onsite habitat;
- no increase in existing impermeable surface area;
- no increase in roof catchment area;
- no requirement for a new vehicular access;
- no unacceptable overlooking or loss of privacy; and

- no requirement for a new foul drainage outfall, with the existing foul drainage connection retained and reused.

The development therefore represents a highly contained conversion of existing built form with exceptionally limited environmental effects.

Supporting Application Documents

The application should be read together with:

- Application Form and Certificates;
- Site Location Plan;
- Existing and Proposed Block / Site Plans;
- Existing Floor Plans;
- Proposed Floor Plans;
- Existing Elevations;
- Proposed Elevations;
- Design & Access / Planning Statement DAS-001;
- Cumberland Council Pre-Application Advice PAA/25/0023;
- Redstone Structural Assessment;
- Environment Agency Flood Map for Planning;
- Drainage Statement contained within this DAS;
- Arboricultural / TPO Impact Statement contained within this DAS;
- Biodiversity Net Gain Exemption Statement contained within this DAS;
- Radon information; and
- supporting site photographs and contextual information.
- Existing outbuilding elevations: LC-CJ-008 – Existing Sheds & Greenhouse – Revision A.

Planning permission is sought for the development shown on the submitted application drawings.

2. Flood Risk

The Environment Agency Flood Map for Planning, generated on 31 August 2026 for the application location at grid reference 304405 / 501732, confirms that the application site lies within Flood Zone 1, being land with a low probability of flooding from rivers or the sea.

The proposed development involves the conversion of an existing building and does not increase the existing building footprint, roof catchment area or impermeable surface area.

The proposal therefore does not create additional surface-water runoff arising from additional built development.

National Planning Policy Framework – August 2026

The August 2026 NPPF materially strengthens the position.

Policy F4 – Assessing Flood Risk for Decision-Making requires a site-specific Flood Risk Assessment in Flood Zone 1 only in specified circumstances, including sites of one hectare or more or land otherwise identified as being at current or future flood risk. The application site is approximately 0.0458ha, substantially below the one-hectare threshold.

Furthermore, national Policy F5 – The Sequential Test specifically excludes changes of use, other than particular caravan, camping, chalet and park-home uses, from the requirement to undertake the Sequential Test.

The proposal consequently raises no sequential-location issue.

The development will be safe for its anticipated lifetime and will not increase flood risk elsewhere.

Conclusion

The proposal accords with the relevant flood-risk and drainage provisions of:

- Copeland Local Plan Policy DS6 – Reducing Flood Risk;
- Copeland Local Plan Policy DS7 – Sustainable Drainage;
- NPPF Policy CC3 – Adaptation to Climate Change;
- NPPF Policy F4 – Assessing Flood Risk for Decision-Making;
- NPPF Policy F5 – The Sequential Test;
- NPPF Policy F7 – Ensuring Development is Safe from Flooding; and
- NPPF Policy F8 – Sustainable Drainage Systems and Watercourses.

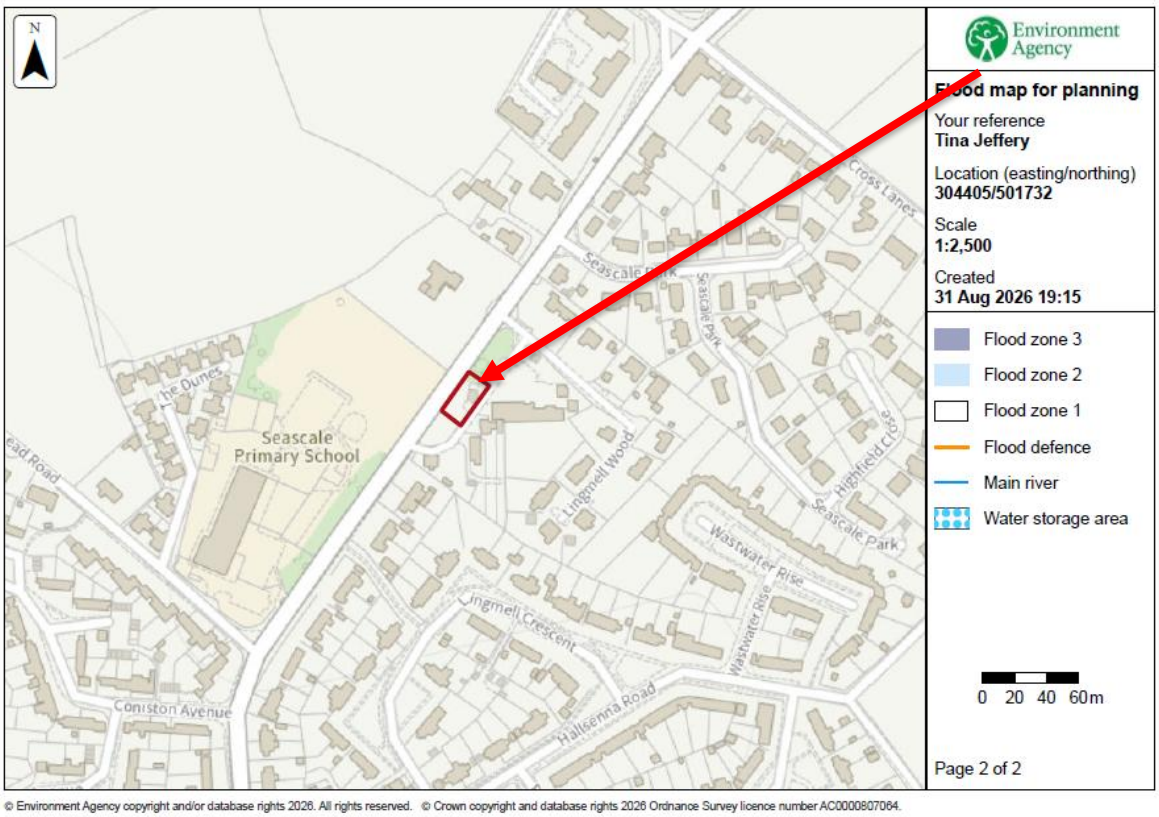


Fig 1 – Environment Agency Flood Maps

3. Principle of Development and Use

Planning permission is sought for the creation of one dwelling through the conversion and reuse of an existing permanent detached building within the defined settlement of Seascale.

The proposal does not constitute speculative residential development within the open countryside. It represents the reuse of existing built form within an established residential settlement.

This distinction is important.

Cumberland Council has already considered the principle of the proposal through pre-application enquiry PAA/25/0023.

The Council confirmed that Seascale is a Local Centre, that the application site lies within its settlement boundary and consequently that the principle of residential use is considered acceptable.

The principle is further strengthened by the National Planning Policy Framework published on 17 August 2026, which replaced the December 2024 NPPF and introduced a new set of national decision-making policies.

NPPF Policy S3 – Presumption in Favour of Sustainable Development
Policy S3 establishes that development proposals which accord with an up-to-date development plan and the national decision-making policies should be approved without delay.

NPPF Policy S4 – Principle of Development Within Settlements
Of particular significance to this application, Policy S4 establishes a clear positive starting point for development within settlements.

Development proposals within settlements should be approved unless their benefits would be substantially outweighed by identified adverse effects when assessed against the national decision-making policies.

The application site falls squarely within this policy.

The benefits include:

- provision of an additional dwelling;
- development within an established settlement;
- reuse of an existing permanent building;
- no greenfield land requirement;
- no material increase in building footprint;
- retention of existing access infrastructure;
- retention of existing foul and surface-water arrangements;
- minimal construction-related land disturbance;
- improved thermal and energy performance;
- no identified arboricultural harm;
- no loss or degradation of habitat; and
- efficient use of existing land and buildings.

There are no identified adverse effects which substantially outweigh those benefits.

Existing Outbuildings and Their Retention

The application site contains two existing timber sheds and one glazed greenhouse. Their retention and proposed ancillary domestic use in association with the converted dwelling form part of this planning application.

The three structures are illustrated separately on drawing LC-CJ-008 – Existing Sheds & Greenhouse – Revision A, comprising:

- Timber shed at the end of the garden: an existing timber-clad structure with a shallow roof, doors and windows, as illustrated on the submitted elevations. This will provide storage for garden tools, equipment and other domestic items incidental to the enjoyment of the dwelling.
- Glazed greenhouse: an existing framed and glazed structure with a pitched roof. This will be retained for growing plants and other domestic gardening activities associated with the dwelling.
- Timber shed to the rear of the garage: an existing timber-clad structure with a pitched roof and entrance door, as illustrated on the submitted elevations. This will provide ancillary domestic and garden storage.
-

All three structures are to remain in their existing positions. No enlargement, relocation, replacement or physical alteration is proposed. Their existing footprints, heights, roof forms, external materials and openings will be retained.

The outbuildings will serve the proposed dwelling and its associated domestic garden. They will not provide separate residential accommodation or independent commercial premises.

Their retention makes practical use of existing structures and avoids the need for replacement garden buildings. As no changes to their siting, scale or external form are proposed, their retention will introduce no additional built mass, roof catchment, hardstanding or new openings affecting neighbouring properties.

The client advises that the structures are longstanding. Their retention and proposed ancillary domestic use are expressly included within this application for assessment. No assumption that the structures benefit from householder permitted development rights is relied upon to justify their retention.

This section should be read alongside the amended existing and proposed site plans, landscape plan and drawing LC-CJ-008 Revision A

4. Design and Appearance

The design philosophy is based upon sensitive conversion rather than redevelopment.

The existing building already forms an established and permanent component of the local built environment.

The proposal retains its established:

- siting;
- footprint;
- overall scale;
- roof form;

- ridge height; and
- general massing.

The scheme therefore avoids introducing a materially larger building into the site.

Alterations to the existing building fabric are limited to those necessary to facilitate residential occupation, improve natural light and ventilation and achieve an appropriate residential appearance.

No substantial external construction or extension is proposed.

The completed development will consequently read as the sensitive adaptation of an existing building rather than an intrusive new-build development.

The proposal accords particularly strongly with NPPF Policy DP3 – Key Principles for Well-Designed Places, which requires development to respond positively to the context and characteristics of its site and setting.



Fig 2 - Google map highlighting the area.

5. Site Context and Seascale Character

Seascale contains a varied range of residential buildings reflecting differing periods of development and does not exhibit one rigid architectural form.

The application site lies within this established built environment.

The existing garage is already visually established and forms part of the existing pattern of development.

Consequently, the proposal does not introduce a new building of unfamiliar scale or massing into the locality.

Instead, the existing building is retained and sensitively adapted.

The residential use itself is entirely compatible with the predominantly residential character of its surroundings.

The proposal would therefore preserve the character and appearance of the area while improving the appearance, functionality and long-term use of an existing building.

6. Sustainability and Energy Efficiency

An important sustainability benefit of the development is the retention and reuse of the existing building.

Rather than demolishing the structure and constructing a replacement dwelling, the proposal retains the substantial existing building fabric.

This:

- reduces demolition waste;
- reduces demand for new structural materials;
- retains embodied carbon within the existing structure;
- minimises construction traffic and disturbance; and
- makes more efficient use of existing developed land.

The building will be thermally upgraded as necessary through the Building Regulations process, including appropriate improvements to insulation, glazing, airtightness, ventilation, heating, lighting and water efficiency.

The proposal therefore accords strongly with NPPF Policy L2 – Making Effective Use of Land.

Policy L2 requires substantial weight to be given to benefits arising from development which makes better use of vacant and underutilised land and buildings, expressly including bringing suitable buildings into residential use.

That national policy is directly applicable to the proposal.

7. Residential Character and Materials

The external material strategy has been intentionally restrained.

The existing building form and principal external finishes will be retained wherever practicable, with replacement or new components selected to complement the existing building and surrounding residential context.

Palette of materials	Existing	Proposed
Roof	Black Concrete Tiles	Black Concrete Tiles
Fascia & Soffits	Painted Timber	Painted Timber
External Walls	Cement Render Wet Dash	Cement Render Wet Dash
Windows & Doors	Oak UPVC	Oak UPVC

8. Safety and Security

The proposal provides a clear residential entrance, appropriate natural surveillance and a defined relationship between public, parking and private amenity areas.

Accessible doors and windows will incorporate modern residential security standards, with specification having regard to Secured by Design principles.

Existing boundaries will be retained wherever practicable, providing an appropriate balance between security, privacy and natural surveillance.

9. Access, Parking and Transport

The proposal will utilise the existing established vehicular and pedestrian access serving the property.

No new access onto the public highway is required.

Two off-street parking spaces are provided within the site and are identified on the submitted Block Plan.

The proposal involves only one dwelling and will generate vehicle movements consistent with normal domestic occupation.

It will not generate a significant amount of movement or place a material burden upon the surrounding highway network.

NPPF Policy TR6 – Assessing Transport Impacts requires a Transport Statement or Transport Assessment where development is likely to generate significant amounts of movement.

A single dwelling created through conversion of an existing building plainly represents a development of a significantly smaller order.

NPPF Policy TR4 – Street Design, Access and Parking also requires transport considerations to form an integral part of good design. The existing access and off-street parking provision satisfy that objective.

No severe transport impact or unacceptable highway-safety impact arises.

10. Residential Amenity, Privacy and Outlook

The proposal has been designed having regard both to future occupants of the proposed dwelling and existing neighbouring residents, this directly responds to Policy H13 – Conversion and Sub-Division of Buildings to Residential Uses.

The policy seeks to ensure that residential conversions:

- do not create unacceptable noise or disturbance;
- provide satisfactory natural lighting;
- provide suitable privacy;
- avoid adverse direct overlooking;
- provide suitable parking; and
- provide satisfactory external amenity.

These considerations were expressly identified by Cumberland Council during the pre-application process. The Publication Draft from which the adopted policy evolved similarly identifies natural light, privacy, overlooking and parking as key criteria.

Privacy and Overlooking
The proposed fenestration and internal layout have been arranged to avoid unacceptable direct overlooking of neighbouring habitable-room windows or private amenity areas.

Daylight and Outlook
Habitable accommodation will receive appropriate daylight, ventilation and outlook.

Overbearing Impact
The established external building envelope is retained.
There is therefore no additional building mass of a scale capable of creating unacceptable enclosure or overbearing impacts upon neighbouring properties.

Noise and Disturbance
The proposed use is one conventional residential dwelling within an established residential environment.
The level and character of activity will therefore be entirely compatible with neighbouring uses.

External Amenity
The dwelling will benefit from defined private external amenity space identified on the amended site and landscape plans. The associated domestic garden will include the two retained timber sheds and greenhouse, providing domestic storage and growing facilities ancillary to the dwelling. Their retention involves no enlargement, relocation or new openings and therefore introduces no additional building mass or new opportunities for overlooking.

	Proposed
Plot size m²	458.33 m²
Proposed Building m²	41m²
Existing Building m²	41m²
Development Ratio	8.9%
Driveway m²	37.5m²
Side Boundary Distance	4100mm (N) 15600mm (S)
Front Boundary Distance	700mm
Building Increased m²	0m²

11. Structural Suitability

The Council's pre-application response advised that the structural capability of the existing garage should be demonstrated.

A structural assessment was therefore undertaken by Redstone Consulting Engineers, prepared by Paul Crooks BEng CEng MICE.

The existing structure comprises a substantial masonry-built garage with a duo-pitched roof. The assessment identifies no significant evidence of structural distress and concludes that the building is structurally suitable for conversion to residential use, subject to conventional detailed confirmation of the structural capacity of those elements affected by additional loading.

The elements identified for verification include:

- roof rafters and purlins;
- proposed residential floor construction;
- masonry walls; and
- foundations.

These are matters capable of being addressed through detailed structural design and the Building Regulations process.

There is therefore no structural impediment to the proposed residential use.

12. Trees and Tree Preservation Order – Arboricultural Impact Statement

Cumberland Council's pre-application response identifies that the application property lies within a wider area affected by a Tree Preservation Order (TPO).

The applicant has therefore considered carefully whether the proposed development could directly or indirectly affect any protected tree.

Nature of the Development
The proposal is for the conversion of an existing building contained within its existing footprint and established external envelope.

There are no development works proposed which require:

- felling of any tree;
- pruning or lopping of any protected tree;
- removal of any hedgerow;
- excavation associated with a building extension;
- new foundations outside the existing building footprint;
- alteration of existing ground levels;
- new vehicular access;
- widening of the existing access;
- new areas of hardstanding;
- excavation for new external drainage infrastructure;
- excavation of new external service trenches affecting trees; or
- works that require access into or disturbance of the rooting environment of retained trees.

Impact upon Protected Trees

All existing trees, including any trees subject to the Tree Preservation Order, will be retained and unaffected by the proposed development.

No part of the proposal depends upon the removal, pruning or modification of a protected tree.

The proposal does not alter the established building footprint or bring new built development closer to any existing tree.

Similarly, there will be no material alteration to ground conditions, drainage, external levels or existing hard surfaces which could adversely affect tree roots.

The development therefore has no identified direct or indirect arboricultural impact.

Construction Protection
Notwithstanding the absence of arboricultural works, construction activities associated with the internal conversion will be managed appropriately.

No:

- construction materials;
- spoil;
- chemicals;
- cement washout;
- fires;
- plant;
- contractor parking; or
- temporary storage

will be permitted within the rooting environment of protected or retained trees where such activity could cause damage.

Existing hardstanding and established access areas will be utilised for contractor access and material handling.

Should any unforeseen works be identified which could affect a protected tree or its rooting environment, those works will not be undertaken without prior consideration and, where necessary, agreement with Cumberland Council.

Arboricultural Conclusion
The proposal constitutes the reuse of an existing building and does not require external development operations affecting trees.

All protected trees will remain in situ and unaffected.

There is therefore no arboricultural reason to withhold planning permission, and the proposal is consistent with the objectives of the Copeland Local Plan and NPPF Policy N2 – Improving the Natural Environment.

13. Biodiversity and Biodiversity Net Gain – Exemption Statement

The proposal has been considered against the statutory Biodiversity Net Gain requirements contained within Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended.

Nature of the Proposed Development
The development consists principally of the change of use and conversion of an existing permanent building.

The established building footprint is retained.

The proposal does not result in:

- loss of grassland;

- loss of garden habitat;
- loss of woodland;
- removal of trees;
- removal of hedgerows;
- loss of any linear habitat;
- extension of the building into vegetated land;
- construction of new external hardstanding; or
- degradation of existing onsite habitat.

No onsite priority habitat is affected by the proposed development.

Site Area Exemption
The application site identified in DAS-001 extends to approximately:

458.33m²

equivalent to approximately:

0.0458 hectares.

The site is therefore substantially below 0.2 hectares.

For planning applications made on or after 6 August 2026, the statutory BNG regime contains an exemption for development carried out on a site no larger than 0.2 hectares, provided the development does not impact an onsite priority habitat. Government guidance confirms this exemption expressly.

The application satisfies both requirements:

1. Site area ≤0.2ha:
Application site approximately 0.0458ha.

2. No impact upon onsite priority habitat:
No priority habitat is affected by the proposal and no habitat loss or degradation arises from the conversion works.

Accordingly, the development is exempt from the statutory Biodiversity Gain Condition.

De Minimis Position
For completeness, the development would also be consistent with the principles of the statutory de minimis exemption.

Government guidance confirms that this exemption applies where development:

does not impact an onsite priority habitat;
impacts less than 25m² of other onsite habitat with biodiversity value greater than zero; and
impacts less than 5 metres of onsite linear habitat.

The Government specifically identifies changes of use where there is no or only a de minimis impact on onsite habitat as development to which the exemption is intended to apply.

In this case the development results in no identified habitat loss or degradation.

Biodiversity Conclusion
The proposed development is consequently exempt from mandatory Biodiversity Net Gain requirements.

This exemption does not remove the general planning requirement to have appropriate regard to biodiversity.

The proposal nevertheless adopts the most effective initial step in the biodiversity mitigation hierarchy: avoidance, existing vegetation and trees are retained and the development is contained within existing built form.

The retention of the two timber sheds and greenhouse does not involve demolition or physical alteration. The wider garage conversion nevertheless requires the ecological assessment requested by the Council. A Preliminary Bat Roost Appraisal by an ecologist holding a Natural England Level 2 bat licence is being arranged.

Any further surveys recommended by the appraisal will be completed before the application progresses. The findings and any necessary mitigation will be submitted to inform the Council's assessment. Reconsultation on the amended application will follow submission of the required ecology information.

14. Drainage Statement

The drainage implications of the proposed development have been considered having regard to the existing site conditions, the nature of the development and relevant local and national planning policy.

The proposal involves the conversion of an existing building contained wholly within its established footprint.

Existing Site
The site already contains:

- the existing garage building;
- an established roof drainage arrangement;
- existing impermeable/hardstanding areas;
- an existing surface-water drainage arrangement; and
- an existing foul-water drainage connection which is currently in use.

Surface Water Drainage
The proposal does not increase:

- the footprint of the existing building;
- existing roof area;
- existing impermeable surface area; or
- the extent of hardstanding.

There will therefore be no increase in the impermeable catchment area of the development.

Consequently, the proposed conversion will not result in an increase in the rate or volume of surface-water runoff generated by the existing development.

The existing roof drainage arrangement will continue to serve the retained building.

No new external building footprint is proposed and no additional area of previously permeable land will be surfaced.
The existing surface-water drainage arrangements will therefore be retained.

The development will not increase surface-water flood risk either within the site or elsewhere.

The two existing timber sheds and greenhouse will remain physically unchanged. Their retention does not increase the existing roof catchment or impermeable surface area. No additional hardstanding, sanitary accommodation or new drainage infrastructure is proposed in connection with these structures.

Foul Water Drainage
The existing building already benefits from an existing foul-water drainage connection which is in use.

The proposed residential conversion will utilise this established foul drainage connection.

No new foul-water outfall or separate drainage system is therefore required.

Internal sanitary drainage associated with the conversion will connect into the existing foul-water system in accordance with the relevant Building Regulations and drainage standards.

Drainage Hierarchy and Proportionality

Given that:

- an existing building is being retained;
- the footprint is unchanged;
- roof catchment is unchanged;
- impermeable area is unchanged;
- existing surface-water drainage is retained; and
- an existing foul connection is being reused,

the development causes no material change to the site's existing drainage characteristics.

The introduction of extensive new external drainage infrastructure would therefore be neither necessary nor proportionate to the effects of the proposal.

National Planning Policy Framework
NPPF Policy F8 – Sustainable Drainage Systems and Watercourses addresses sustainable management of surface water, while Policy CC3 – Adaptation to Climate Change requires development to respond appropriately to future climate impacts.

The fundamental objective is to avoid increasing runoff and flood risk.

The proposal achieves that objective at source because it does not create any additional impermeable catchment.

Drainage Conclusion

The proposed conversion:

Surface Water
Existing roof area → **UNCHANGED**
Existing impermeable area → **UNCHANGED**
Surface-water runoff area → **UNCHANGED**
Existing drainage → **RETAINED**

Foul Water
Existing foul connection → **EXISTING AND IN USE**
Proposed dwelling → **CONNECTS TO EXISTING SYSTEM**
New outfall → **NOT REQUIRED**

Accordingly, there will be no material increase in surface-water runoff and no requirement for a new foul-water discharge point.

The proposal therefore accords with Copeland Local Plan Policies DS6 and DS7 and national Policies CC3, F4, F7 and F8.

15. Ground Conditions and Contamination

The proposal concerns the residential conversion of an established building within an existing residential environment.

No evidence has been identified to indicate a previous contaminative land use requiring remediation as part of the proposed development.

The proposal also requires no substantial external excavation associated with new foundations or extension works.

The structural assessment provides further evidence that the existing building is fundamentally capable of residential conversion.

NPPF Policy P2 – Ground Conditions requires sites to be suitable for the proposed use taking account of potential land instability or contamination.

The development satisfies this objective.

As a precautionary measure, should unexpected contamination be encountered during construction, work within the affected area will cease and suitable specialist advice will be obtained before proceeding.

16. Local and National Planning Policy

16.1 Statutory Decision-Making Framework
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant adopted development plan includes the Copeland Local Plan 2021–2039, adopted by Cumberland Council in November 2024. Cumberland Council confirms that this is now part of the statutory development plan applying to the former Copeland area outside the Lake District National Park.

The relevant adopted Development Plan includes the Copeland Local Plan 2021–2039, adopted by Cumberland Council in November 2024. References within this Statement are therefore to the adopted policy numbering applicable to the proposal.

Accordingly, the final DAS should refer to the adopted 2021–2039 policies without the former "PU" suffixes. The pre-application response from Cumberland Council itself identifies the adopted policies applicable to the proposal.

16.2 Relevant Copeland Local Plan Policies
The policies most relevant to this proposal include:

Development Strategy
- DS1 – Settlement Hierarchy
- DS2 – Settlement Boundaries

Development Standards
- DS4 – Design and Development Standards
- DS5 – Hard and Soft Landscaping
- DS6 – Reducing Flood Risk
- DS7 – Sustainable Drainage
- DS8 – Soils, Contamination and Land Stability

Housing
- H1 – Improving the Housing Offer
- H2 – Housing Requirement
- H3 – Housing Delivery
- H4 – Distribution of Housing
- H6 – New Housing Development
- H7 – Housing Density and Mix
- H13 – Conversion and Sub-Division of Buildings to Residential Uses

Natural Environment
- N1 – Conserving and Enhancing Biodiversity and Geodiversity
- N2 – Local Nature Recovery Networks
- N3 – Biodiversity Net Gain

Transport
- CO7 – Parking Standards and Electric Vehicle Charging Infrastructure

These broadly correspond with the policies expressly identified by Cumberland Council during the pre-application process.

16.3 National Planning Policy Framework – August 2026

A new National Planning Policy Framework was published by Government on 17 August 2026.

The August 2026 Framework replaces the previous December 2024 NPPF and introduces a materially different structure consisting of both plan-making policies and specific national decision-making policies.

The Framework expressly confirms that national decision-making policies are a material consideration of critical importance and should be read alongside the Development Plan.

Annex A confirms that the national policies apply to decision-making from the date of publication – 17 August 2026. It also provides that existing development-plan policies which are materially inconsistent with national decision-making policies should receive very limited weight, subject to the qualifications set out in the Framework.

The August 2026 NPPF therefore carries immediate and substantial weight in determining this application.

NPPF S3 – Presumption in Favour of Sustainable Development
Policy S3 requires the presumption in favour of sustainable development to be applied to development proposals.

For development within settlements, Policy S4 must be applied.

Where development accords with both an up-to-date Development Plan and the national decision-making policies, it should be approved without delay.

The proposal satisfies that test.

NPPF S4 – Principle of Development Within Settlements

Policy S4 is particularly significant.

It establishes that development proposals within settlements should be approved unless the benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies.

This creates a strongly supportive national policy starting point.

The application site:

- is within Seascale;
- lies within the defined settlement boundary;
- is already developed;
- contains an existing permanent building; and
- has already been accepted by the Local Planning Authority as appropriate for residential use in principle.

There is no identified adverse effect capable of substantially outweighing the benefits of the proposal.

NPPF HO7 – Meeting the Need for Homes
Policy HO7 requires substantial weight to be given to the benefits of providing homes which contribute toward meeting evidenced accommodation needs within the community.

The development provides an additional permanent dwelling within a sustainable settlement.

While one dwelling represents a modest numerical contribution, its benefit nevertheless attracts the positive weight expressly required by national policy.

NPPF L2 – Making Effective Use of Land
Policy L2 is particularly supportive.

It requires substantial weight to be given to development which makes better use of vacant or underutilised land and buildings, including bringing suitable buildings into residential use.

The proposal represents a textbook application of this policy.

An existing substantial permanent building is retained and converted to productive residential use without the environmental costs associated with demolition, replacement or development of previously undeveloped land.

Substantial weight should therefore be afforded to this benefit.

NPPF DP3 – Key Principles for Well-Designed Places
The existing building is retained and sensitively adapted.

Its scale, footprint, roof form and overall mass are substantially unchanged.

The proposal therefore responds directly to its established site context while providing a functional, attractive and durable residential development.

NPPF TR4 – Street Design, Access and Parking
The existing access is retained and two off-street parking spaces are provided.

No new highway access is necessary.

The proposal therefore integrates transport considerations appropriately within the design.

NPPF TR6 – Assessing Transport Impacts
Policy TR6 requires Transport Assessments or Statements only for development likely to generate significant amounts of movement.

One dwelling created through conversion of an existing building will not generate significant movement.

The proposal cannot reasonably result in either a severe effect upon network capacity or an unacceptable highway-safety impact.

NPPF CC3 – Adaptation to Climate Change
The development:

- reuses existing building fabric;
- materially improves thermal performance;
- retains the existing building footprint;
- creates no additional impermeable surface;
- maintains established drainage; and

- lies within Flood Zone 1.

It represents an inherently resource-efficient approach to development.

NPPF F4 – Assessing Flood Risk for Decision-Making
The site is in Flood Zone 1 and substantially below one hectare.

The Environment Agency map confirms the low probability of fluvial and tidal flooding.

NPPF F5 – Sequential Test
Policy F5 expressly identifies changes of use as development for which the Sequential Test is not required, other than specified caravan/camping/mobile-home uses.

The Sequential Test is therefore not required for the proposed conversion.

NPPF F8 – Sustainable Drainage
The existing roof catchment, footprint and impermeable area remain unchanged.

There is consequently no additional surface-water runoff generated by the proposed development.

Existing drainage is retained.

The proposal therefore achieves the underlying purpose of Policy F8 without requiring disproportionate new drainage infrastructure.

NPPF N2 – Improving the Natural Environment
The proposal adopts avoidance as its primary environmental strategy.

No:

- tree removal;
- hedgerow removal;
- habitat removal;
- extension onto vegetated land; or
- degradation of existing habitat

is proposed.

All established natural features remain unaffected.

Policy N2 requires development to contribute positively to the natural environment and to have appropriate regard to existing environmental qualities.

The proposal satisfies those requirements.

NPPF P2 – Ground Conditions
The site is suitable for the proposed residential use and the structural assessment confirms that the existing building is capable of conversion subject to conventional detailed structural verification.

No identified contamination or stability issue prevents development.

NPPF P3 – Living Conditions and Pollution
The proposal provides an appropriate living environment for future occupants while safeguarding neighbouring residents from unacceptable overlooking, noise, disturbance, loss of privacy or other harmful effects.

Policy P3 requires development to be appropriate for its location having regard to living conditions and pollution.

The proposed conventional residential use is entirely compatible with the established residential surroundings.

17. Overall Policy Assessment

Taken as a whole, the proposal demonstrates an unusually high level of compliance with both local and national planning policy for a development of this scale.

The development:

Principle
✓ Lies within the defined Seascale settlement boundary.
✓ Residential use already accepted in principle by Cumberland Council.

Housing
✓ Provides an additional dwelling.
✓ Contributes positively to housing supply.
✓ Benefits from the substantial positive weight required by NPPF HO7.

Effective Use of Land
✓ Reuses an existing building.
✓ Requires no greenfield land.
✓ Benefits from substantial weight under NPPF L2.

Design
✓ Retains established scale, footprint and massing.
✓ Represents sensitive conversion rather than redevelopment.

Amenity
✓ Protects neighbouring privacy.
✓ Provides appropriate accommodation for future residents.
✓ Provides private amenity space.

Highways
✓ Existing access retained.
✓ Two off-street parking spaces.
✓ No significant transport impact.

Trees/TPO
✓ No tree removal.
✓ No pruning.
✓ No excavation affecting trees.

✓ No enlargement towards protected trees.
✓ All protected trees retained.

Biodiversity
✓ No habitat loss.
✓ No priority habitat affected.
✓ Site approximately 0.0458ha.
✓ Statutory ≤0.2ha BNG exemption applicable.

Flood Risk
✓ Flood Zone 1.
✓ Change of use exempt from Sequential Test.

Drainage
✓ No increase in roof area.
✓ No increase in hardstanding.
✓ No increase in impermeable area.
✓ Existing surface-water arrangements retained.
✓ Existing foul connection reused.

Structure
✓ Existing building assessed as suitable for residential conversion.

The proposal therefore represents an inherently sustainable, low-impact and policy-compliant form of residential development.

18. Planning Balance and Conclusion

Planning permission is sought for the sensitive conversion and change of use of an existing detached two-storey garage to provide one self-contained dwelling within the established settlement of Seascale, together with creation of domestic garden and retention of two existing timber sheds and one greenhouse. All three outbuildings will remain in their existing positions, without enlargement or physical alteration, for ancillary domestic use associated with the proposed dwelling.

The starting point is particularly important.

Cumberland Council has already confirmed through formal pre-application advice that the application site lies within the Seascale settlement boundary and that residential use is acceptable in principle.

The detailed application has subsequently been developed specifically to address those matters identified by the Council.

The resulting scheme represents a highly contained form of development.

It does not involve:

- construction of a new dwelling on previously undeveloped land;
- enlargement of the established building footprint;
- material additional building mass;
- new highway access;

- loss of protected trees;
- works affecting the TPO;
- loss or degradation of habitat;
- additional impermeable development;
- increased roof catchment;
- a new foul-water outfall; or
- development within an area of significant river or sea flood risk.

Instead, the development:

- delivers an additional home within an established settlement;
- brings an existing building into productive residential use;
- retains embodied carbon;
- minimises construction waste;
- makes efficient use of existing infrastructure;
- retains existing trees and vegetation;
- safeguards neighbouring residential amenity;
- provides suitable parking;
- retains existing drainage arrangements; and
- significantly improves the environmental and functional performance of an existing building.

The structural assessment confirms that the existing building is suitable for conversion to residential use, subject to conventional detailed structural verification.

The Environment Agency confirms that the site lies within Flood Zone 1.

The development is also exempt from mandatory Biodiversity Net Gain by virtue of the current statutory exemption applying to qualifying development sites not exceeding 0.2 hectares, with the application site extending to only approximately 0.0458 hectares and no priority habitat being affected.

The proposal causes no identified harm to protected trees because no tree works, building enlargement, external excavation, new hardstanding, level alteration or other development operation affecting the trees or their rooting environment is proposed.

Drainage characteristics remain materially unchanged because the existing building footprint, roof catchment and impermeable area are retained, while the existing foul-water drainage connection will continue to serve the building.

The August 2026 NPPF
The national policy position provides substantial further support.

Policy S3 applies the presumption in favour of sustainable development.

Policy S4 provides that development within settlements should be approved unless its benefits would be substantially outweighed by adverse effects.

Policy HO7 requires substantial weight to be given to the benefits of providing additional homes.

Policy L2 requires substantial weight to be given to development which makes better use of underutilised land and buildings, including bringing suitable buildings into residential use.

Those national policy tests strongly favour this proposal.

There is no identified adverse effect which comes close to substantially outweighing the combined benefits of:

one additional home + an accepted settlement location + reuse of an existing building + no material enlargement + no tree loss + no habitat loss + unchanged surface-water generation + existing foul drainage + satisfactory parking + demonstrated structural capability.

Final Planning Conclusion
The proposal accords with the Development Plan when read as a whole and receives substantial additional support from the National Planning Policy Framework, August 2026.

There are no identified technical, environmental, highway, arboricultural, drainage, flood-risk, biodiversity, design or residential-amenity effects that would justify withholding planning permission.

Subject to satisfactory completion of the outstanding ecological assessment and consideration of the amended scheme through reconsultation, the applicant requests that planning permission be granted for the garage conversion, creation of domestic garden and retention of the two existing timber sheds and greenhouse, subject to reasonable and necessary planning conditions.

19. Appendices

Photo 1 – Aerial Photo – West Elevation



Photo 2 – Aerial Photo – North Elevation



Photo 3 – Aerial Photo – East Elevation



Photo 4 – Aerial Photo – South Elevation



Photo 5 – Aerial Photo – Plan View - 60m



Photo 6 – Aerial Photo – Plan View - 120m



Fig 3 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Tina Jeffery	**304405/501732**	**31 August 2026 19:15**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

Page 1 of 2

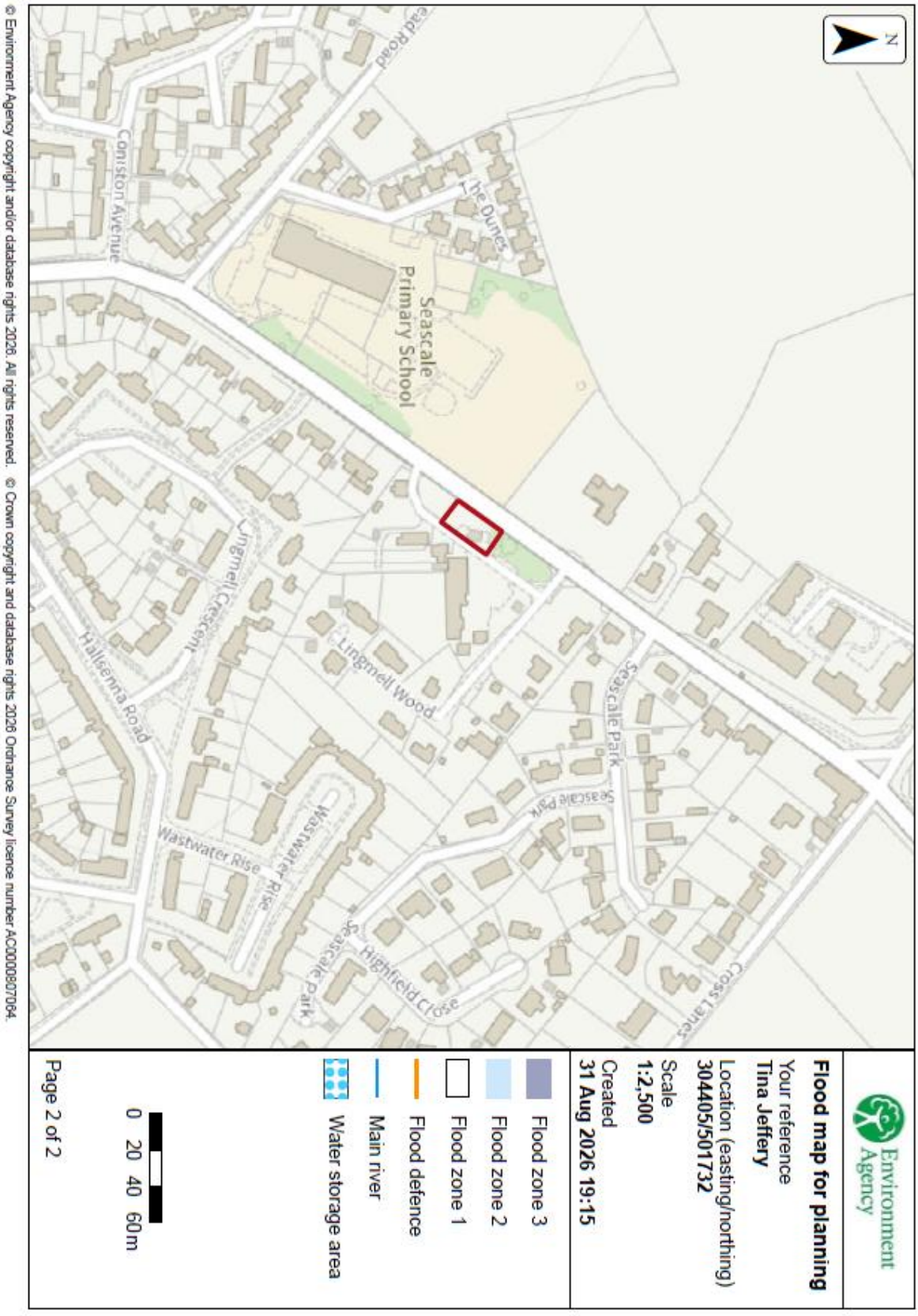

Environment Agency
Flood map for planning
Your reference
Tina Jeffery
Location (easting/northing)
304405/501732
Scale
1:2,500
Created
31 Aug 2026 19:15
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 60 m
Page 2 of 2
N
Seascale Primary School
The Dunes
Coniston Avenue
Lingmell Crescent
Lingmell Wood
Hallsenna Road
Wastwater Rise
Wastwater Rise
Seascale Park
Seascale Park
Highfield Close
Cross Lanes
© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807004.

Fig 4 – Copeland local Plan – Settlement Map - Seascale

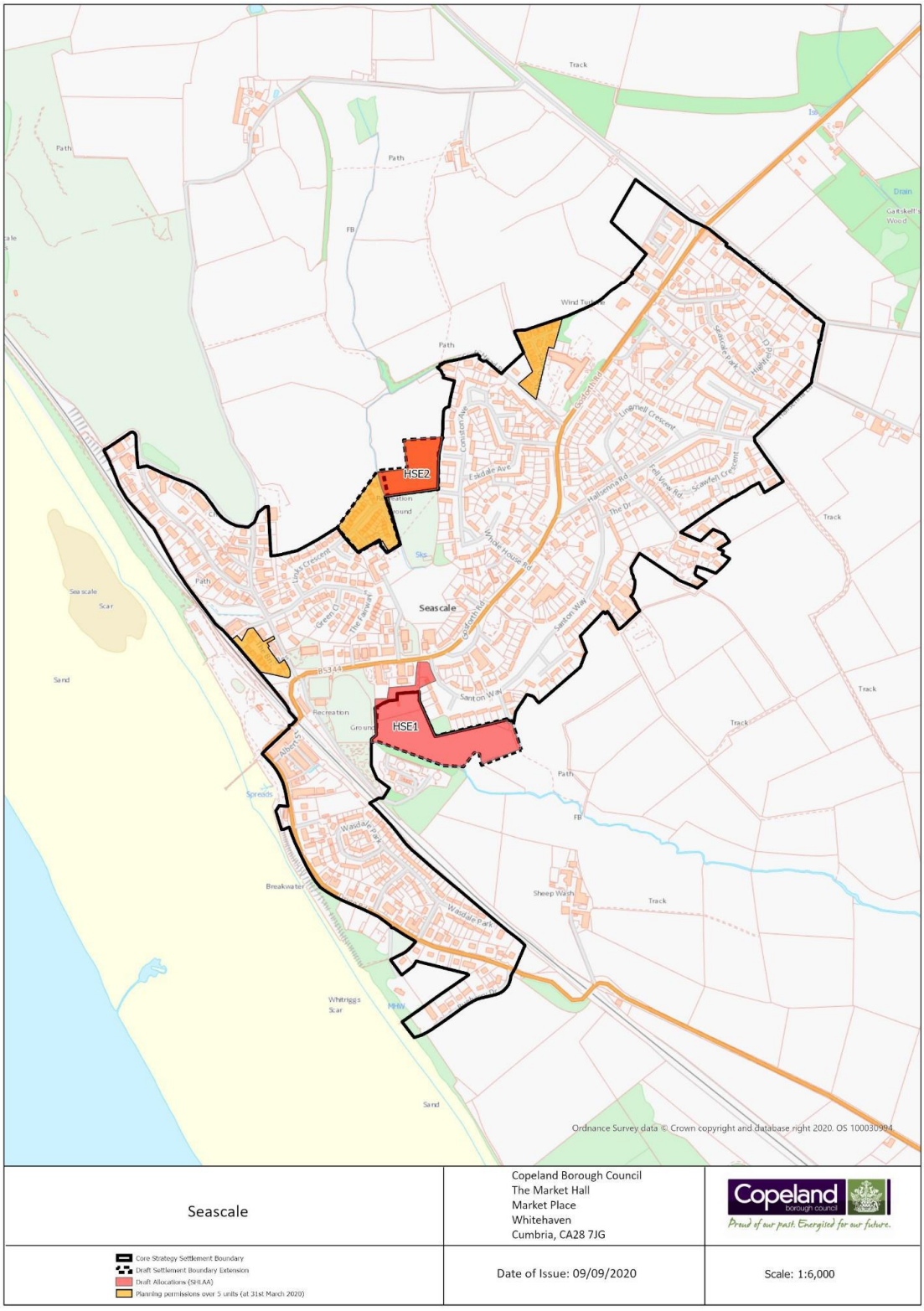


Fig 5 – Radon Report (BGS)

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

Issued by UK Health Security Agency and British Geological Survey. This is Based upon Crown Copyright and is reproduced, where applicable, with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right 2014MOU512.

Address searched: Lingmell Cottage, Gosforth Road, Seascale, CA20 1HQ
Date of report: 4 April 2025

Guidance for existing properties

Is this property in a radon Affected Area? - No

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 0-1%

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.
The result may not be valid for buildings larger than 25 metres.
If this site if for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from UKHSA or https://www.ukradon.org

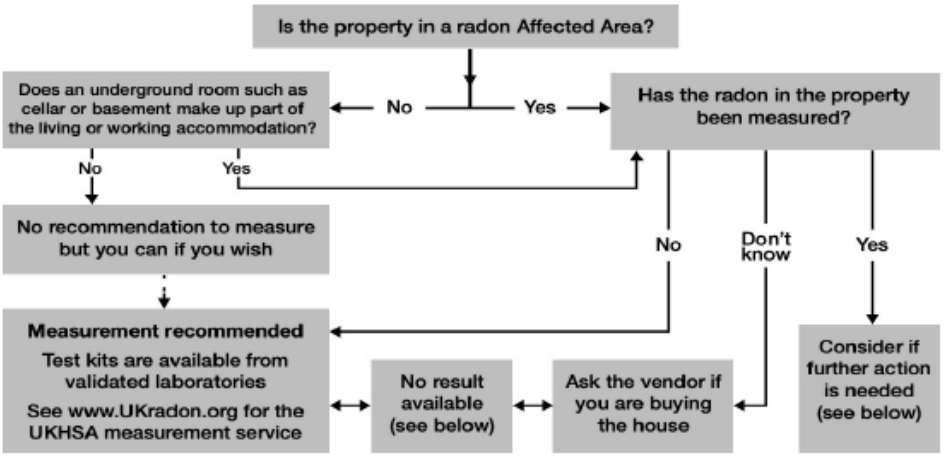
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m3), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m3; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: https://www.ukradon.org
Building Research Establishment: http://www.bre.co.uk/page.jsp?id=3137

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Fig 6 – PPA/25/0023 – Pre-Planning Application Advice

£329 Pre Planning Paid
outline £258

Cumberland Council

The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG
Telephone 0300 373 3730
cumberland.gov.uk

Christina Jeffery
38 Rowan Avenue
Ulverston
LA12 9JA

Please Contact: Christie M Burns
Officer Tel No: 01946 598422
My Ref: PAA/25/0023
Date: 7 August 2025

Dear Sir/Madam

REQUEST FOR PRE-APPLICATION ADVICE

REFERENCE NUMBER: PAA/25/0023
RE: CONVERSION OF EXISTING GARAGE INTO A RESIDENTIAL PROPERTY
AT: LINGMELL GARAGE (OPPOSITE LINGMELL COTTAGE), LINGMELL, SEASCALE

Thank you for your pre-application request form which was received on the 1st August 2025.

Is Planning Permission required?

From a review of the information submitted as part of your pre application request, I would advise that planning permission required for the proposed development.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Response checked by:	Date:
N. J. Hayhurst Head of Planning & Place	07.08.2025

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Policy H13: Conversion and sub-division of buildings to residential uses including large HMOs

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy N6: Landscape Protection

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

You can access the Copeland Local Plan 2021 – 2039 using the link below. This contains details of the relevant policies listed above:

Copeland Local Plan 2021-2039

Principle of Development & Key Issues

Seascale is identified in Strategic Policy DS1 of the Copeland Local Plan as a Local Centre, which has a supporting role to Copeland's towns containing a broad range of services. These settlements also operate independently from the main towns to meet day to day needs or as a well-connected cluster, linked to a neighbouring town or village of a similar scale by a frequent public transport service and/or safe pedestrian routes a mile or less in length. It is stated that the focus for development in Local Centres will be to support the retention and small scale growth of existing services and businesses, with development focused on existing employment allocations, moderate housing allocations, and windfall and infill developments.

The settlement boundary for Seascale is defined in Strategic Policy DS2. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise. The application site is located within the settlement boundary for Seascale therefore the principle for residential use is considered acceptable.

Policy H13 of the Copeland Local Plan states that conversions of properties within the Borough settlement boundaries will be supported as long as the development does not result in unacceptable harm to residential amenity, future residents have adequate light and privacy, does not result in loss of privacy, and adequate external amenity space and off-street parking is provided or available within close proximity of the site.

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

Limited details have been provided within the enquiry regarding the overall design for the proposed conversion, however given the distance from existing residential properties it is considered that the garage could be converted without the development creating an adverse impact on existing residential amenities. It is also considered that the scheme could be designed to include adequate levels of amenity space and off-street parking. The development should not interfere with any existing parking spaces associated with the adjacent residential properties.

If you would like further advice on this matter I would be happy to review any further plans for this proposal.

From a review of our system I cannot see when this garage was constructed, therefore it would be wise to undertake a structural survey to ensure the structure is capable of conversion. This survey should be submitted to support any planning application.

The existing garage is located within a larger area identified under a Tree Preservation Order, therefore a Tree Survey will need to be submitted to support the application.

Validation Requirement

For an application of this nature to be validated you will need to submit the following:

- Application form – dependant on the type of application submitted;
- Fee – dependant on the application submitted;
- A scaled site location plan;
- A scaled block plan – showing parking area, amenity space and boundary treatment;
- Scaled drawings of the proposal;
- Design and access/planning statement;
- Structural survey;
- Drainage statement;
- Tree Survey;
- Biodiversity Net Gain requirements.

Pre Application Advice

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Response prepared by:	**Date:**
C. Burns Development Management – Senior Planning Officer	07.08.2025

Fig 7 – Structural Survey

Redstone Consulting Engineers

Visual Structural Inspection

of

Lingmel Garage, Seascale

For

Mrs C Jeffrey

Reference	-	2025.450 rep001 Rev -
Date	-	16/10/2025
Author	-	Paul Crooks BEng CEng MICE
		ICE membership No: 48526190

2025.450 rep001 rev -

Redstone Consulting Engineers

1.0 BRIEF

1.1 Redstone Consulted Engineers Ltd were commissioned in September 2025 to carry out a structural inspection of the existing garage at Lingmell, Seascale. The survey will examine if the building is structurally sound and capable of conversion as required by Cumberland Council's Validation Checklist.

1.2 The inspection was limited to a visual, non-destructive inspection to those areas where it was safe to access.

2.0 INSPECTION NOTES

2.1 The inspection was carried out on the morning of 14th October 2025. The inspection was limited to those areas safely accessible.

2.2 Examination of foundations was not possible.

2.2 The age of the original building structure is not known but is understood to be post 1980.

2.3 Record drawings/information for the building structure were not available.

2.4 The building is a detached masonry-built garage with a duo-pitch roof measuring 6.2 m x 6.3 m on plan. The height to eaves is 3.7 m and to the ridge circa 6.6 m.

2.5 The walls are of cavity construction built in concrete blockwork (100 block/100 cavity/100 block). The block or mortar strength is not known. The external face is rendered.

2.6 The roof is made up of concrete tiles on battens, on felt with 120 x 34 timber rafters at 450 c/cs. The rafters are supported by 254 x 146 steel purlins at the ridge and at half span and sit onto timber wall plates fixed to the inner blockwork leaf at eaves level. The wall plates are strapped to the blockwork wall with galvanised straps at 1250 mm c/cs. No insulation or ceiling to the roof has been installed. The timber and steel grades are not known.

2.7 The front gable wall includes 2 No large door openings (circa 2.2 m wide x 2.1 m high). The right hand side wall has 1 No door opening (0.9 m wide x 2.1 m high) and a window opening (0.87 m wide x 1.36 m high) at 0.73 m from ground slab level. The left hand side wall has 1 No window opening (0.86 m wide x 1.54 m high) at 0.69 m from ground slab level and a service box in the outer skin of block work only. There are no openings in the rear gable wall. The lintels to windows and doors are concrete (150 mm dp).

2.9 A timber mezzanine floor has been installed (post construction). This is formed from 20 mm boards on 100 x 50 joists at 400 c/cs spanning onto joist hangers fixed to the side walls. There is no ceiling installed to the mezzanine. The floor is approximately 2.75 m above ground slab level and extends 3 m from the rear wall.

2.10 An additional timber deck has been installed (post construction) at high level between the roof purlins. This is formed from 20 mm boards on 120 x 34 joists at 450 c/cs spanning onto the lower flange of the purlins. There is no ceiling installed. This deck is approximately 2.9 m wide and runs the full length of the building.

Redstone Consulting Engineers

3.0 OBSERVATIONS

3.1 Front Gable Wall

The wall is showing no signs of movement or structural distress. There minor surface cracks in the render to the door opening surrounds at the corners and part way down the sides.

3.2 Right-hand Side Wall

The wall is showing no signs of movement or structural distress.

3.3 Left-hand Side Wall.

The wall is showing no signs of movement or structural distress.

3.4 Rear Gable Wall

The wall is showing no signs of movement or structural distress.

3.5 Roof Structure.

The roof is showing no signs of movement. Very light surface rust is visible to sections of the steel purlins.

4.0 DISCUSSION

4.1 We understand the building was originally constructed to be adaptable for use as a residential property, however no records of this have been made available.

4.2 We consider the building is structurally suitable for conversion to residential use subject to confirmation of the structural capacity of the building elements subject to additional loadings:

- Roof structure (rafters and purlins) from additional insulation and ceilings.
- Any new first floor/mezzanine floor from floor construction and imposed (residential) loadings.
- Blockwork walls.
- Foundations.

2025.450 rep001 rev -

THE END