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Proposed Extension and Conversion works to Lanefoot Farm, Lamplugh

Design & Access and Supporting Statement

Final Report
Report Number – 0490-LF-DA
Revision - 2
Date of submission – 15.09.2026

This Design & Access and Supporting Statement has been prepared in support of the planning application submitted to Cumberland Council for the proposed extension and conversion works at Lanefoot Farm, Lamplugh.

This document seeks to highlight the design principles and justification of the proposed development.

Lanefoot Farm - Planning Permission Consent History

There are no previous recorded planning applications Cumberland/Copeland planning portal, where available data covers the time period since 2005. The original house was built pre 1800 and extended in the 1970s and again in the 1990s. Both extensions are of poor build quality and are outlined to be modified as part of this application.

Site Location Background and Context

The demise of Lanefoot Farm can be seen below. The property borders Asby Road and its environs could be considered rural but not isolated with nearby settlements and good road networks to the wider area and transport options.





Above L: aerial photo facing west showing site context. Above R: aerial photo facing east showing house & byre with its corrugated roof.



Above: wider aerial view facing east towards the fells depicting Lanefoot Farm and neighbouring property, the road and wider countryside environs.

Historic Maps showing the location of Lanefoot Farm



Above: OS One-inch 'Old Series', England and Wales, 1801-1869. Lanefoot is referenced.

Cumberland Sheet LXII

Surveyed: 1863 to 1864, Published: 1867

Size: map 61 x 92 cm (ca. 24 x 36 inches), on sheet ca. 70 x 100 cm (28 x 40 inches)

> OS Six-inch England and Wales, 1842-1952



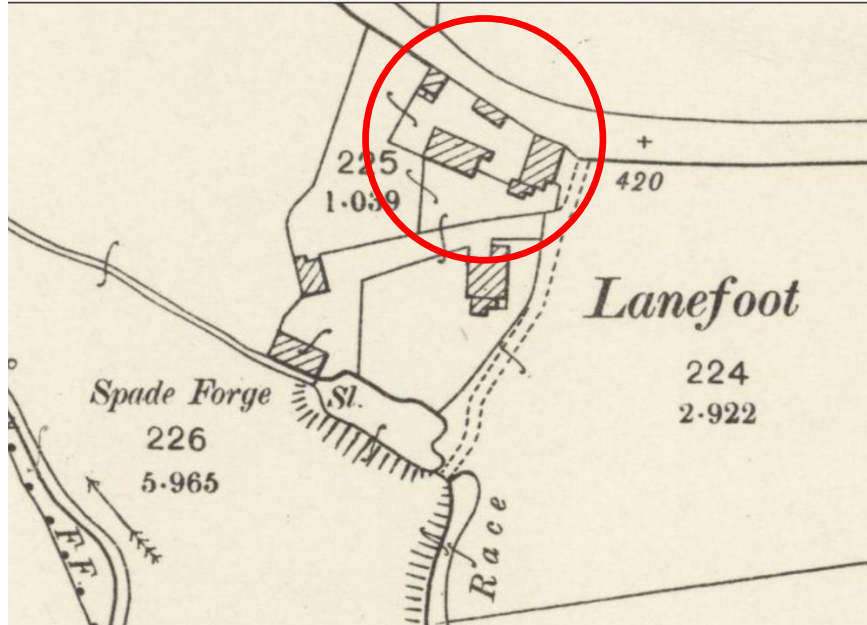
Above: Lanefoot Farm is noted and circled in red. The main farmhouse is shown to the east of the site, as is the byre. Both are shown to have additional extensions no longer in place. There is also shown a structure by the existing driveway, which is no longer there. The nearest neighbouring property can be seen to the south.

Cumberland LXII.14

Revised: 1898, Published: 1899

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)

OS 25 inch England and Wales, 1841-1952



Above: Lanefoot Farm circled in red. This map clearly shows the demise of the site and ancillary structures to the main Farmhouse. Two of these, on the northern boundary, are no longer there. The farmhouse itself has an extension extending proud of the main front elevation and the metal roofed byre too has a small built addition to its eastern elevation. The neighbouring property with ancillary buildings together with sluice and mill race is marked as 'Spade Forge' to the southern side of Lanefoot Farm.

Cumberland Sheet LXII.SW

Revised: 1898, Published: 1900

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)

OS Six-inch England and Wales, 1842-1952



Above: Lanefoot Farm is noted and circled in red. The two northern blocks are buildings that no longer there, although there is evidence in the form of remnants of concrete amongst grassed up areas.

Cumberland Sheet LXII.SW

Revised: 1923, Published: 1926

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)

> OS Six-inch England and Wales, 1842-1952



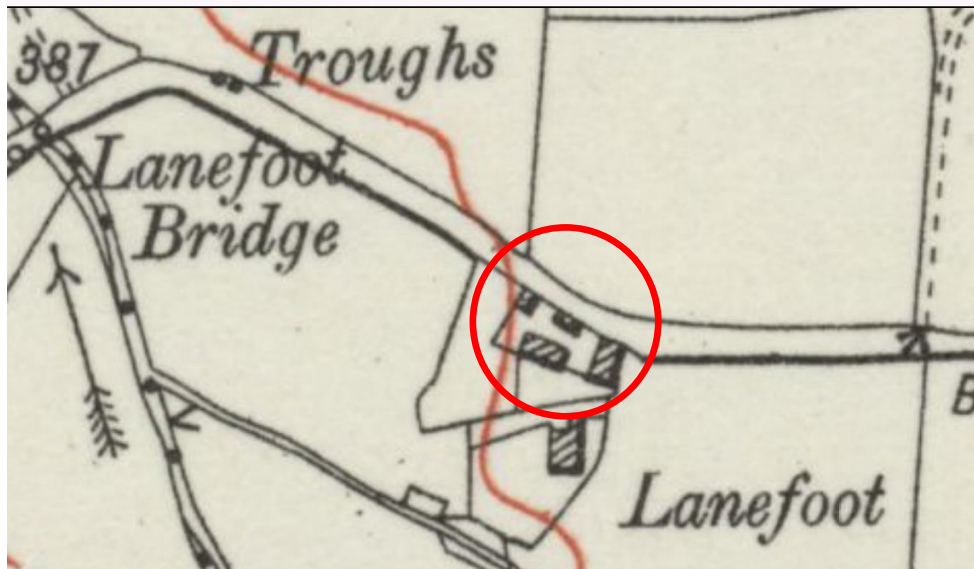
Above: Lanefoot Farm is noted and circled in red.

Cumberland Sheet LXII.SW

Revised: 1923, Published: ca. 1945

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)

> OS Six-inch England and Wales, 1842-1952



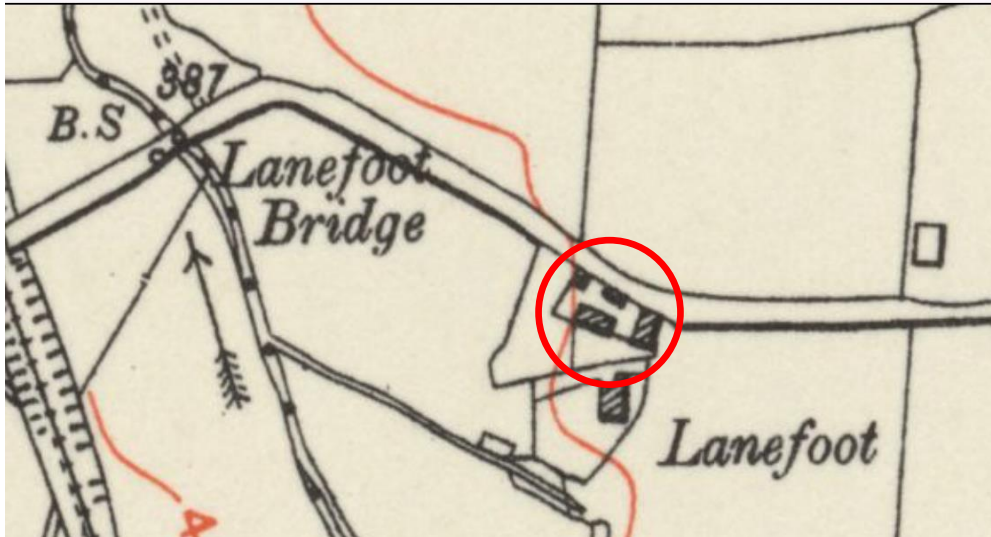
Above: Lanefoot Farm is noted and circled in red.

Cumberland Sheet LXII.SW

Revised: 1947, Published: ca. 1950

Size: map 31 x 46 cm (ca. 12 x 18 inches), on sheet ca. 43 x 58 cm (ca. 17 x 23 inches)

OS Six-inch England and Wales, 1842-1952



Above: Lanefoot Farm is noted and circled in red.

NY02SE - A

Surveyed / Revised: Pre-1930 to 1956, Published: 1956

Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)

National Grid maps, 1944-1974



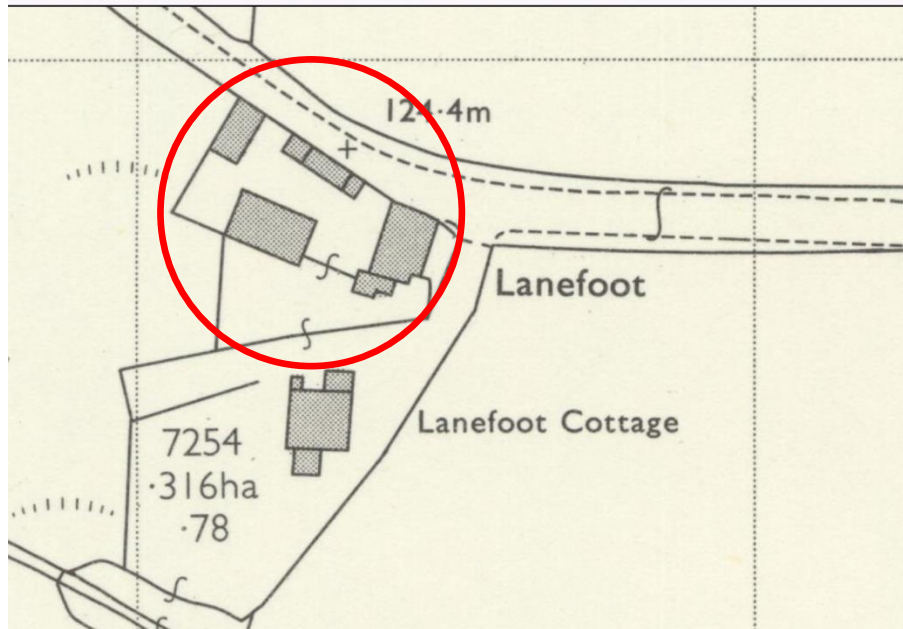
Above: Lanefoot Farm is noted and circled in red.

NY0620-NY0720 - AA

Revised: 1969, Published: 1970

Size: map 40 x 80 cm (16 x 32 inches), on sheet ca. 56 x 96 cm (ca. 22 x 38 inches)

> National Grid maps, 1944-1974



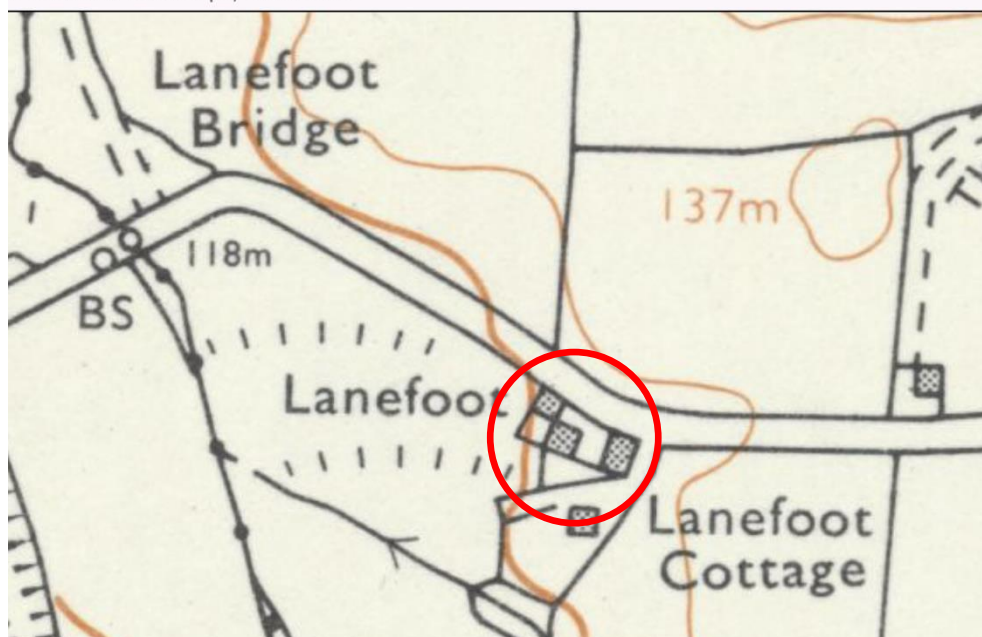
Above: Lanefoot Farm is noted and circled in red. Here ancillary structures can be clearly made out to the north of the site where there are now trees and driveway.

NY02SE - A

Surveyed / Revised: 1960 to 1971, Published: 1972

Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)

> National Grid maps, 1944-1974



Above: Lanefoot Farm is noted and circled in red.

Photographs of the Existing Site



Above: Photo facing east towards the main house. The trees to the left of frame border Asby Road. The main entrance to the house is via the dual pitch modern porch extension. The end bay to the right of frame with sash windows and the lean-to extension are modern and not part of the original footprint of the house.



Above: the northern elevation of the byre as seen from the driveway. The byre is proposed for conversion into a home studio space for use by the occupants of the house. The leaking roof will be repaired using like for like materials. Doors and windows are proposed to be replaced by glazed units so that the home studio space can be fed by natural light. Solar panels will be added to the roof.



Above: the northern elevation of the byre. New glazed windows and doors will flood the home studio with light and improve energy efficiency. Solar panels will be added to the roof.



Above: photo facing the northern elevation and western gable of the byre. Here the dressed sandstone can be clearly seen. Also, sections of limewash and concrete block infill sections where door alterations have been made over time. It is proposed to clean and repoint the stone work and removal harmful products such as anything cementitious or paint.



Above: photo showing the relationship between the eastern end of the byre and the main house. The stone of the byre has been limewashed at some stage, and the stone surrounds painted black. Concrete steps split the level difference between the byre and driveway and the main house. Here, the modern extensions to the house can be defined by the drainpipe on the front elevation and include the ground floor multi-pane glazed door, single to ground and first floor and the mono-pitch lean-to extension.



Above: photo facing south west from the turfed area beside the existing driveway. The low boundary wall of the property can be clearly seen.



Above: photo facing north west towards the southern elevation of the byre, as taken from the garden area. The byre is partly obscured by trees from this viewpoint. Sections of render and exposed stone can be clearly seen on this elevation. An unused well is situated behind the byre which has been covered over.



Above: wider view facing north west towards the southern elevation of the byre, the eastern elevation is obscured by foliage. This shows the generous size of the wider garden.



Above: photo facing north showing the relationship between the main house and eastern end of the byre. Here, greened over floor coverings can be seen, and a second access gate on the road in line with the northern gable of the house.



Above: photo taken from the garden facing northeast towards the house.



Above: photo taken of the principal elevation of the house. The original house and modern extensions can be roughly delineated by the white drainpipe. The original house to the left of frame is proposed to have its stone window surrounds and mullions stripped of black paint. It is proposed to remove the modern material white render and replace with lime based products to help the building breathe. It is proposed to remove the poor quality, damp dual pitch enclosed porch. UPVC windows will be replaced with timber/metal alternatives with reduced amount of panes per unit. The lean-to is damp and poorly constructed with no insulation and proposed for demolition, and to be replaced with the extension proposed in this application.



Above: the original house can be defined by the mullioned windows of the property. The modern enclosed porch extension can be clearly seen here. The property borders the road on its northern gable, and an existing ingress/egress point to the road can be seen gated here.



Above: modern ventilation has been installed to try and combat damp. As well as modern unbreathable building products applied to both interior and exterior of the building, it is likely the lack of proper soakaways together with compacted hardcore and concrete exterior surface treatment is retaining moisture and contributing to damp in the building fabric.



Above: interior photo showing the main room of the existing extension. Damp can be seen on the walls. The floor is concrete and will be a contributing factor to the damp / moisture retention in the building fabric as well as a lack of insulation and general poor quality building fabric.

Evidence of Damp Throughout the Existing Building



Above L: photos depicting damp to the interior of the porch. This structure serves no architectural merit and acts only as a slight buffer to the elements from the interior. Above R: photos showing the 'ventilation' in the kitchen. This is essentially a hole straight through the road side northern gable of the building with vents. This room is proposed to become a bathroom and will be appropriately ventilated so as to remove any moisture and retain heat.



Above: Evidence of widespread damp and mould in the modern building extensions. A lack of insulation, unbreathable modern building products and a lack of maintenance have caused widespread issues throughout this half of the property.



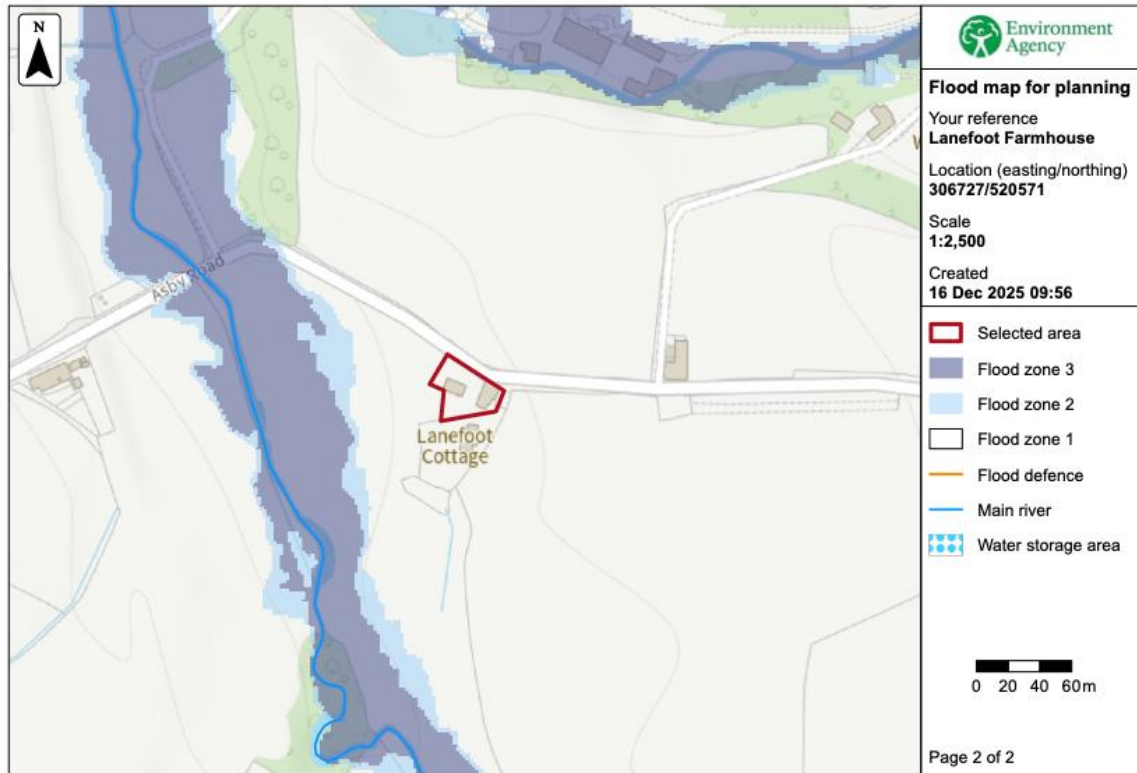
Above: widespread damp and mould issues in the two modern extensions.



Above L: modern plaster and paints have been applied to the internal stone mullions of the windows in the original house. This along with internal warmth has caused damp issues as seen here. It is proposed to remove these modern products allowing the stone to breathe, lime will be used in its place. It is proposed to remove the UPVC window units and replace them with slim double glaze timber/metal alternatives as shown on the plans accompanying this document. Above R: photo showing the southern elevation of the lean-to extension. The oil tank is accessed from this side of the building.

Flood Map

The Lanefoot Farmhouse site is in flood zone 1 meaning there is a low probability of flooding. It is not deemed that the proposed changes outlined in this application, mainly renovating or extending the property, that there will be an increase to the risk of flooding. The results of the Environment Agency Flood Map can be seen below.



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Design & Access

Assessment

Lanefoot Farm is a private, detached dwelling. A byre in the garden historically used for milking is now used for domestic storage. There is a generous sized garden and plentiful parking opportunity. Despite its name, the property has not been part of an active farm in several decades. The site is situated on Asby Road 0.6 miles from the main artery road of the A5086 and 0.3 miles from Asby. There are good links to the wider travel network of west Cumbria and beyond.

The main body of the original house, which borders the road on its northern gable, is stone built, probably dressed sandstone which is common in the local area, but which has also been rendered with modern building materials. This has likely contributed to the widespread damp issues within the property. The stone window surrounds and mullions have been painted black. The roof is slate. The house was extended on its southern side with a double storey extension in the 1970s and then again in the 1990s with a lean-to extension and dual pitch front porch extension. These modern additions to the building are of poor build quality, contain no insulation and due to lack of breathability have retained moisture which is causing damp. Substantial work is required to rectify issues caused by trapped moisture throughout the property, but mostly in the modern extensions.

Downstairs the footprint of the original property consists of two main reception spaces, a small rear kitchen, snug area and central staircase. There are attractive features here such as exposed stonework and beams. Modern interventions have been undertaken with best intentions but are no longer fit for purpose, such as the kitchen with poor drainage and extraction.

The upstairs of the original house which is accessed via the central staircase houses bedrooms and a main bathroom, all accessed off a small, stepped landing.

The modern extensions are accessed via a door off the rear snug as well as two external doorways. The main ground floor room of the original extension consist of a living space with open staircase and a doorway leading to a lean-to housing a small kitchenette and bathroom. The ceiling has fallen in here due to damp issues. Upstairs in the extension are further small bedrooms which cannot be accessed via the upstairs of the original house. So, the extension is quite contained and disconnected from the rest of the house. It is unused due to widespread damp issues, total lack of insulation and poor ventilation.

The original body of the house and its remaining historical or attractive features will remain largely unchanged in its layout as part of the proposals outlined in this application. The use of some of the rooms is proposed to change and there will be two minor breakthrough access points so as to better connect the extension to the original house and create adequate fire safety routes.

Externally, the main house has a tight access path around its perimeter to the south and east, cut into banking. The oil tank is currently stored here on the bank.

Elsewhere, the former milking byre sits to the west of the main house besides the parking area and is used for domestic storage. This is constructed of dressed stone with lime pointing and modern render sections visible. Openings are glazed or have wooden doors covering them. The roof is corrugated metal. The floors are both earthen and concrete.

The buildings are situated on a well sized garden plot with two entrances on to the neighbouring road. The sewage treatment plant is sited in the lower garden.

Involvement

The property has been in the ownership of the applicant's family for several decades and has been used frequently as a second home. The applicant would like to renovate and extend the property enabling her to relocate full-time to the area.

The applicant has been extensively involved in the design process of the proposals and the assessment of the best layout options to ensure the original house is not altered in a harmful way. Existing spaces have been rearranging so that flow and practicality is improved, creating extra living space with the least amount of intervention as possible.

A future forward approach was taken to ensure plans included a radical retrofit of the property to combat issues such as damp and a lack of insulation and ventilation, reducing the buildings energy needs and ensure a low through-life maintenance.

Evaluation

The main aims of the proposals are to remove poor quality design elements from the property, such as the use of modern building materials currently limiting the breathability and retaining moisture, and instead replacing them with traditional products such as lime. This will ensure a healthier building to live in.

It is proposed to increase the flexibility and accessibility of the property through the opening-up of existing, and the creation of additional spaces at both ground and first floor levels. The most obvious place to gain extra space was through modification of the existing, poorly built extensions.

Bedrooms will be more accommodating and user friendly. Additional bathrooms, utility space, organised storage allowances and larger communal areas will improve accessibility and ease of use for any future occupants.

The conversion of the byre into a home studio will separate work from living spaces giving greater flexibility to those using the space.

The overall site is well sized to take the proposed extension, and care has been taken to produce a design that is not over-baring on the site, and which is also practical. Accessibility and functionality will be improved without harmful intervention to the original house.

Design

In line with policy DS4, best use has been made of existing buildings as so far as is practicable. The proposed designs have been approached with sensitive repair, retrofit and alteration in mind, whilst balancing the requirements of the occupier.

The ground floor layout of the original house will remain largely structurally unchanged. The poor-quality dual pitch roofed porch will be demolished, and a well-fitting heritage style door will replace the existing ill-fitting unit on the external entry point into the living room. The main front door will be newly situated on the proposed extension.

The existing living room and dining space will remain unchanged save for a breakthrough point in the dining room into the extension. The existing kitchen will become a downstairs shower room and utility space and the snug a space for coats and shoes. The existing dining room will become a snug and together with the living room will be a cosy welcoming space for relaxing with a reinstated fireplace.

The ground floor of the existing extension will become a home office space and the extension will allow for a larger open plan kitchen / dining room. This space will open out onto the garden via glazed panels.

At first floor level, the property will maintain its existing bedrooms. Additional bathrooms and ensembles will create a greater level of accessibility and comfort. A corridor will link the upstairs spaces in the main body of the house with the extension where currently there is no through access. A fire exit will be formed through the creation of a small dormer on the buildings eastern (rear) elevation and external staircase.

All spaces will be retrofitted with insulation where appropriate to aid with heat retention and sound proofing. A single skylight to the rear of the property will service a bathroom.

Externally, the appearance of the property has been carefully considered. It was proposed to keep the long ridge line to tie in the old and new sections of buildings, a form which is frequently seen on old farmsteads. A light touch design includes the use of the same material of lime render to both original farmhouse and proposed extension. The newer parts of the building will be indicated by a simple change in aperture style – a limited number of or no glazing bars – using slim metal frames and shroud detail. Glazed doors and windows on the southern and western elevations will service the kitchen and dining spaces. It is proposed to install a canopied porch to this area so that the outside can still be enjoyed, and an inside/outside lifestyle encouraged even on frequent poor weather days. The canopied area is to be supported on metal columns and topped with a living green roof. The window and

door shrouds and cladding to the porch will all be in the same colour metal, matched to the colour of the newly exposed sandstone window surrounds and mullions on the original house. The roof will be created using metal materials to match those proposed on the byre.

Access will be retained around the building to aid maintenance and fire exits from the first floor.

The byre is currently used as a domestic store. It is proposed to convert this into comfortable home studio for the occupants of the dwelling. The roof will be reclad in corrugated metal to match existing roof and solar panels installed to the southern elevation. An additional window will be added to the south facing elevation to bring in more daylight and glazed units added to the north facing apertures.

There are plentiful parking spaces on the site, which also has ample room for turning and proposed vehicle charge points.

Use

The use of the main farmhouse is to remain the same. It is proposed to convert the existing byre into home studio space for the occupants.

Amount

Care has been taken so that the amount of development planned is suitable for the site so that it does not become over developed. Proposed extensions to ground and first floor have been kept close to the existing building and their size increase along with internal layout modifications will make the building work to greater efficiently which retaining its character. Modern elements such as the proposed canopy/porch increase the flexibility of a living space so that it may be enjoyed in all weathers and seasons and also helps with overheating in the summer months.

Elsewhere, development has been kept within the footprint of the byre.

Layout

Both existing and proposed layouts and full site plans are shown in the design documents accompanying this Design and Access Statement.

Scale

3D modelling images issued as part of this application show a realistic representation of how the proposed extensions and modifications will look in real life. It is important to show through modelling the scale of the proposed development and its relationship to its surroundings can be understood, demonstrating how users will consider size in the context of the existing building and site.

Designs have been carefully produced to balance the requirements of the occupier and to ensure the size and scale of the designs relate well with the form and scale of the existing building, and its relationship to the site. The site is generous and can easily accommodate such development as is proposed, whilst not seeming to be over-developed.

Landscaping

A significant area around the building is made up of compacted hardcore or concrete slab. Some of these sections will need to be lifted for renewed drainage runs and rodding points. Cars can be parked on these sections, as shown in the plans accompanying this document. There is plentiful space for parking and turning within the site boundary so that vehicles can leave the site in a forward facing direction.

The boundary borders of the property on its eastern and southern sides will be planted up with native mix hedging for natural screening. Vegetable patches will be installed to provide fresh, local food. The canopy section on the extension is proposed to be topped with green roofing.

Car charging points will be added by the byre. There is an existing sewage treatment plant to the property which is to be retained.

Any external lighting such as for security will be kept pointing down or angled in towards the site to allow safe and enjoyable use of the space without causing disruption to nocturnal animals.

Access

Both vehicular access points to the road will remain unaltered as part of the proposed works. Access is directly onto Asby Road. Concrete steps already in situ in front of the byre will be changed to ramp access for greater accessibility and to infrequent car parking nearer the house.

As with many period properties, most of the existing property is not easily accessible. The proposed extension will allow a greater level of accessibility with wider doorways and open plan space. The proposed conversion of the barn will allow a flexible home studio space which is DDA compliant.

Conclusion

Designs outlined as part of this application detail both internal and external modification to the building. These have been developed with a view to repairing, updating and extending the existing dwelling. Reparatory works will be sympathetically undertaken and proposed additions such as new apertures have been added without having a negative, visual effect on how the building is read, whilst still allowing more light into the building and proposed new living spaces.

Care has been taken to adapt the existing dwelling whilst minimising any disruptive intervention and maintaining the buildings character. Scale has been carefully considered, balancing the size of the existing house and plot, proposed extension and byre conversion the requirements of the owners, modern domestic life and the traditional though altered over time cottage structure.

The proposed extension has unfussy facades which work well with the simple, solid structure of the original house. Variation in fenestration will bring a subtle contrast and lightness to the scheme. Proposed materials are mirrored or subservient to those used on the existing cottage so that a clear contrast is made between the existing and proposed.

Improvements to the house include increasing the thermal performance of the property making it comfortable for the inhabitants, lowering running costs and bringing it up to date in terms of modern Building Regs standards. Achieving the highest realistic practicable energy efficiency through retrofit will reduce the properties energy consumption, which is important in the battle against climate change, but will also ensure high levels of durability and relatively low through-life maintenance.

Due to its location in the countryside, on a well sized plot where the property is detached, the proposed development does not have an unacceptable impact on the amenity of adjoining residents.

We therefore submit this application for planning approval.



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References and Documentation

National Library of Scotland – Maps

Old Cumbria Gazetteer – LakesGuides.co.uk

Copeland Local Plan 2021-2039

Cumberland Planning Portal