

**DESIGN ACCESS and HERITAGE
STATEMENT**

Use of Jail annex as occasional
separate holiday let use
Wharton Barn and Jail
The Square
Cartmel
Cumbria LA11 6QB

For
Mr & Mrs S St. Quinton
02/04/2020

Ref. 15079



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1.00 INTRODUCTION

1.1 Wharton Barn and the former village jail (are situated in the heart of the Cartmel conservation area. They are surrounded by many closely knit, historic buildings, most listed Grade II.

1.2 In early 2016 Mr and Mrs St Quinton bought Wharton Barn, the former village jail and courtyard and subsequently submitted a planning application and listed building consent application for alterations and refurbishment works at the property.

Following the grant of planning approval (SL/2016/0233) and listed building consent (SL/2016/0291) for the alterations and refurbishment, works have now been completed.

1.3 The property is a converted barn with bedroom living, kitchen and garage. The jail is ancillary accommodation to the barn, it is a separate small building with an entrance and small shower room at ground floor and a bedroom at first floor level. It does not have kitchen or living room facilities; hence it is ancillary to the barn. Mr and Mrs St Quinton rent the barn out as holiday accommodation. Sometimes the people who rent the barn only require one bedroom and do not pay extra for the rent of the jail. On these occasions Mr and Mrs St Quinton would like to be able to separately let the jail as a letting bedroom. This will only be an occasional use.

1.4 For a 9-month period in 2018 to 2019 Mr and Mrs St Quinton did take separate bookings as a letting bedroom. This use ceased when SLDC advised them that they did not have permission for this separate use.

2.00 SETTING

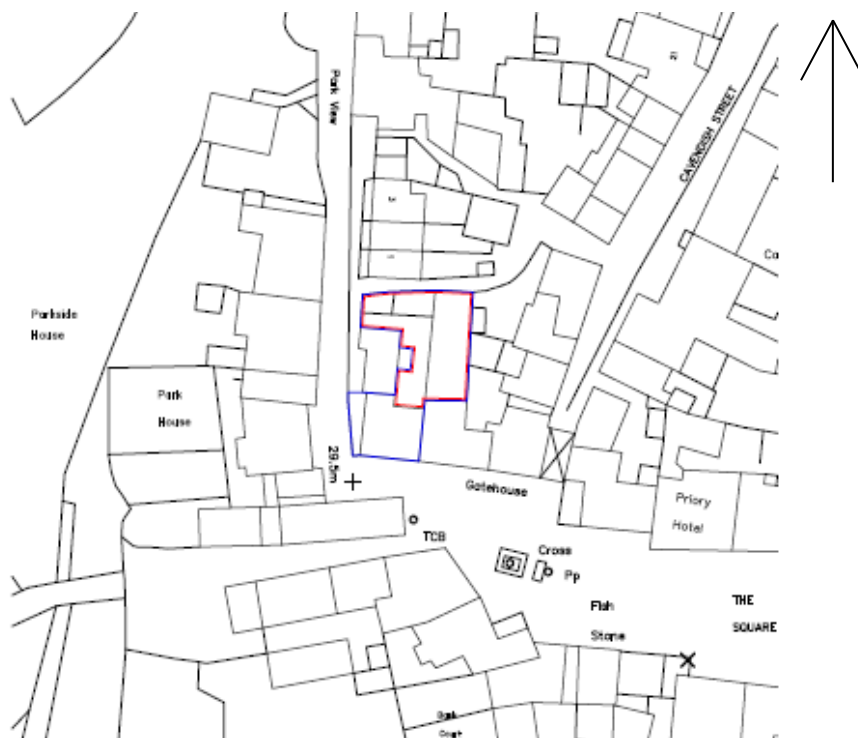
2.1 Wharton Barn and Former Jail stands within a courtyard accessed off Park View. The rear of Wharton House and Wharton Cottage are also accessed off the courtyard. The former jail fronts onto Park View with the original door on the south elevation.

2.2 The buildings form a tight cluster of interesting historic properties in the "Old Town" of Cartmel.

2.3 All the surrounding buildings have double pitched local slate roofs laid in random widths and diminishing courses. Walls of the surrounding properties are generally faced in either a natural or painted wet dash/dry dash render or pointed random rubble stonework. Windows and doors are generally painted timber and many with stone cills.

2.4 The property is within Flood zone 1 on the Flood Map for Planning, therefore a Flood Risk Assessment is not required to accompany the planning application.

3.00 LOCATION PLAN



4.00 NOTICE OF LISTING- Village lock up (Wharton Barn within curtilage)

VILLAGE LOCK-UP

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: VILLAGE LOCK-UP

List entry Number: 1087160

Location

VILLAGE LOCK-UP, PARK VIEW

The building may lie within the boundary of more than one authority.

County: Cumbria

District: South Lakeland

District Type: District Authority

Parish: Lower Allithwaite

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-Mar-1970

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 76988

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

LOWER ALLITHWAITE PARK VIEW SD 3778 (East side) Cartmel 8/74 Village Lock-up 25.3.70 G.V. II Former lock-up. Date uncertain. Stone rubble, part roughcast, with dressed quoins; slate roof. 2 storeyed rectangular structure. Gable end to street has lintel to blocked entrance or window, and 1st floor window with chamfered wooden mullion to frame and iron bars to front. Right return has entrance, the door with ventilation holes to top. Rear has gable-end stack.

Listing NGR: SD3779978810

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SD 37799 78810

5.00 SIGNIFICANCE

Setting in conservation area	Very significant.
Wharton Barn	Significant
Historical use of jail.	Very significant
Jail door and barred window.	Significant.

6.00 DESIGN STATEMENT AND IMPACT ASSESSMENT

6.1 The application is for the change of use of the separate Jail house ancillary accommodation into an occasional use as a separate letting bedroom. For most of the time the primary use of the building will remain as ancillary bedroom to the main house, it is only occasional use which is being applied for.

6.2 Mr and Mrs St Quinton are very happy to have a restriction to the number of days use as a separate letting bedroom. They know from experience the numbers of nights they may be able to let the room of in a year. This equates to 70 nights in a calendar year. Mrs and Mrs St Quinton would be happy to accept this as a condition of the approval document should permission be granted.

- 6.3 There are no proposed physical alterations required to the Jail building to be able to use it separately to the barn. The Annex is already a separate building; therefore, it has its own secure entrance.
- 6.4 The occasional use of the annex as a letting bedroom will provide additional accommodation to the range of letting units available in Cartmel. It will provide additional income to the local economy as there is no kitchen in the annex, so breakfast, lunch and dinner will need to be purchased in the village and surrounding area.
- 6.5 With regards to servicing and parking, there is likely to be very little change to the existing situation where visitors to Wharton Barn may already arrive in more than one car. The building will be serviced at the same time as the existing barn.
- 6.6 The plan and elevation of the layout of the ancillary bedroom accommodation for the jail are shown in the approved drawing number 15079/04D which is included in the planning application.
- 6.7 There will be no impact on the heritage asset with the proposed change of use. In fact, the occasional use for "room only" letting will potentially create additional income to re-invest in the upkeep of the listed building.

7.00 ACCESS STATEMENT

- 7.1 The Jail is situated in the centre of Cartmel village where there are good social and shopping facilities which make for sustainable living. There is also a reasonable public transport link to the main settlements where there are excellent links to the main networks.
- 7.2 There are no access issues relating to the development.
- 7.3 The proposed application has been discussed with Michael Hoar, SLDC planning officer who knows the site from a previous application. A copy of his email to JCA Ltd is below:

From: Hoar, Michael <Michael.Hoar@southlakeland.gov.uk>

Sent: 24 March 2020 14:21

To: Rebecca Gibson <rebecca@johncowardarchitects.co.uk>

Subject: RE: The Jail, Wharton Barn, Cartmel

Dear Rebecca

I have had a look at the planning history and in particular planning permission SL/2016/0233 that related to the holiday let conversion for Wharton Barn.

My view is that in terms of the overall use this has been established as suitable for holiday letting purposes. The jail sits detached without any facilities other than a shower/toilet and is clearly ancillary to Wharton Barn. Simply by virtue of the limited space available it is not usable as a separate unit of living accommodation and its separate use on that basis would not be acceptable in planning terms.

Given the advent of Air BnB there has been a change in how rooms are let and used and the whole letting accommodation market has become far more flexible. I note that your clients have found that the 'jail' is included with the barn, but is not always occupied when the barn is let out. This is perhaps not an entirely unusual situation, but I can appreciate your clients view that there is a space that is not fully occupied and could be more fully utilised and appreciated.

In the context of the food and eatery offer at Cartmel, there is clearly a market for visitors who do not wish to self-cater, but make use of the local eateries for all of their meals, and only want somewhere to sleep. Similar types of 'room only' development have been granted planning permission in Kirkby Lonsdale.

If the primary use remains as ancillary to Wharton Barn, then the occasional use of the jail as a 'room only' letting would not raise significant planning issues in terms of its use. In terms of additional servicing and parking, it is considered that this would be little different to the existing situation, where visitors may already arrive in more than one car.

The occasional use for 'room only' letting will potentially create additional income to reinvest in the upkeep of the listed building, will provide an additional offer to the range of letting units in Cartmel and will provide a minor addition to the local economy.

I consider that if it is made clear that it is an occasional use and that it remains as a part of the planning unit associated with Wharton Barn, then an application could be supported. I would suggest that in any application of what constitutes 'occasional' is defined, this would give clarity and prevent any confusion in the future.

Regards,

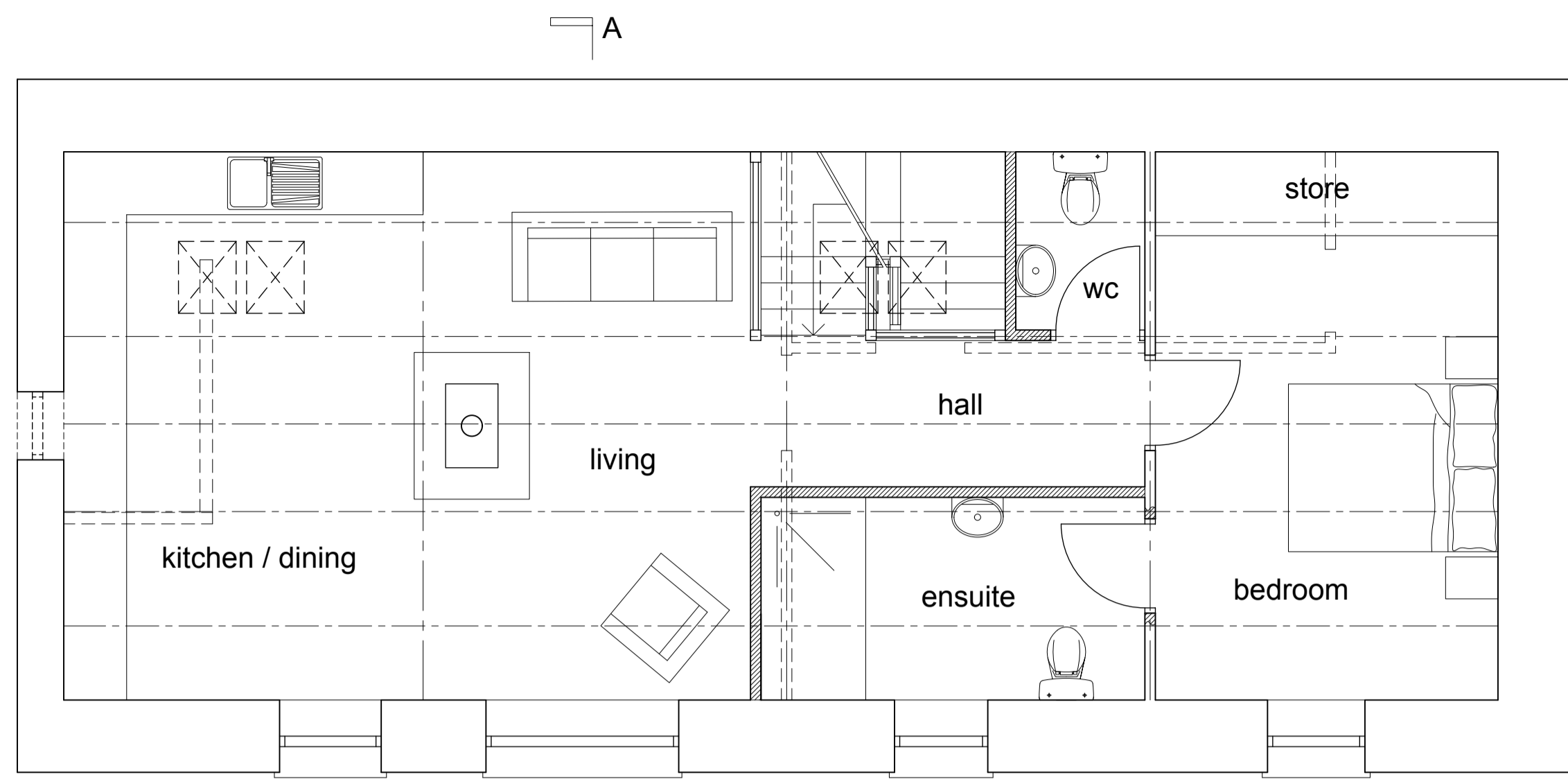
Mike Hoar

Mr Michael Hoar, Specialist Level 2 (Development Management) BSc (Hons) Dip. Town Planning MRTPI
South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ

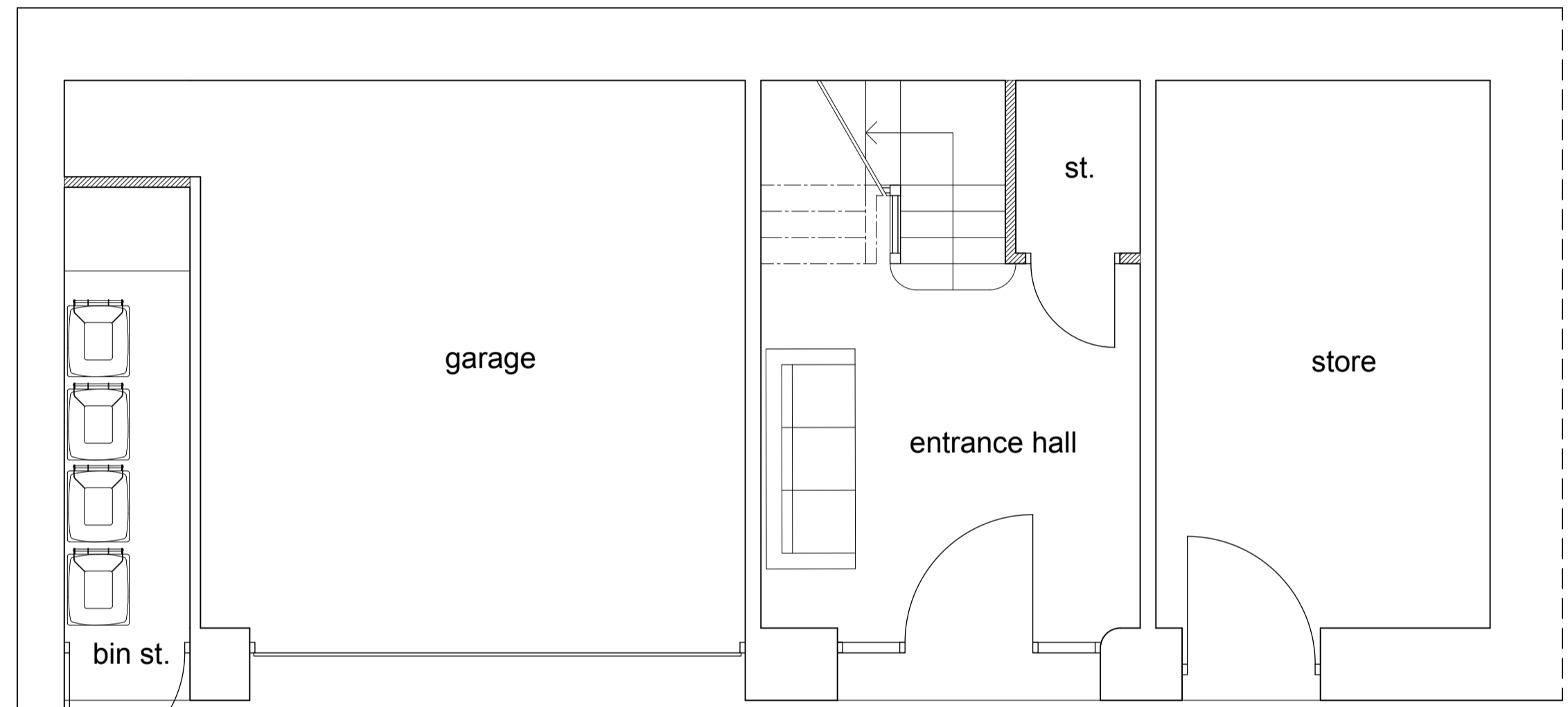
Tel: 0845 050 4434 | Direct Tel: 01539 793350 | Email: michael.hoar@southlakeland.gov.uk
Website: www.southlakeland.gov.uk

Please note that the advice in this email 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.

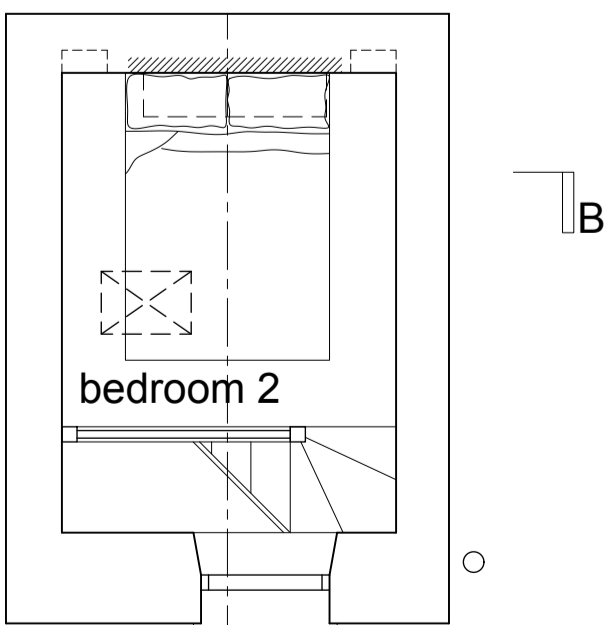
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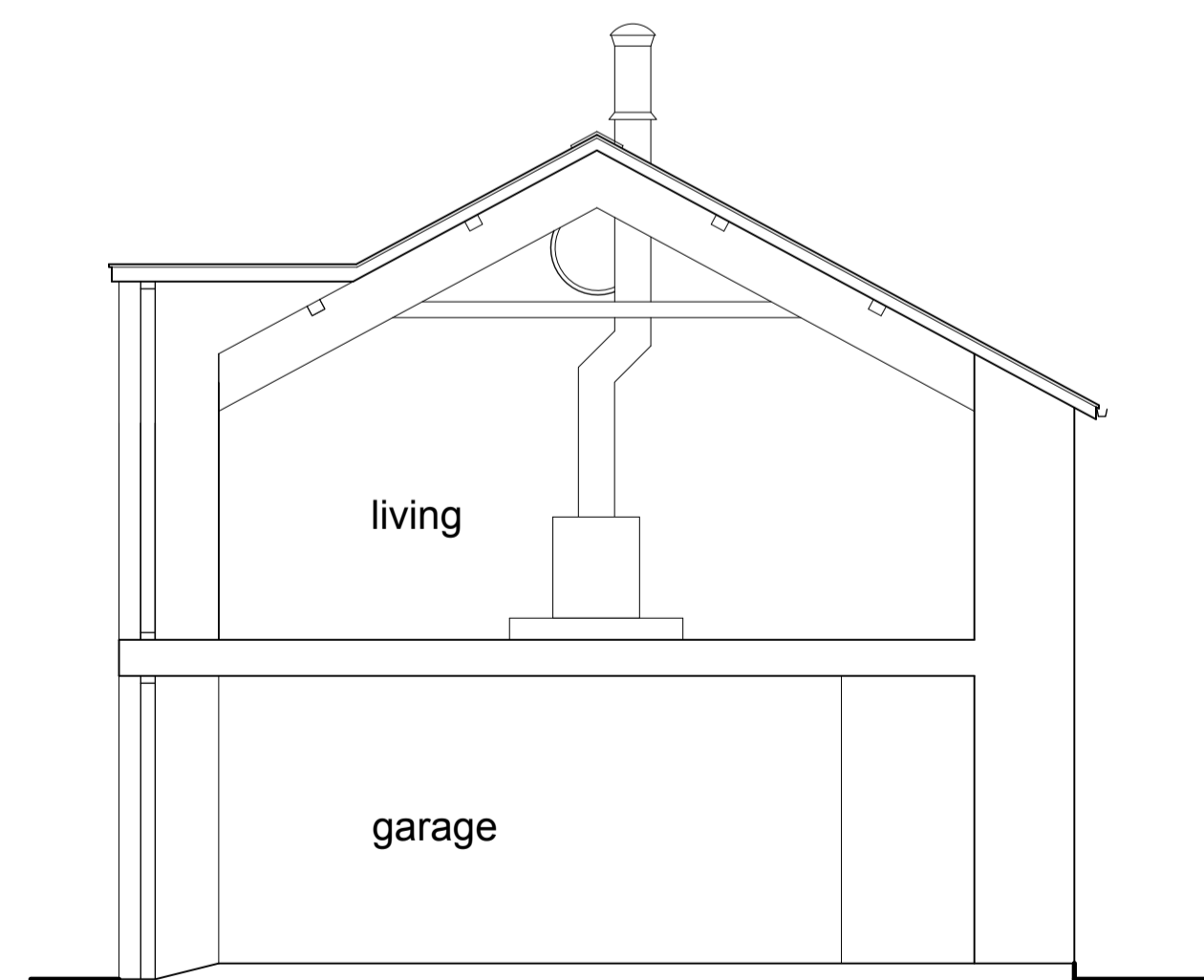
Option 1 - First Floor Plan
1:50 Scale



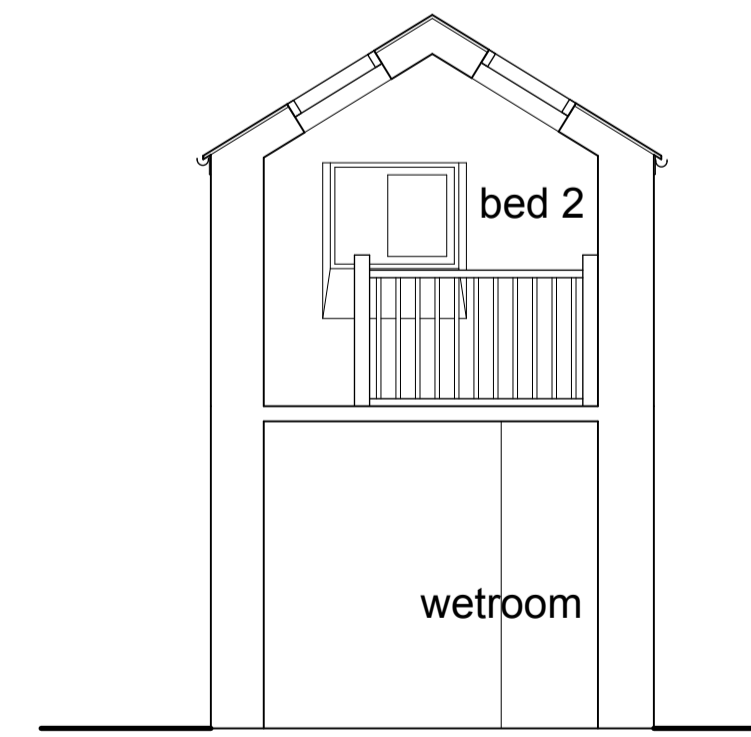
Ground Floor Plan
1:50 Scale



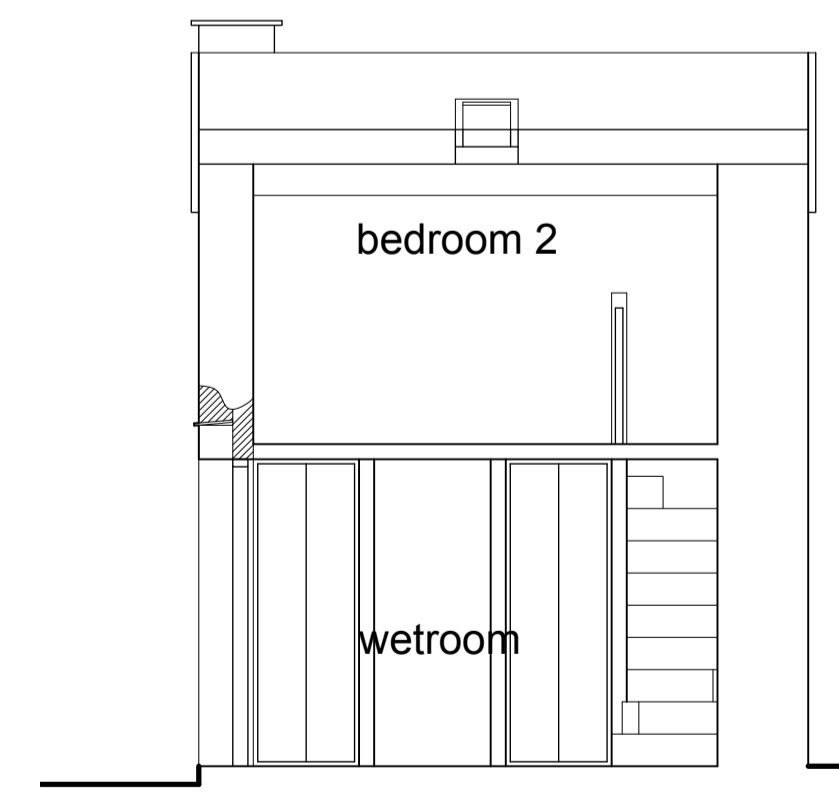
First Floor Plan
1:50 Scale



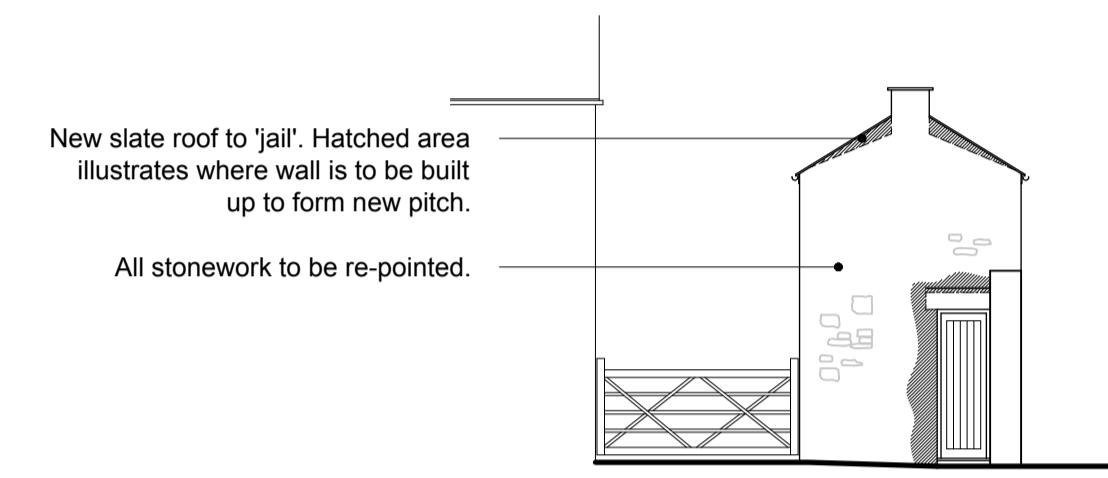
Section A-A
1:50 Scale



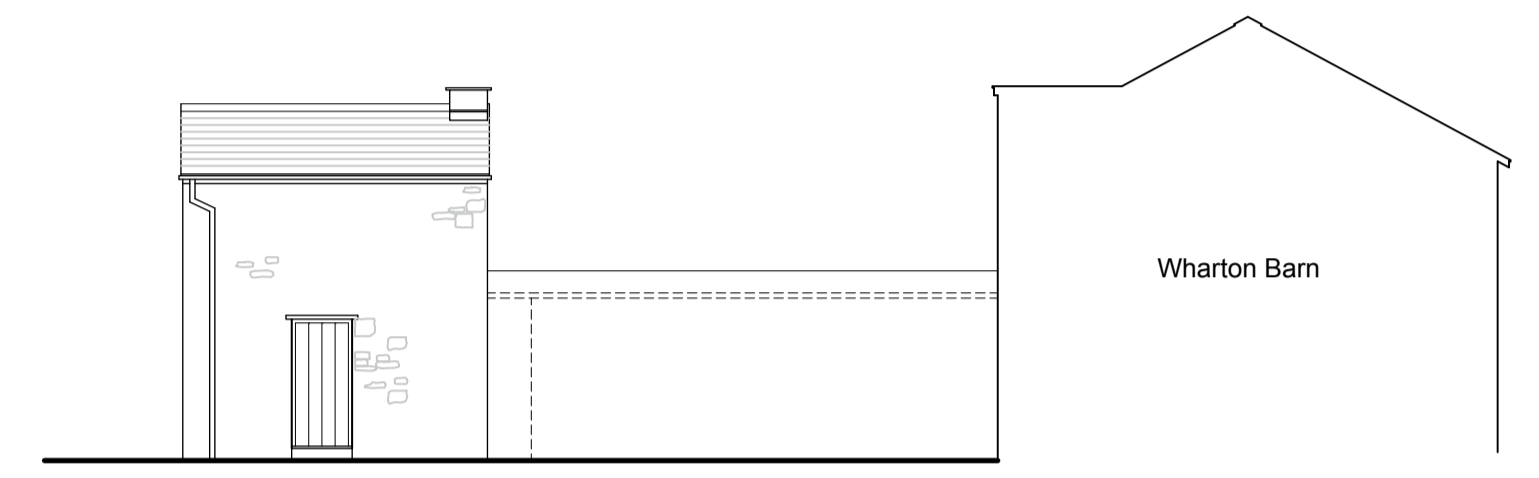
Section B-B
1:50 Scale



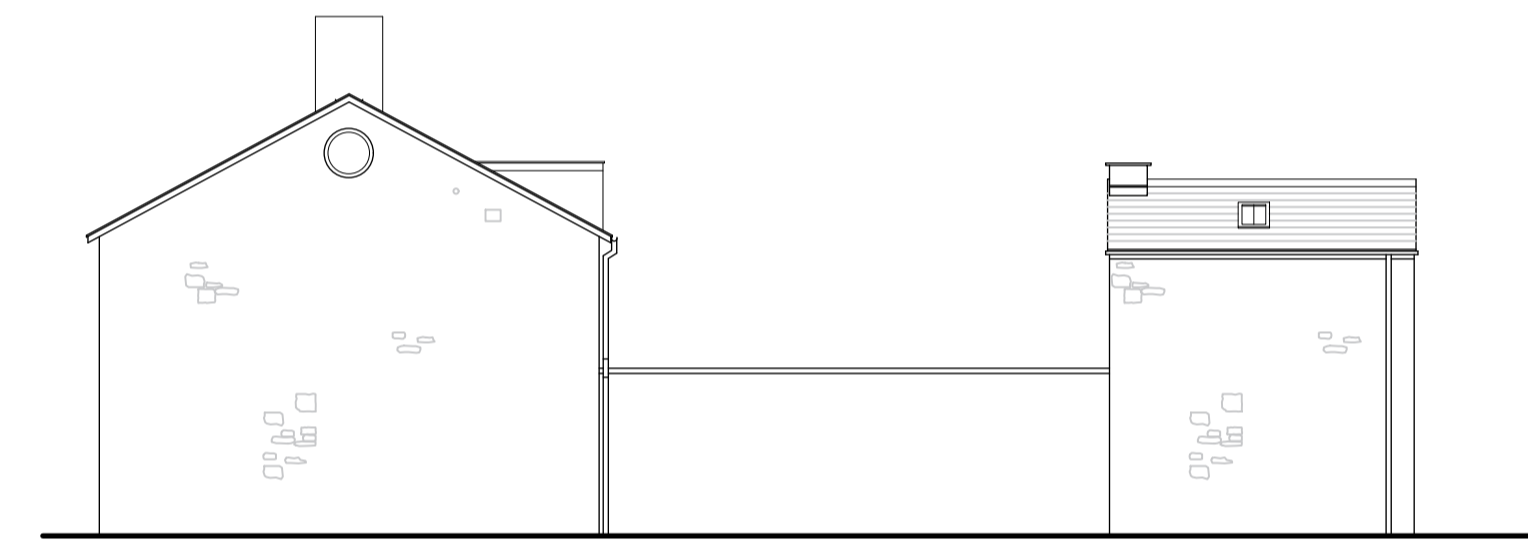
Section C-C
1:50 Scale



East Elevation
Scale 1:100



South Elevation
Scale 1:100



North Elevation
Scale 1:100



West Elevation
(from Park View)
1:100 Scale

All joinery to be repainted.
All stonework to be re-pointed.



West Elevation
1:100 Scale

Wharton House

Wharton Barn

Wharton Cottage

Materials:
Roof - local slate
Walls - existing random rubble stone to be re-pointed
Windows & Doors - painted timber

REV	COMMENT	BY	DATE
D	Additional info for planning	cb	04-05-16
C	General amendments	sg	08-03-16
B	Fireplace added	sg	08-03-16
A	General amendments	sg	07-03-16

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB BEFORE STARTING WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING.

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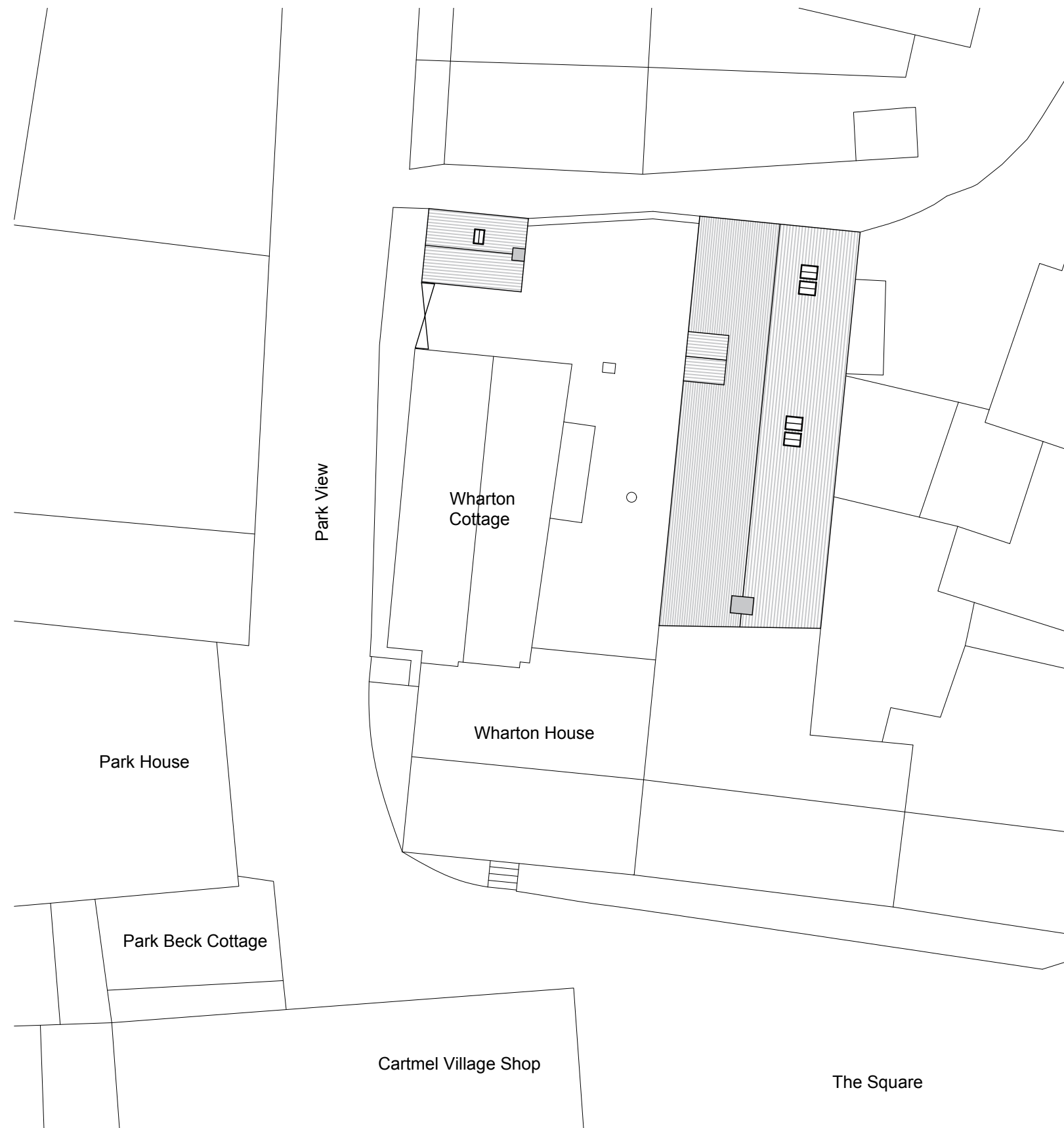
PROJECT
Alterations
Wharton Barn, Yard and Jail
Cartmel
Grange over Sands

CLIENT
Stephen and Gaye St. Quinton

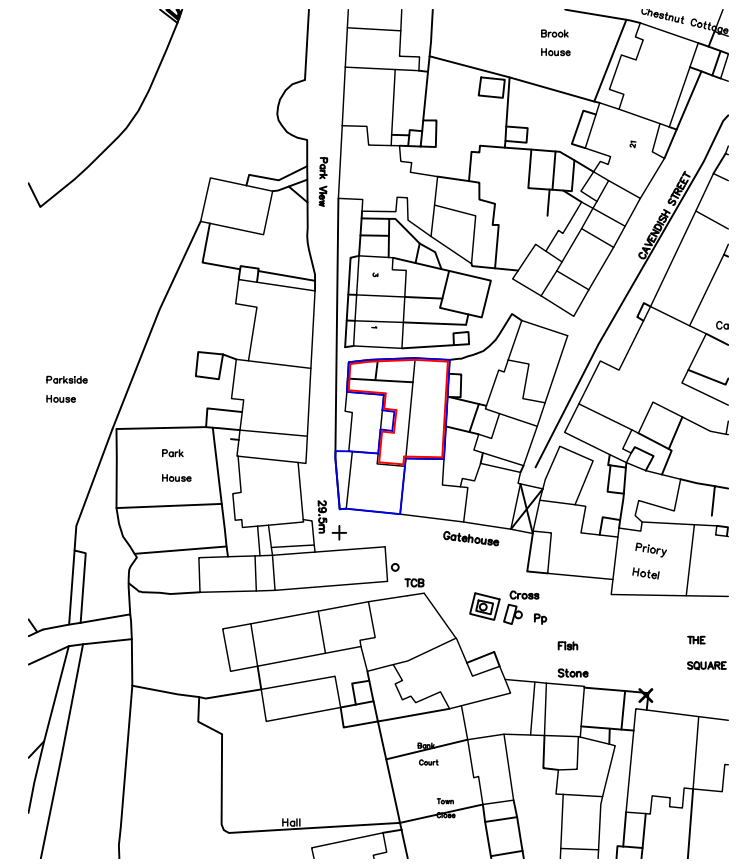
Scheme Proposal - Option 4

SCALE @ A1	DRAWN	CHECKED	DATE
1:50/ 1:100	sg	jc	Feb' 15

JOB NO	DRAWING NO	REVISION
1579	04	D



Block Plan
1:200 Scale



Location Plan
1:1250 Scale

REV	COMMENT	BY	DATE

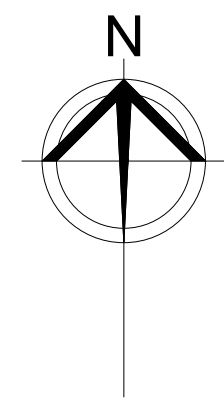
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PROJECT
Alterations
Wharton Barn, Yard and Jail
Cartmel
Grange over Sands

CLIENT
Mr & Mrs S. St. Quinton

TITLE



Block Plan

SCALE @ A3	DRAWN	CHECKED	DATE
1:200	sg	jc	March '16
JOB NO	DRAWING NO	REVISION	
1579	05		



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