



Westmorland
& Furness
Council

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Westmorland and Furness Design Code Compliance Checklist: Barn Conversions



Barn conversions

Question	Answer
Context	
How does the proposal reflect local distinctiveness and complement/enhance the existing built and natural environment? (Code BC 1.1)	
What are the constraints and opportunities of the site, and how has the Proposal addressed these? (Code BC 1.2)	
How has your design considered the site's drainage, and the location(s) of existing water and wastewater assets? (Code BC 1.2)	
Which landscape, ecological, cultural, and historic sites and designations does the proposal fall within or affect the setting of? (Code BC 1.3)	
How have you assessed if the barn is structurally sound and capable of reuse?	
How many buildings and structures on the site proposed are proposed to be retained and reused? (Code BC 1.4)	
Are there any heritage assets on or in the vicinity of the site, and how has the design responded to their significance? (Code BC 1.4)	
Climate	
How has the proposal re-used the existing barn and minimised demolition and rebuilding? (Code BC 2.1)	
How do the proposals, including internal wall plasters and finishes, insulation, mortar and external wall finishes, allow the solid-wall masonry of the barn to 'breathe' (i.e. absorb and release water vapour in the air)? (Code BC 2.1)	
Which sustainable construction methods and materials are proposed? (Code BC 2.1)	
How does the proposal integrate Sustainable Drainage Systems of an appropriate form and scale?	

Question	Answer
What are the SuDS components? (Code BC 2.3)	
Nature	
How has the proposal identified and considered priority habitats and species, designated sites, protected species, irreplaceable habitats, and veteran trees within the site and its immediate surroundings? (Code BC 3.1)	
Have ecological surveys been undertaken to support the proposals? If so, do the surveys identify and consider the following within the site and immediate surroundings: designated sites, protected / priority species, irreplaceable / priority habitats, watercourses / waterbodies, and invasive species? (Code BC 3.1)	
How does the proposal conserve, enhance and protect via mitigation priority habitats and species, designated sites, protected species and irreplaceable habitats within the site? What compensation measures are proposed for these where adequate conservation and mitigation cannot be achieved? (Code BC 3.1)	
How have the proposals taken the Local Nature Recovery Strategy into consideration? (Code BC 3.1)	
What percentage of the proposed new developments include bat, bird, swift, hedgehog, insect habitat enhancement features and how have these features been appropriately placed? Has a plan showing their location been included? (Code BC 3.1)	
If barn owl utilised the site prior to development has a barn owl nesting box been incorporated into the design? (Code BC 3.1)	
What potential bird nesting or bat roosting features have been retained in the build? (Code BC 3.1)	
How does the proposal include habitats appropriate to local context and ensure they reflect the natural	

Question	Answer
character and biodiversity priorities of the area? (Code BC 3.2)	
How does the proposal design create or enhance habitats as part of a coherent ecological network? (Code BC 3.2)	
How will the proposal retain and protect existing hedgerows and trees, or replace those that must be removed and include a variety of native species in new planting? How does the proposal design create or enhance habitats as part of a coherent ecological network? (Code BC 3.3)	
What percentage of each type of existing habitats has been retained and lost? (Code BC 3.3)	
What percentage proposed new planting utilises native species of local provenance? (Code BC 3.3)	
Do the proposals avoid the planting of Invasive Non-Native Species and Species of Special Concern? (Code BC 3.3)	
Movement	
What sources of light pollution have been identified and how does the lighting in the design preserve dark skies and minimise/avoid light pollution? (Code BC 4.1)	
How does proposed external lighting accord with the Cumbria Good Lighting Technical Advice Note ? (Code BC 4.1)	
How has car parking provision been integrated into the design to ensure attractive, distinctive and well-functioning places? (Code BC 4.2)	
Built Form	
How does the design of the proposal make a positive response to the character of the surroundings or settlement? (Code BC 5.1)	
How has the proposal been informed by the prevailing building heights identified in the context/historic environment assessment? (Code BC 5.2)	
Identity	

Question	Answer
How has the analysis of the site and its context informed the design of the proposal? (Code BC 6.1)	
Which elements of the proposal, if any, retain and re-use historic building materials?	
What new external building materials are proposed (include roofs, walls, doors and windows)?	
How many existing openings does the proposal re-use?	
How many new windows and glazing are proposed and are they well-recessed into the wall?	
How much of the traditional roof, with little or no alteration, does the proposal retain?	
In what ways do proposed extensions reflect the character of the existing barn and site?	
How do proposed extensions use existing or known former additions or buildings for re-use?	
How has the proposal ensured that extensions remain subservient to barn or farm buildings by virtue of their scale, height, massing or location?	
How has the rural and agricultural character of the site been retained through landscaping and boundary features?	
Which important vistas, viewpoints and sightlines does the proposal incorporate, create and enhance? (Code BC 6.3)	
If the proposal impacts a conservation area or historic settlement core, in what ways does the design reflect the local tradition and respond to the historic spatial character? (Code BC 6.4)	
Which building materials are proposed for buildings and structures, and how do they positively respond to the site and its context?	