

Westmorland and Furness Design Code Context Checklist

LUC

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House Extensions Context Checklists

These checklists support the Context section for house extensions in the Westmorland and Furness Design Code.

The tables below include question prompts for helping you understand the context of your proposal site in three ways:

- Step 1: the Surroundings of the Site - the area around the site
- Step 2: the Site - the proposal site itself
- Step 3: Heritage Checklist – the historic character and whether there are any heritage assets or historic character to consider

Step 1: the Surroundings of the Site - the area around the site

Landscape and Historical Context	
What is the settlement character of the surrounding area? For example, rural, hamlet or rural village, large village, market town.	
Are there any notable viewpoints and vistas towards, out of or across the site?	
How well-lit is the place? Does it have street lighting? What other forms of lighting are there? Is light pollution a problem?	
Movement	
What are the existing public rights of way (PROW) routes and other existing footpaths in and around the site?	
What are the current walking and cycling provisions within the surrounding area?	
Nature	
What are the current landscape and natural features within the surrounding area? This can include trees and hedges on neighbouring properties to green spaces, and woodlands within the surrounding area.	
Are there any priority habitats and species (national or local) or designated ecological sites within the surrounding area?	
What is the flood risk, including groundwater, fluvial, marine and surface water, of the surrounding area?	
Are there any mitigation measures being deployed to prevent and minimise the risk of flooding?	

Built Form	
How are boundaries treated within the surrounding area? For example, dry stone walls, hedges, fences etc. Are there any inappropriate boundary features that harm the character of the landscape or townscape?	
Identity	
Are there any notable views or vistas within the surrounding area? Are there any notable views into and out of the site?	
What is the local building vernacular? What do the older houses or farmsteads have in common in their design, size and materials?	
What building materials are common, both for walls and roofs, within the surrounding area? Are there any local variations in colours, textures, shapes and patterns?	
Use	
What is the current function of the site within the settlement or wider context? What are the current land uses both on and adjacent to the site?	

Step 2: Site

Access points – How is the site accessed by vehicle and foot? Are there any improvements or adjustments needed to improve access?	
Landscape & ecology – Are there any existing natural features on site, for example trees, hedgerows, watercourses, ponds, other significant habitat? What is the boundary treatment of the site? How can these features be retained or enhanced? Are there any Tree Preservation Orders on site?	
Drainage – How well does the site drain and can this provide an opportunity for SuDS and wildlife? Does the site adjoin a watercourse? Is the site prone to flooding?	
The existing house – footprint, layout, eaves levels, locations of openings and services. Its design and materials.	
Existing structures – what existing structures are there on the site? Are there opportunities to retain these structures or re-purpose materials?	
Is the site in a groundwater source protection zone? (https://magic.defra.gov.uk/MagicMap.html)	
Existing utilities – Are there existing utilities on site that will need to be considered?	
Orientation – How does the path of the sun affect conditions on site and outward views? What is the existing microclimate on the site?	
Materials and Sustainability: What local materials will you use for construction, and how will you incorporate sustainable practices, such as renewable energy solutions?	
Accessibility Features: What features will you include to ensure the site is accessible to all users, including those with disabilities?	

Step 3: Heritage Checklist

Are there any listed buildings, scheduled monuments, registered parks and gardens or world heritage sites within the site or its surroundings (see https://historicengland.org.uk/listing/the-list/map-search)? If so, name them here.	
Is the site within a <u>conservation area</u> or its setting? If so, which area?	
If the site is within a conservation area or its setting, are there any relevant key points from the <u>conservation area appraisal</u> ?	
Is the site within a Parish or Town with a <u>Neighbourhood Plan</u> ? If so, which?	
If there is a Neighbourhood Plan, does it have any key messages about local heritage and/or the site?	
Are there any <u>locally listed buildings</u> on or near the site?	
Based on the above answers, does the existing house or do any nearby buildings have any heritage designations? Is the existing house of historic interest in its own right or as part of the wider farmstead or settlement?	