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DESIGN & ACCESS STATEMENT Barn at Fish House Farm, Chipping

BARN (A)

Concept - To convert the barn to a single dwelling using all the existing openings and the minimum number of new openings, retaining the distinctive blank northern roadside wall. Only one new window is proposed, on the lower eastern gable, in the style of other existing windows and the layout of the western gable.

Design - The conversion is led by the existing structure and opening layouts, to form a 3 bedroom house over two floors. First floor rooms are open to the roof slopes. All habitable rooms have a southerly aspect and overlook southern and western garden areas.

Redundant farm sheds, currently sited close to barn (A) will all be removed.

A new garage and compost range for the whole site is proposed set to the south west of barn (A), well within the existing built 'footprint'.

Access - The principal existing farm access between barns (A) + (B) will continue in use, with visibility splays improved through the removal of a blockwork lean-to on the rear of Barn (B). Another existing gateway to the west of barn (A) will be walled-up. There is an existing public footpath through the farm yard between the two barns which is unaffected by the proposals.

Barn (A) will have level access to each ground storey doorway, and the conversion is designed to comply with Part 'M' Building Regulations.

Refuse bin storage is outside the eastern gable, for roadside collection

BARN (B)

Concept - To convert the barn to two dwellings using all the existing openings and the minimum number of new openings. Only one new window and one 'cut' doorway are proposed. The existing northern lean-to will be removed, restoring the barn to its original volume.

All the other redundant agricultural sheds will be removed, enabling around a 50% reduction in the amount of land used for buildings and curtilages, and the restoration of the southern half of the site to pasture land - and substantially increasing the openness of the setting in the AONB.

Design - The conversion design is led by the existing structure and opening layout to divide the barn into two similar sized units. The existing house at the eastern end is unaffected by the proposals. Garaging and carports for each of the new dwellings and the existing house is in a new range of pitched roof and timber clad buildings to the south west, well within the existing footprint of agricultural buildings to be demolished.

The nature of grouping the garages interspersed with carports is in the character of implement sheds/hen houses, rather than typical suburban garages.

Access - level access is available into the ground storey of each dwelling, and the connections are designed to comply with Part 'M' Building Regulations.

Refuse bin storage is in each rear garden, for roadside collection.

The existing highway access will be re-used, with improved highway visibility. Agricultural traffic at the site will cease.

Each house is allocated a garage and a carport adjacent, with forecourt parking spaces.

Landscaping - A new timber fence + hawthorn hedge will form the new southern site boundary, reducing the overall curtilage by 50%. New hawthorn trees are proposed as a shelter belt/screening to the garages and carports.

The balance of the land will be returned to pasture.

Sewage treatment/Water - An existing septic tank serves the existing house. This tank will be removed and a new mini sewage treatment plant installed in its place. There is an existing outfall drain which will be re-used.

The site has an existing mains water supply.