

Design and Access Statement

Crow Edge Residential Conversion

Access

Access to the properties is from an existing farm road from the A616 at Pennine Edge, Crow Edge. This was the original access to the properties and will require some leveling and resurfacing using crushed clean rock material well rolled into a permeable surface. At the junction of the A616 the existing farm gate will be removed and the final 10 metres of road surface will be in tarmac. At three points the access road will be widened to allow two vehicles to pass. When fully occupied the envisaged three properties will generate insignificant levels of additional traffic to the A616. See also access proposal drawing.

Design

- Principles of Design

The buildings will retain original footprints, height and mass and original openings will be fully utilized. Some new openings are required to deal with necessary domestic accommodation and for emergency egress but these are restricted to minimal numbers consistent with modern accommodation and building regulations.

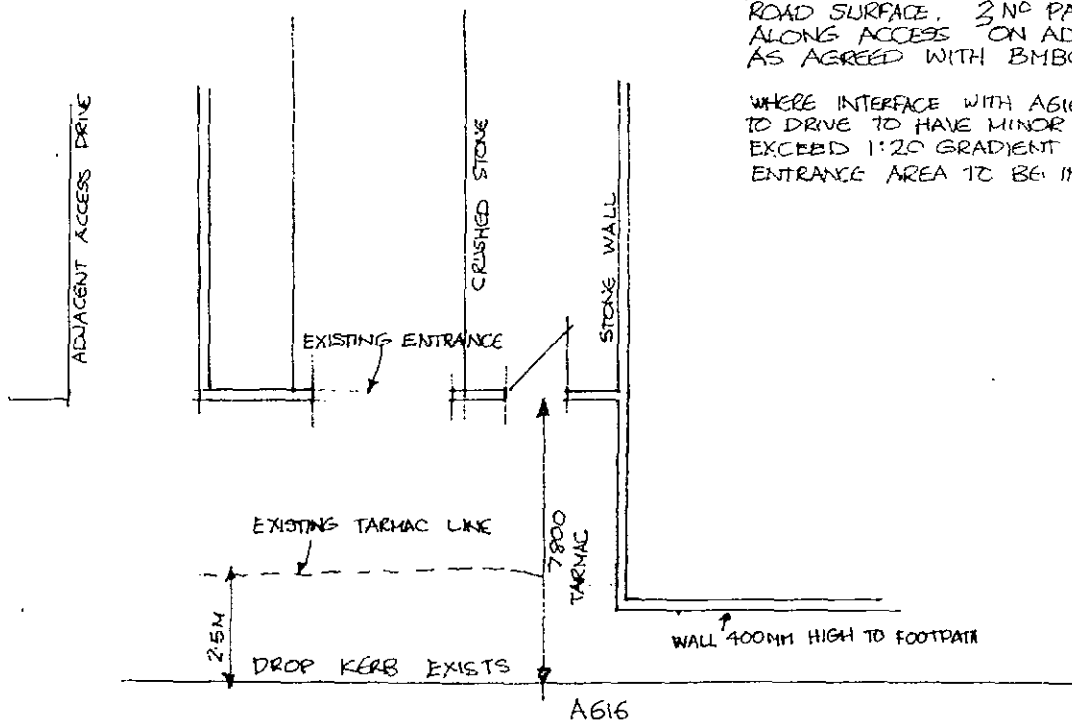
- Layout

The proposed three units each have a front facing paved private terrace and a common courtyard with a permeable surface. Additional small areas of curtilage surround the buildings to allow for maintenance and private immediate space.

The terraces and courtyard are also enclosed by the buildings giving a high degree of privacy from the main road and surrounding areas and some new tree planting has been introduced to contain parking areas and enclose the courtyard area facing south.

- Materials

Natural stone walls throughout are maintained and new windows and doors will be in stained timber. The roof will be repaired as necessary with natural stone slates.



EXISTING FARM ROAD LEVELLED OFF WHERE REQUIRED SURFACE RECONSTRUCTED WITH CLEAN STONE CRUSHED AND ROLLED IN 150MM LAYERS TO FORM FORDS/TRACK ROAD SURFACE. 2 NO PASSING BAYS FORMED ALONG ACCESS ON ADJACENT LAND ALL AS AGREED WITH BMBC HIGHWAY OFFICERS 3/2011

WHERE INTERFACE WITH A616 ACCESS FROM KERB TO DRIVE TO HAVE MINOR ADJUSTMENT TO NOT EXCEED 1:20 GRADIENT AT 6M ENTRY PLATFORM ENTRANCE AREA TO BE IN TARMAC.

2011/0510 / Lane Whiston Farm

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DESIGN AND ACCESS STATEMENT
CONVERSION OF RESIDENTIAL UNITS AND BARNS CROW EDGE 1:200 ENTRANCE
TO EXISTING ACCESS ROAD