

Design & Access Statement

Access

Access is taken from an existing entrance from Gunthwaite Lane. The lane gives access to a fishing facility and currently is not supervised from the Gunthwaite Lane access to farm land. The current access also allows unsupervised access to related farm buildings and equipment.

The position of the new proposed house will resolve the difficulties this situation is creating for the safety of farm equipment and livestock.

Design

The accommodation is arranged at one level with typical traditional farmhouse accommodation. The entrance level and main kitchen accommodation has been set slightly lower than the bedroom accommodation to give generous head room in what is the heart of the building.

A small office is necessary for management purposes and a separate lounge area.

The building has only three bedrooms to deliver reasonable modest future family accommodation and to give some opportunity to accommodate occasional overnight guests. The size is entirely commensurate with the scale of the enterprise. The house has already been greatly reduced in size from the original 2015 application.

Elevation

The building is traditional in terms of openings and general roof construction. A small porch has been provided to shelter the entrance as exposure at Gunthwaite is challenging in winter months.

Layout

The building is mainly south facing with a parking area adjacent to the site. The area does have some tree cover nearby and some younger conifers may be cleared away from the site area in line with the normal thinning activity on the farm which is on-going. The family plant trees to replace cleared trees as part of normal farming practice.

Materials

The building will be in natural stone with some slate roof. The doors and windows will be in stained timber. The porch roof will be supported by oak columns.