

3.23. _FORM

The dwelling occupies the cow shed and has an additional new small single storey lean-to extension to the northern elevation to create additional space for a utility / boot room.

3.24. _INTERNAL WORKS

The new internal layout has been arranged to suit the existing openings, minimising the need to make any dramatic external alterations.

All new internal partitions are to be lightweight stud construction. The proposed internal layout is similar to that of the Farm House cottage with a central stair and two rooms either side.

The internal first floor construction is to be rebuilt at a level to suit the internal heights of the retained roof structure.

3.25. _MATERIALS

External walls are existing stonework with stone heads and cills, repaired as necessary.

3.26. _LANDSCAPE SETTING

The main approach to the property is from the north, with footway paths leading to the front door from a shared car parking forecourt.

Retention and restoration of existing low stone walls ensures some privacy and delineation between property demise.

2.5_House 3a

2.4.1 _POSITION

Positioned within the northern grouping of buildings, House 3a has been formed from a dilapidated single storey stone cow shed and a reconstruction of an historic building that occupied the same footprint.

2.4.2. _EXTERNAL WORKS

External works are more extensive to this grouping of buildings due to the dilapidation of existing structures.

Existing openings, and historically blocked up openings, have been used predominantly. Fenestration locations and sizes are commensurate with the existing buildings on site. New external windows and doors are all to be decorated timber.

Existing stonework has been retained to the lower parts of the new building. New walls above and those rebuilt following historic building lines, are all to be clad in stained vertical timber to clearly separate new constructions from existing.



2.4.3 _FORM

The northern grouping of buildings forms a 'U' shaped cluster around a central farmyard. The grouping includes some retained buildings and some new buildings that reconstruct historic forms, as evident from historic photographs. All buildings follow historic footprints. The reconstructed cluster reinforces the utilitarian farmyard and creates a natural grouping.

All reconstructed buildings are visually distinguishable from the retained stone structures by utilising timber cladding. However, their massing, ridge heights, eaves heights and roof pitches all match that of the existing.

2.4.4 _INTERNAL WORKS

The new internal layout has been arranged to suit the existing openings, minimising the need to make any dramatic external alterations.

2.4.5 _MATERIALS

Existing external walls are stonework with stone heads and cills, repaired as necessary. New walls are to be clad in stained vertical timber.

2.4.6. _LANDSCAPE SETTING

The main approach to the property is from the south, with footway paths leading to the front door from a shared car parking forecourt.

Retention and restoration of existing low stone walls ensures some privacy and delineation between property demise.

A gravelled / cobbled courtyard to the north (part of the reconstructed central farmyard) provides additional external areas.



2.6_House 4

2.5.1. _POSITION

Positioned within the northern grouping of buildings, House 4 has been formed from a an existing two storey stone cow shed and a reconstruction of an historic building that occupied the same footprint.

2.5.2 _EXTERNAL WORKS

External works are more extensive to this grouping of buildings due to the dilapidation of existing structures.

Existing openings, and historically blocked up openings, have been used predominantly. Fenestration locations and sizes are commensurate with the existing buildings on site. New external windows and doors are all to be decorated timber.

Existing stonework has been retained to the lower parts of the new building. New walls above and those rebuilt following historic building lines, are all to be clad in stained vertical timber to clearly separate new constructions from existing.

2.5.3 _FORM

All reconstructed buildings are visually distinguishable from the retained stone structures by utilising timber cladding. However, their massing, ridge heights, eaves heights and roof pitches all match that of the existing.

2.4.4 _MATERIALS

Existing external walls are stonework with stone heads and cills, repaired as necessary. New walls are to be clad in stained vertical timber.

2.5.5 _LANDSCAPE SETTING

The main approach to the property is from the west, with a vehicle access leading in to the central farm courtyard from the north.

Retention and restoration of existing low stone walls ensures some privacy and delineation between property demise.



2.7_ New dwelling (house 5)

2.5.1. _POSITION

Positioned within the northern grouping of buildings, House 5 (new dwelling) is a new two storey linear building. A reconstruction of an historic building that occupied the same footprint.

2.5.2 _EXTERNAL WORKS

All new construction, the walls are all to be clad in stained vertical timber.

2.5.3 _FORM

The buildings' massing, ridge heights, eaves heights and roof pitches all match that of existing adjacent structures.

2.5.4 _LANDSCAPE SETTING

The main approach to the property is from the west, with a vehicle access leading in to the central farm courtyard from the north

2.8_ Cottages 1, 2 and 3

2.6.1 _POSITION

Positioned independently of the Main Hall courtyard and the second farm courtyard, The cottages are reconstructions of historic building that occupied the same footprint.

2.6.2. _FORM

All reconstructed buildings are visually distinguishable from the retained stone structures by utilising timber cladding. Although there is no evidence of the original style or massing of these historic structures, a simple repeated roof profile above staggered 2 storey cottages, is typical of utilitarian farm accommodation.

2.6.3 _LANDSCAPE SETTING

The main approach to the cottages is from the north, with a shared vehicle forecourt positioned just off the existing access road.

Each property has a small garden with low separating stone wall to the front and a garden bounded by metal estate fencing to the rear.



3.0_Plot separation and boundaries

- 2.7.1 Plot boundaries mainly follow lines of original retained stone walls.
- 2.7.2. Where additional boundary delineation is required, this is limited to black metal estate fencing to minimise visual impact.
- 2.7.3. Each property has a combination of soft and hard landscaped amenity spaces. Areas of extensive grassland and landscaping beyond the private ownership boundaries of individual properties is to be maintained by a group management company for the enjoyment of all residents. Restrictions on the use of this area will ensure that the important wider visual appearance of the collection of buildings is retained.

