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DESIGN & ACCESS STATEMENT

(to be read with drawing no: 2008/044/01, 2009/34

Address of site: Well Hill Farm, Well Hill Road, Green Moor, Nr Sheffield S35

Site: These redundant buildings are alongside other farm buildings within a courtyard development. The other buildings constitute a converted barn and the existing farmhouse.
The complex has other metal framed agricultural buildings which are used for the farm business and lies within the green belt.

Proposal: To convert the existing dairy/mistle and attached pigsty into a granny annexe.

Landscaping: The courtyard complex will be stone flagged when development is completed and the rear of the building will be retained as existing. Existing dry stone walls to the existing boundaries.

Development of the design & appearance:
The existing stone shell to be retained together with an extension to the rear elevation in natural course stone. There will be natural course stone slates to the roof. The windows will have stone heads and sills to match the main farmhouse. The ridge height has been retained and the existing footprint has been retained together with a small extension to the rear elevation to form the living area and bedroom. Two stone columns in relief to the front elevation to be retained and the new doors will be full vertical boarded and the existing door openings will be half boarded lower section and glazed upper section.

Services: Foul drains will be connected to a new Klargester treatment system located within the client's own field.
Electricity and mains water are already available on site.
Surface water will be to soakaways.

R.& M.E. Harris

c s d
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