

1.0 BACKGROUND

- 1.1 Cockle Edge Farm is a former mixed upland farm, which has been amalgamated into a large agricultural business. Consequently the farm buildings on site are now redundant.
- 1.2 A prior notice application for class Q change of use to convert two barns to residential use has been granted approval.
- 1.3 This application seeks approval for alterations and partial rebuilding to convert a former stable for to form a detached dwelling.

2.00 ACCESS STATEMENT

- 2.01 The existing site access of the A629 will be retained. Site lines at this entrance will be upgraded to 2.4x90
- 2.02 A PSV standard turning head will be provided on site for refuse collection, bin storage and a collection point will also be created for the development.
- 2.03 An integral double garage as well as two parking spaces will form part of the proposed development.

3.00 DESIGN STATEMENT

- 3.01 Context;

The farmstead is situated in an open pastoral landscape to the south of Ingbirchworth village. The property enjoys an open outlook to the west over a typical West Yorkshire landscape of small field enclosed by drystone walls.

- 3.02 Amount;

This application seeks approval for the alteration and partial rebuilding of a former stable to a detached dwelling.

- 3.03 Scale;

The proposed dwelling will not alter the perceived scale of development on site.

- 3.04 Layout;

The proposed layout has developed in response to the existing structure, orientation and aspect whilst protecting the privacy and amenity of the other dwellings on site.

3.05 Landscape;

A robust, simple rural aesthetic will be developed for the site. A limited palette of stone flags, consolidated gravel and grass both mown and lessor meadow length will be developed. Existing boundary drystone walls will be retained. New enclosures will be created using chestnut post and rail fencing planted with indigenous hedging species.

3.06 Appearance: The original structure will be refurbished using locally sourced natural materials using traditional handicraft techniques.

4.00 CLIMATE CHANGE STATEMENT

4.01 The building envelope will be designed to exceed current thermal performance standards. High levels of insulation and airtightness will ensure that energy usage is kept to a realistic minimum.

4.02 Low energy light fittings will be used throughout the building and AA standard white goods will be specified.

6.0 SITE PHOTOGRAPHS



