

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. This application proposed the removal of one former barn, which will reduce the built volume on site by 22 MS
- 1.3 This application seeks approval for alterations and extensions to convert a former stable for to form a detached dwelling. Additional new build accommodation proposed will extend to 90 m² a net reduction of 15 m².

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 extension of a former stable to a detached dwelling.

- 3.03 Scale;

The proposed dwelling will not alter the perceived scale of development on site. The earth-sheltered new build element will not be visible from outside the site and is significantly less than the volume to be removed by demolition.

3.04 Layout;

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

3.05 Landscape;

A robust, simple rival aesthetic will be developed for the site. A limited pallet 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. This will contrast with the contemporary treatment of the proposed earth- sheltered new build element.

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



