

DESIGN ACCESS STATEMENT

COCKSHOT FARMHOUSE IS A DETACHED DWELLING WHICH HAS BEEN RAISED AND REMODELLED MID 18TH CENTURY FROM THE ORIGINAL BUILDING FOOTPRINT.

THE ADJACENT TRACTOR LODGE HAS A SOLID RANDOM STONE WALL TO THE SOUTH ELEVATION WITH A RETURN PART WAY ON THE EAST ELEVATION, BOTH TO EAVES LEVEL. TIMBER BOARDING HAS BEEN USED ON THE EAST ELEVATION ALONG WITH CORRUGATED METAL. METAL SHEET IS ALSO USED AT THE ROOF ONTO A TIMBER FRAME. CRACKS ARE APPARENT AT THE WALL TO THE SOUTH AND SAGGING IS EVIDENT IN THE ROOF.

A MORE RECENT CONCRETE SLAB FLOOR IS APPARENTLY BUILT ON TOP OF A DPM.

DESIGN PROPOSAL

THIS IS TO USE THE BASE (SUBJECT TO ENGINEERS CALCULATIONS) ALONG WITH THE EXISTING STONE WALLS, TO BUILD USEFUL LIVING ACCOMMODATION CONNECTED TO THE KITCHEN BY A LINKING DOOR AND WITH OPENING ACCESS TO THE GARDEN AND PARKING AREAS.

HEIGHT OF THE ROOF WILL CONTINUE THE KITCHEN ROOF PITCH. THIS ALLOWS FOR A MEZZANINE OFFICE SPACE.

A DORMER WINDOW IS ADDED AT THE DESK AREA FACING SOUTH.

FOOTPRINT OF THE ROOM IS EXTENDED NORTH BY APPROXIMATELY 1.5M.

EXTERNAL MATERIALS ARE TO MATCH THE EXISTING OF THE FARMHOUSE IN STONE AND SLATE.

DORMER IS IN MATCHING SLATE FINISH, GLAZING IS ALUMINIUM FRAMED GREY POWDER COATED.

INSULATION IS TO BE ADDED WHERE POSSIBLE EG ROOF, AND NEW WALLS BEHIND PLASTERBOARD. EXISTING HISTORICAL ELEMENTS EG. TIMBER COLUMNS SUPPORTING THE LODGE ARE TO BE MAINTAINED IN THEIR EXISTING POSITION AS CLADDING TO A STEEL STRUCTURE SUPPORTING THE MEZZANINE.

UNDERFLOOR HEATING IS PROPOSED WITHIN A NEW 65-75MM SCREED BELOW OAK LAMINATE FLOOR.

AS WELL AS REPAIRING STRUCTURAL RISK TO THE EXISTING WALL, THE PROPOSAL STEMS RISK OF COLLAPSE TO THE ROOF WHILST PROVIDING USEFUL LIVING AND HOME WORKING ACCOMMODATION. A DETAILED ECOLOGY STUDY HAS BEEN CARRIED OUT WITH DESIGN PROPOSAL MITIGATION, TO UNDERSTAND AND MAINTAIN WILDLIFE HABITATS ON THE PROPERTY.

THE ECOLOGY SURVEY RECOMMENDS ADDING A GATED LOG STORE FOR SWALLOW NESTING AT THE GABLE, SLATE ACCESS POINTS FOR BAT NESTING, AND BAT BOX AT THE APEX, SHOWN WITHIN THE DRAWINGS AND INCLUDED IN THE PROPOSAL. NO TREE REMOVAL IS REQUIRED IN THE PROPOSAL.

ACCESS TO THE PROPERTY IS FROM THE B6344 600M TO THE SOUTH NEAR BRINKBURN.. AS A FARM STEAD COCKSHOT FARM HAS ADEQUATE PARKING FOR MULTIPLE VEHICLES ON EXISTING HARD STANDING TO THE NORTH ELEVATION. COCKSHOT FARM IS IN A RURAL SETTING AND IS NOT OVERLOOKED BY OTHER DWELLINGS.

NB: ALL DRAWINGS ARE INCLUDED HERE NOT TO SCALE TO BETTER UNDERSTAND THE SCHEME. FULL FORMAL A1 DRAWINGS

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