

DESIGN ACCESS STATEMENT

COCKSHOT FARM GRANARY ADJOINS THE FARMHOUSE WITH A GLAZED CONSERVATORY AND IS AT THE SOUTHERN CORNER OF FARM BUILDINGS FORMING A U SHAPE FACING EAST.

CONSTRUCTION IS IN TRADITIONAL COURSED & RANDOM STONE WITH A SLATE ROOF AND STONE TABLES AT EACH GABLE. IT HAS BEEN RE-POINTED AND REPAIRED IN THE LAST 10 YEARS TO INCLUDE REPLACEMENT FIRST FLOOR WINDOWS, A NEW FRONT DOOR, & ROOF.

ENTRY IS AT 3 POINTS: GROUND FLOOR EAST & WEST DOORS. FIRST FLOOR ACCESS IS BY AN UNGUARDED STAIR IN THE ADJACENT NORTH END BARN. THE HEIGHT OF THE GABLE HAS BEEN RAISED IN ITS EARLY LIFE AND EVIDENCE OF A FIREPLACE OR KILN FOR DRYING GRAIN IS APPARENT AT FIRST FLOOR ON THE SOUTH GABLE.

DESIGN PROPOSAL

LIVING ACCOMMODATION IS PROPOSED ON GROUND & FIRST FLOOR WITH THE SEPARATION OF THE NORTH END BARN FOR SEPARATE POTENTIAL CONVERSION.

GROUND FLOOR IS TO BE CONVERTED TO A SMALL SHOWER BATHROOM & WC, WITH KITCHEN AND 1 BEDROOM.

A NEW STAIRCASE IS TO ACCESS THE FIRST FLOOR IN AN L SHAPE WITH CORNER LANDING TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS MINIMUM 2 METRE HEADROOM.

FIRST FLOOR IS TO BE CONVERTED TO LIVING ROOM AND DINING ROOM SPACE. THIS WILL HAVE A LEVELLED FLOOR, AND BLOCKED EXISTING FIRST FLOOR DOORWAY,

ROAD ACCESS TO THE PROPERTY IS FROM THE B6344 600M TO THE SOUTH, NEAR BRINKBURN.

COCKSHOT FARM IS IN A RURAL SETTING AND IS NOT OVERLOOKED BY OTHER DWELLINGS.

CONSERVATION

EXISTING TIMBER TRUSSES AND ROOF STRUCTURE ARE TO BE RETAINED, & PRESERVED

AS MUCH AS IS DEEMED STRUCTURALLY SAFE.

EXTERNAL CHANGES ARE LIMITED TO 3 NEW WINDOW OPENINGS AT GROUND FLOOR LEVEL, A NEW WEST FACING DOOR,

EXTERNAL FLUE AND AIR EXTRACTION TO KITCHEN AND BATHROOM.

NB: ALL DRAWINGS SHOWN WITHIN THIS DOCUMENT ARE ADDITIONAL TO FORMAL A1 SHEETS AT SCALE FOR PLANNING APPLICATION PURPOSES
PLEASE REFER FIRST TO SEPARATE A1 SHEET DRAWINGS FOR SCALING



STRIPP

1

architectural design

01669621538

a.stripp68@btinternet.com