

Design and Access Statement – Cockshot Farmhouse, 2-story single dwelling set in steading within farmland.

Accessed: Situated on Cockshot Lane, approx. 0.6 mile from B6344 north of Brinkburn at National Grid Reference NZ 11861 99852. Cockshot Farmhouse is situated at the end of Cockshot Lane, where the lane terminates and becomes a Green Road running northeast to Longframlington (approx 2 miles). The steading is set amongst privately owned (the occupier) farmland.

Design Principle

The proposal seeks to improve the lived experience in the property through the conversion of a redundant Granary building that sits within the Cockshot Farmhouse steading and the addition of an extension to the Farmhouse.

Granary conversion. This property is 2-storey and has been used as a garden store. The proposal seeks to convert it into reverse living family accommodation to provide for growing family needs. The conversion will not require any changes to the external appearance of the Granary or new openings. Internally there will be a need to create a stairway for access to the first floor. Although not listed the original features such as timber frames within the roof will be retained. Conversion is the best way to preserve this building as it will be treated for damp and all timbers preserved. The property will remain dependent on the farmhouse for water, power, and light. It is not directly accessible from the farmhouse, but the buildings are interconnected by a glasshouse. The conversion of the Granary is entirely on its existing footprint. It is in the corner of the steading and therefore it in no way alters any public access rights or view from the road.

The lean-to garage was poorly constructed (corrugated iron roof, stone walls that are cracked and chip board) and is located on the eastern edge of the property adjacent to the road. It is proposed that it is demolished and replaced entirely with a single storey plus mezzanine as an extension to the listed farmhouse. The space is currently used as a store/garage and is open fronted with poor drainage. It is attached to the eastern gable end of the farmhouse. The footprint will be extended slightly northwards (approx. 1.5m) and raised to the height of the farmhouse kitchen roof creating greater consistency with the farmhouse.

The proposals are for enhancing the residents' living standards and do not in any way change the access to the property nor do they increase the traffic in and out of the property. They do not affect public access or right of way as all alterations are made within the current steading footprint. There is no application to change the use of any farmland nor does the proposal reduce any green or garden space.

Cockshot Farmhouse and the steading will be greatly enhanced by the proposals and the buildings restored and preserved for future use. The appeal and attractiveness of the entire site will enhance the listed building to any observer. The property is not overlooked, and it doesn't in any way affect access to the adjacent road (Cockshot Lane) and footpath (approx. 150m away). The architectural and historical importance of the farmhouse remains unaffected by the alterations on the steading.