

JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

Craven House
Brook View
Carleton
SKIPTON
North Yorkshire BD23 3EX
tel 01756 792708
fax 01756 795278

DESIGN + ACCESS STATEMENT
Ghyll Syke
Bell Busk
Gangraue
SKIPTON. BD23 4DU

Conversion and extension of barn to form a dwelling
Construction of new garage
Re-siting existing highway access.

Background :

Ghyll Syke is a stone barn attached to an existing cottage to the north, with a roadside location.

The barn has the benefit of full planning consent 2019/21286/FUL dated 20.3.20, for the conversion to a dwelling.

New owners/applicants require amendments to the scheme to include a western lean-to extension a detached garage and improvements to the existing highway access.

The adjacent steel framed barn to the south is the subject of a separate GPDO application to convert it to a dwelling, by the same owner/applicants.

Scheme design :

The conversion is designed to use all the existing openings to maximum effect, with the minimum of new openings. The existing lean-to western extension will be demolished and a replacement lean-to dining room extension is proposed - in materials to match the barn.

First floor rooms will be open to the roof slopes with the trusses and purlins exposed. New flush fit roof windows are proposed. Due to their proximity to the road, these will not be widely visible from the road. A new detached garage is proposed for the southern forecourt, as a timber clad/grey steel roofed structure.

Access :

The barn has an existing gated access off the Coniston/Bell Busk road, with good visibility to the south but limited to the north.

It is proposed to re-site the access southwards to improve visibility to the north.

Traffic and size of vehicle at this currently sole access to the site will be reduced by cessation of farming. The steel framed shed/conversion to the south of the barn is to have its own access, further reducing traffic at the original gateway.

The reited gateway will be 4m wide, and the flanking roadside walls will be returned into the gateway and set back on the north side.

The conversion will have level access from the south and west, and has been designed to comply with Part 'M' Building Regulations.

Refuse bin storage space will be within the garage, for roadside collection.

The dwelling will have a double garage and forecourt parking/turning space to enter and leave the site in forward gear.

Sewage treatment:

Via a new shared treatment plant to serve the steel barn conversion, this application conversion and the existing cottage, to be sited on the eastern side of the Coniston/Bell Busk road, all to BS 6297.

Sustainability:

Waste/recycling - This proposal to re-use an existing barn as a dwelling, thus making best use of the existing structure.

Flood Risk:

The site is on the edge of Zone 2, but not within it. FRA attached.

Development rating:

When converted, the building will better Building Regulation standards.

Materials:

Reclaimed stone and stone slate will be used to match those existing, therefore not of 'new' manufacture and of low environmental impact.

Energy:

Heating will be via an air source heat pump via underfloor circuits, as an efficient use of energy.

Water:

Spray type taps and dual flush cisterns will be specified to minimise water consumption.

Pollution:

The conversion is principally interior work. There will be no external pollution.

Biodiversity:

Please re-use the Bat + owl survey for application 2019/21826/FUL, which contained a recommendation for May/October emergence survey work

Biodiversity contd:


to be done. The results of these surveys will determine any mitigation measures.

It is proposed to fit wild bird nest boxes to east & west eaves of the building as shown on the application drawing.

The existing concrete yard areas will be taken-up and new gravel ground surfaces laid. The house will have a small rear garden abutting open fields.

New tree planting is proposed for the roadside to the south of the adjacent steel framed shed. Space for tree planting around the barn conversion is, however, restricted.

It is considered that the aforementioned details are appropriate climate change mitigation measures that can be incorporated into the proposed development and are proportional to the proposed change of use.


Approved
March 2022