

## **Design and Access Statement**

Proposal: Application for the Conversion of Part of a Barn to a Residential Annexe

Location: Todmanhaw Farm, Todmanhaw Lane, Wigglesworth. BD23 4RQ

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## **INTRODUCTION**

The proposal seeks to make economic use of partially redundant buildings to secure their long-term retention and maintenance and therefore secure the contribution of the buildings to the historic setting of the neighbouring farm buildings - and to the wider landscape character.

## **USE**

The proposed use will be as a residential annexe for an elderly relative.

## **AMOUNT/ SCALE**

The proposal is to convert an existing barn and therefore the scale will be retained as existing. There is no extension proposed.

## **LAYOUT/ CONTEXT**

The barn is located outside the hamlet of Wigglesworth but within a sporadic group of former farmhouses which are now all private houses. The immediate context is that of open countryside with a border of dry-stone walls and a copse of native trees. The topography of the site relates to the exposed valley side rising up to Wigglesworth and Long Preston. Though outside the conservation area the site is visually important to the character of Wigglesworth as a whole.

## **APPEARANCE**

The barn is part of the large and much altered farm house and is the most original part of the group of buildings - though it has been extended to the east with a single-storey lean-to. Possibly a replacement for an older building. The barn is random stone with quoins and head' cills rather than full surrounds. Though unremarkable it is typical of the area and its appearance contributes to the rural character. The proposal is to add only one window opening and a door opening to the main part, and one window opening to the lean-to.

## **LANDSCAPING**

There is no additional landscaping proposed in connection with this project. The external works are limited to forming a seating area in part of the existing house garden.

**ACCESS AND SUSTAINABILITY**

The proposal would utilise the existing access/exit to Todmanhaw Farm and would retain the current ample parking spaces for residents and visitors. The proposed conversion would generate additional traffic but there is sufficient existing parking and hardstanding for turning within the existing curtilage.

The buildings are in a relatively isolated location but with good pedestrian and vehicular connections to local facilities and services and, therefore, the annexe is considered no less a sustainable location than the farmhouse.