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DESIGN, ACCESS, SUSTAINABILITY STATEMENT

Hoiving at Grindy Farm, West Road, Carlton SKIPTON

Site:

Grindy Farm is a redundant farm in the centre of Carlton at the junction of Park Lane and West Road, in Carlton Conservation Area and adjoining the Area on the east of Park Lane.

Existing buildings on the site comprise a Grade II listed stone farmhouse and attached barn on the West Road frontage. There is a single storey stone outbuilding to the south of the rear yard and a blockwork/steel clad stable building set back to the south east.

There are extant consents to demolish the outbuilding and the stable, and to construct 3 no new houses relatively close to the rear and side of Grindy House and Barn.

There is an existing highway access to the site off the western side of Grindy House.

Other adjacent buildings include Street Houses, a terrace of 19th century houses fronting West Road, and 'Harry's Workshop', to the south of Grindy Farm off Park Lane - a 3 storey former mill with extant consent to convert and extend to form 2 no houses.

Negotiations with the Council have been running for several years, with the aim of improving upon the extant approved scheme. This has resulted in a reduction of the area of the site that can be developed to an area of around 2000m².

A frontage gap site to Western Road off the eastern barn gable is now excluded from the site.

Proposals, Design:

The proposals are to construct two similar pairs of two storey 3 bedroom houses with attached garages in a layout which includes Grindy House and Barn and Harry's Workshop to form a courtyard group. There are gaps between the buildings to

retain longer distance views through the site.

The new houses are of simple front front form with lean-to garages on each house gable, and paired single storey rear extensions.

Glazing patterns are in the local tradition and pattern, referencing Grundy House.

There are no overlooking nor overshadowing issues.

Walling materials will be local stone under blue slate roofs.

The outbuilding to the south of Grundy House will be shortened and re-roofed to become the garage to Grundy House. To the west of the outbuilding an existing gap will be gated to form a group bin store for the whole site.

Each new house will have a rear and/or side garden.

Both blocks of new houses will overlook a common access forecourt with various ground surfaces.

Access:

The existing highway access will be further widened to serve a new private driveway around Grundy west side into the courtyard, which will accommodate a refuse vehicle turn space.

Each new house will have a garage and a carpace.

A minimum of 2 no carpaces are shown for the conversion of Grundy Barn into each of 2 houses. Grundy House will have a garage and three carpaces.

Houses 1+2 will have level access at their front doors. A short stepped approach is required to serve Houses 3+4.

Each house is designed to meet Part 'M' Building Regulations.

A group bin store is proposed for the site.

Sustainability:

- The site is in the village centre within short walking distance of the school, local convenience store, the church, and the village bus stop on West Road at the bottom of Park Lane. There is a local bus service, and Skipton is within walking or cycling distance.
- The proposed scheme seeks to retain local character through design and choice of materials.
- The wider scheme involves converting Grundy Barn into two dwellings, creating a new use and finding an alternative use for a listed building.
- Air source heat pumps are proposed to serve underfloor house heating.
- The houses will be constructed to high standards of insulation and airtightness and will be suitable for mechanical ventilation and heat recovery systems.
- Stonework reclaimed from on-site demolition will be re-used in new garden walls.

Sustainability contd.

- The site is not subject to flooding.
- Rooftop photovoltaic panels are proposed to be used for renewable energy.
- Garages and carports will be served by electric vehicle charge points.
- Spraytype tap and dual flush wc cisterns will be specified.
- New on-site foul and surfacewater systems are proposed, running to an existing connection to the public sewer.
- The proposals are a minor development on a site area of only 2000m². Some 500m² of permeable garden space is proposed.

Biodiversity:

- Each house will be equipped with 2 no wild bird nest boxes to front and rear eaves.
- A total of 45 no new trees are proposed to be planted around the site, of 6 no varieties.
- The retention of some 500m² of land as permeable garden space will enhance wildlife habitats and green space.

For the aforementioned reasons, appropriate climate change mitigation measures can be incorporated into the proposed development.

JOHN WHARTON
Architect
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page 2 revised wording 15-11-23