



JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

Claven House
 Brook View
 Crickton
 SKIPTON
 North Yorkshire BD23 3EY
 tel 01756 792708
 fax 01756 793278

CONSTRUCTION OF DETACHED GARAGE
 LOW BARN, High Bladley, Keighley BD20 9EX
 SUSTAINABILITY STATEMENT

Background :

Works to convert the barn into a dwelling are substantially progressed under consents 2019/2014/FUL and variations under ZA23/25001/VAR

The originally approved garage to the north west of the barn will not be constructed. This application is for a new detached garage to the north of the barn, in a more compact grouping.

New garage :

- The garage will be constructed of reclaimed local stone walls.
- The roof will be covered in grey Ard stone slates.
- Use of 'new' materials will be minimized and materials will match those on the host barn.
- Waste materials will be minimized.
- The site is in Flood zone 1, not subject to flooding
- The garage will not be heated.
- An electric vehicle charging point will be fitted within the garage.
- Rainwater disposal will be to a new soakaway.
- Biodiversity :
 - 2 no wild bird nest boxes fitted to building eaves
 - 3 no new hawthorn trees planted to west of garage
 - Grassed verges, permeable limestone gravel paths + driveway

Architect. 11-1-24