

DESIGN AND ACCESS STATEMENT.
FOR THE CHANGE OF USE FROM POOL HOUSE TO – 2 HOLIDAY
COTTAGES AT
ISLAND FARM COTTAGE, STAINTONDALE

- 1) The existing site at Island farm cottage comprises of a farmhouse, holiday cottage and numerous outbuildings in a substantial area of land (19 acres please see Ordnance map). The existing buildings consist of a farmhouse which the applicant lives in. A holiday cottage attached to the farmhouse on the North-Eastern boundary. As stated there are numerous outbuildings – stables and a manege
- 2) Mr Richings and his partner have lived at Island Farm Cottage for nearly 2 years now.
- 3) Mr Richings's application proposes to convert the existing pool house attached to the farmhouse on the South Eastern boundary into 2 holiday cottages, thus creating 3 holiday cottages. Each cottage would be 1 bedroomed and be used mainly by walkers / ramblers who wish to admire the fantastic views The National Park offers.....Also the existing windows and doors are proposed to be changed to The Residence 9 range. Please see window sample, profiles, and brochure submitted with the application.
- 4) In order to preserve the overall village scene and minimise impact of any new development The proposed scheme has been designed so as to not alter the fabric of the existing farmhouse too much, so as to be detrimental - and also keep the surrounding buildings unaffected. (Please see submitted plans).

The applicant states that being sympathetic to the character and appearance of the existing buildings and its neighbouring properties in terms of siting, scale, character, materials and design there will be no detrimental impact to the National Park. In fact the applicant believes by fitting the new windows, it will greatly improve the appearance of the existing farmhouse.
- 5) Should the authority consider it appropriate or necessary, the Applicant would be Happy to accept any conditions attached to a successful application.

ACCESS.

Access to the existing property is gained by a driveway along the North Eastern boundary. For many years this has proved more than adequate for the level of traffic. No obvious traffic problems to our knowledge have ever been encountered by vehicles or pedestrians due to access to or egress from the property.

Note :-

Once the authority confirm, the window, profiles and brochure will be collected.....