

## Design and Access Statement

The proposed minor alterations to Low Newbiggin North farm Aislaby are the repositioning of the existing front porch , fitting of a Bi-fold door and the demolition of an existing block built rear porch with a stone and pantile unit covering the same footprint. Along with a wooden storage shed after the removal of an existing steel storage container.

## Physical Context

The site of Low New Biggin Low farm is one of isolation and away from passing traffic and most walkers. The original farm building is of standard construction and design for the area.

The modifications to the main dwelling are proposed to give more light into the various rooms.

Replace a rather untidy rear porch of rendered block construction with an identical unit that will match the materials of the rest of the building

The proposed new building is constructed from renewable resources.

## Social Context

The original farm has few near neighbours and lies in a very remote location

## Consultation

Full consultation has taken place with the Neighbours



## Sustainability

The interior of the main house has limited natural light and the repositioning of the front porch

And fitting of the BI-fold doors will provide the rooms with much more light

The building for storage and as such will have no bearing upon energy efficiency.

## Design

As the front porch is to be reconstructed using the original stone and pantile roof, the finished item

Look exactly the same and the rear porch will enhance the quality of the building by the use of matching Materials.

The storage shed will be clad in shiplap tongue and groove boarding under a felted roof.

## Access

There will be no new access required for the building and it will be constructed on a level concrete base.