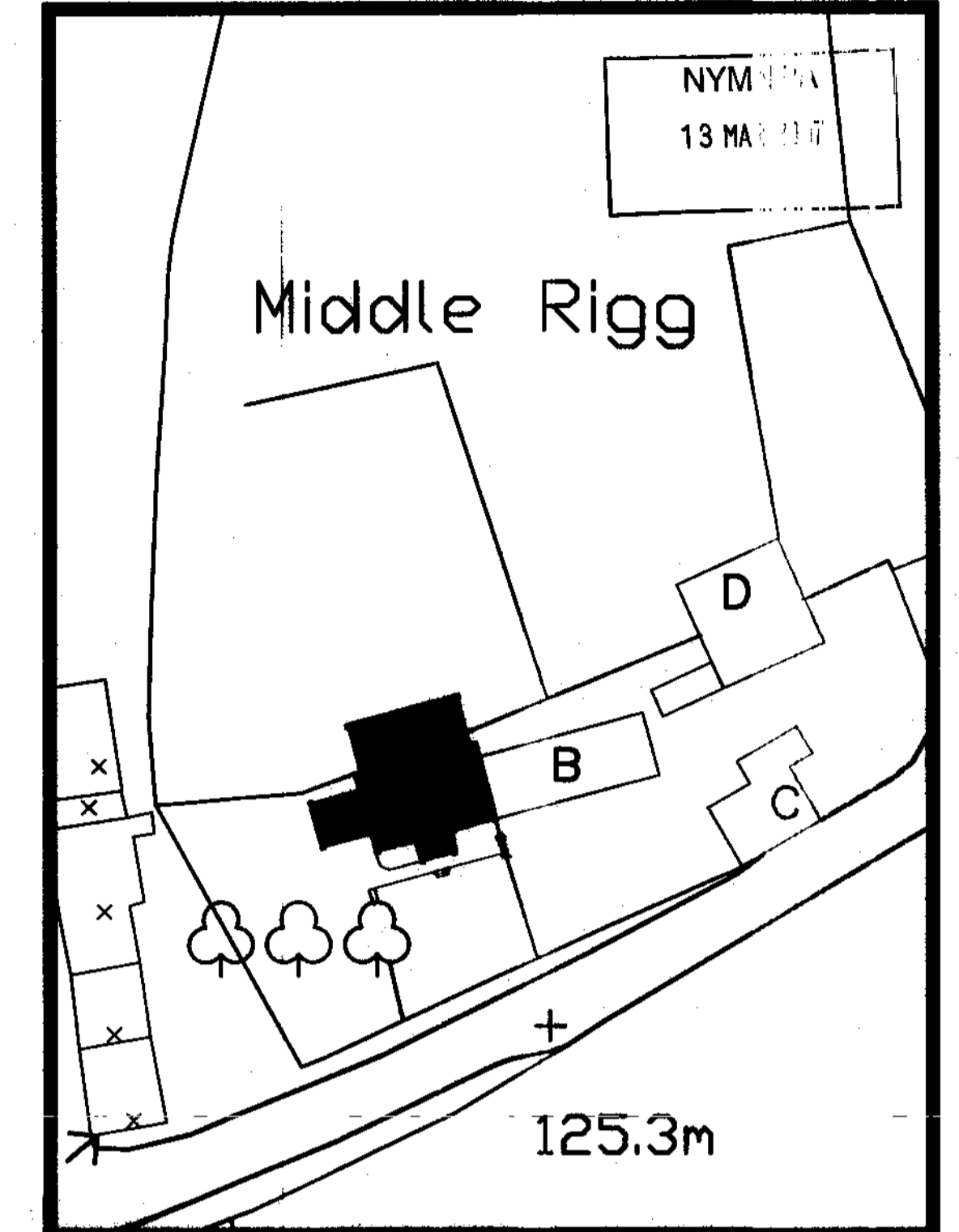
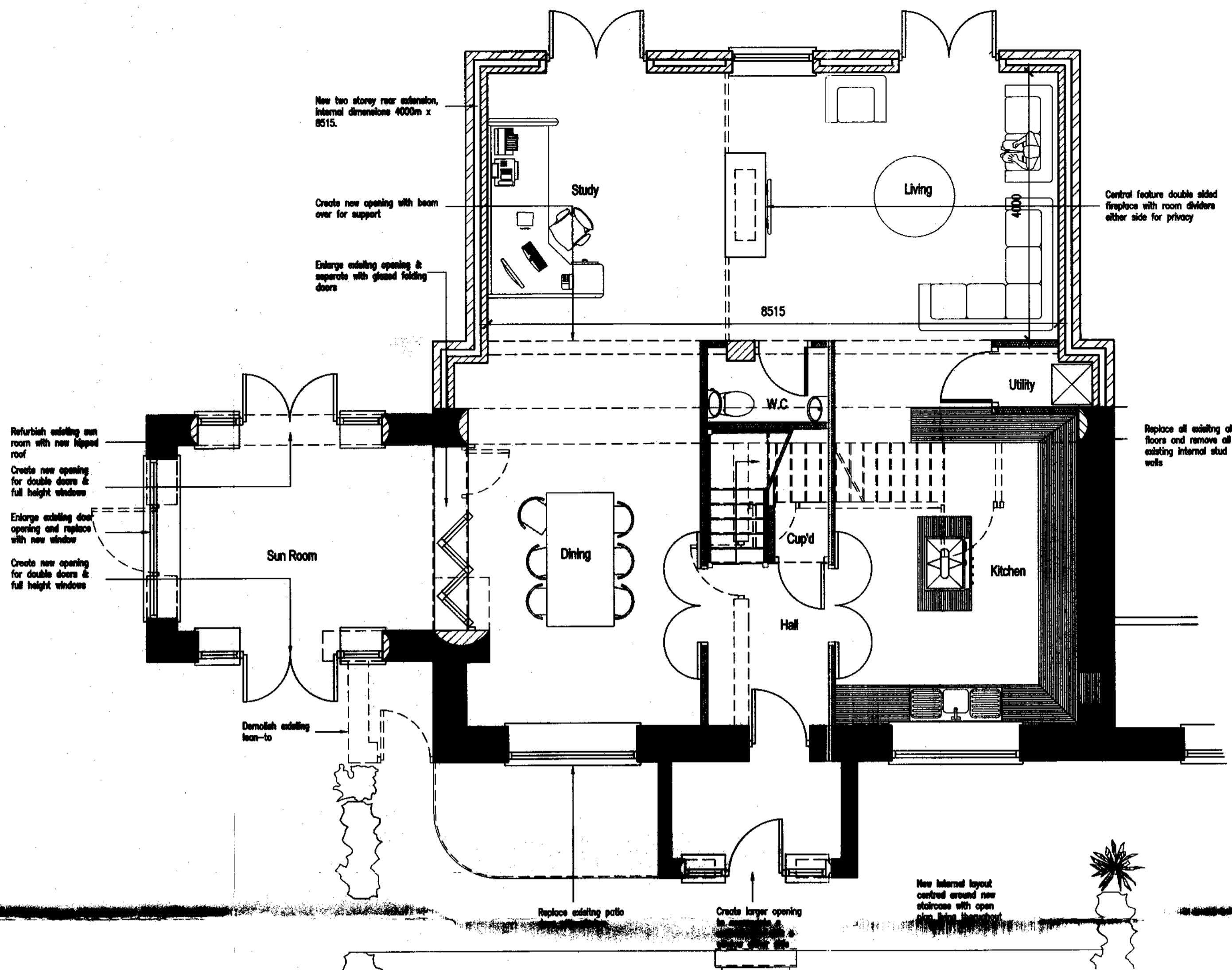


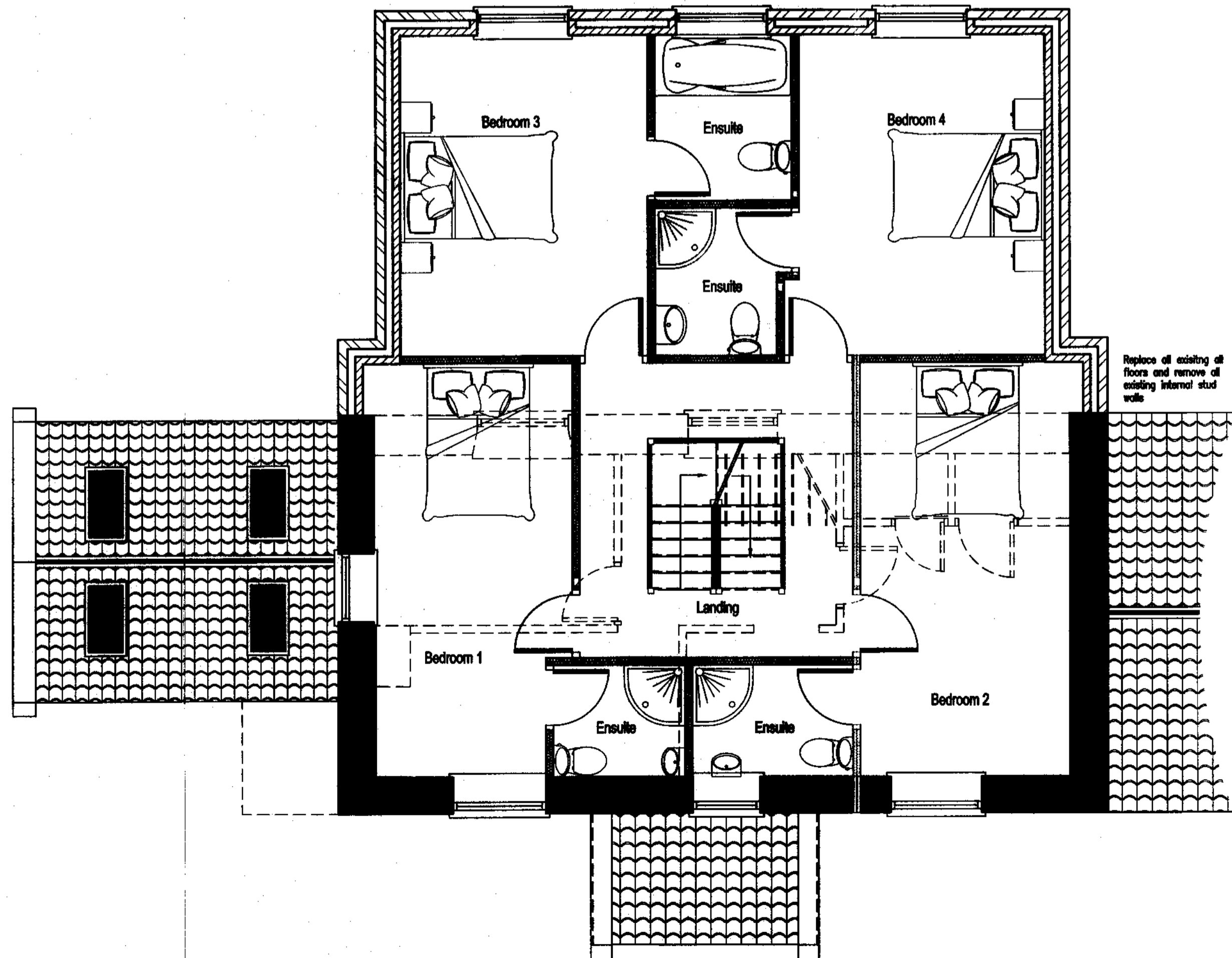
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Ground Floor

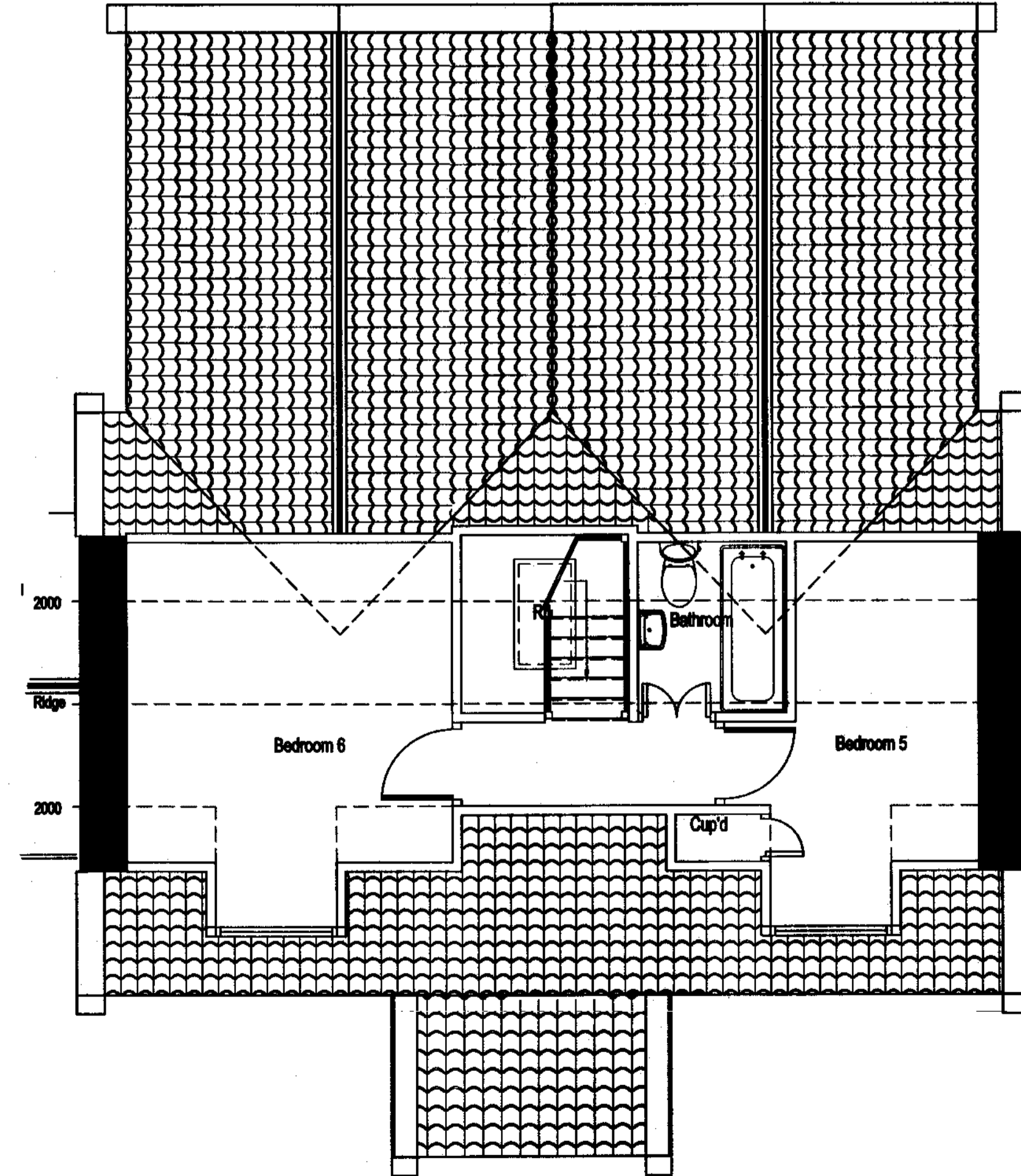


Proposed

First Floor



Attic Floor



Proposed

REV	DATE	BY	REVISION	CHKD	APPD
A	09/05/06	CSB	ISSUED FOR CLIENT COMMENT	NID	

b h d partnership
 Airy Hill Manor, Whitty, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-604871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE: ARCHITECTURAL

CLIENT: MR K. HOWARD

PROJECT: MIDDLERIGG FARM
 STAINSACRE LANE, STAINSACRE

TITLE: ALTERATIONS OF FARM HOUSE (A)
 PROPOSED PLANS

DESIGN: CSB	CHECKED: NID	APPROVED:
SCALE & SIZE: 1:50/100: @ A1	DATE: 09/05/06	DRAWING STATUS: PRELIMINARY
DRAWING No: D8293-06		REV: A

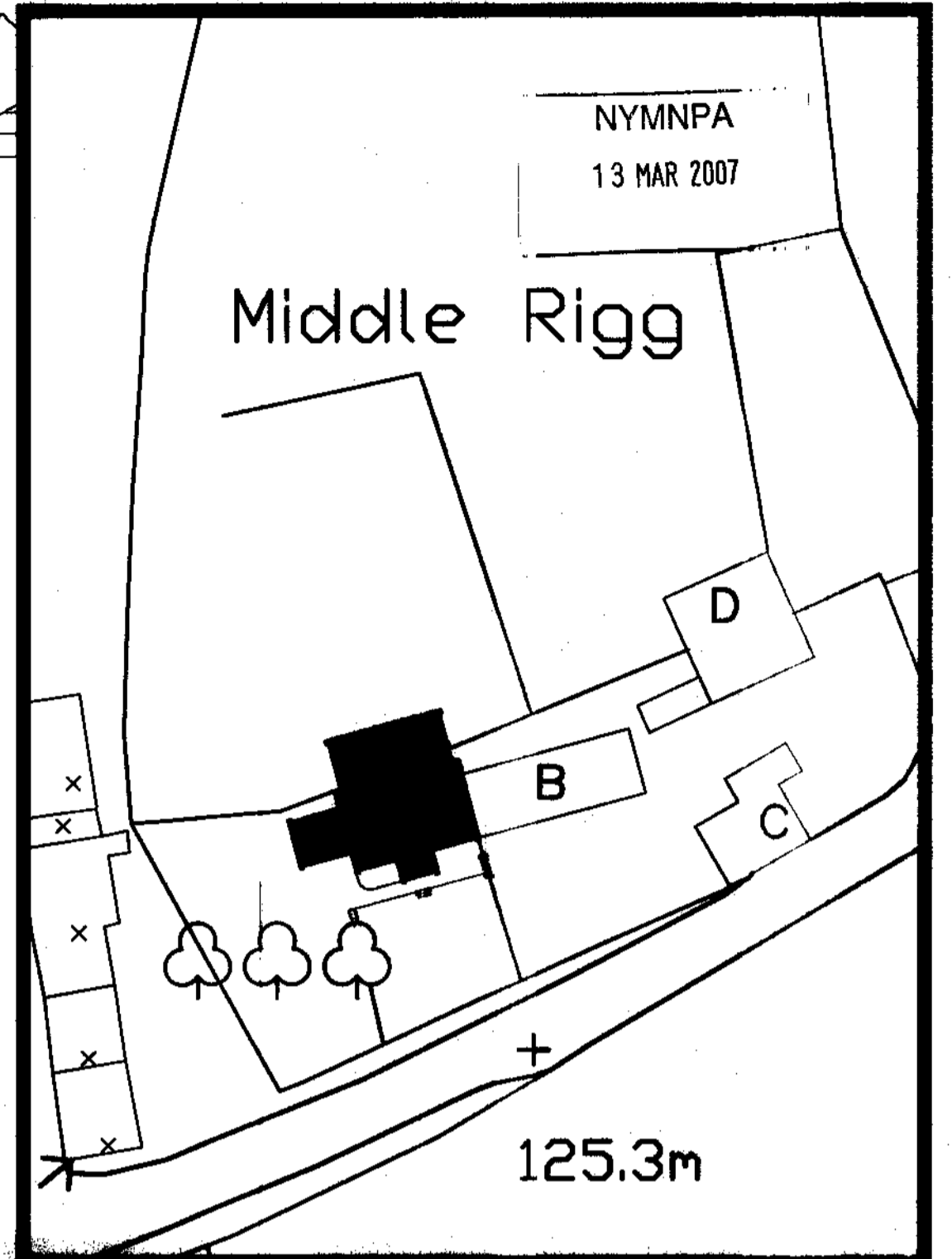
- DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
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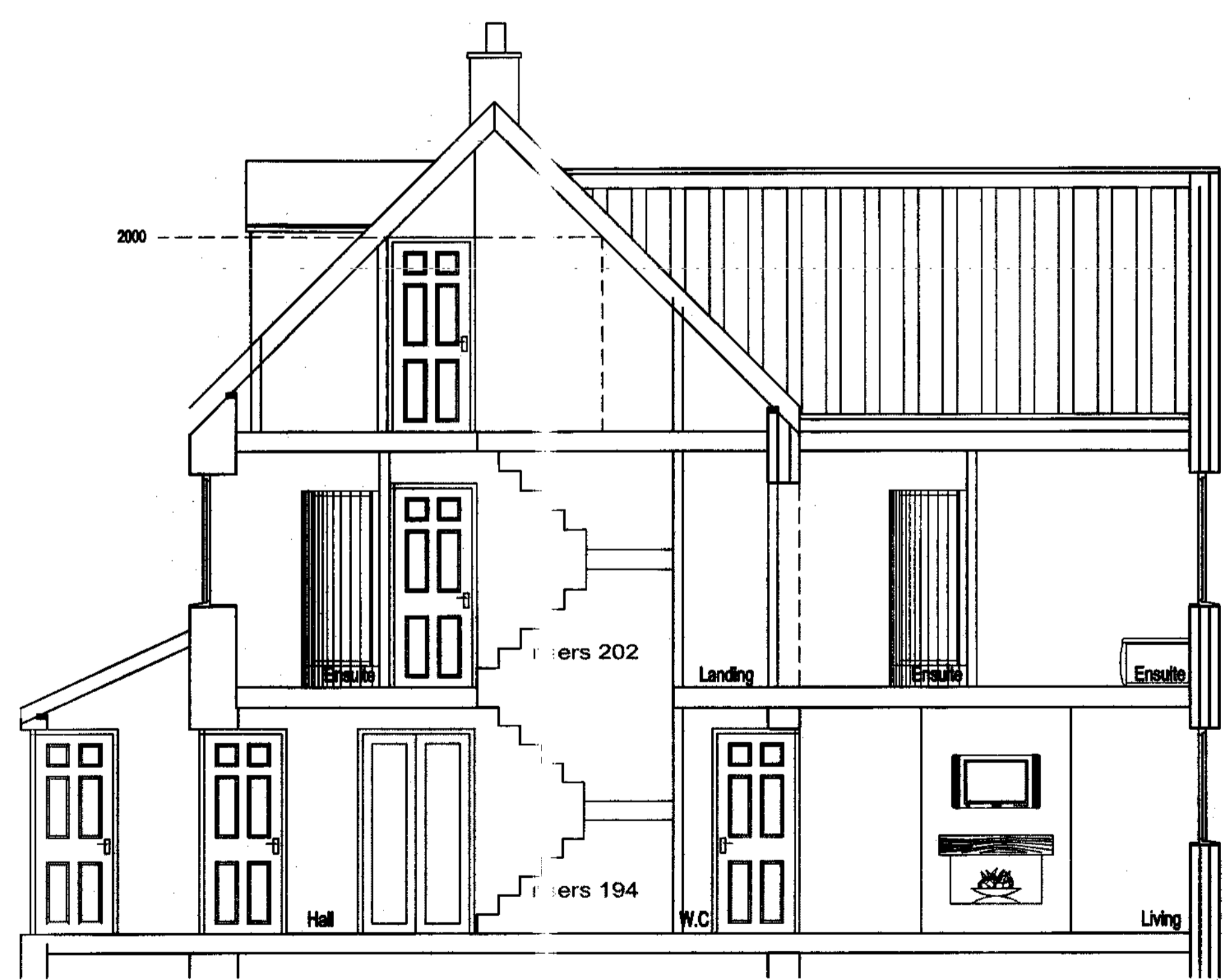
○ Front Elevation Proposed ○

○ Side Elevation Proposed ○

○ Rear Elevation Proposed ○



Proposed Site Plan 1:500



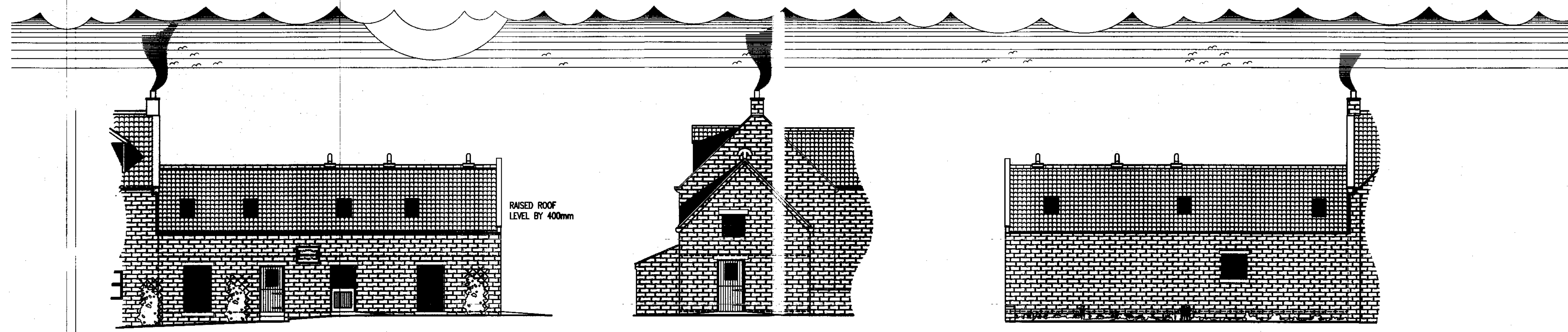
○ Section A-A Proposed ○

REV	DATE	BY	REVISION	CHKD	APPD
A	08/05/06	CSB	ISSUED FOR CLIENT COMMENT	NID	

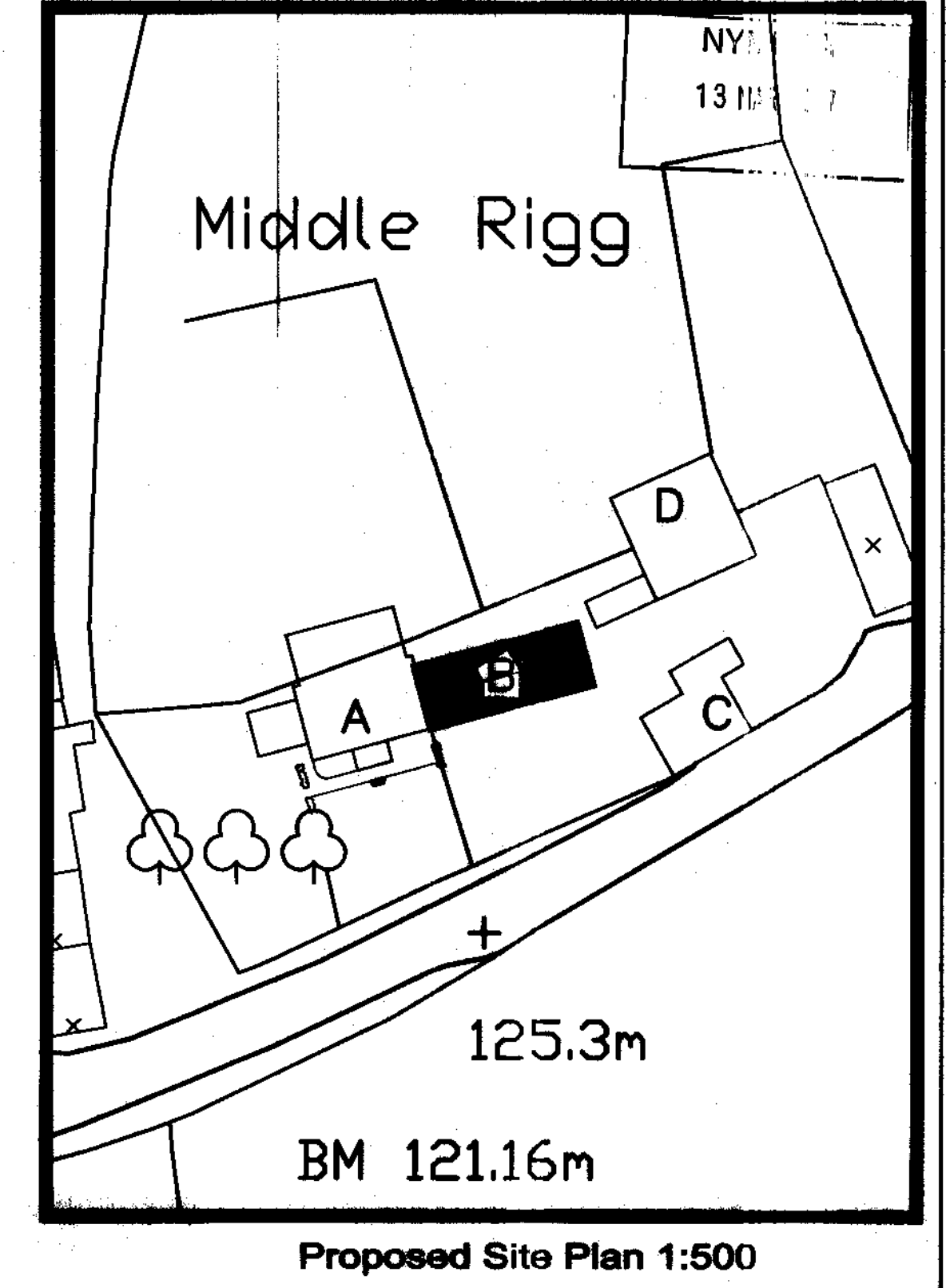
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 Tel: 01947-604871 Fax: 01947-600010
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DISCIPLINE:	ARCHITECTURAL	
CLIENT:	MR K. HOWARD	
PROJECT:	MIDDLERIGG FARM STAINSACRE LANE, STAINSACRE	
TITLE:	ALTERATIONS OF FARM HOUSE (A) PROPOSED ELEVATIONS & SECTION A-A	
DRAWN:	CSB	CHECKED: NID
SCALE & SIZE:	1:50/100: @A1	DATE: 09/05/06
DRAWING STATUS:	PRELIMINARY	
DRAWING No:	D8293-07	REV: A

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○ Front Elevation Proposed ○ ○ Side Elevation Proposed ○ ○ Rear Elevation Proposed ○



WALL TYPE KEY

100mm SOLID CONCRETE BLOCKWALL 7N/m²

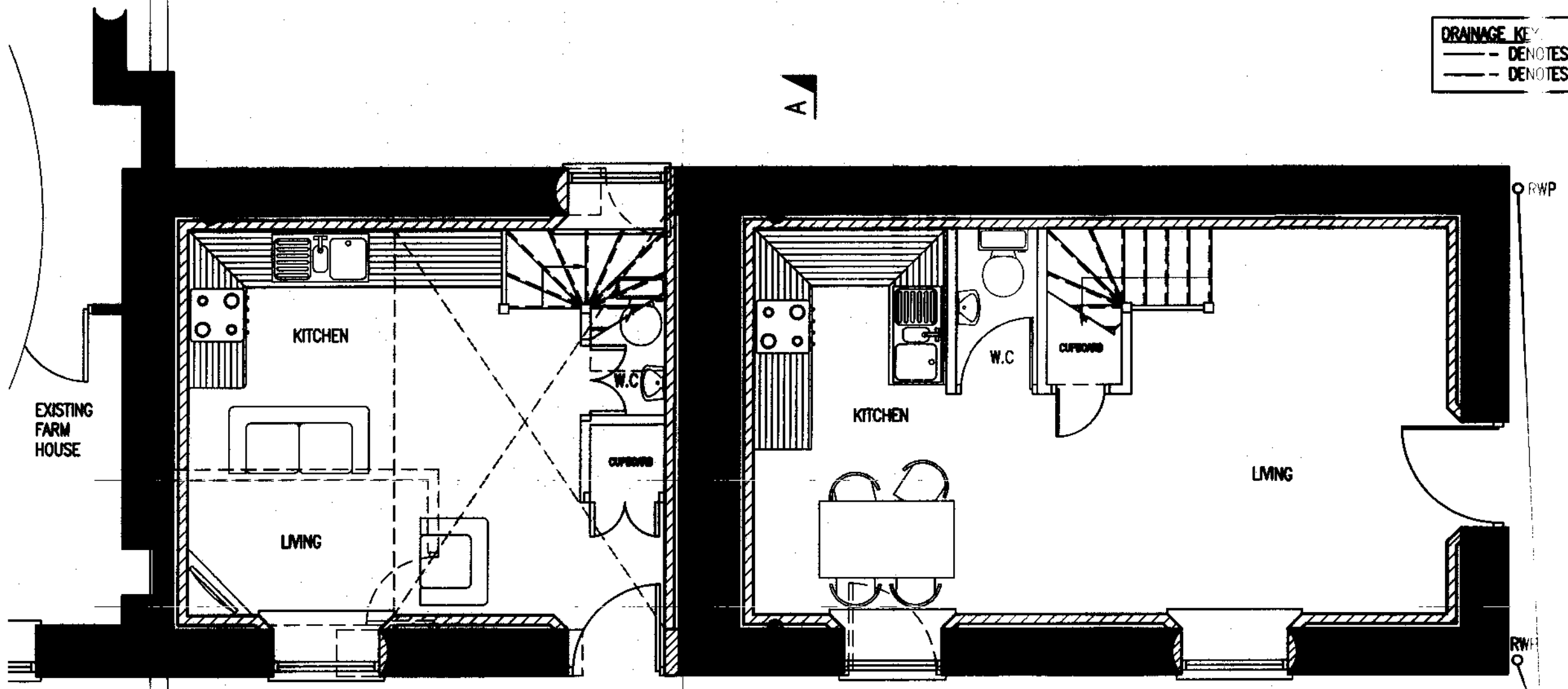
EXISTING WALLS

INSULATED TIMBER STUD WALL 75x50mm STUDS @400mm VERTICAL & 1200mm HORIZONTAL CENTRES. 75mm QUILT INSULATION

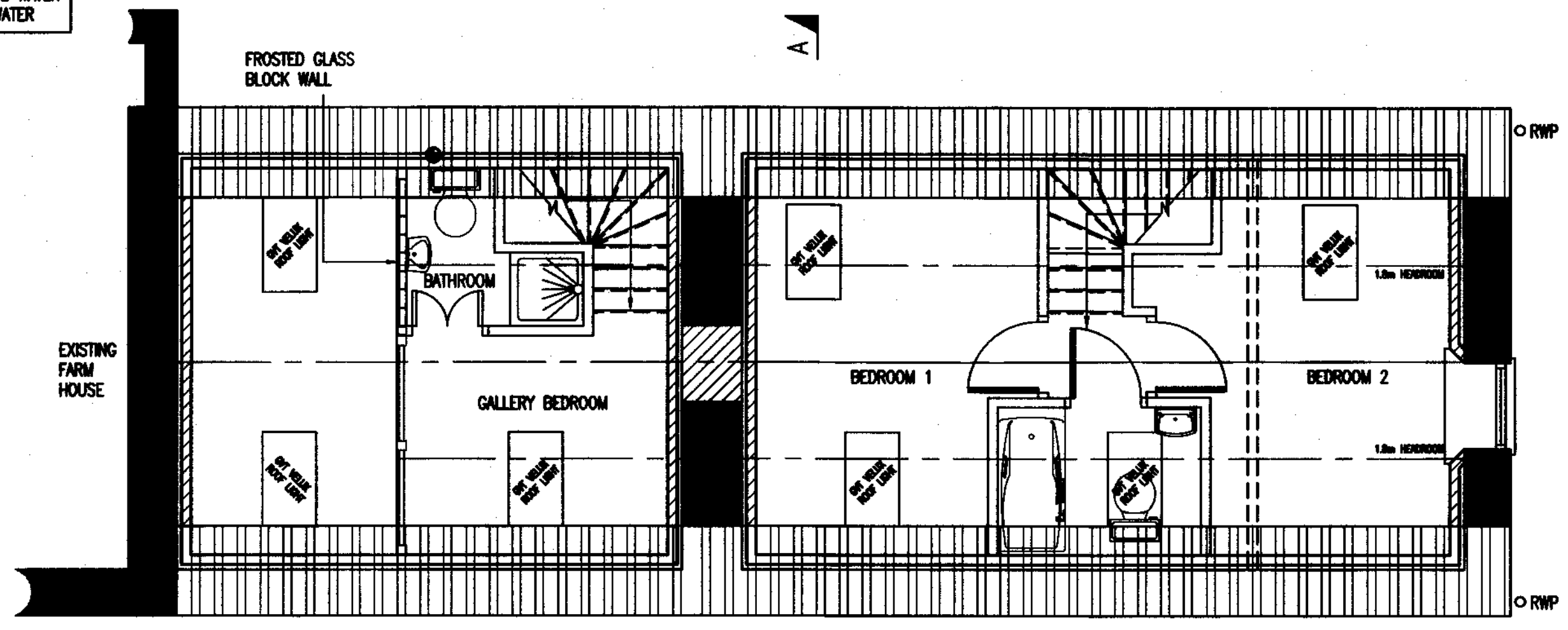
DRAINAGE KEY

— DENOTES SURFACE WATER

— DENOTES FOUL WATER



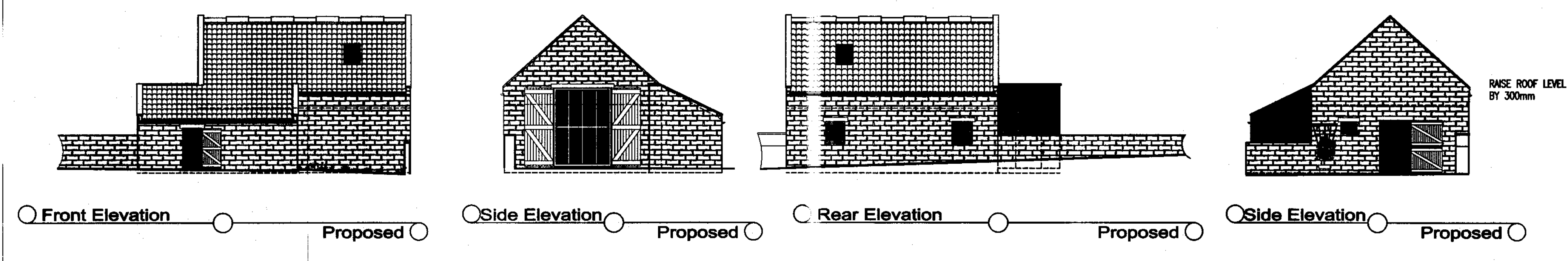
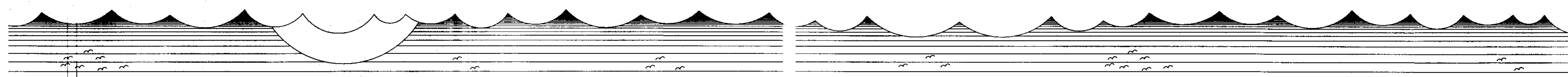
○ Ground Floor Proposed ○



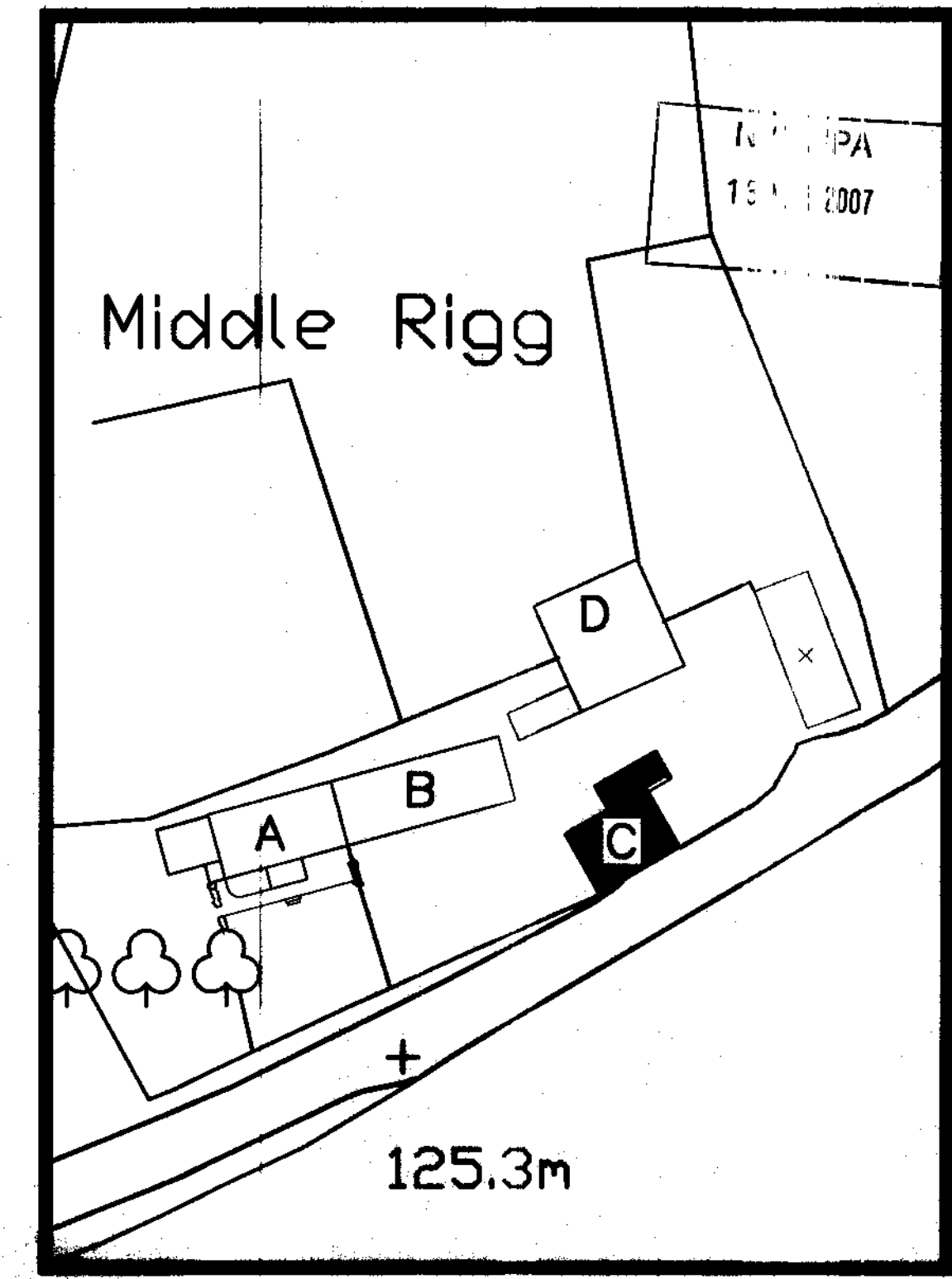
○ First Floor Proposed ○

REV	DATE	BY	REVISION	CHKD	APPD	
A	09/05/06	CSB	ISSUED FOR CLIENT COMMENT	NID		
<p>b h d partnership Airy Hill Manor, Whitley, North Yorkshire, UK, YO21 1QB. Tel: 01947-604871 Fax: 01947-600010 general@bhdpartnership.com www.bhdpartnership.com</p>						
DISCIPLINE: ARCHITECTURAL						
CLIENT: MR K. HOWARD						
PROJECT: MIDDLE RIGG FARM STAINSACRE LANE, STAINSACRE						
TITLE: ALTERATIONS OF OUTBUILDING B PROPOSED PLANS & ELEVATIONS						
DATE:	CSB	CHECKED:	NID	APPROVED:		
SCALE & SIZE:	1:50/100 @ A1	DATE:	27/07/06	DRAWING STATUS:	PRELIMINARY	
DRAWING NO:	D8293-08				REV:	A

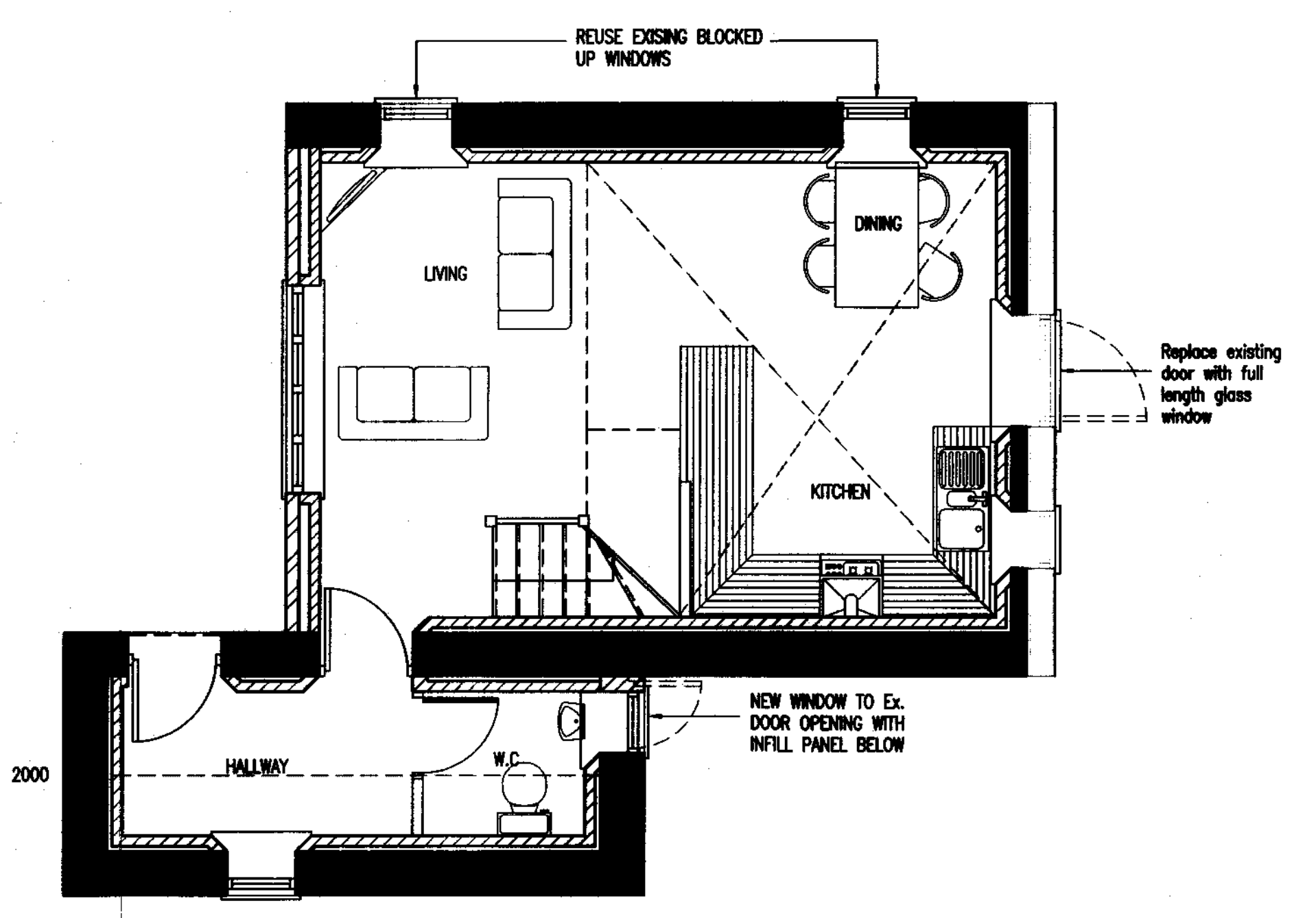
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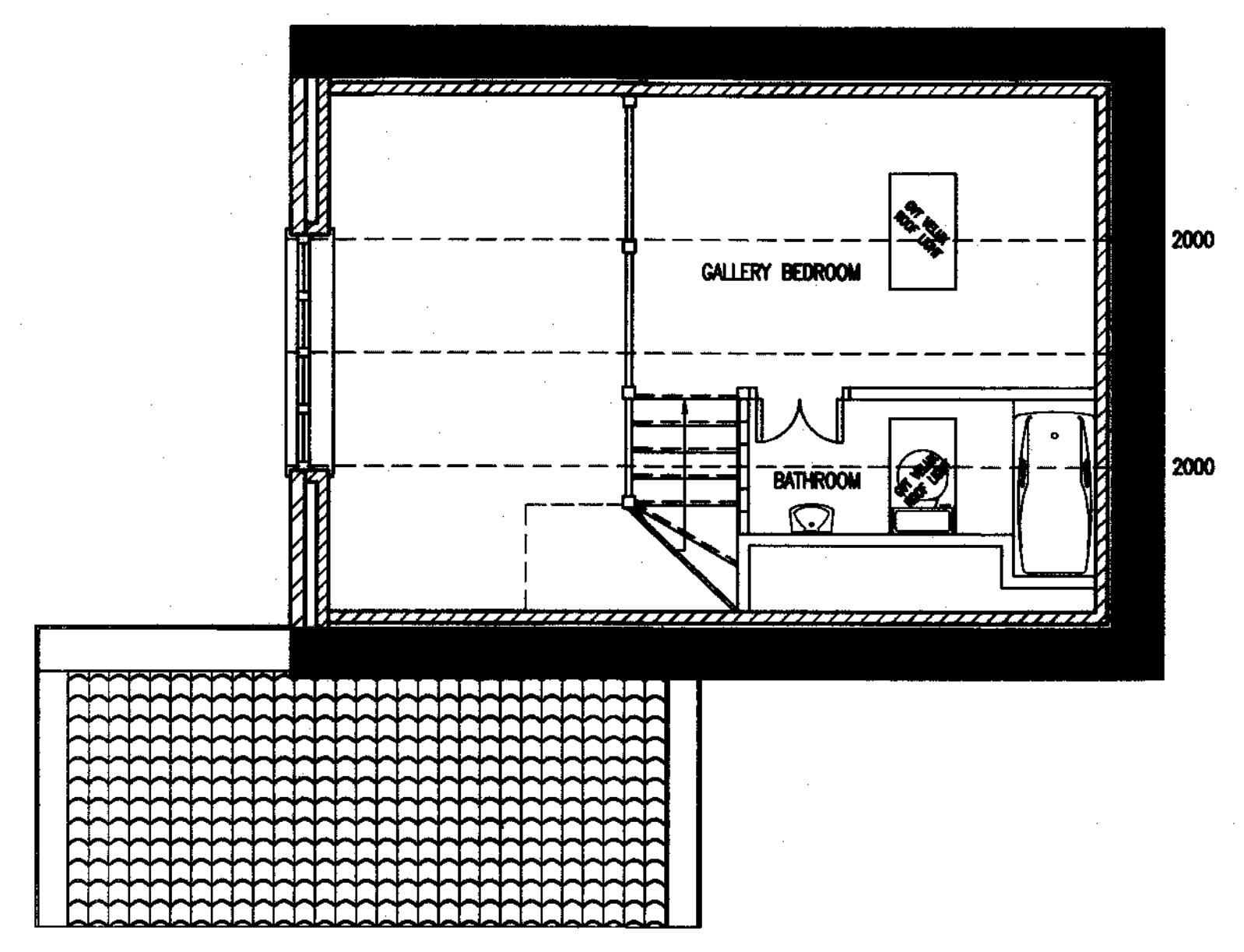
RAISE ROOF LEVEL BY 300mm



Proposed Site Plan 1:500



Ground Floor Proposed



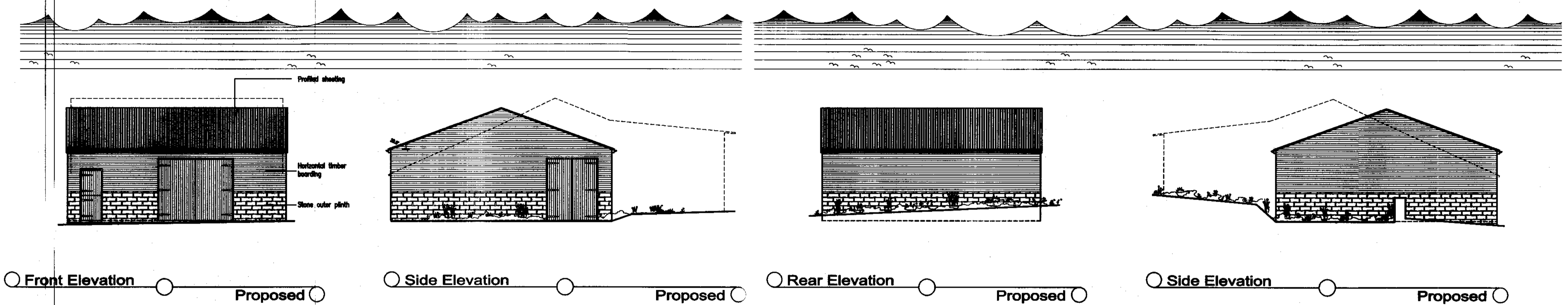
First Floor Proposed

REF	DATE	BY	AMENDMENT	CHD	APP
A	09/05/06	CSB	ISSUED FOR CLIENT COMMENT	NID	

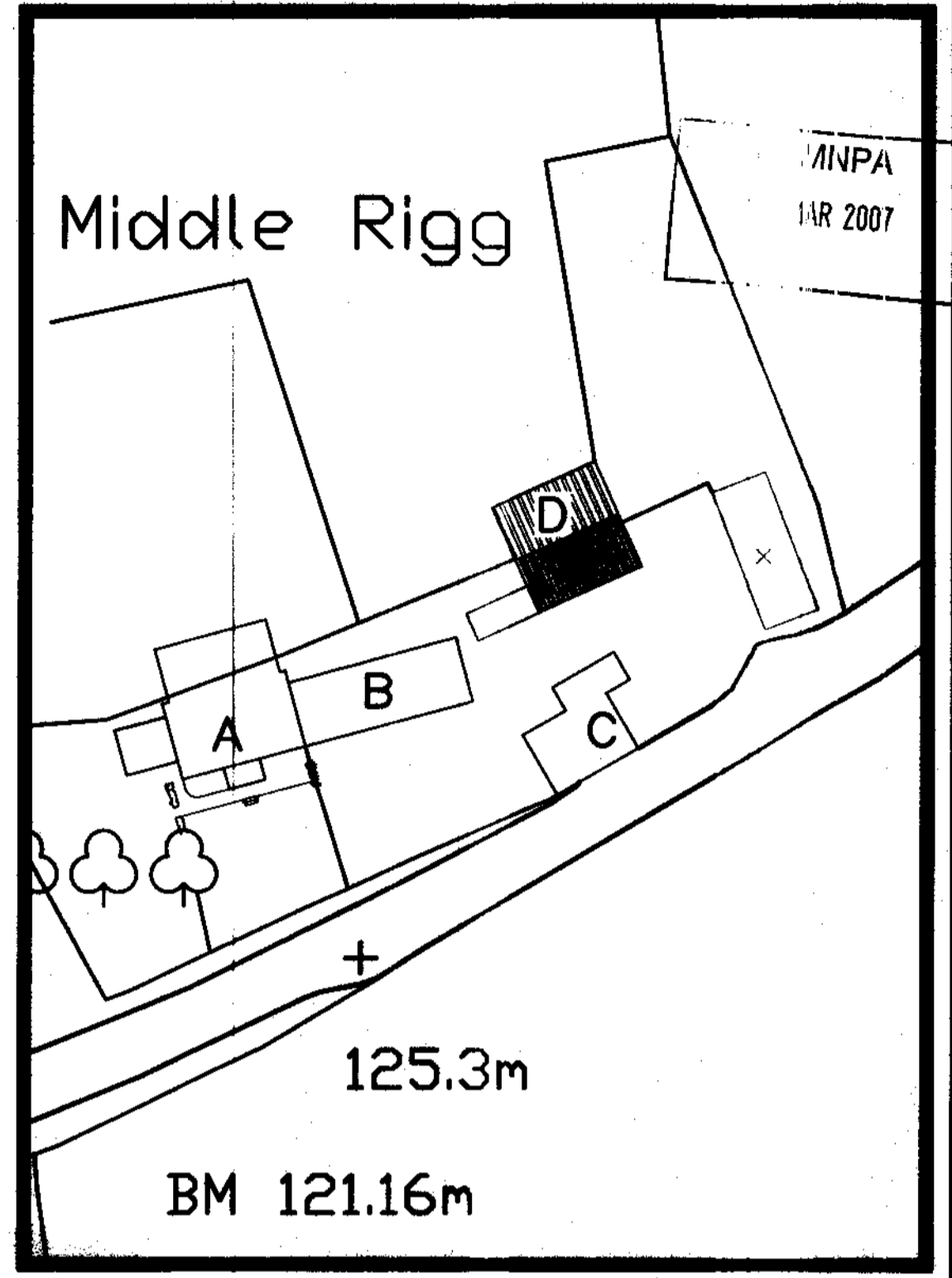
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 Tel: 01947-604571 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE:	ARCHITECTURAL				
CLIENT:	MR K. HOWARD				
PROJECT:	MIDDLERIGG FARM STAINSACRE LANE, STAINSACRE				
TITLE:	CONVERSION OF OUTBUILDING C PROPOSED PLANS & ELEVATIONS				
DRAWN:	CSB	CHECKED:	NID	APPROVED:	
SCALE & SIZE:	1:50/100: @ A1	DATE:	09/05/06	DRAWING STATUS:	PRELIMINARY
DRAWING NO:	D8293-09	REV:			A.

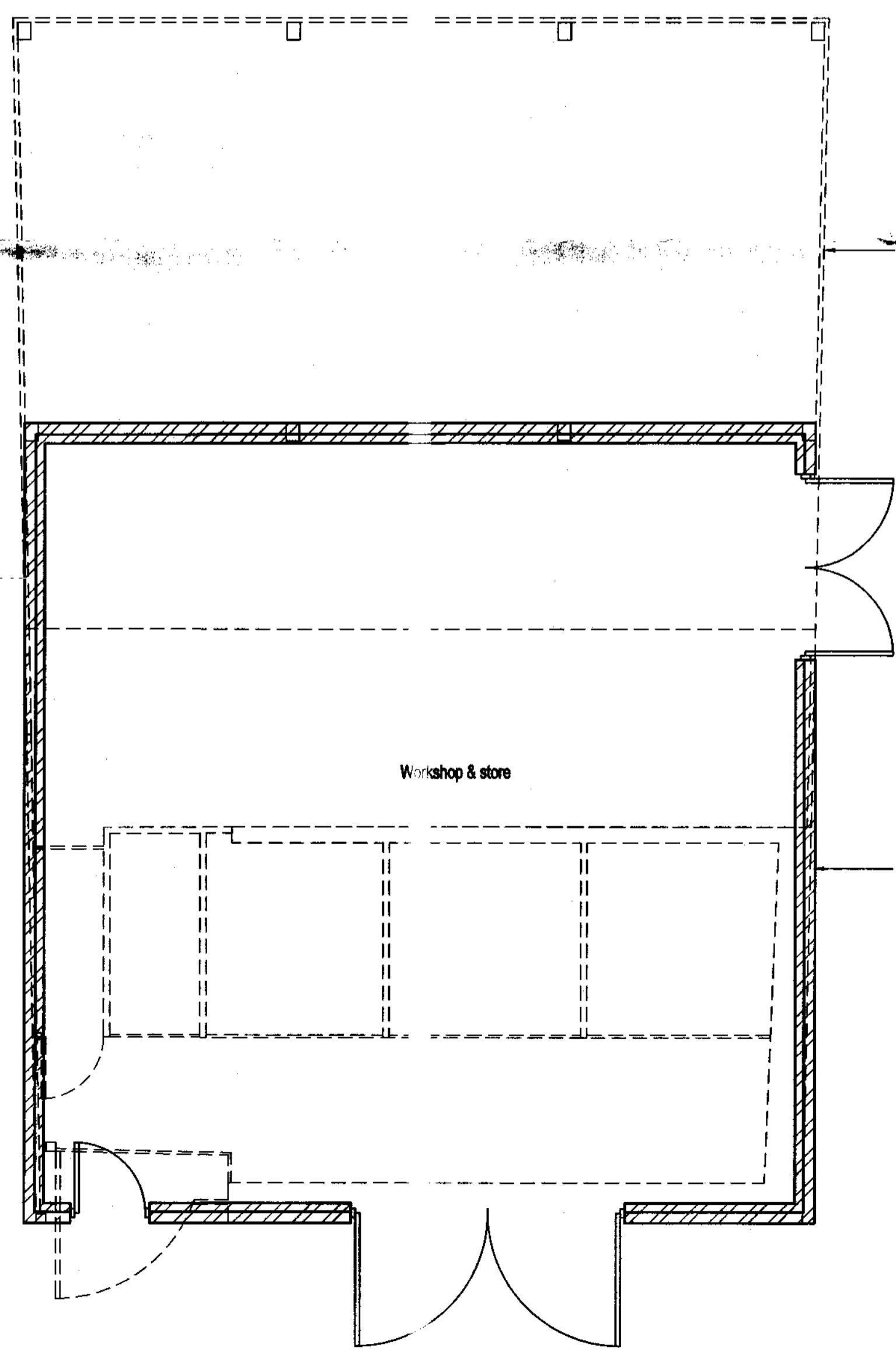
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○ Front Elevation Proposed ○ Side Elevation Proposed ○ Rear Elevation Proposed ○ Side Elevation Proposed



Proposed Site Plan 1:500



○ Ground Floor Proposed ○

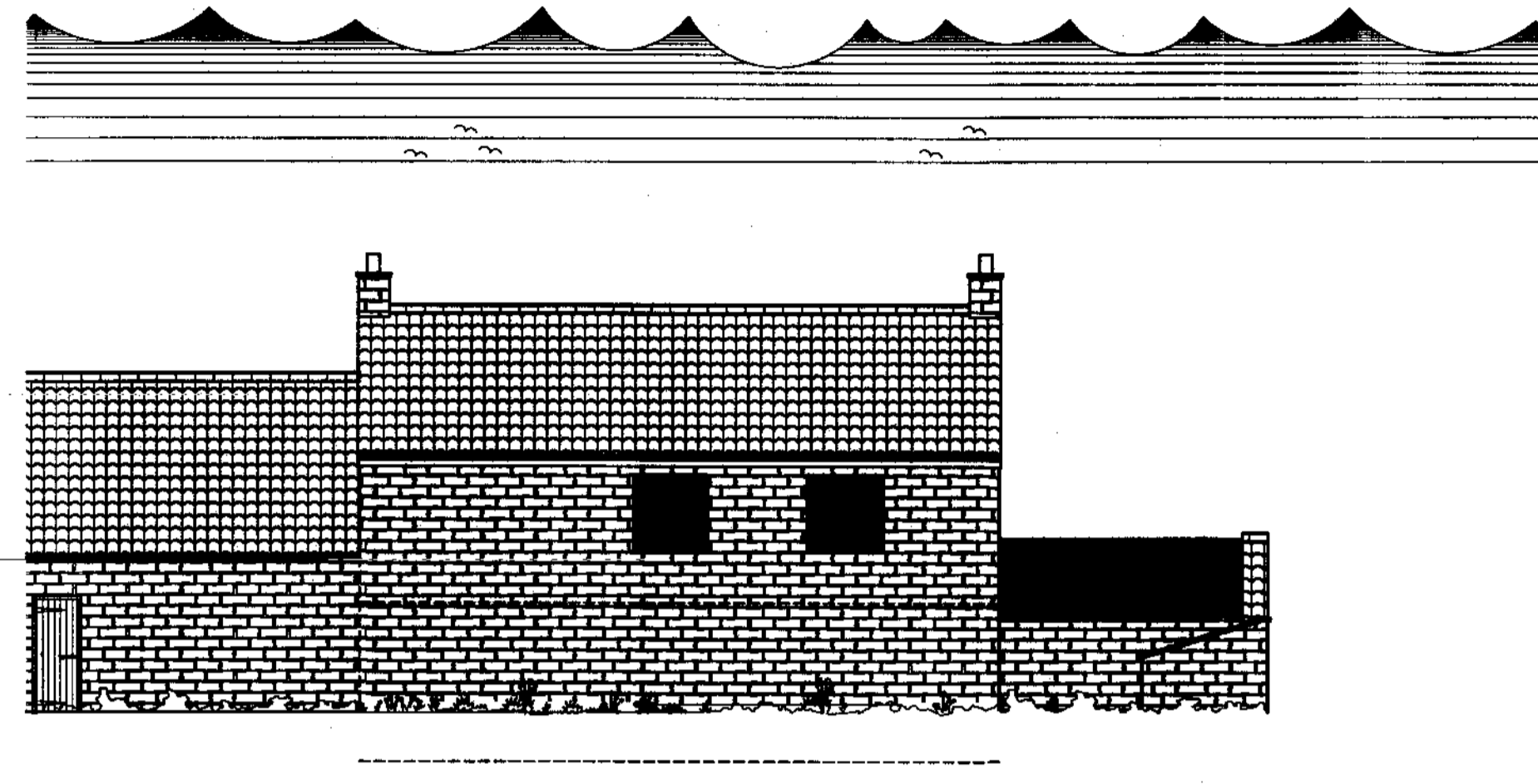
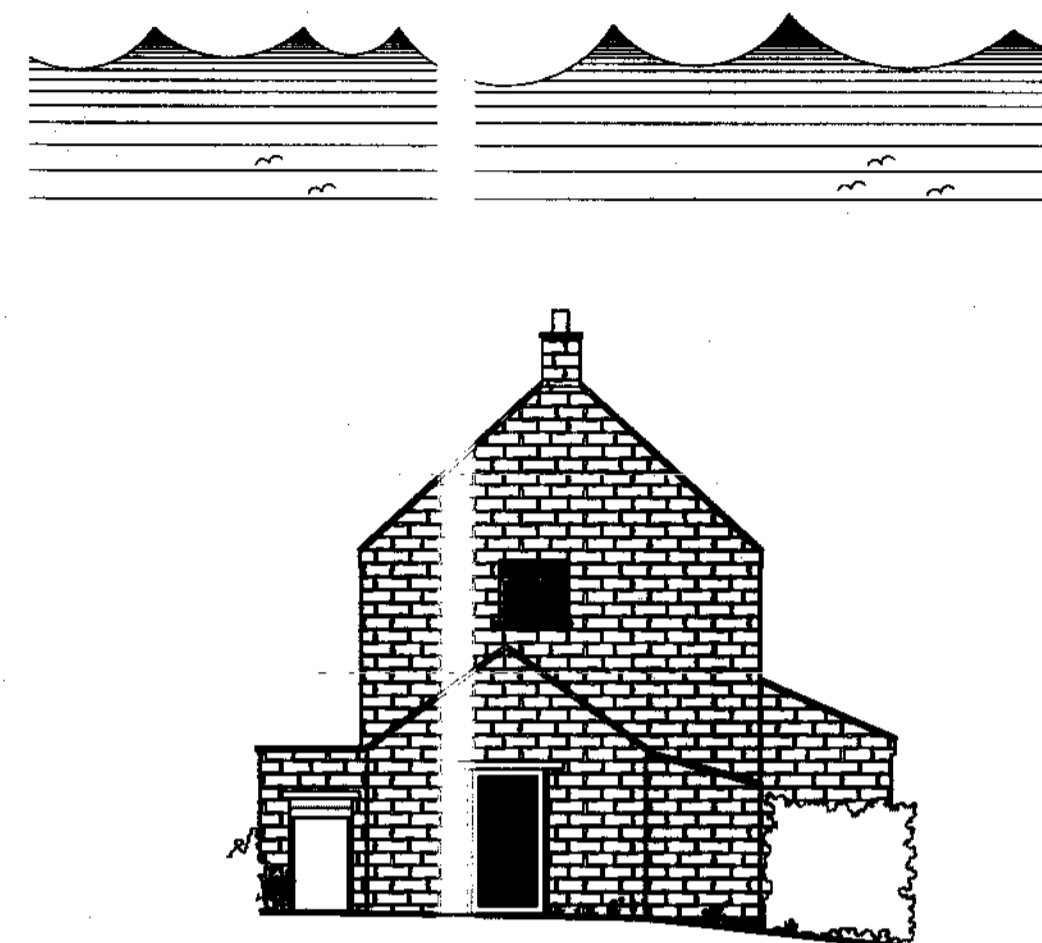
REV	DATE	BY	REVISION	CHKD	APPD
A	09/05/06	CSB	ISSUED FOR CLIENT COMMENT	NID	

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 Tel: 01947-604871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE:	ARCHITECTURAL				
CLIENT:	MR K. HOWARD				
PROJECT:	MIDDLE RIGG FARM STAINSACRE LANE, STAINSACRE				
TITLE:	CONVERSION OF OUTBUILDING D PROPOSED PLANS & ELEVATIONS				
DRAWN:	CSB	CHECKED:	NID	APPROVED:	
SCALE & SIZE:	1:50/100 @ A1	DATE:	09/05/06	DRAWING STATUS:	PRELIMINARY
DRAWING NO.:	D8293-10	REV:	A		

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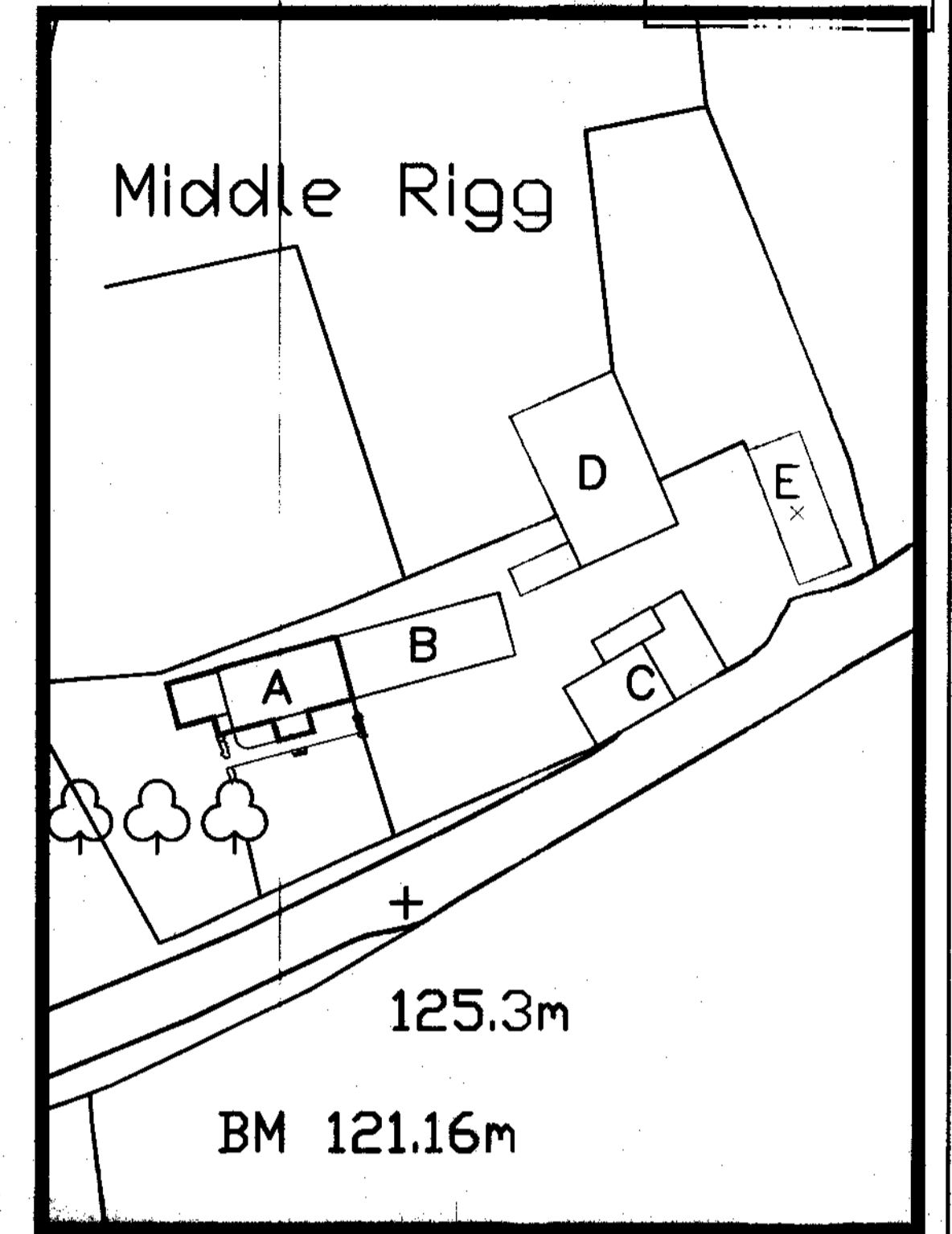
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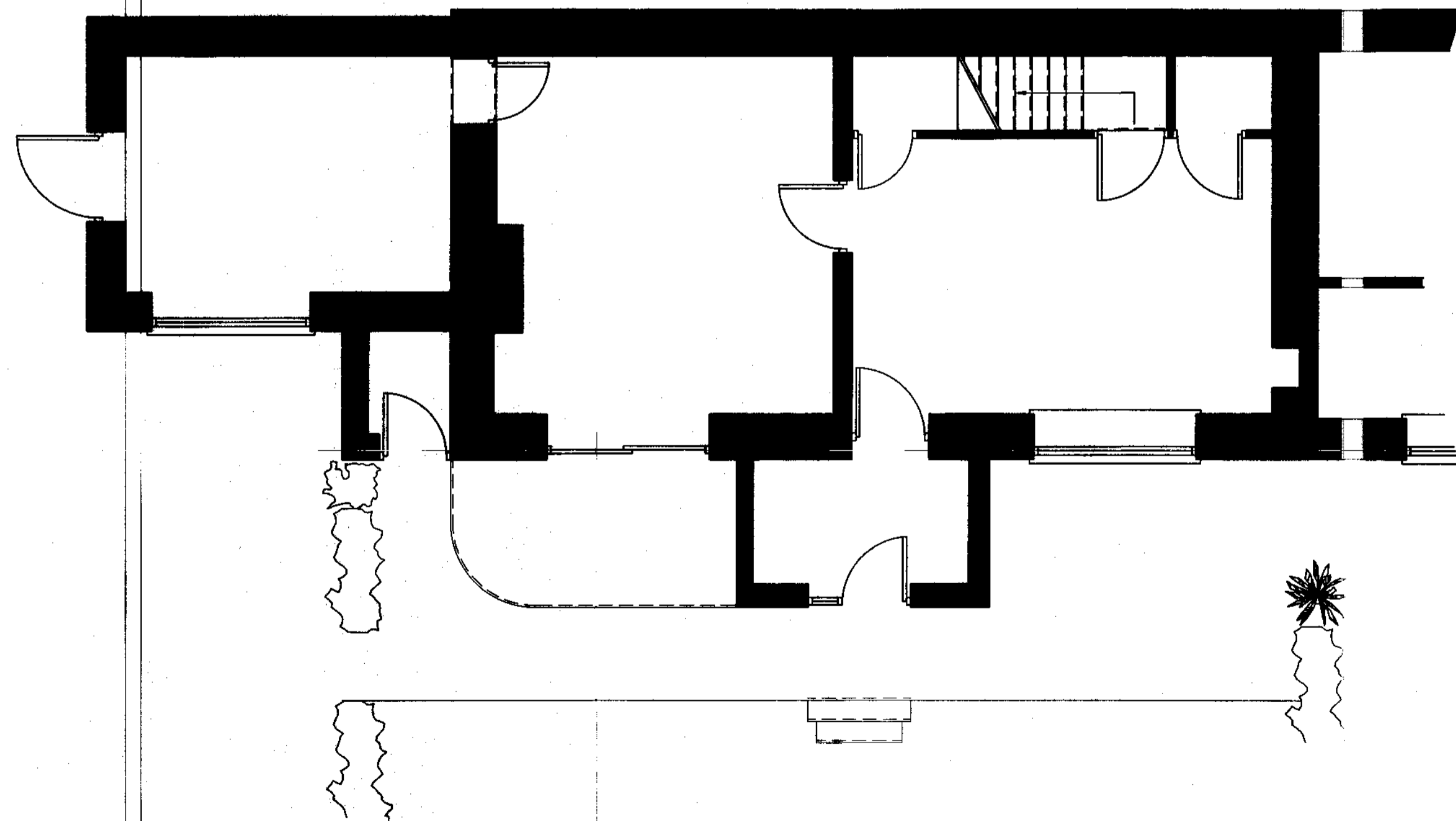
○ Front Elevation Existing ○

○ Side Elevation Existing ○

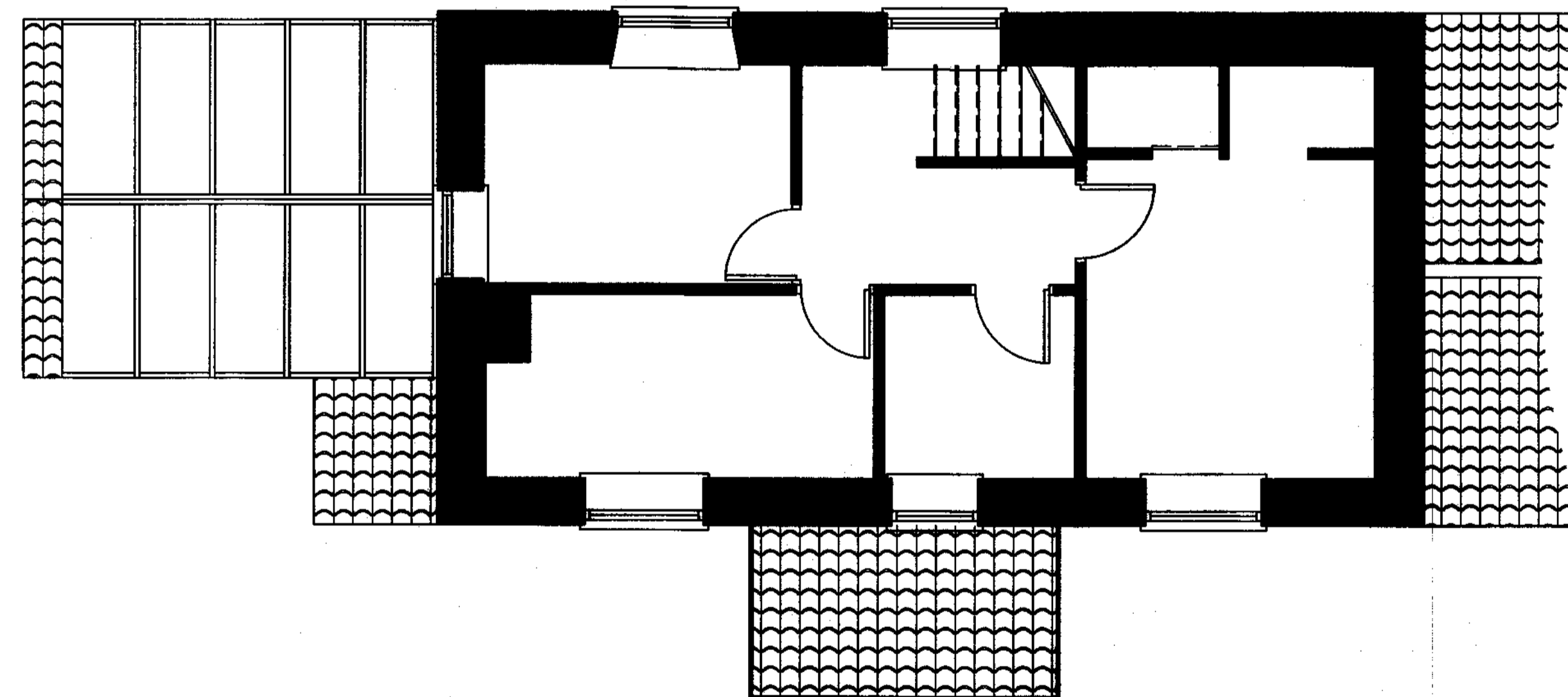
○ Rear Elevation Existing ○



Existing Site Plan 1:500



○ Ground Floor Existing ○



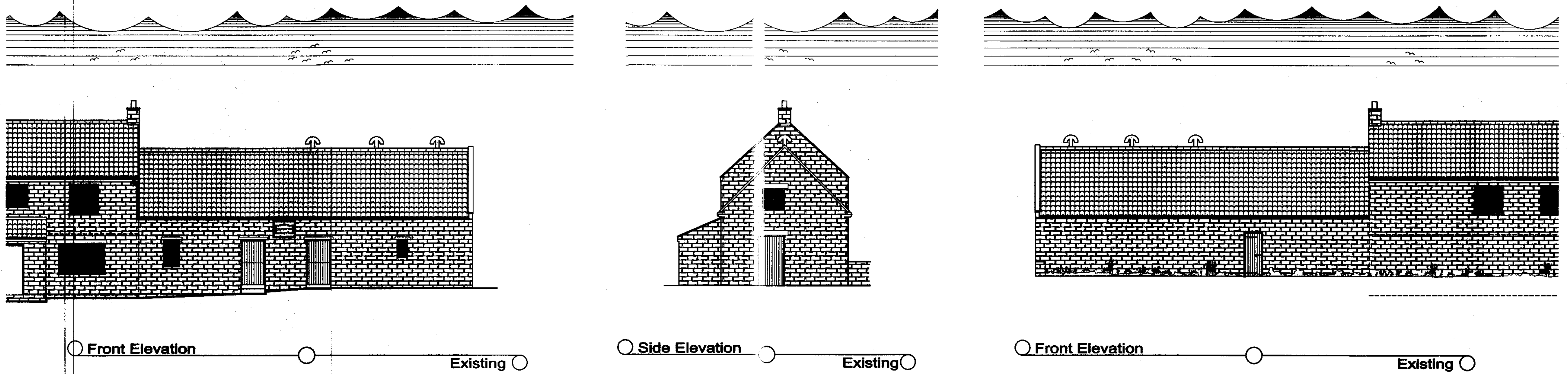
○ First Floor Existing ○

REV	DATE	BY	REVISION	CHKD	APPD
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 Tel: 01947-604871 Fax: 01947-600010
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DISCIPLINE:	ARCHITECTURAL		
CLIENT:	MR K. HOWARD		
PROJECT:	MIDDLERIGG FARM STAINSACRE LANE, STAINSACRE		
TITLE:	ALTERATIONS OF FARM HOUSE (A) EXISTING PLANS & ELEVATIONS		
DRAWN:	CSB	CHECKED:	NID
SCALE & SIZE:	1:50/100: @ A1	DATE:	09/05/06
DRAWING STATUS:	PRELIMINARY		
DRAWING No:	D8293-02		REV: A

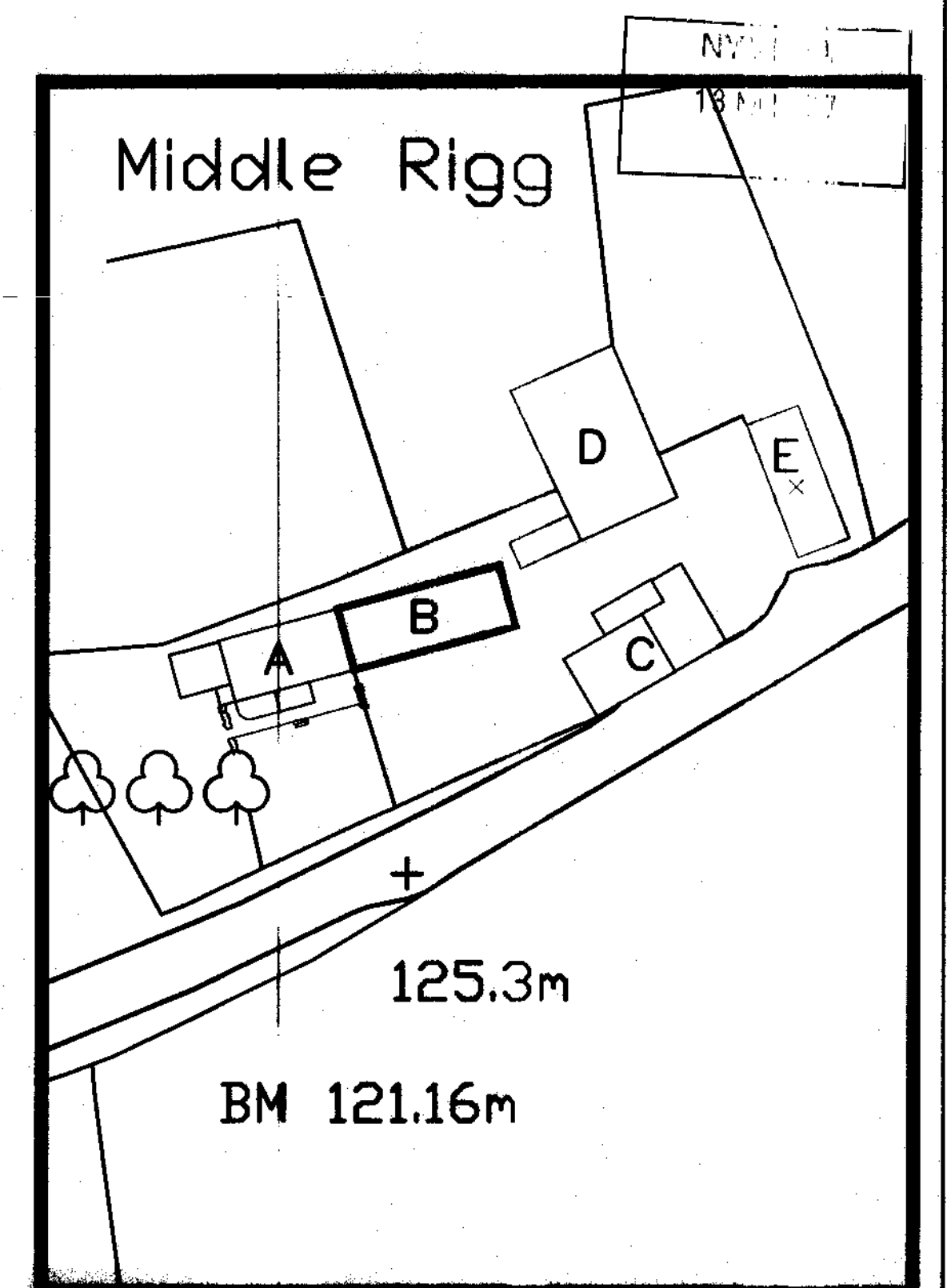
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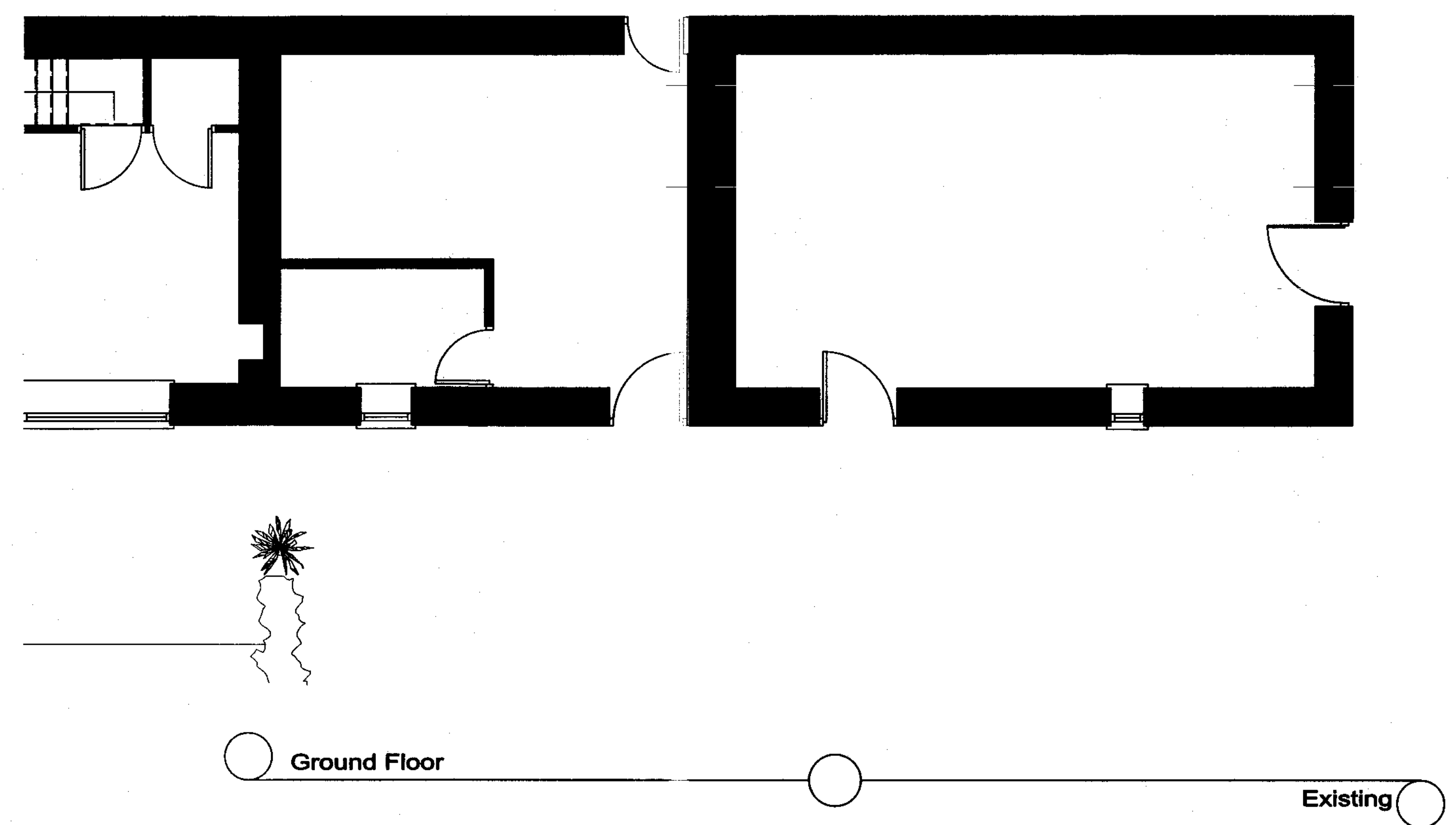
○ Front Elevation Existing ○

○ Side Elevation Existing ○

○ Front Elevation Existing ○



Existing Site Plan 1:500



○ Ground Floor Existing ○

REV	DATE	BY	REVISION	CHKD	APPD
A	09/05/06	CSB	ISSUED FOR CLIENT COMMENT	NID	

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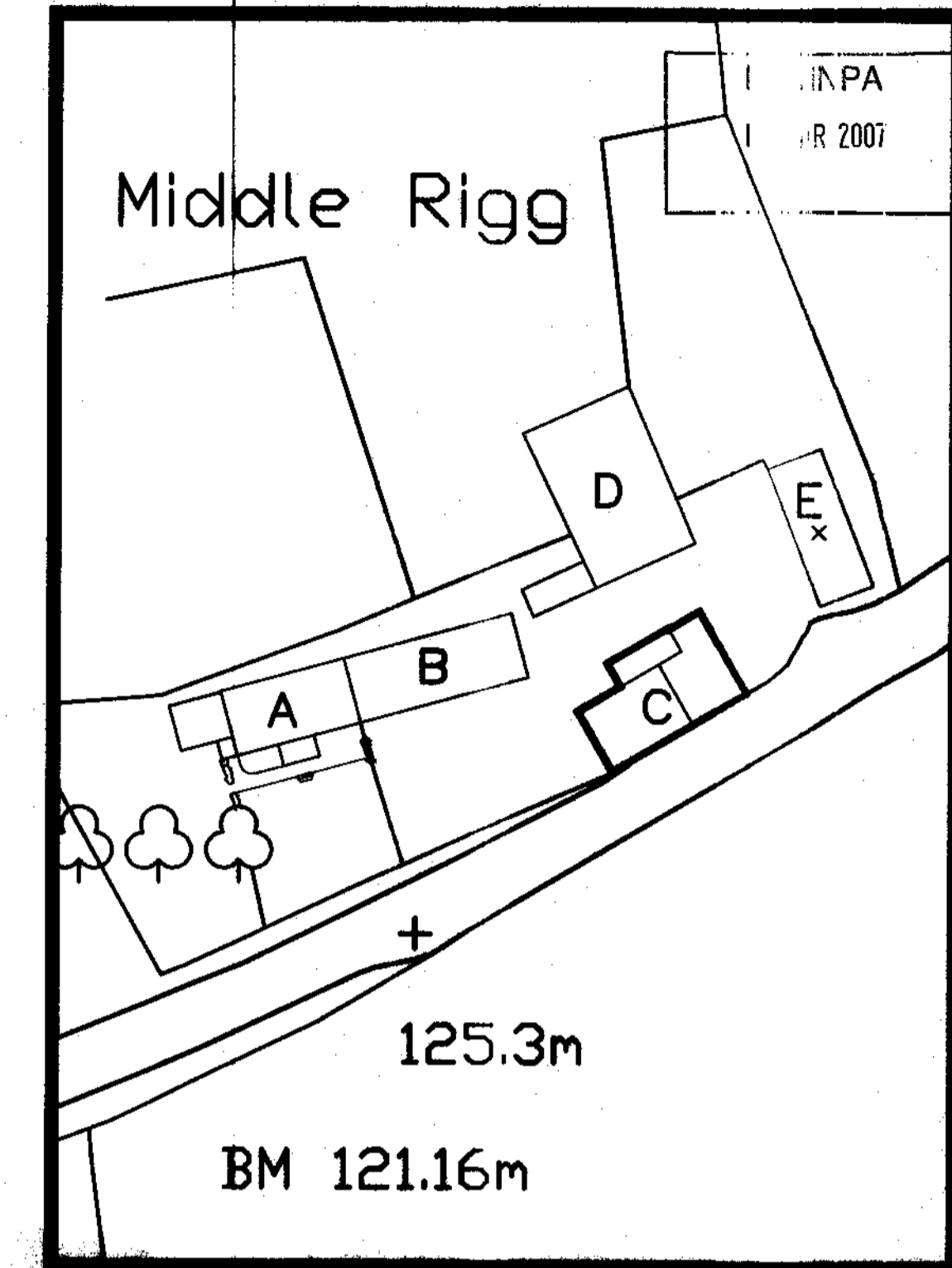
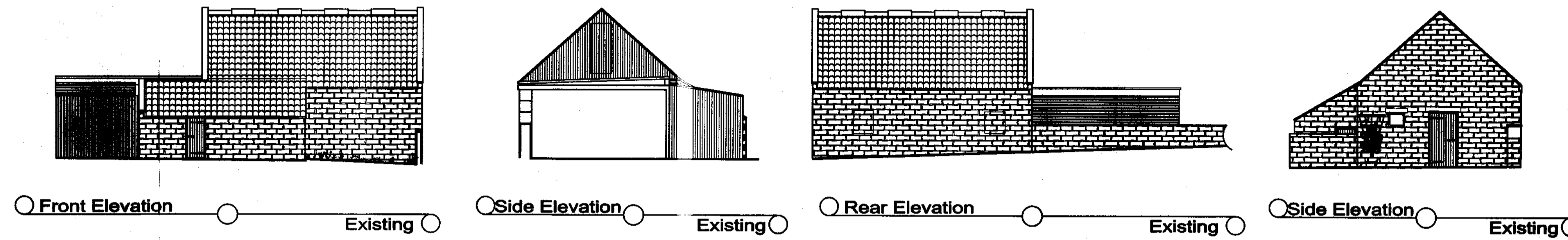
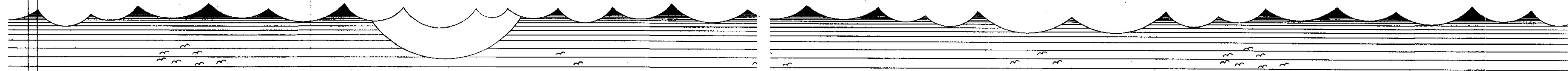
CLIENT: MR K. HOWARD

PROJECT: MIDDLE RIGG FARM STAINSACRE LANE, STAINSACRE

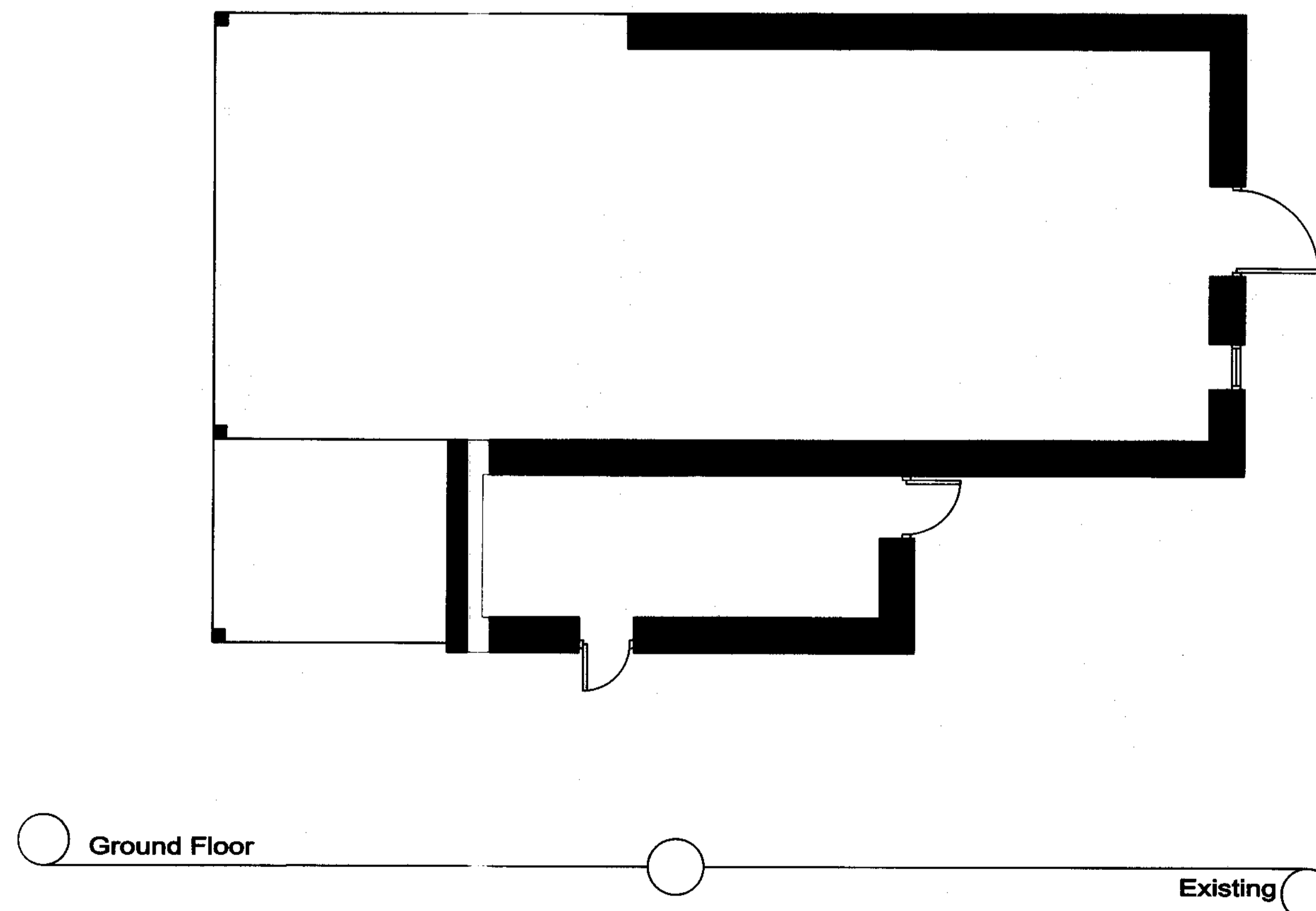
TITLE: ALTERATIONS OF OUTBUILDING B EXISTING PLANS & ELEVATIONS

DRAWN: CSB	CHECKED: NID	APPROVED:
SCALE & SIZE: 1:50/100: @ A1	DATE: 09/05/06	DRAWING STATUS: PRELIMINARY
DRAWING NO: D8293-03		REV: A

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Existing Site Plan 1:500

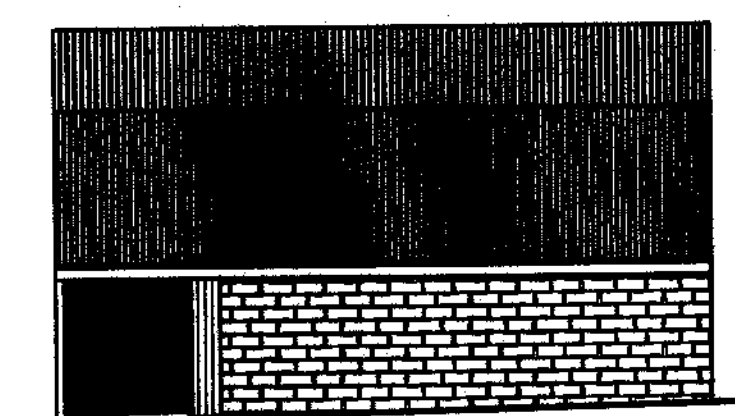
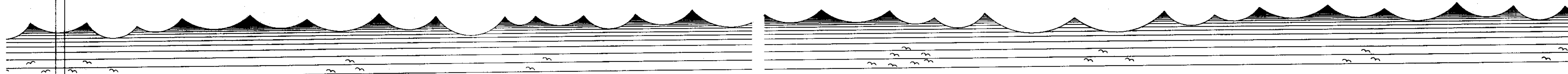


REV	DATE	BY	REVISION	CHKD	APPD
A	09/05/06	CSB	ISSUED FOR CLIENT COMMENT	NID	

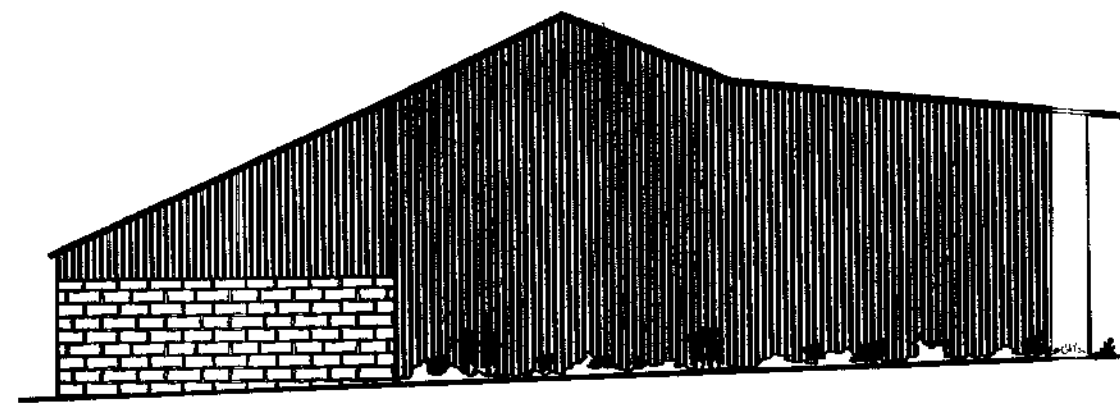
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 Tel: 01947-604871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE:	ARCHITECTURAL					
CLIENT:	MR K. HOWARD					
PROJECT:	MIDDLERIGG FARM STAINSACRE LANE, STAINSACRE					
TITLE:	CONVERSION OF OUTBUILDING C EXISTING PLANS & ELEVATIONS					
DRAWN:	CSB	CHECKED:	NID	APPROVED:		
SCALE & SIZE:	1:50/100: @ A1	DATE:	09/05/06	DRAWING STATUS:	PRELIMINARY	
DRAWING NO.:	D8293-04				REV:	A

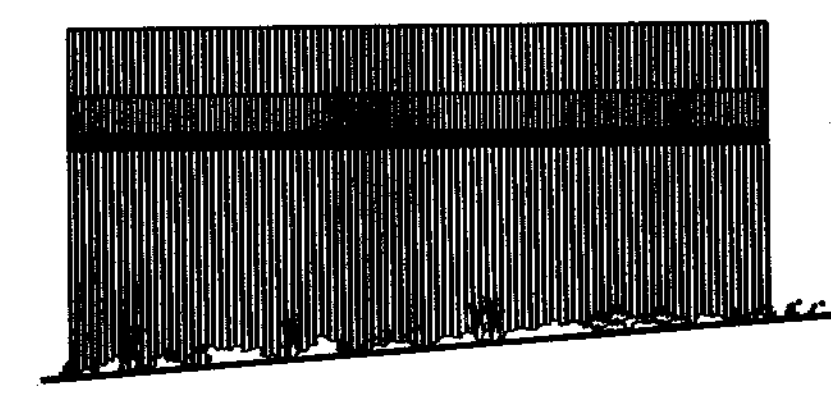
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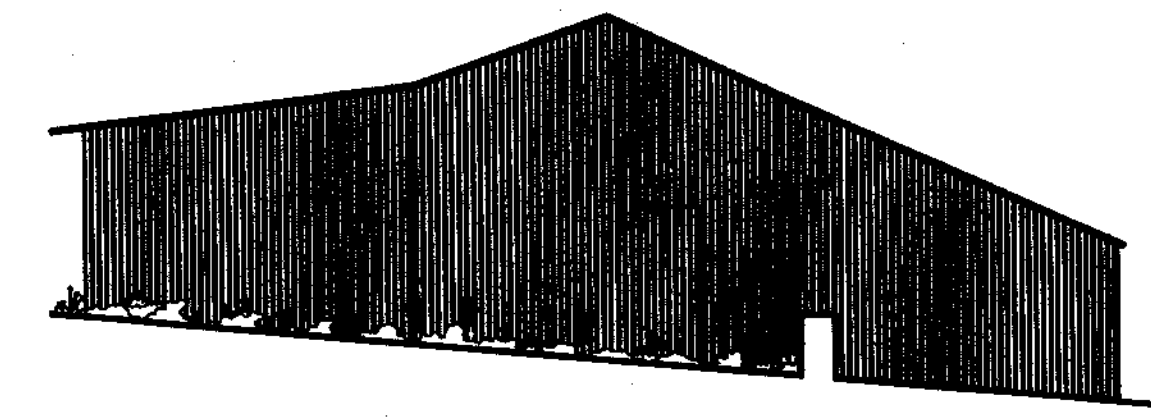
○ Front Elevation Existing ○



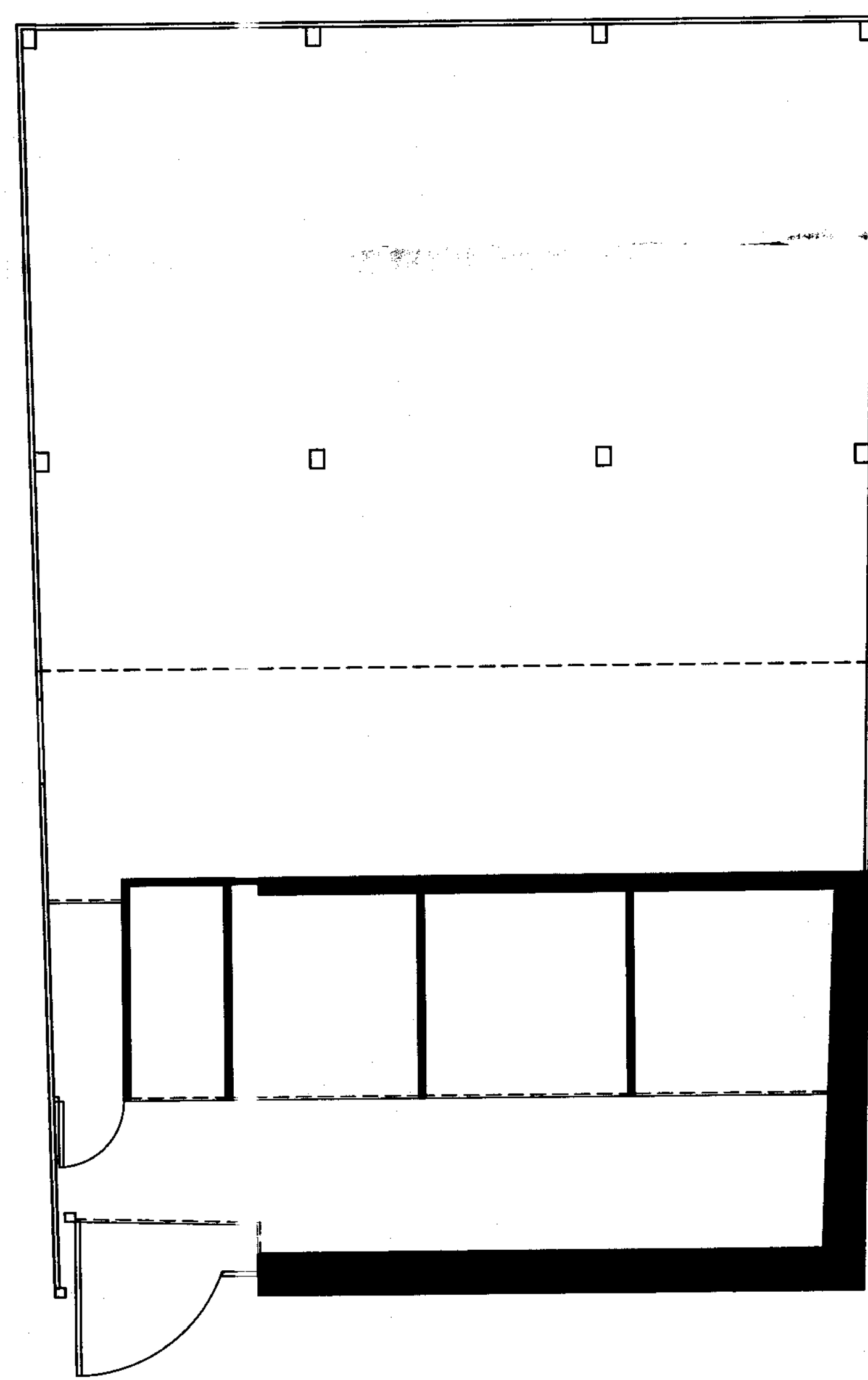
○ Side Elevation Existing ○



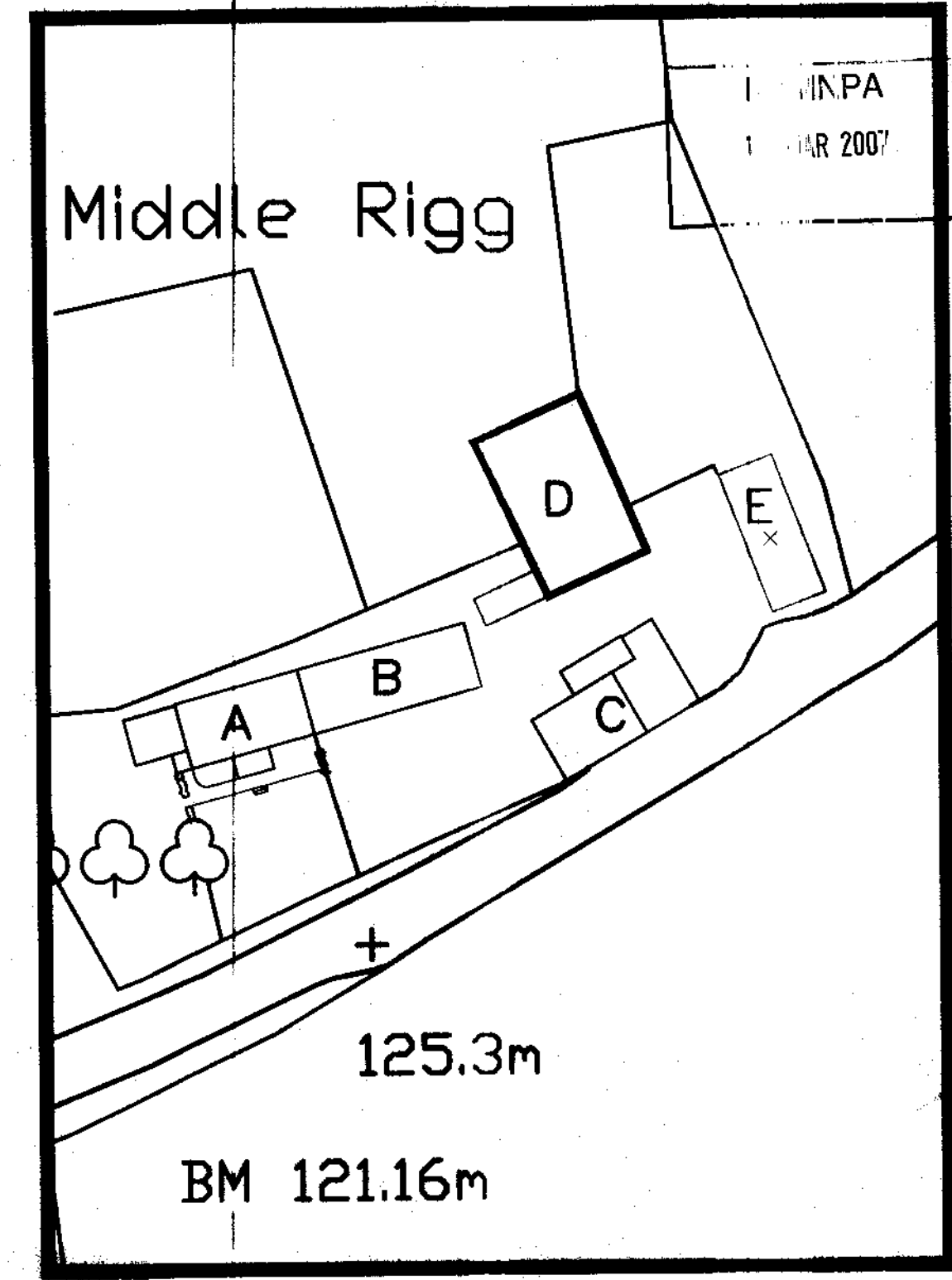
○ Rear Elevation Existing ○



○ Side Elevation Existing ○



○ Ground Floor Existing ○



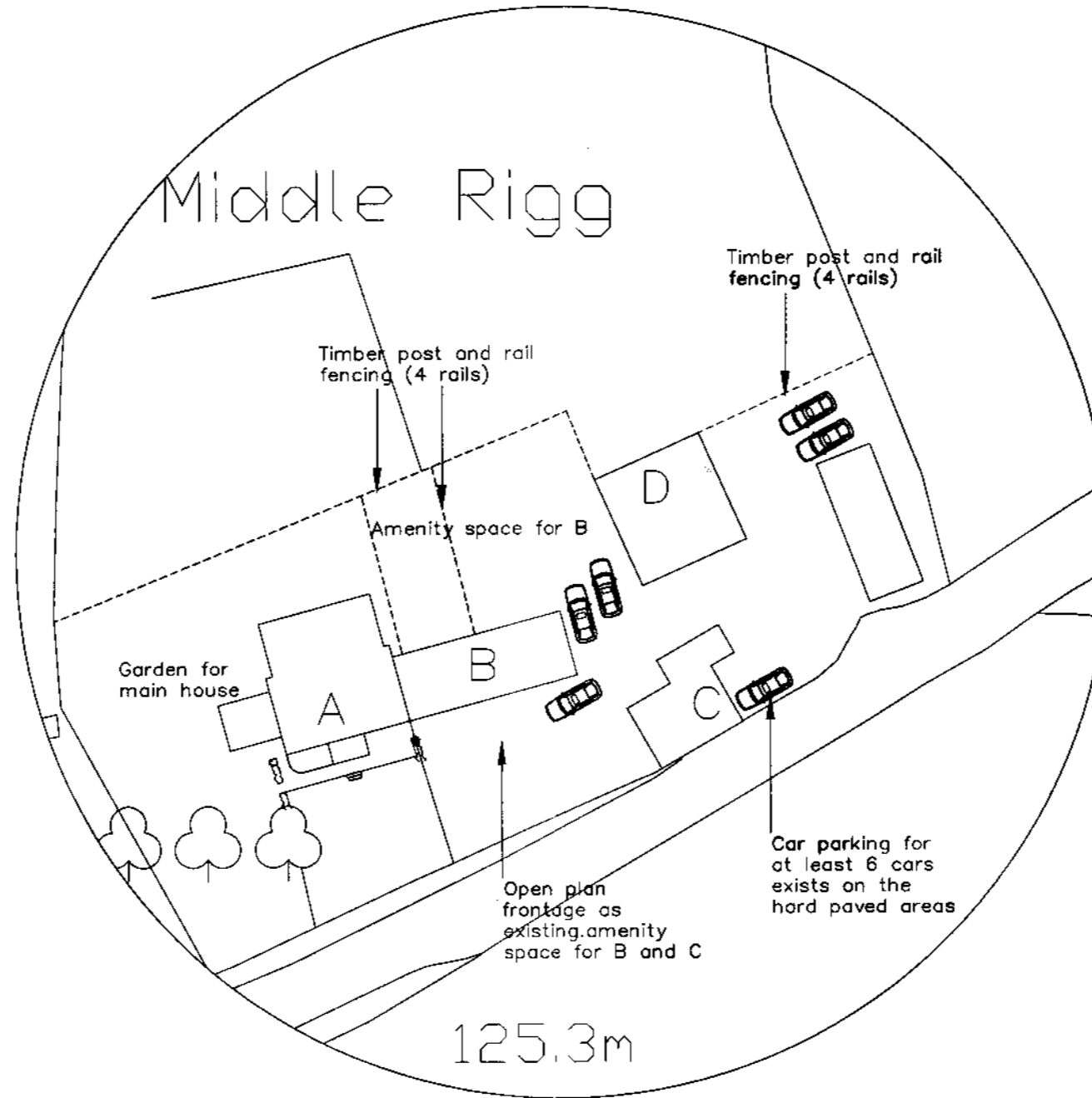
Existing Site Plan 1:500

REV	DATE	BY	REVISION	CHKD	APPD
A	09/05/06	CSB	ISSUED FOR CLIENT COMMENT	NID	

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 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE: ARCHITECTURAL		
CLIENT: MR K. HOWARD		
PROJECT: MIDDLERIGG FARM STAINSACRE LANE, STAINSACRE		
TITLE: CONVERSION OF OUTBUILDING D EXISTING PLANS & ELEVATIONS		
DESIGNER: CSB	CHECKER: NID	APPROVED:
SCALE & SIZE: 1:50/100: @ A1	DATE: 09/05/06	DRAWING STATUS: PRELIMINARY
DRAWING NO: D8293-05		REV: A

NYM/ 2007 / U 2 0 9 / FL



Site Plan 1:500

PLANNING
30 AUG 2007

b h d partnership

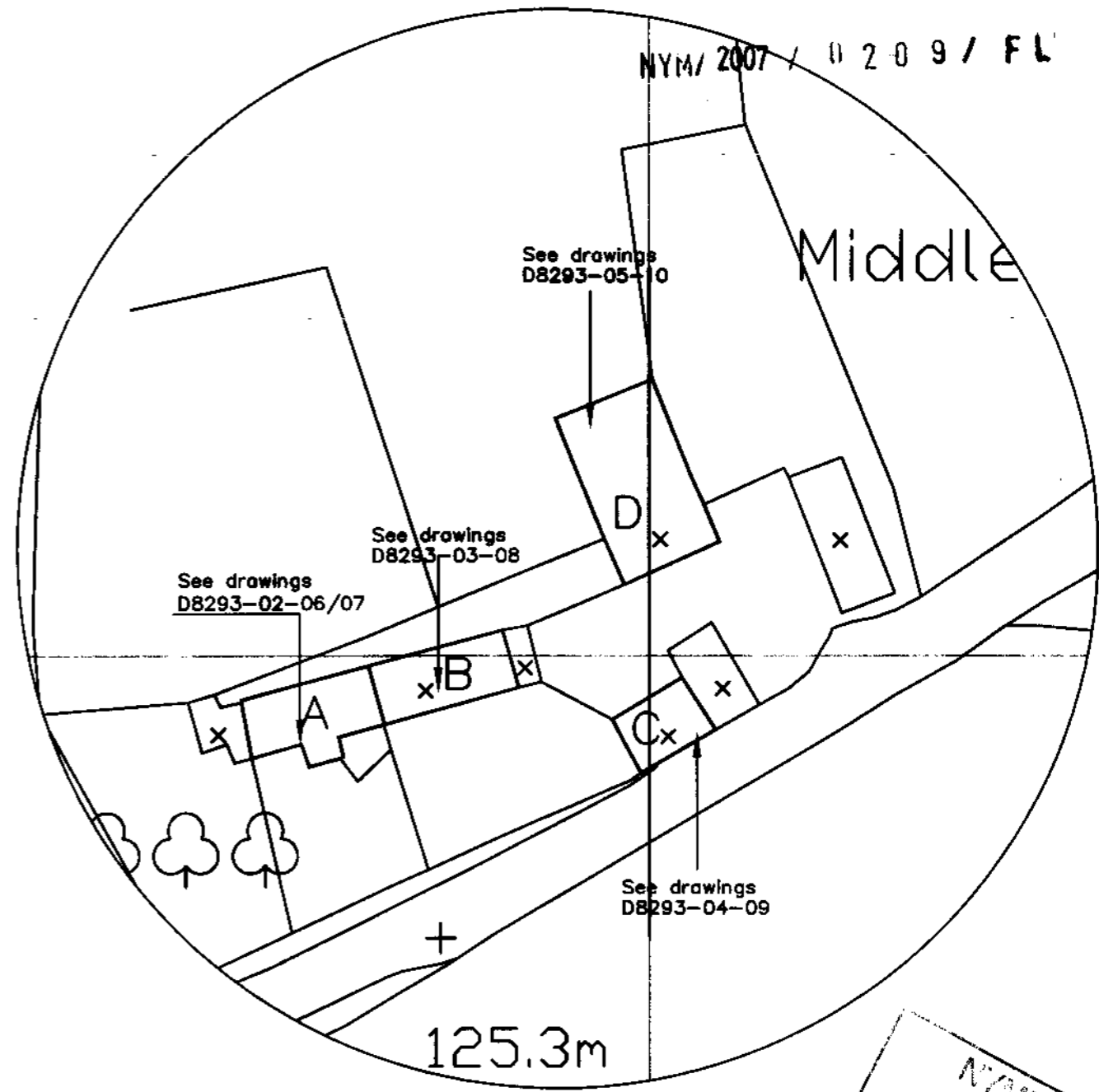
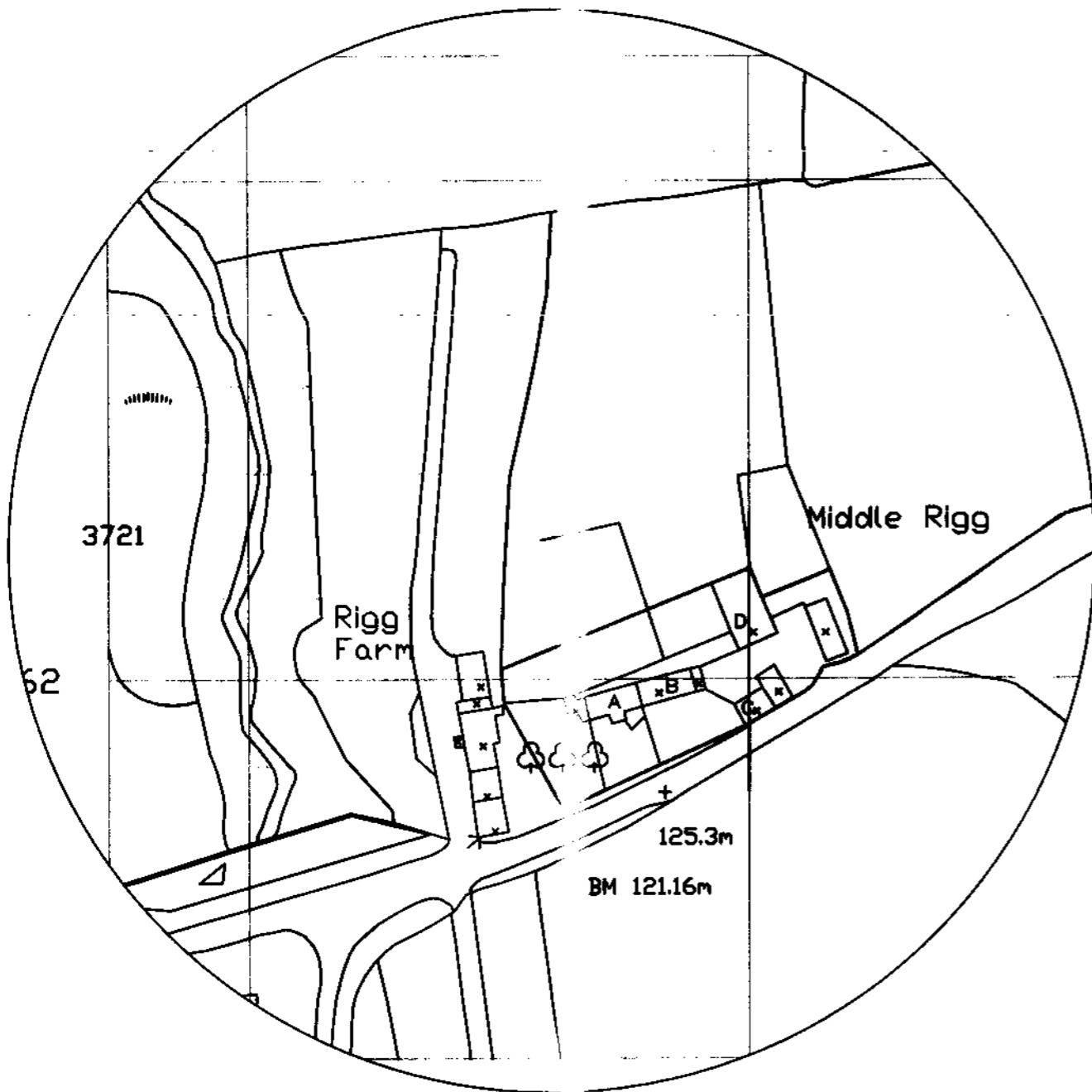
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Tel: 01947-604871 Fax: 01947-600010
general@bhdpartnership.com www.bhdpartnership.com

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REV	DATE	BY	AMENDMENT	CHKD	APVD

CLIENT: MR K. HOWARD			
PROJECT: MIDDLE RIGG FARM STAINSACRE			
A3	DRN: NID	DATE: 20/08/07	SCALE: 1:500
ISSUE: PRELIM		DRAWING NR: D8293-10	

DRAWING TITLE: PROPOSED SITE PLAN	
DRAWING NR: D8293-10	REV:



NYM/NPA
30 AUG 2007

Location Plan 1:1250

Site Plan 1:500

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Tel: 01947-604871 Fax: 01947-600010
general@bhdpartnership.com www.bhdpartnership.com

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REV	DATE	BY	AMENDMENT	CHKD	APVD
A	24/08/07	NID	RED AND BLUE LINE		

CLIENT:
MR K. HOWARD

PROJECT:
**MIDDLE RIGG FARM
STAINSACRE**

A3 DRN: CSB DATE: 03/08/06
SCALE: 1:1250/1:500 ISSUE: PRELIM

DRAWING TITLE:
EXISTING SITE PLAN

DRAWING NR:
D8293-01

REV:

SECTION 4 BUSINESS, RETAIL OR OTHER COMM

CIAL USE

18. Proposed use

Which of the following is involved in the development?

Business Retail

Other (please specify)

If industrial, please describe the process

Is the proposal part of a larger scheme? YES / NO (delete as appropriate)

19. Floor space

Please provide the measurements of the following:

Total floor space of all buildings to which this application relates

Existing m² Proposed m²

Industrial floor space

Office floor space

Retail trading floor space

Storage floor space

Warehouse floor space

Other

20. Employment

- a) How many staff in total will be employed on the site as a result of the proposed development?
- b) How many of the employees will be new staff?
- c) If staff are to be transferred from other premises, how many will be affected?

Industrial Other

21. Car parking

How many car parking spaces are to be provided?

22. Traffic

How many vehicles will be entering the site each day?

23. Hazardous materials

Please read Note 23 in the accompanying booklet. Does the proposal involve use or storage of hazardous materials? YES / NO (delete as appropriate) If YES, please state which materials.

Please go back to Section 5 on page 2

Please send or deliver to:
The North York Moor National Park,
The Old Vicarage, Helmsley, North York YO62 5JP



North York Moors National Park Planning Application Form

Please read the booklet *How to fill in your Planning Application* before completing this form.

For office use only
Ref: NYM/2007/0209/FL
Admin Ref: 07/209
Date valid:
Grid ref:

SECTION 1 YOUR DETAILS

1. Applicant

Name Mr & Mrs K HONALD

Address 25 HELLEDAL ROAD
WHITBY
NORTH YORKSHIRE

Post Code

Tel No

2. Agent

Name BHD PARTNERSHIP LTD

Address AIRY HULL MANOR
WHITBY
NORTH YORKSHIRE

Post Code YO21 1QB

Tel No

3. Applicant's interest in the land

OWNER.

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

MIDDLE RIGG FARM, STAINACRE LANE, STAINACRE

13 MAR 2007

5. Applicant's interest in adjoining land

NONE.

6. Brief description of proposed development

EXTENSION AND ALTERATION TO HOUSE AND CONVERSION OF FARM BUILDINGS TO FORM 1 (ONE) WORKSHOP AND 3 (THREE) COTTAGES.

SECTION 3 YOUR APPLICATION

7. Type of application (please tick ONE box only)

- A. Full application including building works
- B. Application for change of use (no building works)
- C. Outline application
- D. Reserved matters application
- E. Removal or variation of condition
- F. Renewal of temporary permission

go to Question 12
go to Question 12
go to Question 8
go to Question 9
go to Question 10
go to Question 11

8. Outline Application

What is the area of the site?

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Siting
- Design
- External appearance
- Means of access
- Landscaping
- None

go to Question 12

9. Reserved Matters Application

Date of outline permission Application No
Please tick those details which you wish the Planning Committee to consider formally at this stage.
Siting Design External appearance Means of access Landscaping

go to Question 12

10. Removal or variation of condition

Date condition imposed Application No
Condition No

go to Question 12

11. Renewal of temporary permission

Date permission granted Application No

12. Use

What is the building / land used for at present?
If it is unused at present, what was its last use?
and on what date did it stop being used for this? (if known)

REDUNDANT.
AGRICULTURE

13. Access

Does your proposal require new or altered access?
If YES, please tick the relevant boxes:
New access to a road Vehicular Pedestrian
Altered access to a road Vehicular Pedestrian

NYM/NPA
13 MAR 2007

14. Water Supply and Drainage

Please state (Please tick one box in each section) the method of:
Water Supply Mains Private existing/proposed*
Surface Water Disposal Public Surface Water Soakaway River/Stream Other existing/proposed*
Foul Sewage Public Foul Sewer Septic Tank Cesspit Other existing/proposed*

Note: If foul drainage is not to be via a public foul sewer, a drainage assessment will be required. Please see Question 14

15. Trees

Does the application involve: Felling or lopping trees / hedgerows YES / NO (delete as appropriate)
Planting trees YES / NO (delete as appropriate)

16. Materials

Walls STONE
Roof PANTILES

17. Is your application for business, retail or other commercial use?

YES / NO (delete as appropriate)
If YES please complete Questions 18 - 23 of Section 4 on page 4 of this form
If NO go to Section 5

SECTION 5 WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. Plans

Please list below the plans which will accompany this application.
08293-01, -02, -03, -04, -05, -06, -07, -08, -09, -10.

25. Certificate of Ownership and Agricultural Holdings Certificate

You are required by law to complete either Certificate A or Certificate B (Ownership) and the Agricultural Holdings Certificate. It is an offence knowingly to make a false declaration.

CERTIFICATE OF OWNERSHIP : A

Complete if you are the owner of the building / land, along with Agricultural Holdings Certificate below.
I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates.
Signed (Applicant/Agent)
* On behalf of (Applicant)
Date 6 MARCH 07.

CERTIFICATE OF OWNERSHIP : B

Complete if you do not own any or all of the building / land, along with Agricultural Holdings Certificate below.
I certify that: I have /the applicant has given the requisite notice to everyone else who, on the 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.
Owner's name
Address at which notice served
Date on which notice was served
Signed (Applicant/Agent)
* On behalf of (Applicant)
Date

AGRICULTURAL HOLDINGS CERTIFICATE

This section MUST be completed. Delete either A or B and complete C.
A. I certify that none of the land to which this application relates is, or forms part of, an agricultural holding.
B. I have /the applicant has given requisite notice to every person other than myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which this application relates:
Name of tenant
Address
Date notice was served
C. Signed (Applicant/Agent)
On behalf of (Applicant)
Date 6 MARCH 07.

26. I / We hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. I / We attach:

- the necessary plans, numbered 08293-01, -02, -03, -04, -05, -06, -07, -08, -09, -10.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- the fee of £1065 - 00 by cheque/postal order no
Signed (Applicant/Agent)
On behalf of (Applicant)
Date 6 MARCH 07.

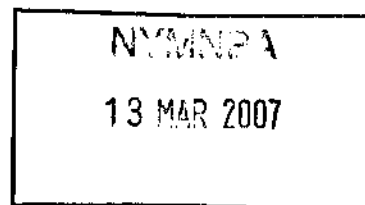
* delete where appropriate

DESIGN & ACCESS STATEMENT

Alterations & Conversion to House & Farm Buildings, Middlerigg Farm.

for

Mr. K. Howard



b h d partnership ltd

Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB

Tel: 01947 604871

Fax: 01947 600010

general@bhdpartnership.com

www.bhdpartnership.com

NYM/ 2007 / 11 209 / FL

Mrs. F. Farnell
Senior Planning Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

NID/SJM/L8293-11
29th August 2007

Dear Fiona,

Re: Middle Rigg Farm, Stainsacre, NYM 2007/ 0209

Thank you for your letter dated 19th March regarding the outstanding items for the application. I set out below responses with the numbering to correspond with yours.

- 1) Red line amended. Four copies of D8293-01.
- 2) The workshop will be domestic.
- 3) Building B is to be holiday letting use.
- 4) The structural survey has been provided.
- 5) The client has commissioned a bat scope survey.
- 6) I enclose four copies of D8293-10 showing the curtilidge / amenity and parking layouts.
- 7) Covered storage will be provided by the existing stable block and the new workshop / store.

I trust the above details allow the application to progress.

Yours sincerely,

Neil Duffield



AFFILIATED MEMBER OF RIBA

RICHARD BIRDSALL
Msc C.Eng MICE

TIM HARRISON
MRICS MCIAT MCIQB

NEIL DUFFIELD
MCIAT

COMPANY REG NO. 5244187

bhd partnership is a trading name of BHD Partnership Ltd.



1.0 DESIGN

1.1 Context

Middlerigg Farm lies to the south of Whitby between Sneatonthorpe and Hawsker within the boundary of the North York Moors National Park. Middlerigg is a working farm owned and managed by the applicants.

There are four buildings within the site that are the subject of the planning application and are labelled A, B, C and D on the site plan, and comprise the following;

- Building A – Main House
- Building B – Attached barns
- Building C – Detached Barn
- Building D – Detached Barn

It is our applicants' intention to convert and extend the existing buildings to enhance the viability of the farm and to create more space for the family. Some of the converted barns will become holiday cottages.

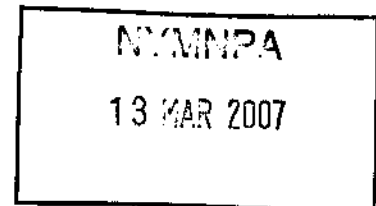
The application should be considered in respect of the following planning policy guides;

- PPG3: Housing
- PPG7: Sustainable Development in rural areas

1.2 Amount of Development

Building A: Farm House

- Extend original house by 1m to the rear.
- A further 4.3m 2 storey extension to the rear.
- Restore traditional farm house features.
- Rebuild conservatory to sun room with pan tile roof.
- Full internal refurbishment with new attic floor added.
- Two new dormers to the front elevation.



Building B: Attached Barns - 1 one bed unit and 2 two bed unit

- Feature gallery bedroom in 1 bed unit.
- Large open plan living space in 2 bed unit.

Building C: Detached Barn – 1 Bed holiday cottage

- Add feature window and shutters to North East elevation.
- Feature gallery bedroom.

Building D: Detached Barn

- Demolish existing corrugated structure. Rebuild original stone barn area out to the rear.
- Stone and horizontal boarding structure.

1.3 Layout

The extension to the main house will provide much needed increased accommodation. The layout is arranged around a central staircase and circulation spaces. This creates an open plan feel where spaces flow in to one another. Kitchen and dining areas are placed at the front of the house accessed from the central hallway. From either of these rooms, the occupants can access the rest of the house free from the obstruction of doors and walls increasing accessibility. A combined and study and living area to the rear is divided by a central feature fireplace. Upstairs all bedrooms are well sized and have individual en-suites.

The theme of open plan accessible layouts is carried through to the barn conversions with kitchen living and dining areas laid out within a single space. Gallery bedrooms and exposed ceilings create a sense of openness and light.

The new outbuilding will be rationalised and reduced to provide a single space as a workshop and storage area.

1.4 Scale

The increased height of the main house is necessary in order to provide improved accommodation, and it is felt that with the addition of more traditional cottage style windows and dormers, the proportions of the building are much enhanced. The new rear double gable and centralized windows break up the roof mass and is a major improvement on the current blank rear elevation.

<p>NYM/INPA 13 MAR 2007</p>

The scale of the barn conversions has to be limited to utilisation of the existing redundant spaces to provide good living accommodation.

The scale of the proposed rebuilt workshop is in fact reduced from its original footprint and will be refurbished to enhance its current dilapidated appearance.

1.5 Landscaping

Existing landscaping features will be retained and re-used where appropriate. There is no formal landscaping proposed for the development.

1.6 Appearance

The external appearance of the main house will be improved by restoring some typical farm house detailing, such as stone water tabling to the gables, replacing existing windows with traditional cottage style fenestration, and the addition of traditional dormer windows to the roof. The existing doors will be replaced with timber vertical panel doors with centralized porch windows either side.

The barn conversions will benefit from new glazed units that reflect and enhance the rural character of the buildings. New timber framed glazed areas will have barn door shutters and roof lights will be a conservation style velux to fit in with the surrounding buildings.

The new workshop will be built with reclaimed stone work where possible and will be clad in new horizontal timber boards and painted black to match the existing workshop. General improvements to all the buildings will serve to enhance the surround spaces and increase the viability of the farm.

2.0 ACCESS

Each of the properties will have good standards of access with level floors throughout each of the dwellings. Open plan accessible space is the main theme for all of the dwellings to allow for good freedom of movement. Entrances will incorporated level threshes where possible with special attention taken to reduce tripping hazards in all areas by ensuring all entrances are adequately lit to aid the visually impaired.

