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**Design Statement**  
**Cliff Farm Iburndale Sleights**

NYMNP  
 - 8 JUN 2012

## Introduction

Mr and Mrs Milnes recently purchased this property which includes a large farmhouse and various stone outbuildings and barns along with two further structures - a timber frame barn and a curved nissan structure. The timber framed barn is virtually collapsed and will be removed. The nissan shed is also in poor repair and will also be demolished. The buildings are within the conservation area.

## Context

The farm is on the periphery of a small group of buildings at the most Eastern end of the village but standing within its own extensive grounds

Transport - the main roads to the north of the site is known as The Cliff and has the access road into the site from that road. This access road then gives the route into the existing courtyard and buildings.

Physical Characteristics the site is contained within a large grassed and hedgerow boundary around the whole site which extends to the East into a large paddock

Materials there is a rich but restricted palette of materials in the vicinity of the site which includes natural stone to roofs of pantiles.

Existing farm buildings The main farm building - the house - is a coursed stone building in natural stone with timber windows and pantile roof. Other buildings are in natural stone with timber windows and pantile roofs

## Proposals

### Area 1

This area revolves around the required additional floor space to the existing farmhouse building with an extension to the kitchen and dining room and requires a side extension into the rear courtyard. This would also allow additional bedroom facilities at first floor level. The NYMNP design guidelines allow for rear extensions.

The proposed perpendicular extension where the required space is enclosed by an extension where the roof ridge is at right angles to existing roof ridge. However, the extension provided would present a problem with the width of this gable which would be approximately 1.5 times the width of the existing house and the ridge would therefore be higher than the existing. This is not allowed by NYMNP.

The solution therefore, is to divide this gable into two parts to enhance the projecting area and cut down on the width. In addition, if the gables are stepped it will add interest to the building and breakdown the various elements of space. We feel that the solution above presents the best design option for this proposal.

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**Area two**

This is the granny flat proposal at the end of the existing dwelling and allows for:

- Ground floor accommodation with a sitting, dining and kitchen area all within one space
- First floor bedroom with ensuite bathroom
- The staircase is situated at the east end and will arrive at first floor level in the centre of the building to allow for the staircase height to be accommodated
- The ground floor level will have to be reduced in level to gain as much height as possible to obtain as much height as possible at first floor level

**Area three**

This is the conversion of the outbuildings at the end of the dwelling block and will provide the following accommodation:

- Ground floor lounge, dining and kitchen where each of these could be separate rooms if required but are shown as one long space. At the southern end is a bedroom with ensuite bathroom or shower dependent on requirements
- First floor served by a new staircase, again terminating in the middle of the building to obtain maximum height leading to the bedroom with ensuite bathroom or shower
- Another bedroom with ensuite at the other end of the building is also accommodated

**Area four**

This is making use of the remaining outbuilding with the possibility of extending this to the west to provide more accommodation as follows:

- Ground floor would provide sitting area, dining and kitchen
- First floor would provide one bedroom with ensuite bathroom or shower
- By extending the building by two storeys it would be possible to provide a second bedroom but it is felt that this would increase the massing of all of the outbuildings by a large amount and we feel that a single storey extension with a monopitch roof would be the best solution, and this is shown here.

**Area five**

A new car park for six cars is located in the south east boundary adjoining the courtyard and will allow parking for users of the proposed accommodation and the owners. Pedestrian access from the car park to the buildings will be on a level approach for ease of access.

**General**

In all cases the existing pantile roof will be repaired and made good to accommodate the proposed velux conservation roof lights and new dormer windows. The existing walls, of natural stone, will be repaired and re-pointed as required. The new windows and doors to have jambs made good to match the existing openings. All new windows for the project are re-designed and with the same proportions to give an overall coherence to the whole farm house building and outbuildings.