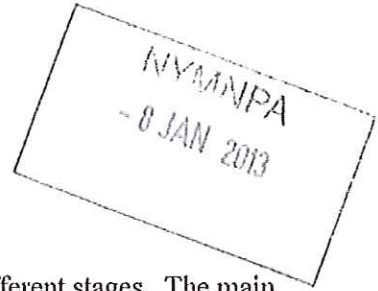


Old Joiner's Shop
Wrench Green
Hackness

Design and Access Statement.



Design.

The buildings forming the Old Joiners Shop have been built at three different stages. The main element was originally a field barn, which has been partially removed. It is proposed that this element (the north end) be reinstated allowing reconnection of all the elements. To the south of the barn an open fronted shed has been added which was then enclosed whilst being used as a joiners shop. Lastly there is a brick built single storey extension to the barn which is divided into three different rooms, presumably stores, which are not big enough to have been stables.

The proposal attempts to maintain the character of the building as wholly as possible. It is proposed that the main building be restored to form the Kitchen and Master Bedroom. The old cart shed will have the windows on the eastern elevation replaced in order to preserve the open nature of this element. The windows it is proposed will be single pane in dark coloured frames in order to resemble historic form as closely as possible. The brick built extension will be retained in order to provide bathroom and second bedroom, the front of this element will be covered using glass elements to maintain the shape of the roofline.

Layout.

The proposal is for conversion of existing commercial buildings to form one residential unit. The existing road access dictates where the domestic curtilage must lie and therefore the layout of the site.

The existing buildings will be used and it is not proposed that there be any extension to the floor areas following restoration.

27 NOV 2015

Scale.

Proposal is made for a two bedroom building all of which will be single storey. The buildings will be as modest in size as is possible reflecting a rural location.

Landscaping.

The boundary line will be fenced using traditional post and rail fencing. The access will be stoned and gravelled, as will the turning / parking area. It is not thought that any further landscaping of this site will be necessary.

Appearance.

The buildings are a mixture of stone and brick under tile and slate roof. It is proposed that the external materials be left unchanged, maintaining the character of the building.

Access.

The whole site will be almost level with access doors provided on the roadside and to rear. There are no steps or stairs proposed within the whole.