Design and Access Statement

Alterations and conservatory extension, and conversion of outbuilding, at Whitle Farm, Whitle Fold, New Mills.

Heritage and Use

Whitle farm farmhouse and its attached farm buildings are grade II listed buildings. This status was granted in September 1977, and the listing is filed under reference No 81867. It describes the two-story farmhouse with features to the front elevation, the buildings to the rear of the farmhouse, and notable doors and windows of the period.

Schedule of works applied for under the amendments

Adapting the existing vaulted cellar for use as a dining room and the Installation of a glazed panel and door.
Installation of railings to the upper terrace
Installation of railings to the existing stone steps
Removing the render to the south elevation gable and re pointing of the stonework.

Analysis of significance

The buildings date from circa 18th century and have been afforded listed status. Development has therefore been strictly controlled. The character of the house and its associated buildings are of traditional farm buildings, and this needs to be maintained.

Justification For the Works

The addition of the railings to the steps are proposed for safety.
The installation of the railings to the terrace remove the need to higher the wall above the arch and are needed for safety.
The installation of the glazed panel is so that the rough asphalted (previously underground) stonework can be removed and also light can be allowed into the room.
The render on the gable is not in keeping with the character of the farmhouse and its removal will greatly enhance the aesthetics of the gable.

Scale

The proposals reduce the scale of the development from the original application as the wall above the arch is omitted.

Appearance

The alterations have been designed to be in keeping with appearance of the farmhouse. The existing style of doors and windows. The railings will be powder coated in a light grey to blend in with the surrounding stonework and pointing.

Access

Access remains unaffected by the above proposals.