



DESIGN STATEMENT

To Accompany

Variation of condition application for

The Conversion of Redundant Barn into a Dwelling:

At

Cornage Barn
Watery Lane
Lea Bailey Hill,
Herefordshire,
HR9 7LF



FRONT ELEVATION EAST

Introduction

This Design Statement has been prepared by Apex Architecture Limited and is intended to support the current variation of condition application for the proposed Barn conversion Cornage Barn, Watery Lane, Lea Bailey. The application and barn has been considered in relation to its wider context, and not just the development site and its immediately adjacent buildings.

The Barn has been subject to a number of planning applications over the years. An application was made in 2001 under planning reference DS012488/F for the conversion into a residential dwelling which was initially refused.

The Barn was then granted planning consent for the conversion to a residential dwelling under planning reference P172484/F. A further application followed this as per P173972/XA2 to discharge the conditions attached.

Since the approval and implementation of permission reference P172484/F the building has suffered from significant storm damage resulting in a further application under reference P180389/F to ensure the significant rebuild of the barn would be accepted.

Since the commencement of the project on site and the implementation of the planning permission, the barn has subsequently been sold to our clients who would like the opportunity to seek consent for changes to the internal layout and fenestration of the barn.

Summary of Proposed Floor Plan Changes

Ground Floor Plans

The layout of the ground floor has been revisited with an improved and more efficient use of space as put forward and detailed on drawing no. 201. Essentially the original 1860s stone barn is to be left as an open plan area, housing the kitchen, dining, lounge and new staircase. The link lean to between the milking parlour and stone barn will house the utility and downstairs WC, with the 1950s/1960s milking parlour housing a snug and third bedroom with family bathroom.

First Floor Plans

The first floor plans are largely similar to the previous scheme with two bedrooms proposed, one at either end of the barn but only one with en suite facility. A link bridge is proposed from the staircase and to from a first floor landing to serve each of the bedrooms and to enable the space to benefit from the original full height openings on either side of the barn.

The footprint of the floor plans have remained the same to both the original plans and building and no extensions are being proposed as a result of this application.

Summary of Proposed Elevation/Fenestration Changes

Front Elevation East

The application seeks to introduce 3 no. conservation style roof lights to the milking parlour to assist with providing additional light into the associated rooms.

The significant change being put forward is to introduce a contemporary glass gable surrounded in Oak, with stonework returns faithfully reconstructed to match the style of the original large side elevation openings to replace the storm damaged masonry stonework gable of the original barn. The glazing has been designed to respect the scale, height and proportions of the existing barn.

We note that this will be determined against policy RA5 which makes it clear that substantial alterations to a building as part of its conversion will not be supported, however we have a fairly unique scenario where the complete section of the eastern gable stone wall and side returns has suffered from storm damage causing it to collapse. Under the latest application P180389/F; the planning officer's report alludes to the fact that in many cases this level of rebuild would not be acceptable; but on balance it was found to be acceptable in this unique case.

The premise for rebuilding the Eastern gable section of the barn which has suffered from collapse has therefore already been agreed as part of the conversion of the barn. As we are not technically altering the walls, as the walls are not there to alter, we are now seeking to change the material palette from the original stonework to glass. This makes a strong and enhanced architectural statement which sits harmlessly within the rural landscape and allows the barn to benefit from the views over the open countryside and farmland without causing any overlooking or have any material effect on any neighbours whatsoever.

As there are currently no external walls present to this section of the barn, and clearly new external walls needs to be reconstructed, we acknowledge that we have this unique opportunity; to create a beautiful and exemplary / architectural feature to this end of this building. We can therefore improve the barns appearance and function through good design and detailing in a location which safeguards the amenity of existing and proposed residents in terms of overlooking, overbearing and overshadowing which would accord with policy SD1.

Side Elevation South

We are not proposing or seeking significant changes to this elevation to respect the barns original character. One additional roof light (2 no. in total) has been proposed in the main stone barn roof and reconfigured to suit the revised first floor layout.

The existing external door serving the milking parlour is proposed to be replaced with a window, maintaining the width of the original opening.

Side Elevation North

Again we are not proposing or seeking significant changes to this elevation which respects the barns original character. We are seeking to replace an existing slit window with a larger opening at ground floor level to provide a more practical window to serve the kitchen. The remaining elevation is as proposed under application P180389/F.

Cornage Barn, Watery Lane, Lea Bailey Hill, Herefordshire, HR9 7LF

Variation of Condition application.

Rear Elevation West

The bulk of the new openings have been carefully directed and designed into this elevation which in our opinion has the least impact on the barn in the landscape due to the topography of the site with a steep bank directly behind sheltering the barn from view. This elevation predominantly consists of the bland/crude 1950/60s facing brickwork milking parlour and stone lean to link block with has since suffered from significant wall collapse.

Two new window openings are proposed to be inserted into the milking parlour to serve the bathroom and snug. As the majority of the external stone wall to this elevation of the link block will need to be rebuilt following its collapse, a new external door opening is proposed; with the previous window opening moved and made slightly smaller. A slightly larger window opening is proposed in the gable wall at first floor level to serve the first floor bedroom and provide a compliant secondary means of escape from a building regulations point of view.

No overlooking issues are presented as a result of this application as the only dwelling of note near the application site is Cornage farm which lies 20m to the south east. The minor changes proposed to the South elevation been carefully considered and will have no impact.

External Materials

The external material pallet has not changed as a result of this application.

Existing stone walls will be repointed/repared and rebuilt as necessary. The existing unsightly facing brickwork of the milking parlour is to be clad in horizontal larch cladding.

Timber joinery will be used for new windows and doors, all double glazed with frames either stained or painted. All existing openings are to be retained and reused together with the addition of some limited new openings as described previously; please refer to floor plans and elevations. The main threshing doors to the barn will be rebuilt and maintained and fully glazed with doors incorporated into the design and the remaining openings will receive traditional / heritage style timber windows and doors.

Black powder coated conservation style roof lights will be introduced within the roof structure to provide addition light at first floor levels and will be flush fitting to the tile line.

The roof structure to the main stone barn and link block will be reconstructed using traditional oak principle trusses, purlins and rafters which will be covered in a slate tile.

The existing corrugated asbestos sheet roofing panels to the milking parlour will be removed and replaced with new slate to match the remainder of the barn giving uniformity and reinstating the traditional appearance. Existing timber fascia boards will be replaced with new painted timber fascia boards and new steel Lindab rain water goods colour to be confirmed will be introduced.

Design Statement:

Cornage Barn, Watery Lane, Lea Bailey Hill, Herefordshire, HR9 7LF

Variation of Condition application.

Conclusion

Well-considered changes to the original design which benefits from sympathetic repairs and minor external alterations to provide a three-bedroom characterful property fit for 21st century living. The proposed dwelling provides appropriate accommodation and private amenity space for future occupiers. The property sits harmlessly within the rural landscape and provides a positive contribution to the local area. The unique opportunity to introduce a glazed gable feature would be a great addition to the barn in this open countryside setting without having any material effect on neighbouring amenities.