

Date: 15th Nov 2012
Hereford Council
Planning Office
Blueschool Street

Design and Access
Barn Conversion, The Laurels

Design Issues

This planning application is to convert a disused barn into a one bedroom dwelling.

The Laurels lies in a rural area to the south of Hereford City on a single track road serving Dinedor Camp and several other dwellings.

The barn is currently used for domestic storage and garaging being too small for agricultural use. It is not a viable structure for commercial use due to its size and condition and limited access for commercial vehicles (see marketing report attached).

The main part of the barn is thought to be circa 18th century and it is this part of the structure that is to be retained, with the removal of later additions of timber frame construction and timber/corrugated iron cladding. The proposal seeks to retain the value of the structure whilst improving the visual quality of the barn. The use of traditional materials such as timber cladding will aid this aim.

The proposed building will be somewhat smaller than the existing structure.

A bat survey and structural report have been prepared (attached) and the recommendations set out within will be adhered to throughout the proposed conversion.

The barn was the subject of a previous planning approval for conversion in May of 2010 (ref DME/100340/F)

Amount

This proposal will provide a single storey one bedroom dwelling.

Scale

The scale of the dwelling will match that of the original barn structure and pig sty. As mentioned above the size of the building will be significantly smaller than the existing due to the removal of the timber frame structures on the southwest and southeast of the building. The height of the building will be unchanged

Layout

The building is located within the plot as detailed on the accompanying plans. The new footprints will be approximately 65m² (existing footprint 150m²). Parking and turning areas will be to the front of the properties and gardens to the rear and sides.

Appearance

Apart from design issues with regard to size and scale as discussed above the main concern has been to ensure that architecturally the building retains its historical context and retains its rural inheritance.

The stonework and timber cladding of the main structure is to be retained with repairs carried out as required in suitable materials to match the existing.

The later timber frame construction of the pig sty will be rebuilt in timber frame with roof tiles to match existing.

Landscaping

It is proposed that there be soft planting and grassed areas immediately around the building (much of which is already established) incorporating a parking area for two vehicles to the front of the plot. Boundary treatments are to be as existing.

Access

Level access to the building is provided to provide convenient disabled access from the parking area which is accessed direct from the highway.

The vehicular access is to be improved in line with Highways requirements.

Summary

This application seeks to use a barn within a current residential curtilage that is presently under-used and is subsequently falling into disrepair.

We believe that this proposal represents an opportunity to maintain and retain the historical value of the building by the sympathetic conversion of the principal barn and the removal of later rather untidy additions of timber frame, clad "lean tos", somewhat raising the appearance of the structure in the process.

