



HERITAGE STATEMENT **and** **DESIGN and ACCESS STATEMENT**

**Proposed Barn and Garage Conversion to form new dwelling at
Copelands, Church Way, Holmer, Hereford, HR1 1LL**

Project Document reference: MM001/001 to 008
Statement dated: December 2015

Introduction

This Statement has been prepared to accompany a Planning Application to create a new dwelling by converting a disused barn and garage within the domestic curtilage of the Grade II listed house Copelands and to demonstrate that the proposal will not have a detrimental affect on the listed building. This statement should be read in conjunction with the proposed drawings submitted with the application.

Location and Setting

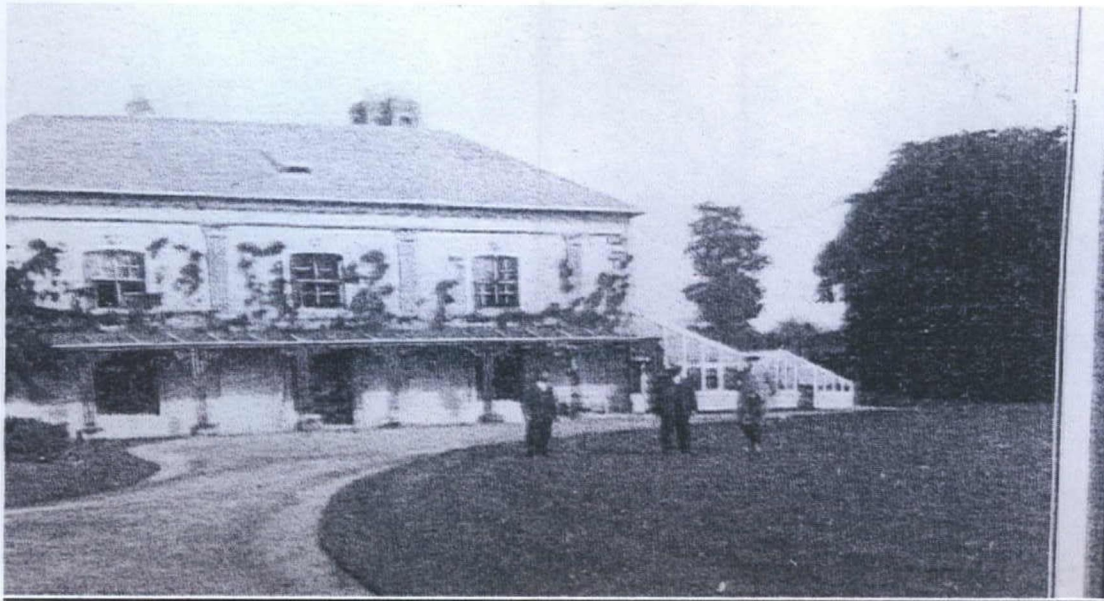
The site is located within Holmer, some two miles north from the City of Hereford, therefore, in terms of location to amenities, the proposal is sustainable. It is accessed from Church Way, off a newly approved driveway (P 143412 F) which is accessed off the main long private drive to Copelands.

Copelands itself is a Grade II listed property, LBS Number: 1099292, listed in 1952. It is set back near its eastern brick wall boundary against Coldwell's Road, with the majority of the lawns and grounds located between the house and the proposed conversion.

In total the domestic curtilage to Copelands is approximately two acres, with the proposed courtyard dwelling occupying about 0.2 acres of this. The Courtyard area is within the most northerly section of the existing grounds to Copelands and has been used as a storage area for many years.

Looking westwards, there are currently open pastures with a view to the Holmer Church (St Bartholomew's) and further to Hay Bluff, lawned gardens and mature planting to the neighbouring property Wytz End are to the south.





Site Background and History

Copelands is located approximately 250m east of St Bartholomew's Church. Originally called Copeland House, it was both an imposing and an important country property in Holmer owning extensive meadowlands right up to the main road (A49). Until 1838 it was in the ownership of the Church. The original iron gate to the church still exists in the western boundary railings.

Early photographic evidence shows that the front elevation of the house has changed little since around the 1900's, except for removal of a vinery. The photograph above clearly shows the area of lawn in front of Copelands and the vinery that once stood along the entire southern face of the property. This is also reflected in the map below of Copelands and its ground from this time where the shaded area within the house structure depicts the vinery. There has always been an uninterrupted view across to Hay Bluff. The original house was timber framed and is purported to date from the late 16th Century or early 17th Century. It is predominantly two storey, excluding the attic and cellar. It was extensively remodelled in the early part of the 19th Century when the original timber framed core was encased to update its appearance. The classically detailed Georgian west elevation facing the proposed plot is painted stucco. It has rusticated quoins with the whole frontage subdivided into bays with full height decorative Corinthian pilasters. It has a lead hipped natural slate roof and a full length decorative cast-iron verandah/porch at ground floor. The windows to the front main elevation are Georgian sash with arched heads. The central entrance under the verandah has sidelights and an over-light.

In the early 1920's, the lands belonging to Copelands were divided into separate lots and the whole country residence was broken up. The bungalows along Coldwell's Road were believed to have been built at this time. In 1956, the house was divided into two separate properties, Copelands and Westlands, with Copelands retaining the majority of the gardens and the courtyard group of outbuildings and Westlands having some ground including the walled garden and the smaller group of outbuildings directly north of the house.



The Site

The site occupies the northern most area of the main curtilage of Copelands and is surrounded on the north, west and eastern boundaries by neighbouring properties comprising annex buildings and stables.

To the immediate north of the site lies the modern property known as Valden which was also built on land once owned by Copelands. To the west planning permission P143412 has granted permission for a new dwelling in the same vernacular style as the existing outbuildings and further west over the current boundary of Copelands, Crest Nicholson have been granted planning permission for up to 52 houses again on land once owned by the past owners of Copelands

Immediately to the east of the site is a large converted barn owned by Westlands which has been converted to accommodation in the last 10 years.

The site itself currently comprises an old stone barn of heritage value and a modern 4 bay garage block approved in 2007 and built in 2008 along with a repaired cart store.

There area is accessed by a modern galvanised steel gate off the main drive way of Copelands and is fully comprised of hardstanding area which is currently being used to store building materials and also acts as a garage area.

The site is bounded by an old natural stone wall which has been rebuilt in parts over the years but still requires further work and stabilising and is screened from the main house by some large yew trees and Hornbeams which will be retained for privacy.

We have worked closely with the Arboricultural Consultancy, Cedarwood Tree Specialists and a number of reports have been provided in the process of the application P 143412 F and all the existing trees and shrubs have been surveyed to identify those of value.



Archaeology

There have been no known archaeological surveys undertaken in connection with this property or grounds.

Planning History

The following list includes planning applications made under previous owners:

SH901116PO Outline Permission for new bungalow Approved 19/09/1990
SH931465PF Detailed Permission for new bungalow Approved 31/01/1994
SH950667PF New entrance to existing dwelling Approved 26/07/1995
SC980194PFW Proposed kitchen extension Approved 19/05/1998
SC980195LAW Proposed kitchen extension Approved 19/05/1998
DS003552/F Renewal of PP SH950668LA to form new entrance Refused 02/06/2000
DCC020602/0 Site for new dwelling Withdrawn 16/05/2002
DCC031251/F Site for new dwelling Refused 01/07/2003
DCC042297/F Detached garages, studio and widening of existing access Refused 01/10/2004
DCC0436844/L Permission for single storey kitchen extension Withdrawn 28/09/2005
DCC0436843/F Permission for single storey kitchen extension Withdrawn 28/09/2005
DCC053288/F Detached garage and enlargement of existing access Approved 10/11/2005
DCC053261/F Single storey kitchen and enlargement of access Approved 14/11/2005
DCC053287/L Single storey kitchen and enlargement of access Approved 14/11/2005
DCC052477/F Permission for swimming pool Approved 23/08/2005
DCC063315/F Permission for new garage and car port Approved 23/11/2006
DCC063316/L Permission for new garage and car ports Approved 22/01/2007
P143412 F Permission for a new dwelling Approved 17/9/2015

SCOPE OF WORKS AND EFFECT ON LISTED BUILDING

Generally

The proposed design and layout has been carefully considered to take account of the important elements and concerns surrounding the effect the scheme may have on Copelands and of the adjacent property Westlands .

This submission takes direct account of the responses received following liaisons, meetings on site, at the Local Authority planning department offices and discussions with the Planning Officer, Conservation Officer and Ecology Officer at pre-application stage to address all relevant points and comments raised during the process, both in relation to P 143412 pre application in April 2014 and also a separate pre application for this specific proposal in September 2015.

Setting of Existing Listed Building and Landscaping

The location of identified important trees within the site, the scale and orientation of existing adjacent buildings, surrounding landscape and features, the topography of the plot and the path of the sun have all played important roles in shaping the layout, design and external appearance of the proposed dwelling. Careful consideration has been given to neither to detract from Copelands genteel setting, nor to compete with it in terms of visual importance. The privacy of neighbouring properties will not be affected in any way by this proposal and the specific style of the proposed additional extensions reflect that desire. The converted buildings and gardens will be screened from Copelands and the recently approved new dwelling to the west by utilising the existing stone walls and existing trees and supplemented by a new yew hedge alongside the old stone wall.

The access to the courtyard will be gained by using the new driveway (P 143412 F) thus retaining the privacy of the main house and that of Westlands. This was also agreed with the conservation officer and Landscape Officer during earlier discussions.

Site Layout and Dwelling Location

Seen as a whole, Copelands dominates the site in terms of mass and scale. It was essential to keep the new dwelling subservient in size and grandeur. As a result the proposed external appearance marries that of the current view and enhances it with the additional extensions by utilising the same materials as those already used and by those agreed on the approved adjacent dwelling P 143412 F.

Copelands

No work is proposed to Copelands itself.



New Dwelling Design

The dwelling design aims to utilise and enhance the existing group of outbuildings with the modern additions which reflect the areas of contemporary designs that have been incorporated in the design of the previously approved adjacent single plot P143412 F and to sit quietly within its location whilst remaining subservient to Copelands and Westlands..

Crucially the design visually breaks up its overall mass through changing materials and by stepping the building and ridgelines down to follow the gentle natural sloping site. The old barn is to be rebuilt / repaired to preserve its heritage value and then linked by a modern glazed single storey extension which allows easy access between the old barn area to the converted garage block and into the new bedroom wing which is also of single storey but with a green Eco based grass roof system, helping it to blend into the area naturally. The unusual chapel-style 'blind' window in the south-facing stone parapet wall of the little stone barn will be enhanced by creating a fully glazed south facing window bringing warm sunshine into the new kitchen area as can be seen in the photograph above. Roof lights, are to be created using the existing areas giving the barn area as much natural light as currently provided and are to be black finished, 'conservation' style flush design. The exact positioning of the new bedroom wing has been made following lengthy discussions with the planning officer and

conservation officer and is specifically sited so as not to impact on Westlands barns timber framing aspect which was regarded as a heritage asset.

. Externally it may give the appearance of a traditional group of buildings but internally the design is modern, light and open, with spaces flowing from one to another. Wherever possible, natural light is used to reduce reliance on artificial light. The living rooms fully glazed wall lets daylight through deep into the open plan living area.

Sustainability

The dwelling will be highly insulated to above Building Regulation standards. The building will incorporate smart, sustainable solutions, including solar thermal, LED lighting, underfloor heating, a high efficiency woodburner, a rainwater harvesting system and a sewage treatment plant to manage and treat waste on site.

The new dwelling will share with the previously approved dwelling P 143412, a new Marsh soakaway spreader system designed in accordance with designed calculations provided by the system provider/installer and will not be connected to the mains sewer.

During the pre application stage the LPA asked for a full structural report on the condition of the old barn to assess its condition and sustainability and this was undertaken by a local company, DAVIDSON JOHN. The full report has been seen by the LPA and is attached to the application.

Materials

The external materials will remain the same as currently in use and are natural and predominantly local Gloucester green stonework and timber, with specific details referenced from adjacent buildings. The roofs are a mixture of modern double roman pan tiles and old clay pan tiles, both materials found within the curtilage. The Alwitra roof is modern but will look like lead roof with standing seam and is to be used on the dwelling in P143412 F. Similarly, windows and doors will be manufactured by Nordan; they have been selected both for their design simplicity and their energy efficiency. The rainwater goods are to be Lindab, black mill finish, again modern and practical. The aim is to create a simple, traditional building to high construction standards. The new timber boarding throughout will match that of the existing buildings and sit comfortably with the new dwelling to the west.

External works

No rainwater or surface water will run to the mains sewer. Soakaways will be provided on site to manage both. Hard surfaces around the building will be natural stone paved combined with grey gravel areas to manage rainwater run-off on site.

Biodiversity Enhancement

It is intended to provide shelter for different species within the site and the building. The design of the house will incorporate many opportunities for wildlife in line with guidance published for biodiversity in new buildings, including built-in bat boxes and an owl box to encourage biodiversity. Throughout, the external lighting will be UV free LED and levels kept low and directed to reduce light spillage potential roosts or access points.

Pre application advice was also sought from the Ecology Officer and it was accepted that the currently active ecology reports within the area had indicated no issues with protected species in the vicinity. See email below.

"Regarding my pre-application comments I am happy to accept the scenario regarding ecological reports laid down for the approved application for a dwelling on the site i.e. accepting the reports of surveys carried out for adjacent development especially relating to great crested newt and bats. There are no issues regarding these protected species here. The barn I believe was the subject of one of these previous reports and is to be 'rebuilt' and the pond survey revealed it unlikely great crested newt were present.

Consequently, I have agreed that these reports can be resubmitted for this second application on the site. I attach my response on Copelands which documents the previous agreement (P143412/F) which I'm happy to apply to this application. I would also suggest that a condition for enhancement is attached when the application comes in."

Access

The proposal uses the existing private drive through the garden from Church Way. It will not be possible to see the new drive or the proposed dwelling from any public view point. The new dwelling is to be accessed by the screened gravel SUDs drive that branches off the long private drive, hugging the screened south boundary. This new drive also provides the new entrance into the new dwelling previously approved. The new dwelling has adequate on-site parking and turning for four cars. There is an addition SUDs parking section that is proposed for four new car parking spaces to serve Copelands as agreed with the landscape officer. Level approach has been achieved from the car parking area into the main entrance

Analysis of Proposed Development

This application preserves the setting of the listed building in order to protect and respect the setting of Copelands.

Justification

This small scale residential development has been designed carefully and in conjunction with meetings with the LPA officers and is sensitive to the setting of both Copelands and Westlands and the original character of the site is respected. The mature gardens and the important trees are to be retained and their root areas protected. The new drive, parking and turning approved under P 143412 provides good screening by hedges and trees from Copelands, Westlands and Wytz End.

Conclusion

We consider that, given the above approach and taking into account the dialogue with the Local Authority, that this proposal respects Copelands and the character of its setting as a whole. The proposed dwelling situated as far away from the house as practicable, with open lawns left intact in front of Copelands as an important external feature to ensure the building retains its country house setting. It is therefore considered that the new dwelling will not adversely affect the setting of the listed structure.

We can also confirm that subject to the approval of this application we would be accepting of a 12 month permission for implementation.