

Design and Access Statement

Project: Humber Grange HR6 ONE – outbuildings and barn
Client: Dean Gipson & Vicky Carr

Ref: Dgvc.1/2
Date: 23/12/11

1.0 INTRODUCTION

1.1 This design and access statement is submitted in support of a request for pre-application advice in respect of proposed alterations to outbuildings and the erection of a storage barn at Humber Grange. This statement is to be read in conjunction with the following drawings:

Dgcv.1 / 110 Existing Plans and Location Plan
Dgcv.1 / 111 Existing Sections and Elevations
Dgcv.1 / 220 Proposed Plans
Dgcv.1 / 221 Proposed Sections
Dgcv.1 / 222 Proposed Elevations
Dgcv.2 / 200 A Proposed Barn: Plans and Elevations

2.0 LANDSCAPE CONTEXT

2.1 Humber Grange is located in the hamlet of Humber in rural north Herefordshire. The Grange stands alongside the church. To the northeast stands Humber Court. To the south lies open countryside.

3.0 DESCRIPTION OF THE PROPERTY

3.1 Humber Grange is a substantial former rectory built of sandstone below a plain tiled roof in a Victorian ecclesiastical gothic style.

3.2 The outbuildings are in four sections, the two parts closest to the house being partly of stone walls but with concrete block and timber walls on the north side and mono-pitched corrugated roofs. The two parts further from the house are of traditional construction with stone walls beneath clay tiled roofs.

3.3 The overall site area (house, paddock, fields, woodland) is 2.6 hectares.

4.0 USE

4.1 Humber Grange is a single family dwelling. The outbuilding are (and have always been) domestic outbuildings used in conjunction with the house. In the past the outbuildings included a laundry, tack room and domestic stables.

4.2 The proposals are designed to allow the outbuildings to be better utilized. The four sections of the outbuildings are to be altered to provide:

- 1) Garden Room – A dining area opening out onto a garden terrace.
- 2) Utility & Studio – A utility room with a studio for home-working above
- 3) Tack Room and Stable – these parts to be converted to two single bedroom units for dependant relatives and household visitors (and possibly let a holiday lets). There is no intention to create separate dwellings for sale or long-term letting.

4.3 A new storage barn is proposed to provide space for equipment and storage related to the management of the estate and livestock.

5.0 Amount

5.1 The gross internal floor are of the existing outbuildings is 190 square metres.

The gross internal floor are of outbuildings after conversion will be 350 square metres.

6.0 DESIGN**6.1 Garden Room**

The existing tin-roofed outbuilding sits unhappily alongside the Grange. A shallow-pitched coated steel roof with a glazed lantern is proposed. This will sit behind castellated stone walls making a more positive architectural statement.

6.2 Utility and Studio

The present north front of this part of the outbuildings with its tin and wood cladding detracts from the elegance of the house, as does the mono-pitched roof form. We propose to replace the roof with a pitch roof the same height as the stable. On the south side the gable will be of oak framing and glass over the existing stone wall whilst the north gable will be more enclosed, in stone.

6.3 Tack Room

We propose to raise the roof of the tack room so as to allow a first floor to be created. On the south side the additional wall height will be also built on stone and a dormer window created. The dormer will be reminiscent of a hay loft pitching door. On the north side the roof will sweep down to be supported on oak posts.

6.4 Stable

The existing roof and walls remain, with the minimum of alterations to openings to allow a viable conversion. Internally, open plan arrangements at ground and first floor level will allow the character of the spaces to be preserved and enjoyed.

6.5 Barn

The storage barn is of six bays with a lower roof over two bays. With a corrugated roof and boarded roof the intention is for the building to have the massing and appearance of a traditional barn rather than a wide-span low-pitched modern structure.

7.0 ECOLOGY

7.1 An ecological survey was undertaken in the summer of 2011 and a survey report will accompany the full planning application.

8.0 PHOTOGRAPHS

South elevation



North elevation