

The Building Shop

Tollgate, Mitchel Troy, Monmouth
South Wales. NP25 4AB
Tel: 01600 712209
e-mail enquiries@thebuildingshop.net

Design and access statement

in support of a

Planning & listed building consent application for the replacement windows at Norton Court, Whitchurch, Ross on Wye. HR9 6DJ

Norton Court consists of a 1800's converted stone barn and cow house approximately 20 metres south west of Norton house which fronts the main road leading from Monmouth to Ross on Wye.

The listing describes it as a Barn and adjoining cow house. c18 altered mid-c19. squared and coursed sandstone rubble, corrugated metal roof. rectangular plan barn aligned north-west/south-east with cow house to north-east aligned north-east/south-west. 05/10/2022, 13:10. Barn and cow house approximately 20 metres south west of Norton house, Whitchurch five-bay barn with central threshing floor, three rows of loop vents and symmetrical arrangement of loops to gable; distinct break in stonework implies that the roof has been raised verified by irregular and part renewed collar-and-tiebeam trusses of interior. three-bay cow house with four square-headed openings.

listing ngr: so5470817275 The barn has been converted into a dwelling since the listing.

Our client Mrs Knight wishes to replace the existing windows & glazed entrance porch doors which are deteriorating & of no historic significance with new timber windows. The replacement windows are to be timber without the top arches present in the existing windows which are considered to be inappropriate.

Access

The proposed development is for replacement windows & doors to a dwelling house which will be accessed privately by the owners. Access to and from the structure will be via the existing drive.

Character

The dwelling house is to remain in its existing form & not altered externally other than the replacement windows & doors.

Community safety

The conversion will not be open to the general public, although it does receive visits from friends & family. People who may visit the site are fully aware of the nature of the activities carried out in such an establishment and as such there is no risk to the wider community posed by the proposed development.

Environmental sustainability

The materials used to alter the building are considered fully recyclable at the end of their useful life.

Movement to, from and within the development

Movement to and from the house will be via existing entrances located from the main road to the South of the property. Movement around the development is controlled and restricted to suitable driveways throughout the private land.

Architecture
Surveying