

**DESIGN AND ACCESS STATEMENT RELATING TO CONSTRUCTION OF A PROPOSED
FIRST FLOOR LINK WITH VEHICULAR ACCESS BENEATH AND CHANGE OF USE OF
REDUNDANT STONE BARN TO ANCILLARY RESIDENTIAL ACCOMMODATION AT
BRICKHOUSE FARM, EDWYN RALPH, BROMYARD, HEREFORDSHIRE, HR7 4LU**

The application site comprises a working farm owned by the Manning family who farm about five hundred acres (202 hectares) of land at Edwyn Ralph. The family has farmed here since the 1950s and Brickhouse Farm is the administrative centre of R and A J Manning & Son. The freehold is vested in David Manning and his three children, who are all engaged in the family business and were born and raised here. Mr James Manning lives in Brickhouse Farmhouse and his siblings live in two houses on the farm. Three farmsteads are owned by the business, all within the parish.

Since 2005, the single-storey stone barn has been used as the farm office and comprises a reception area, small kitchen (breakout) office, small meeting room, two WCs and shower. No alterations are envisaged to this building, which will continue to be used as the farm office. Messrs. James and Richard Manning are engaged in the general family farming business and have also developed a fruit juice business using family and local Herefordshire fruit.

There is no retail business conducted from the premises and they own a restaurant/bar at Bastion Mews, Hereford, The Shack Revolution, and on their website there is a photograph from 2004 showing family orchards. Processing of apples is conducted in a small store area of about 15 square metres in the ground floor central bay of the former threshing barn, which has an internal area of about 95 square metres, including ground floor breakout. The three ground floor bays comprise breakout, central store with former milk container (with a single person converting apples to juice) and end store. At first floor, the central former driftway is open with a walkway connecting the landing and stairs area to one office, from which the Manning brothers conduct the family agricultural business with their parents.



The traditional buildings of stone and timber framing with brick infill comprise four units. Firstly, there is the three-storey farmhouse. This is a Grade II Listed traditional farmhouse, thought to be seventeenth century timber-framing with hoggin infill.

Secondly, there is an adjoining unlisted L-shaped stone barn of considerable age with outstanding stone lintels over openings. Old windows/door openings adjacent to the house possibly indicate that the barn predates it. No alterations are proposed for the house itself, other than old doorways being opened up. The barn has thick stone walls supporting oak trusses supporting oak purlins and rafters with a mostly slate roof covering, plus some sheeting.

The third building is a two-storey Listed timber-framed former threshing barn, which is Grade II Listed. It has brick infill between the oak framing and the former driftway in the centre has replica full height boarded doors. Oak-framed glazed ground floor doors plus an oak entrance door to reception and traditional small-paned timber casements with no projecting sills have been installed. The roof timbers are oak with a natural slate covering.

The fourth building is the existing farm offices. The proposal is to utilise the redundant bays of the two-storey barn by opening up internal doors from the farmhouse. This will enable the domestic use to be extended. If the family farming business expands, then these rooms can also be used for agricultural purposes. Some ground floor areas have been used for ancillary residential purposes for domestic storage and for the family formerly employed by the business.

First and second floor door openings are to be made in the party wall with the farmhouse. Similarly, door openings with the two parts of the L-shaped barns will allow connected access. Currently, the building is underused and needs re-roofing. All original oak beams, joists, trusses, purlins and rafters will be retained and treated for insect and rot attack. Like for like oak will be used where rot has occurred. All new doors and windows, etc. will be of oak, including shutters to match the original. The old ladder stairs will be repaired or replaced if damaged and the chute from first to ground floor retained, together with all historic items.

A new oak-framed and glazed first floor link is proposed to connect the stone barn with the old threshing barn to develop the agricultural business. This will enable the domestic agricultural dwelling to connect to the farm offices and processing of apples to juice in one small area. The original dairy herd milking storage tank is used for a simple pressing process to convert the apples to juice for off-site sales to the family-owned restaurant and off-site sales. The three items of equipment cover an area of less than 15 square metres. They are moveable and replace the traditional cider press found in most Herefordshire Farms.

There are existing extensive concrete parking areas in front of agricultural barns on both sides of the Council road. These are used for storage of agricultural machinery and materials together with silage.

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