

CW06/3041/F

Application for permission to convert 'The Barn' at New End, Canon Pyon, Herefordshire into a Residence.

Design and Access Statement

EXISTING SITUATION

The barn at New End, Canon Pyon is a 'black and white' structure standing beside the Roman Road, Watling Street, A 4110. This road leads north to the tourist attraction known as the 'Black and White Trail'. The barn stands out prominently and is opposite the popular and picturesque 'Nags Head Inn'. These two buildings could be said to be the precursor to the interesting and historical buildings to be explored on the trail.

The barn has been used for many years as a builders workshop and office with a builders yard behind. Changes in the proprietors working practices renders this property unsuitable for his needs and recently it has only been used for storage of surplus materials. Standing as it does in between residential units, and actually attached to one, "an alternative commercial use of the site would not be appropriate in this instance" (Mrs. Helen Bradbury, Senior Planning Officer 10.11.2004).

THE PROPOSAL

The conversion to residential use would not entail any increase in size of the existing building. The quality of the building will be enhanced by the removal of the existing corrugated iron roof and its replacement with slates and the alteration of the pitch of the office roof to correspond with that of the main building. 'Velux' conservation skylights will be fitted to the roof to provide light to the first floor. On the front elevation the office window would be replaced with more appropriate fenestration and the large barn-doors would be dismantled and replacing with a purpose made glazed oak panel. Appropriate windows would be fitted to the rear elevation.

There is an excellent visibility splay from the existing front access and room at the rear of the building to permit parking for two motorcars, together with turning space so that vehicles would exit the site in a forward direction.

CONCLUSION

This barn is best described as an example of vernacular construction, it is plane but with clean lines. The removal of inappropriate roofing material, the addition of appropriate fenestration and oak features would transform it into an impressive part of this villages' housing stock. Together with the removal of building materials these alterations would enable it to sit comfortably among its neighbours.

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
15 SEP 2006
To:
Ack'd: File:

J.E.Smith
September 14, 2006