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Design, Access and Heritage Statement.

Newton Barn, Ashe Ingen, Bridstow, Herefordshire. Formation of second floor in the existing roof space

Newton Barn forms part of a range of barns Listed Grade II formally in the curtilage of Ashe Ingen Court and was converted to residential use in the late 20th Century

The barns Listed description is as follows:

Barn about 20 yards west of Ashe Ingen Court 18.5.53 II barn. Probably C18. Sandstone Rubble, dressed sandstone quoins and verges with weatherboards and pan tile roof. Twelve bays aligned west-south west/east-north east. North elevation has two opposed gabled porches. Weather-boarded above in two leaved doors in fourth bay from left and third from right, two rows of loops. East and west gables have owl holes. Interior has trusses with raking struts from ties to principles.

Use

The existing and proposed use is C3, residential

Amount

The applicant requires additional space for their family and rather than move would like to adapt the space they already have within the existing envelope of the building. The proposal seeks to include a second floor space within the existing open loft area of the 1st floor which will incorporate a bedroom with en-suite and an open plan play area.

Layout

The new main partition between the new second floor bedroom and open plan play space will be formed in line with the central truss following the Senior Conservation Officer's comments regarding separation of the space. The truss members will also be left exposed to both sides.

Scale

The scale of the proposal is appropriate for the size and is within the existing envelope of the Listed building.

Landscaping

There are no landscaping proposals within this application.

Appearance

In addition, 4no. proprietary 'conservation' type metal rooflights will be introduced, 2no. to the south and 2no. to the north roof slopes. These will include a central glazing bar and be supplied by the specialist manufacturer 'The Rooflight Company'.

The existing collars of the 3no. roof trusses will be raised to give an unrestricted head of approximately 1.9m. This is demonstrated on section A-A of proposed drawing 6053-1-2A

The existing wall and ceiling finishes are modern plaster and plasterboard and where disturbed will be made good with matching materials.

Access

The pedestrian and vehicular access to the site will not be affected.

Conclusion

These application proposals seek to increase the usable space required by the applicant's family within the existing envelope of the Listed building.

Following recommendations by the Senior Conservation Officer the number of rooflights was kept to a minimum to afford acceptable levels of daylight to the habitable rooms whilst minimising the impact on the special character of the Listed building.

Hook Mason Limited, March 2012