

NE09/17704F  
NE09/1774/L



*Nigel J. Teale*

M.R.I.C.S  
CHARTERED SURVEYOR

## DESIGN AND ACCESS STATEMENT

### Proposed Conversion of Farm Building to One Dwelling at Temple Court Farm, Bosbury, Nr Ledbury.

#### Assessment

The site lies in a rural location as part of a farm complex. The subject of this application is a building within the curtilage of the listed farmhouse.

The building is considered redundant as it is no longer used as a hop kiln or other agricultural uses. It is some years since any repair work was carried out on the buildings, and it would benefit from some attention.

#### Involvement

The proposal has taken into account the Herefordshire Unitary Development Plan.

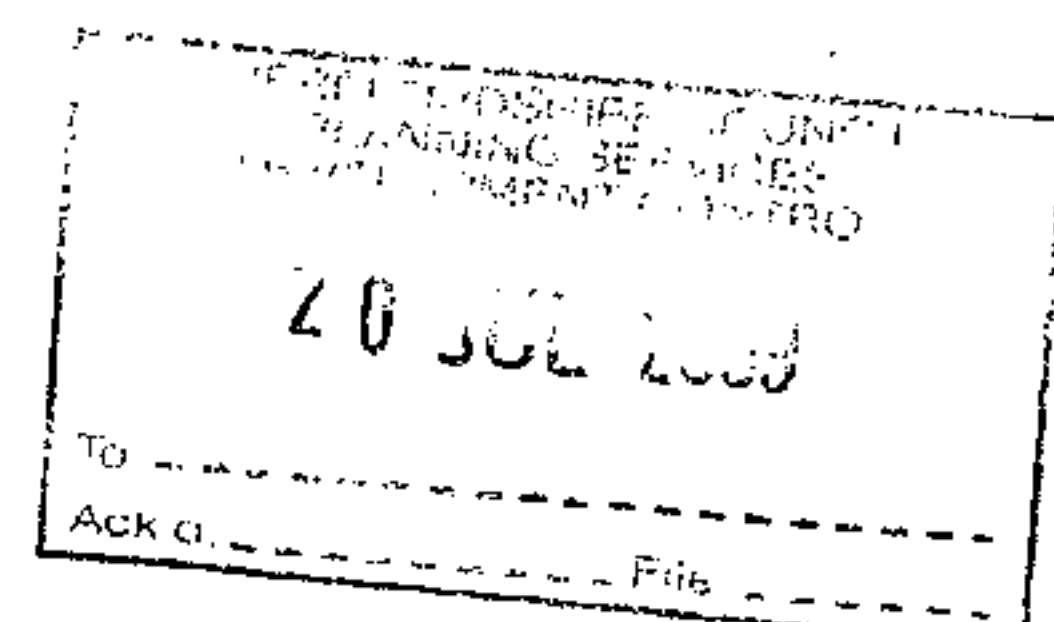
An advertising campaign for light industrial/commercial and tourism use has been completed for a period in excess of 6 months, and a letter from the Estate Agency accompanies this application stating no enquires have been made to date. An Ecological Report and an appraisal from a Structural Engineer, also accompany the application.

Following the withdrawal of a previous application, a meeting with the Planning Officer, Conservation Officer and Ecologist was held to discuss the amendments required. A revised conversion scheme was discussed along with the requirements for an amended Ecological Report. The submitted application has taken all comments on board.

#### Evaluation

The owner of the farm is forced into changes due to the general economic situation in farming. The barn conversion is only part of the overall change that must take place to help the farm survive.

Bramble Farm, Naunton  
Near Upton-Upon-Severn  
Worcestershire WR8 OPZ  
Tel: 01684 593984



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Design

There will be little change to the overall format of the building. New windows and doors are generally placed within existing wall openings. Traditional materials are proposed which will be consistent with those on the existing building.

A garage is proposed at the rear of the building, set back on the rear boundary of the curtilage. The garaging takes the form of a weatherboarded and tiled, gabled structure, which is felt to be in keeping with the existing buildings and the rural locality.

Landscaping

The structures adjoining the rear elevation of the building are to be removed creating an area of amenity space for the proposed conversion. The boundaries for the proposed dwelling are as shown on the accompanying drawings (Drawing No. 3149s, Revised 2009). Simple post and a rail fencing is proposed along the appropriate boundaries with fresh shrub planting. 1.8m high fencing is to be erected between the farmhouse and the converted building.

Access

Access to the converted building will be via the existing access to the farmhouse.

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