

## **DESIGN, ACCESS & HERITAGE STATEMENT**

### **THE CIDER HOUSE, PEMBRIDGE (HR6 9JE)**

#### **1.0 APPLICATION**

The application is for householder planning approval with listed building consent at The Cider House, 1 Weston Court Barns, Pembridge (HR6 9JE).

Approval is sought for minor alterations to the outbuilding adjacent to the main house which formerly acted as a kennels and can be seen in the photos below.



#### **2.0 PREVIOUS PLANNING APPROVALS**

Planning for the overall development of Weston Court Barns was granted in 2008. Planning and listed building consent was granted by Herefordshire Council in 2009 for the construction of kennels/external store at the property.

#### **3.0 PROPOSED CHANGES**

The consented planning shows the outbuilding as 'dog kennels/store' for the purpose of housing the gun dogs of the previous occupant. The applicant has no gun dogs and so the outbuilding is used solely as an external store.

The proposed changes are very minor and involve the removal of the metal railings which were included as part of the previous application, to be replaced with timber weatherboarding (to match the timber weather boarding to the adjacent building) and a stable door. The function of the outbuilding as being an external storage area would be retained by this application.

#### 4.0 ACCESS

There is no change to the access of the property as a result of the proposed changes.

#### 5.0 DESIGN & APPEARANCE

The North East elevation of the structure is visible from the adjacent road, but the proposed changes impact only the South West elevation, and are therefore not visible from the road, but are visible only from adjacent properties within the Weston Court Barns development.

As noted in the previous heritage statement of the 2009 planning application, the dog kennel was an entirely new structure with the design intent being '*the kennels extension to look as though it was always part of the barn*'. The removal of galvanised metal railings and door (SW Elevation) to be replaced with new weatherboarding in a naturally weathered finish is considered more in keeping with the original design intent and would allow the structure to be more in keeping with the overall development and local vernacular.

#### 6.0 HERITAGE

The listing predates and does not directly cover the kennels itself, only referring to the original barns which form Weston Court Barns.

*Range of barns. C15 barn extended during C17. Timber-framed with some woven infill, mainly weatherboard cladding and corrugated metal roof. Three-bay cruck barn aligned north west/south east with a further four bays added to south east end during C17 Cruck barn with angled blades to central trusses, braced to collar. Inclined strut trusses to later addition.*

(- Historic England/ List Entry 1081698)

It is however noted that the kennels would likely to be considered within the curtilage of the listed structures and so listed building consent is sought as part of the application.

It is our considered opinion that this application would have no heritage impact on listed elements.