

This Design and Access Statement has been prepared in support of a Planning application for the conversion of redundant farm buildings at Knill in Northwest Herefordshire into a single family dwelling. It has been prepared with reference to the CABE guide on design and access statements (published 2006). We have also studied the relevant planning policies published by Herefordshire Council and consulted with the Council's Planning Officer Philip Mullineux prior to submitting this application.

## Background

Knill Farm Barns are a courtyard of redundant farm buildings on the Southeast side of the B4362 Walton to Presteigne road between the hamlets of Knill and Nash. To the north lies Knill Wood and to the South the valley formed by the Hindwell Brook.

## Access

There is an existing vehicular access onto the site with adequate visibility splays in either direction. Visibility to the north is compromised by the existing modern outbuilding which fronts the road. This will be removed as part of the proposals (See Design Section below)

There is an existing courtyard which provides ample space for carparking and turning and consequently there are no proposals for any additional areas of hard standing beyond the original courtyard. The existing driveway will be upgraded and tarmaced to a point at least 5m metres back from the public highway.

As the site falls away from the road there is no issue regarding surface water from the site discharging onto to the public highway. An aco drain will be constructed across the base of the driveway to collect water discharging from the highway on to the site.

There is ample lockable storage for bicycles on site. The local area is criss-crossed with footpaths affording access to the local countryside in all directions.

Local services are available close to hand at New Radnor, Presteigne and Kington. Public transport links include the No. 46 bus route which passes by the site itself and the No. 461 and 462 routes which pass through Walton en-route between Kington and New Radnor and provide connections to Hereford and Llandrindod Wells

## Existing Buildings

The courtyard of building comprises of 3 distinct buildings.

### Main Barn

To the north is a two storey barn. This consists of a rubble stone plinth which is a storey in height in places upon which sits a timber framed structure.

The elevations are clad in timber weatherboarding with a number of openings and the structure is roofed in corrugated metal sheeting.

There is a cartway towards the eastern end of the barn and a number of open lean-to structures of varying heights across the southwest.

The site slopes down from west to east and the floor level in the barn follows the contours of the land.

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### Shelter Shed

Across the courtyard to the southwest lies a single storey structure. This is constructed in rubble stone with brick dressing to openings. The northeast facade was formerly open fronted with timber posts but has been partially infilled with a low stone wall. Internally there is a concrete slab which steps down with the contours of the site. Roofing is corrugated metal sheeting and there is weatherboarding to the gables at high level over the existing timber trusses.

### Steel Framed Structure

On the roadside of the courtyard there is an incongruous concrete walled steel framed lean-to. This is of no historic or visual merit.

### Design Proposals

The application seeks permission to convert the courtyard of buildings into a single private residence. In order to preserve the character of the main barn an upside down plan is proposed. The majority of the bedrooms will be on the ground floor together with a utility room. The existing cartway will be preserved as double height entrance hall space containing the staircase and bridge link at first floor. The majority of the first floor will be a large open plan living dining kitchen area. The space will be open up to the underside of the rafters allowing the roof trusses and knee braces to be preserved and exposed in the finished scheme.

Existing opening have been utilised wherever possible, and no new openings through stonework are proposed. New windows in the timber framed sections will be shuttered to preserve the agricultural appearance of the building and additional glazing will be suppressed behind timber weatherboarding to create subtle background day lighting without unduly affecting the appearance of the building.

The open lean-to structures on the courtyard side will be retained as an open veranda with the section in front of the cartway being glazed to allow sunlight into the heart of the building.

The single storey building on the other side of the courtyard is to form a self contained guest annexe comprising open plan living dining area with kitchenette together with bedroom and en-suite. The building could also be used as a home office or games room area. One bay of the building is to be retained as an storage area for garden equipment (lawnmowers bicycles etc) This area will also provide a valuable habitat for bats as recommended in Paragraph 6 of the 'Interpretations and recommendations' Section of the Protected Species Survey (copy enclosed)

The modern steel and concrete lean-to fronting the road will be demolished and a new stone boundary wall will be constructed. The wall will be approx. 900mm high when viewed from the road and the existing grass verge in front of it will be maintained. Behind it a grass roof will be constructed so that from the road there will appear to be a grassed area in front of and behind the wall.

The change in level on the site allows the space beneath the grass roof to be utilised for undercroft parking.

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This will suppress the presence of cars on the site and help preserve and enhance the setting of the existing buildings

Materials have been chosen to compliment the character of the existing buildings. Corrugated roofing will be replaced with natural slate as there is evidence that the buildings were formally slate roofed. Stonework will be repointed and repaired where necessary and the timber framing will be timber weatherboarded as it is at present. All doors and windows will be timber framed.

Detailing will allow for the provision of habitats for bats within the finished building. Access points will be provided in the ridge, through the slates and under the eaves of the roof. Access points will be provided behind timber weatherboarding and within crevices in the stonework. Flying access will be provided into the garden store area in the Shelter Shed and bats will also be encouraged to make use of the shelter provided by the open fronted veranda and the undercroft area beneath the grass roof.

### Conclusion

Taking collectively these proposals offer the opportunity for the sensitive conversion of a redundant group of farm buildings.

We trust the enclosed proposals meet with your approval and look forward to hearing from you in due course.