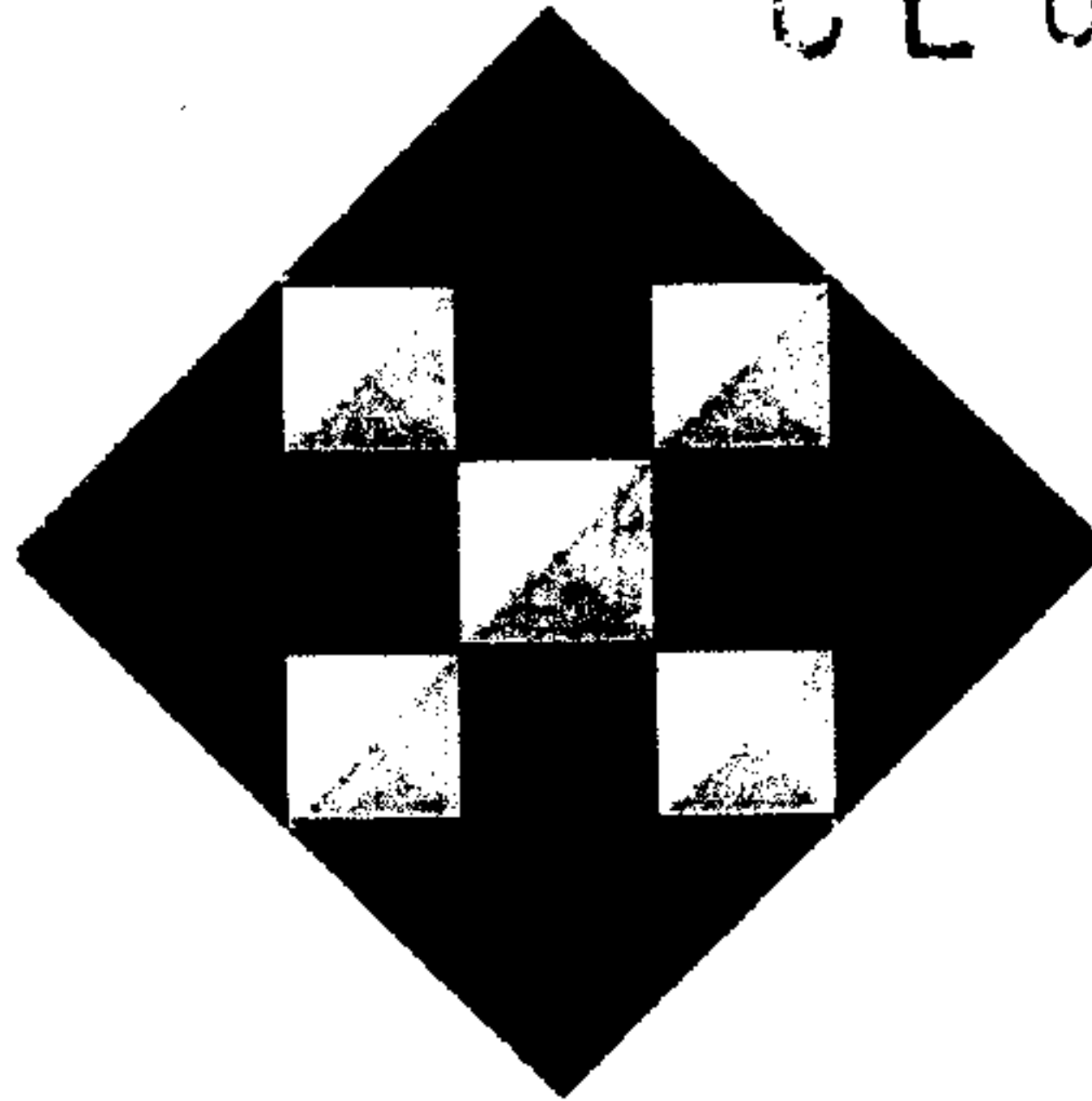


CE09/1877/F



SB Architectural Design
DESIGN & ACCESS STATEMENT

Site Address:

Aldersend Farm, Tarrington, Hereford HR1 4ET

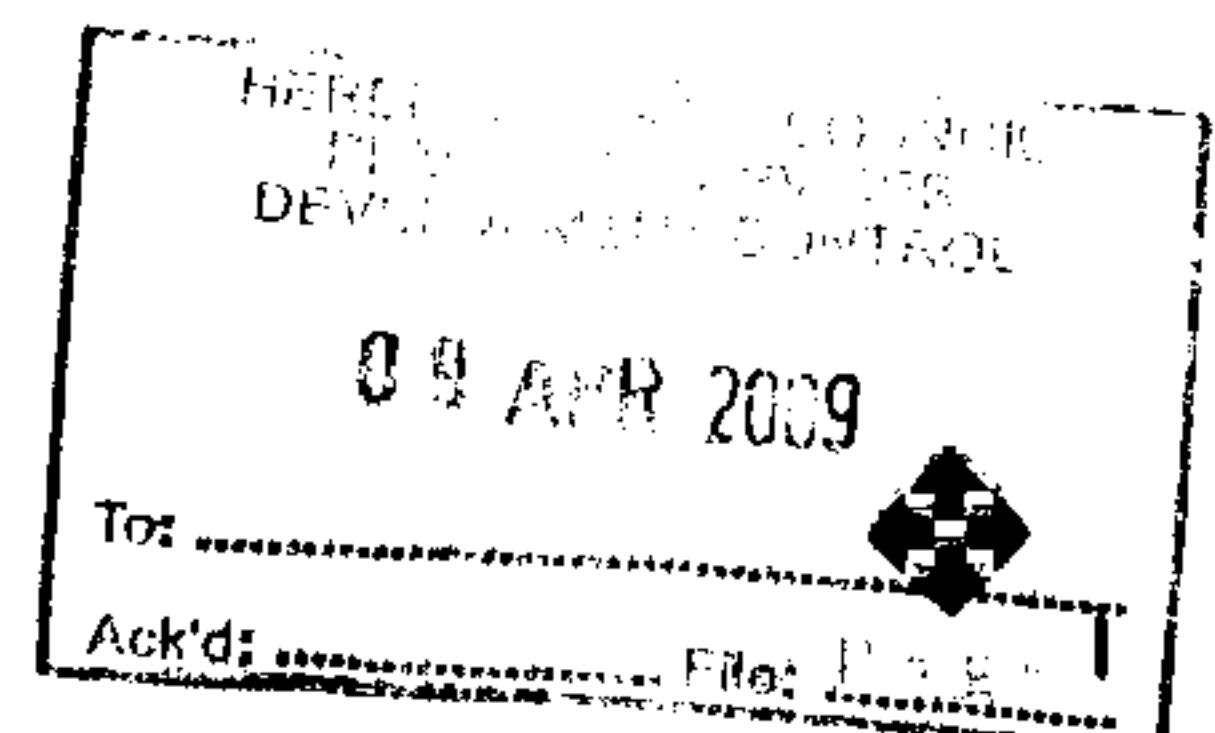
Applicant:

Trustees of Mrs M E Mitchell – Grandchildren's Trust
c/o Sheldon Bosley
Corner House
Market Place
Shipston-on-Stour CV36 4AG

Description of Proposed Development:

PROPOSED CHANGE OF USE OF LISTED BUILDINGS FROM
DETAPIDATED DWELLINGS TO HOLIDAY COTTAGES
TOGETHER WITH NEW ACCESS TRACK.

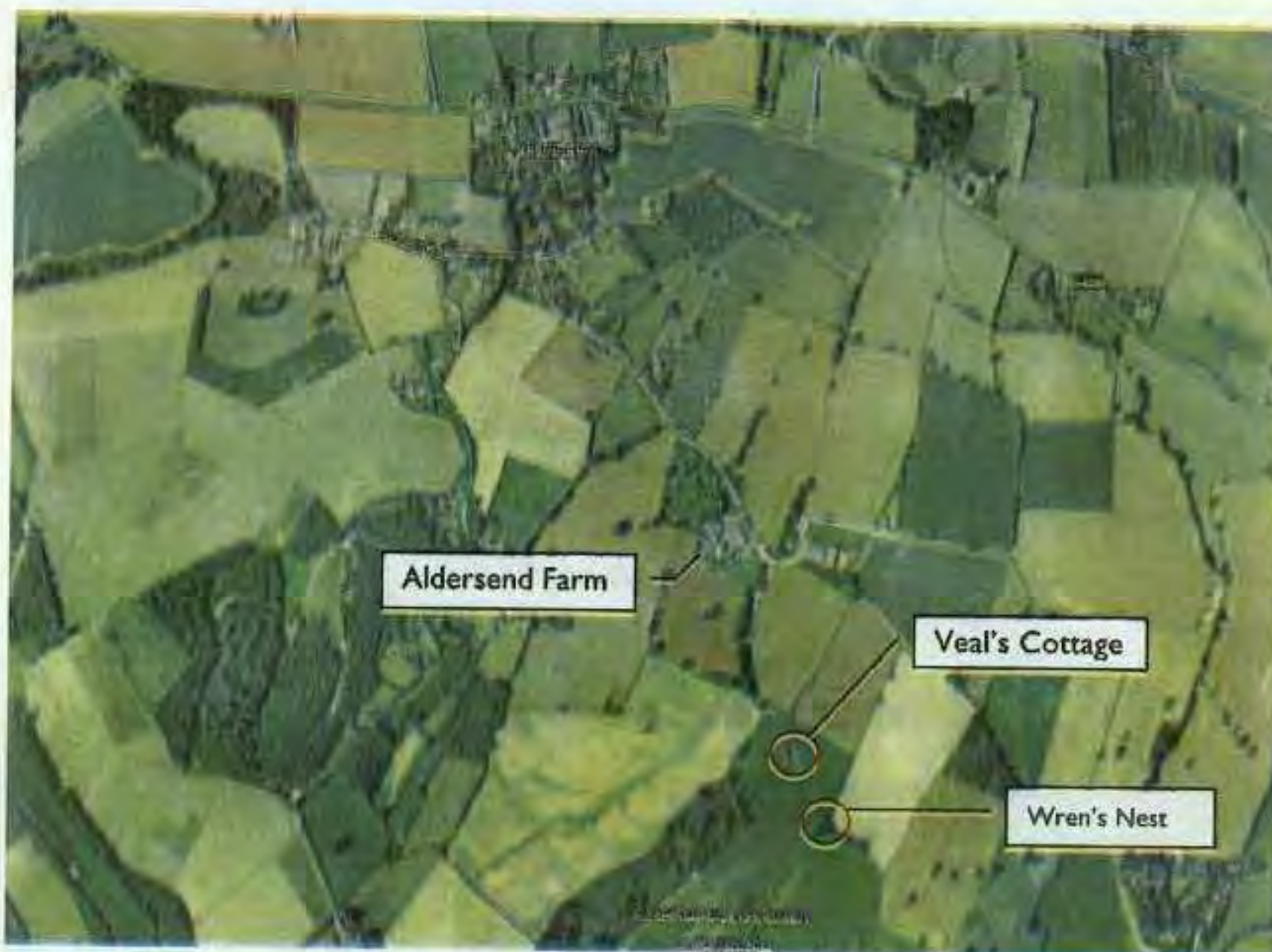
Ref: 2006/enq/0837



Site Assessment:

The village of Tarrington is formerly a medieval settlement with a mention in the Domesday book of 1086. It is a settlement of approximately 500 residents and in excess of 200 properties. It is located approximately 7 miles west of Ledbury on the A438, and approximately 7 miles east of Hereford, again on the A438. The village of Tarrington is a pleasant settlement with many facilities, with the Church (St Philip and St James which is a Norman church dating approximately to the 13th century) Community Hall (known as the Lady Emily Community Hall) and a public house (known as The Tarrington Arms).

The properties of Veal's Cottage and Wren's Nest are located to the south of Tarrington and are accessed via Aldersend Farm and then across grazing land to these properties. Veal's Cottage is situated within a field which is down to pasture and has no boundary to it. The property is timber clad with brick infill and a tiled roof, with its front aspect facing due south and is situated in an elevated position. Wren's Nest is located to the south-east of Veal's Cottage, but unlike Veal's Cottage is located within a tree'd coppice which has become overgrown over the years. This property again is timber framed with brick infill and rendered panels, having clay pantiles to the single storey section and reconstituted slate to the roof.



V1100E09/1877/F

Assessment and Evaluation:

The two cottages are Listed in their own rights and have been deteriorating for some time now. It is my clients' wishes that these properties be put back in good repair. Taking into consideration their remote location and elevated position together with being listed, and therefore are required to be retained, we feel that the repairs to the property should be substantial and of specialist workmanship.

Research was carried out in to the access to the two properties via historic maps and marking any existing tracks or footpaths to them as we will require access to the properties, and the impact of a track in this remote open countryside setting could be detrimental to the two properties and the open countryside.



Veal's Cottage



Wren's Nest



Proposals:

Planning permission is sought for the Change of Use from " dwellings " to Holiday Lets and the formation of a new access track to the two properties.

We feel that to retain the two properties as full domestic dwellings would require large amenity space and a more substantial access track to the two properties and due to their location this would not be feasible. Therefore in order to retain the two properties as Listed Buildings a viable use must be sought and the Change of Use to Holiday Let is felt to be that viable use. This will allow the properties to be repaired and kept in good condition whilst being able to let the properties on short-term holiday leases, thereby the flow of traffic and use of the two properties would be far less than that of a domestic dwelling.

It also brings into question the access to the two properties. It was felt that a gravelled track cutting through the centre of the field would be unacceptable and highly visible, due to its raised location. Therefore historic mapping has been provided to show the existing tracks and footpaths, and those that were available in the past, and it is our proposal to provide a geosynthetic material to the boundary of the field to form a track thereby keeping the track to a recognised boundary. The geosynthetic material is a plastic mesh that is pushed into the grass so vehicles can travel over it without sinking into the mud and getting stuck, but still allowing the grass to grow through it and not being visible from a distance. We felt that this would have no impact to the visual amenity.

We propose to put the buildings back in their original condition by repairing the original façade and putting back into good condition the materials and window frames and timbers that are there at present. The areas that have been heavily rendered in the past, such as the west gable elevation of Veal's Cottage, should be carefully removed to investigate the materials beneath it and try and salvage as much of the existing elevation as possible. If, under investigation, it appears that the original stone and brick has perished beyond salvageable means then it is proposed that this elevation be clad with a more suitable organic timber horizontal panelling.

We feel it important that the special character of these two properties are safeguarded from further deterioration and as such we feel that these proposals should be acceptable.

The layout of Wren's Nest will retain the two bedrooms at first floor in the same layout, whilst retaining the living room, kitchen and bathroom at ground floor but utilising the lean-to area as a snug or sitting area, whilst removing part of a wall between the living room and the existing kitchen to form a larger opening to make the kitchen a part of the living area. The general layout and façade will remain as existing, as shown by the surveys and the proposed drawings.

As far Veal's Cottage is concerned, again it is proposed to retain the elevations and layouts as existing, the layouts being two bedrooms at first floor and the living room and kitchen at ground floor, with the creation of a bathroom within the existing space at the rear of the kitchen. It is also shown that the existing layouts and elevations be retained as per the survey drawings, photographs and proposed layouts.

We have provided a very small amenity area around Veal's Cottage by means of a 1m high timber stockproof wire fence with native hedge planting to the inner side. This is so that the agricultural grazing can continue on this field whilst keeping live stock away from the cottage



CE 09 / 1877 / 4



Veal's Cottage



Wren's Nest



CE09/1877/F

Statement:

The two properties of Wren's Nest and Veal's Cottage are Listed in their own right and are worthy of retention due to their Listing and by means of changing their use to Holiday Let would make this a viable alteration to the use of the properties. We feel that the renovation of these two properties has taken into consideration the wishes of the Parish, as outlined in the Tarrington Parish Plan 2007, which has now been adopted by Herefordshire Council. We have also been in constant communication with the Council with regards to this particular application as it forms one of six applications for the redevelopment of existing buildings at Aldersend. We believe that our proposals are in line with the Parish Plan and with the Policies of Herefordshire Council. We have also taken into account the UDP and Supplementary Guidance relevant to this project, namely:

HBA1 - Alterations and extensions to Listed Buildings
HBA3 - Change of Use of Listed Buildings and
DRI - Design

Access:

As described above, the intention is to provide a geosynthetic material to form an access to each property, this being of less visual impact as it is also adjacent to the existing field boundary.

The two properties are within walking distance of the village of Tarrington and the use of their facilities, therefore increasing their uses as a sustainable alteration. There is currently an existing bus route and a bus stop within Tarrington which make the nearby towns easily accessible; they are also within cycling distance. The bus stop is within walking distance and can be used as the bus service runs on a frequent basis.

In terms of internal design, the scheme has been designed to ensure the retention of the character and appearance of the existing buildings and taking into account Part M of the Building Regulations for access for people with disability.

Conclusion:

In conclusion, we feel that the proposals are acceptable under the Policies of Herefordshire Council within the UDP, Supplement Guidance, Local Development Framework, Sustainable Design and Construction, and Tarrington Parish Plan 2007.

We feel that these alterations will safeguard the two properties of Wren's Nest and Veal's Cottage and their Listing and enhance the two cottages and the surrounding area. It will also stop the further deterioration and possible loss of the two buildings, and the Change of Use to Holiday Let will make these two properties available for the enjoyment of other people.

We believe that we have provided all the necessary information for determining this application, namely:



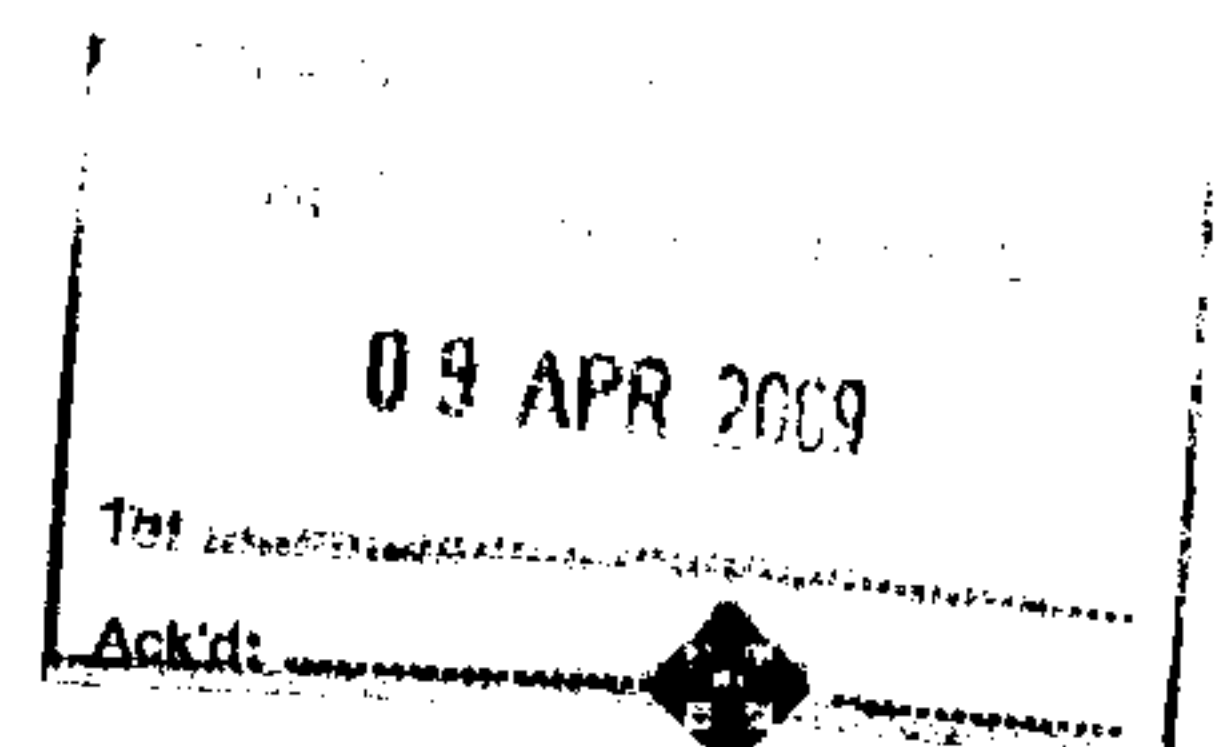
- Bat & Barn Owl Survey
- Newt & Protected Species Survey
- Design & Access Statement
- Drawn Surveys
- Drawn Proposals
- Correspondence with Herefordshire Council
- Landscaping Scheme and Boundary Treatments
- Hard surface details
- Drainage Details

CE09/1877/F

Bat Mitigation Measures

to be read in conjunction with bat report

| | | |
|---------------------------------|--|--|
| Veals Cottage | Common Pipistrelle Bats – small maternity colony for at least 6 animals Brown Long-eared Bats – summer or occasional roost for at least 2 animals. Potential bat hibernation site | Roof void maintained for BLE Bats, but isolated with installation of ceiling. External walls re-pointed and timbers repaired, but crevice where C Pips roosting will be left untouched |
| Wren's Nest (Hill Foot Cottage) | Lesser Horseshoe Bats – summer or occasional roost for at least 2 animals Brown Long-eared Bat – summer or occasional roost for at least 1 animal Common Pipistrelle Bat – summer or occasional roost for at least 1 animal | Roof void maintained and access provided with a horizontal slot. Interior lined with hessian to encourage Lesser Horseshoes |



Appendix:-

HBA1 ALTERATIONS and extensions to listed buildings

Development proposals to alter or extend a listed building will only be permitted when:

- 1. the components which make up the special interest of the building, its features and setting are preserved;*
- 2. all new work is in keeping with the age, style, materials, detailing and character of the building;*
- 3. extensions are subservient in scale and design and relate well to the existing building; and*
- 4. the structural limitations of the building are respected and preserved.*

HBA2 Demolition of listed buildings

Development proposals which involve the demolition of all or substantially all of a listed building will only be permitted in exceptional circumstances, where all of the following have been demonstrated:

- 1. all possible efforts have been made to repair the building, and / or incorporate it sensitively into new development;*
- 2. the condition of the building and the cost of repairs sufficiently outweigh its intrinsic importance and the value derived from its continued use;*
- 3. there is no interest by prospective occupiers or purchasers following the property being offered on the open market; and*
- 4. existing uses are no longer sustainable, and all possible efforts to find compatible alternative uses have failed.*

Where demolition is to be followed by redevelopment, listed building consent will be conditional on a contract for the redevelopment works being signed and planning permission for those works granted prior to demolition taking place.

DR1 Design

Where relevant to the proposal, all development will be required to:

- 1. promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials;*
- 2. retain and where possible incorporate existing site features contributing to the quality of the local environment, including landscape, historic and natural elements such as wildlife habitats and species;*
- 3. respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;*
- 4. include measures that address health and safety, the conservation of energy and water, and avoids nuisance and pollution; and*
- 5. submit a design statement with the application for planning permission which sets out how proposals relate to issues of design quality, environmental conservation and sustainability.*

Development which does not adequately address design principles or is of poor design, including schemes which are out of scale or character with their surroundings, will not be permitted.

Within major development proposals, the provision of public art will be expected as a integral part of the overall design to enhance identity and local distinctiveness.



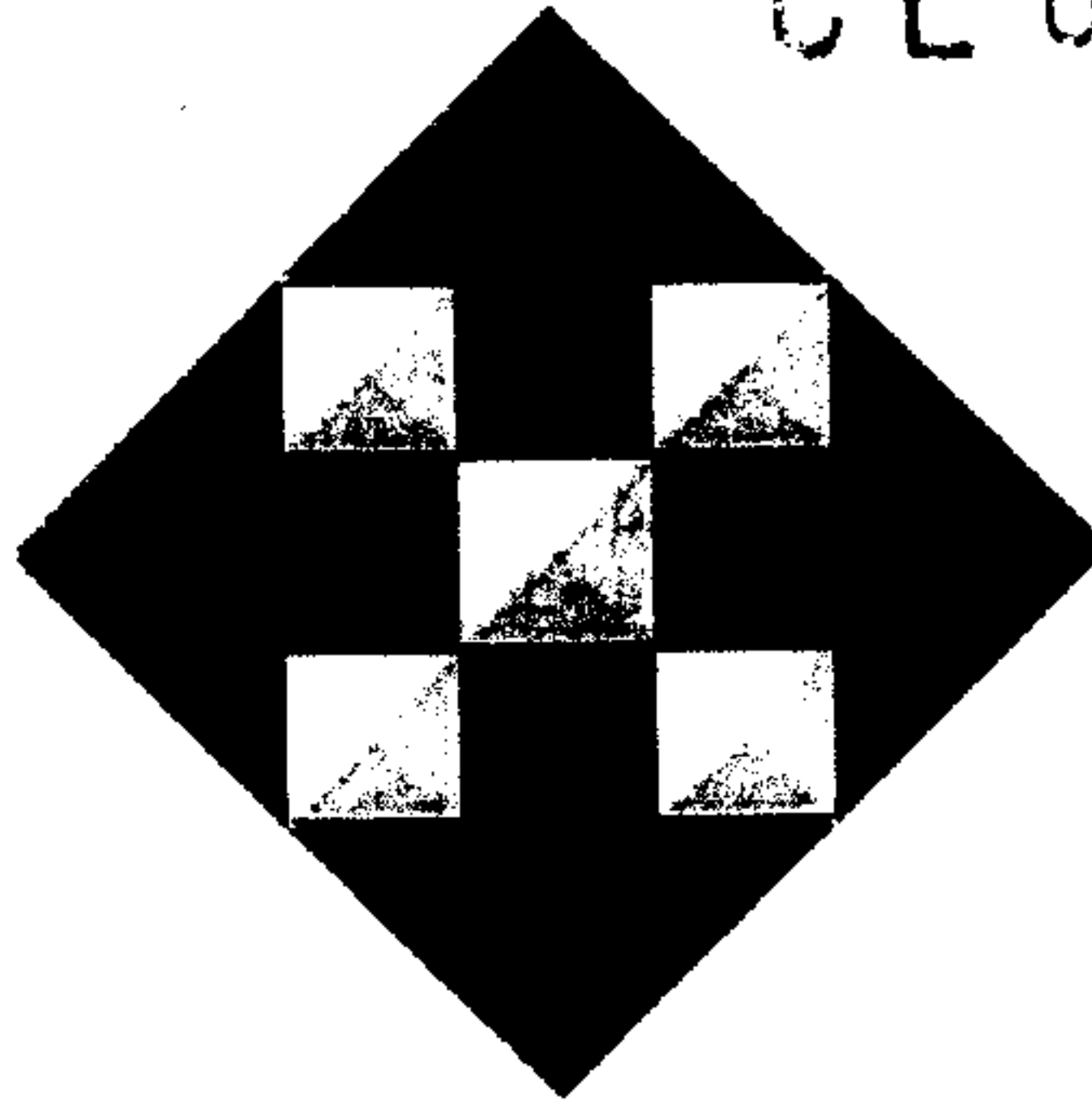
CE 09 / 1877 / F

| <i>Requirement</i> | <i>Limits on application</i> |
|---|---|
| PART M ACCESS TO AND USE OF BUILDINGS | |
| Access and use | The requirements of this Part do not apply to: |
| M1. Reasonable provision shall be made for people to: | |
| (a) gain access to; and | (a) an extension of or material alteration of a dwelling; or |
| (b) use | (b) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained. |
| the building and its facilities. | |
| Access to extensions to buildings other than dwellings | |
| M2. Suitable independent access shall be provided to the extension where reasonably practicable. | Requirement M2 does not apply where suitable access to the extension is provided through the building that is extended. |
| Sanitary conveniences in extensions to buildings other than dwellings | |
| M3. If sanitary conveniences are provided in any building that is to be extended, reasonable provision shall be made within the extension for sanitary conveniences. | Requirement M3 does not apply where there is reasonable provision for sanitary conveniences elsewhere in the building, such that people occupied in, or otherwise having occasion to enter the extension, can gain access to and use those sanitary conveniences. |
| Sanitary conveniences in dwellings | |
| M4. (1) Reasonable provision shall be made in the entrance storey for sanitary conveniences, or where the entrance storey contains no habitable rooms, reasonable provision for sanitary conveniences shall be made in either the entrance storey or the principal storey. | |
| (2) In this paragraph 'entrance storey' means the storey which contains the principal entrance and 'principal storey' means the storey nearest to the entrance storey which contains a habitable room, or if there are two such storeys equally near, either such storey. | |

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SB Architectural Design
DESIGN & ACCESS STATEMENT

Site Address:

Aldersend Farm, Tarrington, Hereford HR1 4ET

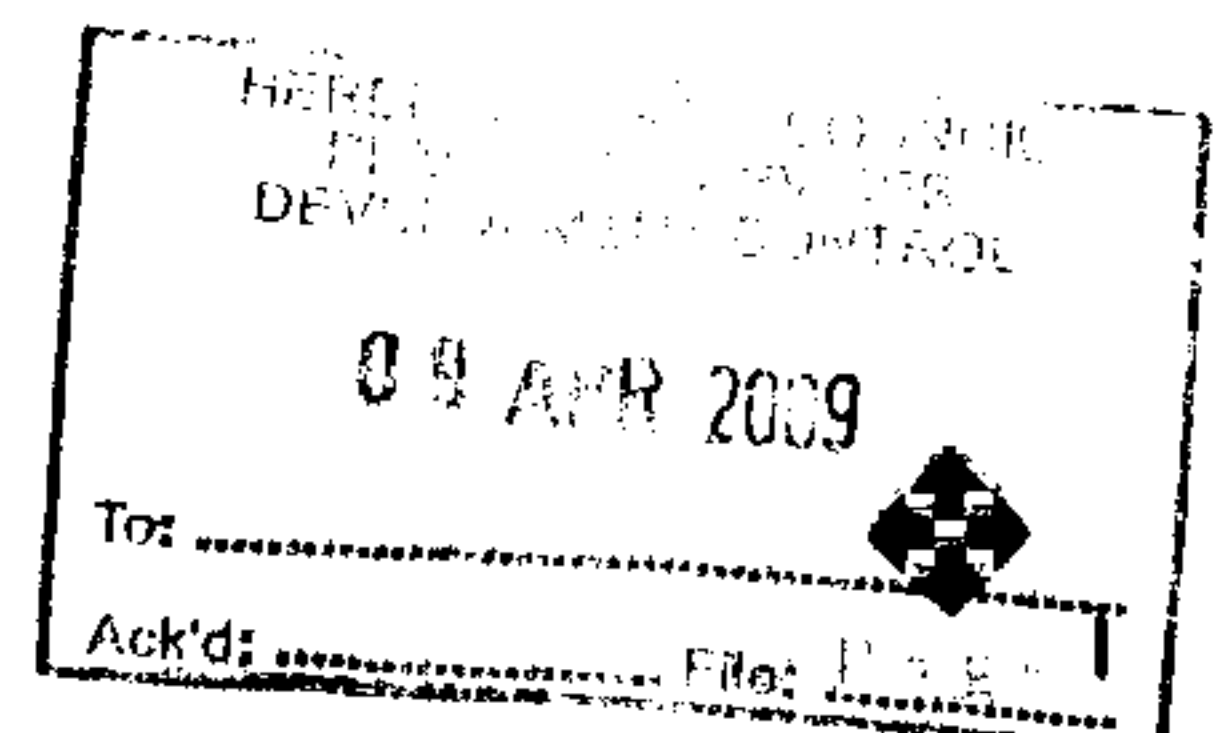
Applicant:

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Shipston-on-Stour CV36 4AG

Description of Proposed Development:

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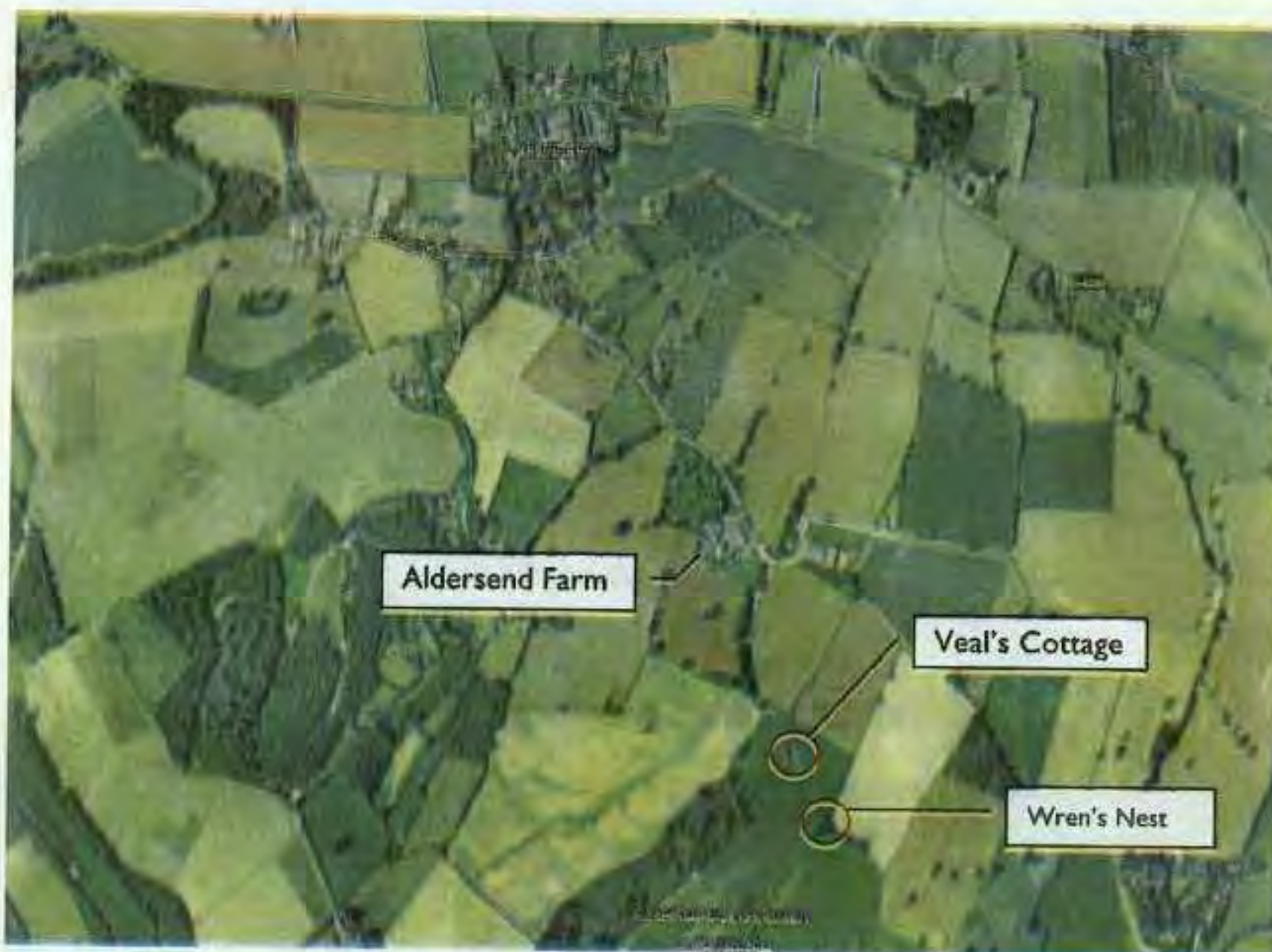
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Site Assessment:

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V1100E09/1877/F

Assessment and Evaluation:

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Veal's Cottage



Wren's Nest



Proposals:

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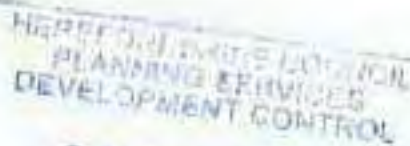
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Veal's Cottage



Wren's Nest



09 APR 2009

Tom
Achebe

CE09/1877/F

Statement:

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HBA1 - Alterations and extensions to Listed Buildings
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Conclusion:

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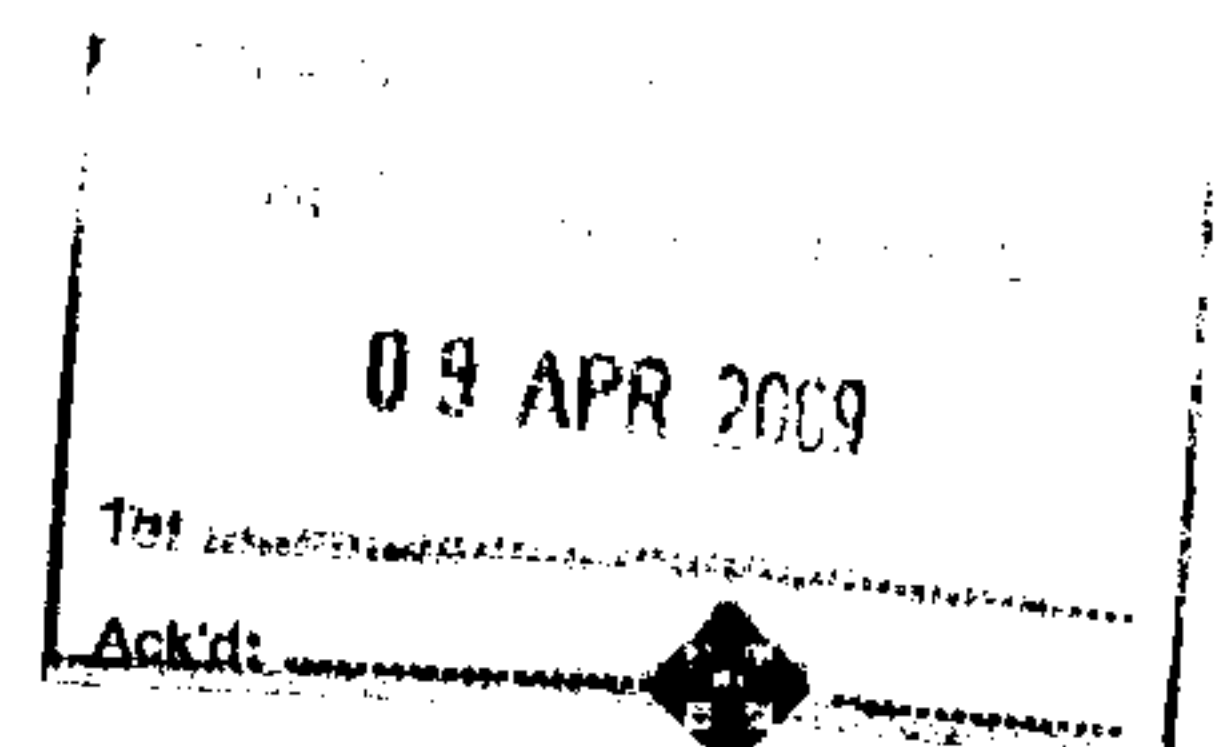
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to be read in conjunction with bat report

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Appendix:-

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CE 09 / 1877 / F

| <i>Requirement</i> | <i>Limits on application</i> |
|---|---|
| PART M ACCESS TO AND USE OF BUILDINGS | |
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| M1. Reasonable provision shall be made for people to: | |
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