N/111018/F.H

SITE The Haybarn, Brinsop, Herefordshire, HR4 7AT
DESCRIPTION: Installation of wooden balustrades in lieu of metal, cladding of metal structure and staircases in timber, the reduction in size of one balcony and the removal of store rooms beneath balconies.
APPLICATION NO: 100861 & 100862
APPLICATION TYPE: Full Householder & Listed Building Consent.

STATEMENT OF ACCESS AND DESIGN

The Haybarn is a stone and timber former agricultural barn which has been converted into three flats on the first floor. The whole building is built on level ground and there is no garden. Access to the three flats is by means of two metal staircases and balconies with metal balustrades (see illustration 1). It is proposed to replace the metal balustrades with timber railing (see example 2) and clad the staircases and balcony with timber in keeping with the timber cladding on the upper floor of the Haybarn. This alteration of the balustrade will also eliminate any gaps greater than 100mm in the staircases and timber railing and will therefore comply with current building regulations. (The current metal railings are 1.1m high and consist of just one top rail and one mid rail and are are very open and totally unsuitable for young children).

The current size of balcony 1a is 3.5m x 3.5m x 3.5m high (including the balustrade). Balcony 1a will be reduced in size to 3.5m x 2.2m, height will remain the same and the room underneath will be removed.
The current size of balcony 1b is 5.1m x 3.5m x 3.5m high, the size will remain the same but the storage rooms underneath will be removed.

This development will not affect the neighbours although they have been consulted and have approved the choice of design. Indeed I did propose a metal and glass balustrade as an alternative but the Stiles of White House Farm preferred the timber railing design.
The balconies and staircases are constructed to access the flats, which are on the first floor, and provide a small amount of outside space in which to sit and enjoy the view.

To conclude, we have proposed this plan to improve the appearance of the Haybarn, having consulted with our neighbours, and we will provide a safer access to users of the Haybarn, in particular small children.