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**BARN CONVERSIONS, AND DEMOLITION OF
ADJOINING MODERN SHEDS
AT TRIPPENKENNET, THREE ASHES, HEREFORD**

DESIGN AND ACCESS STATEMENT SW / 09 24 16 / L

Trippenkennet Farm comprises of a Grade II listed Farmhouse with associated range of listed out buildings. One of the outbuildings is a former chapel associated with the farmhouse which has a wall plaque indicating that it was constructed in the 18th century. There are indications that some of the other buildings may be 16th century.

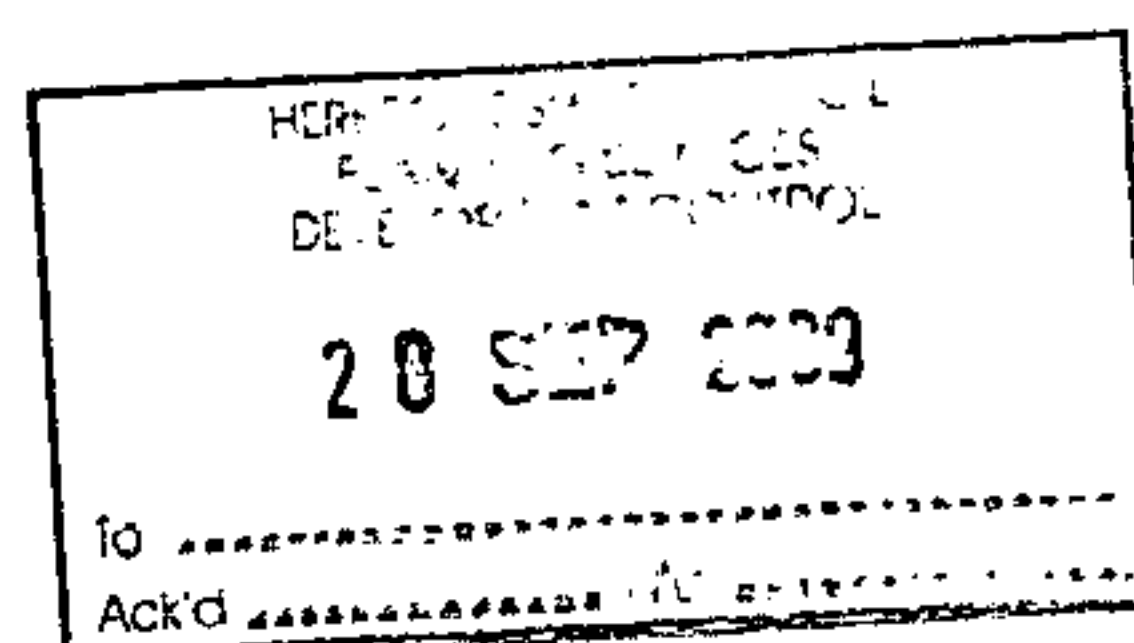
The Farm is accessed via a private driveway running north off the B4521 between Broad Oak and Three Ashes. This statement relates to the structures on the south and east of the main farmhouse and will discuss the proposals for conversion of the 3 barns and former chapel to form four separate dwellings.

Two of the barns and the chapel are constructed predominantly in sandstone with a pitched roof of corrugated metal sheets. There is an area of rendered panels set into an oak frame on the north elevation of the chapel. The other larger barn has sandstone walls up to a height of approximately 1 metre with an oak frame above splitting the barn into 6 bays. The end bay was taken down a number of years ago when it became dangerous and listed building consent for this was granted. There are a number of modern steel framed and blockwork lean-to sheds adjoining these stonework and timber framed buildings

The applicants no longer require the outbuildings to run the farm and wish to put them to use and help preserve the structures. The modern storage sheds to the south and east of the barn are particularly unattractive and detract from the setting of the traditional Farm range. It is therefore proposed that these modern structures be removed. Following a marketing exercise the applicants decided that conversion of the barns into dwellings would make best use of the redundant buildings. By removing the modern structures whilst retaining the traditional barn and chapel, the setting of the Farmhouse would be much improved. The existing volume of the Barn and Chapel which are to remain is 1047m³.

From the outset it was decided that where possible the existing roof structure should be visible and remain intact to retain the feeling of openness which is typical of such barns.

In terms of design, traditional hardwood double glazed windows in a simple style are to be used within existing openings. To reduce the impact of openings on the timber framed barn some windows have timber louvers. Windows will be set back within openings to accentuate the profile of the original aperture. Natural slate will be used for all the roof coverings. Low stone walls will be reinstated to reinstate the farm yard and cars will be housed in new garages which externally will have sandstone walls pointed in lime mortar to match the existing buildings with natural slate roofs finishes. The timber for the joinery will have a natural finish and will be left to "weather back" to a silver grey colour. Rainwater goods will be of a dark coloured



cast metal supported by sprockets to exposed rafters. There shall be wet verges with lime mortar pointing.

Whilst it is accepted that it is practically impossible to retain the image of a barn once it has been converted for new use, the main aim of these proposals has been to capture the essence of the existing character by the use of simple detailing. In terms of sustainability drylining will be used where possible but bearing in mind that the structure is a listed building the need for conservation will limit the amount of covering up of stonework that can take place. Increased insulation levels will be used for the roof construction and the floor slab.

It is accepted that there are occasional problems associated with the ongoing farm activities taking place near to a range of farm buildings which have been converted for residential use. This being so it is proposed that the farm building to the north east of the site which shall be retained by the applicant shall only be employed for storage purposes and not for any activities such as an animal shelter. Also any openings facing the farmyard will be closed off to reinforce the separation between domestic and farmyard activities. Low stone walls shall be introduced to divide up the farmyard in a traditional manner without appearing intrusive. These will be constructed in matching sandstone and lime mortar.

As far as access is concerned there will be sufficient off road car parking for ten vehicles. Vehicles will be able to enter and leave the site in forward gear. There will also be level access into the converted buildings via the hall. Within each new dwelling a W.C. with an outward opening door suitable for wheelchair users has also been provided. All of the design will comply with Part M of the Building Regulations and shall meet the needs of disabled users.

Access to the barns via the existing driveway to the farmyard was considered. However bearing in mind the close proximity of the drive to the applicants farmhouse it was decided that the main access to the farm range should utilise the existing track on the east side of the chapel. This will avoid loss of amenity to the farmhouse.

To conclude it is clear that the removal of the modern structures and conversion of the barns and chapel will be an improvement to the appearance of the existing buildings. The setting of the Farmhouse will also be enhanced and much needed low cost rural accommodation is being created. The use of traditional materials will assist improvements in the appearance of the buildings whilst retaining the essence of simple structures.

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<p>HEPTON TOWN COUNCIL PLANNING SERVICES DESIGN AND ACCESS CONTROL</p> <p>28 SEP 2009</p> <p>To</p> <p>Ack'd</p>
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