



**Planning, Design and Access Statement
Garage Outbuilding at Park Farm Barn, Colwall**

**Application for Householder Planning Permission For Garage Outbuilding at
The Barn, Park Farm, Mill Lane, Colwall, Malvern, WR13 6HE**

**Prepared by Michael Ergatoudis
Home Farm, Grafton, Bampton, OX18 2RY
m.ergatoudis@btinternet.com
01.11.2020**

Introduction

This planning, design and access statement has been prepared to accompany a Householder Planning Application for a garage outbuilding at The Barn, Park Farm, Mill Lane, Colwall, Malvern, WR13 6HE.

Site Location and Context

The Barn, Park Farm, is located in the village of Colwall, Herefordshire, near the border with Worcestershire on the western side of the Malvern Hills at OS grid reference SO 73804 42408.

The Barn is located immediately north of the Grade II* listed Park Farmhouse. The Barn is not independently listed, but is considered to be 'curtilage listed' by virtue of its association with the neighbouring Park Farm.

The Barn is constructed in an 'E' shaped plan with a long range running east-west and three additional ranges running south from this. Constructed in the late 19th century The Barn would have provided stabling, barns and storage for the adjacent Park Farmhouse.

The site of the proposed garage outbuilding is within the established residential curtilage to the north of the barn. The proposed location shares no intervisibility with the Grade II* listed Park Farmhouse and as such has no significant impact on its character or setting.

Assessment of Significance (Extract from Built Heritage Statement)

Park Farmhouse: The significance of Park Farmhouse is derived from its architectural and historic interest as a relatively grand, timber-framed building. Additional interest is provided by the later extensions and brick ranges which demonstrate the evolution of construction techniques. The building's significance is also drawn from its historic ownership by the Bishopric of Hereford and association with previous Bishops.

The Barn: The significance of the Barn is drawn from its historic interest as a planned ancillary building, associated with a grander farmhouse. It possesses limited architectural interest which befits its functional role. It is an important contributor to the overall significance of Park Farmhouse, with the building being a later construction that would have supported the farmhouse and provided a vital role in sustaining the wider farmstead.

Planning History

The barns were formerly in agricultural use but were subject to a change of use in 2002 to commercial use as television studios.

Subsequent planning permission (DMN/112090/F) and Listed Buildings Consent (DMN/112091/L) were gained in 2011 to convert the buildings to Class C3 dwellinghouse.

Subsequent Listed Building Consents were granted in August 2015 (Ref: 152285) and March 2016 (Ref: 160683) for the installation of a log burner and flue and for internal alterations respectively, and in 2016 for 'Proposed formation of new opening in existing wall and fitting

of new pair of softwood stained doors to provide access to garden machinery store' (Ref: 163060).

Consent for a large outbuilding to the north of the property adjacent to the driveway was approved in January 2007, to be used for storage (DCN063895/F).

The Proposal

The proposed development is a traditional oak framed outbuilding that will to serve as a garage and store for the existing dwelling.

Use

The use of the proposed outbuilding is to be ancillary to the existing dwelling, providing garaging for vehicles and storage space for garden equipment. The first floor space is to provide a workshop area.

Siting

The proposed location is to the north of the barn and is the same site as the outbuilding previously approved under planning permission ref DCN063895/F. The proposed outbuilding covers a substantially smaller area than the outbuilding previously approved under planning permission ref DCN063895/F.

Scale

The proposed garage outbuilding measures 6.3m deep and 12.865m width with a maximum ridge height of 6.79m.

Form

The proposed garage outbuilding is in the form of a traditional open fronted agricultural barn with pitched, gabled roof. There are two open fronted bays and two closed bays with side hung vertical close-boarded timber doors.

Materials

The proposed garage outbuilding is to be constructed using a traditional post and beam frame in green oak. The roof is to be clad in blue grey natural slate to match the existing barn. The brick plinth is to be constructed in reclaimed local red brick to match the brickwork on Park Farm Barn.

The single gable window is to be a black powder coated metal casements in W20 section 'Window Pattern O' in accordance with the details submitted for approval. The rooflights are to be black powder coated steel conservation rooflights from The Rooflight Company in accordance with the details submitted for approval. The walls are to be clad in reclaimed horizontal timber boarding. The external tallet stair is in oak and will be left to weather naturally as will the oak posts and beams.

Flood Risk

A search of the Environment Agency Floodmap for Planning, a copy of which is submitted with this application, shows the whole of the site to be within flood zone 1, an area with a low probability of flooding. The proposed development does not increase the risk of flooding of adjacent land.

Access

The proposals do not affect the existing access to the property.

Refuse Management

The proposals do not alter the refuse management strategy of the existing dwelling.

Sustainability

Wherever possible, low carbon design principles and materials will be used to maximise the sustainability credentials of the building. Reclaimed bricks, slates and timber are to be utilised to reduce embodied energy. The green oak frame is from a sustainable source and the frame is manufactured locally by Herefordshire based Oakwrights.

Drainage

The existing buildings on the site make use of localised soakaways to attenuate rainfall before dispersal through infiltration. The proposed development will make use of the same strategy for storm drainage, with the addition of a rainwater butt store water for use in the garden. There are no facilities within the proposed outbuilding that will require a foul drainage connection.

Trees

The proposed alterations do not affect any trees.

Ecology

The location of the proposed development is within the residential curtilage of the existing dwelling and the land is currently laid to lawn. The proposed site is of low ecological value and consequently the proposals will not cause any harmful ecological impact.

To enhance bio-diversity, the proposals include a section of roof with traditional roofing felt in place of breathable sarking membrane, and bat access slates. A section of the timber wall will integrate bat roosting boxes, with suitable gaps left between the cladding boards to provide access.

CIL

This development is for a residential outbuilding of under 100 square metres and as such is exempt from the community infrastructure levy.

Heritage

The proposed location is to the north of Park Farm Barn and therefore shares no intervisibility with the Grade II* listed Park Farm House to the south of Park Farm Barn. The development proposal is not considered to have any greater impact on the character or setting of the listed building than the previously approved scheme under reference DCN063895/F.

Planning Assessment

The proposed development is of high quality design and materials and is of a scale and design appropriate to its setting. If approved, the proposed development will not result in harm to the character or setting of the listed farm house to the south.

The development of a garage outbuilding within the established residential curtilage of a dwelling house is appropriate development.

The proposed development covers an areas substantially smaller than development in the same location, previously considered to be acceptable by the local authority and granted planning consent under permission reference DCN063895/F.

Summary and Conclusion

The proposed development complies with the relevant policies applicable to the site contained within the The National Planning Policy Framework (NPPF) and the Herefordshire Local Plan - Core Strategy 2011-2031. It is therefore hoped that Officers will be able to support the proposed development.

I look forward to receiving the application acknowledgement shortly and trust the allocated case officer will not hesitate to contact me should there be any queries regarding the proposal.

Michael Ergatoudis
01.22.2020.