

Burley Gate House, Burley Gate, Herefordshire. HR1 3QR

Conversion of redundant coach house to a habitable dwelling.

Planning History

Although the coach house is itself not Listed it is within the curtilage of Burley Gate House (formerly Burley Gate Inn) which is Listed Grade II entry number 1217272.

A planning application ref: N110870/F for the conversion of the coach house was approved 13th June 2011 and was subsequently implemented in May 2014 by the current owner by the installation of foul drainage from the building to a new sewage treatment plant.

The current owner of the building had reviewed the approved scheme but preferred a design that retained a greater amount of the existing internal structure and also maintain an element of storage for the main house. In addition the approved scheme did not conform to the Building Regulations in terms of means of escape from the first floor habitable rooms so could not be converted as it had been designed.

Use

The building is currently an underused storage building and the proposed use is C3, residential.

Amount

The gross internal floor area of the existing building is 127.29m²; 99.3m² is proposed to be converted to residential accommodation and the remaining 27.99m² is being retained as storage.

Layout

The proposal seeks to amend and improve the already approved design retaining more of the original internal fabric than the previously approved scheme. It is also proposed to reduce the extent of the ground floor layout by not including the conversion of the existing garage and retaining this space for storage use mitigating the need for further outbuildings on the site. This omission will also negate the formation of a new opening through the original fabric linking the two buildings.

Scale

Although the scale and form of the building is unchanged the area of converted floor space is reduced compared to the approved scheme.

Landscaping

No landscaping alterations form part of this application.

Appearance

The previously approved scheme did not address the problem of the inappropriate concrete interlocking tile roof covering which is causing severe deflection of the existing rafters and purlins which were not designed to take the additional loads. This application seeks to remove the inappropriate roof covering and replace with a natural slate which will be more appropriate in appearance, in keeping with the nearby Listed building and will mitigate any further detrimental effect on the existing roof structure.

It is proposed to install 2no. new first floor window openings to the west elevation which will closely match the existing window openings including bull nose brick sills and matching traditional joinery details.

It is also proposed to install conservation rooflights as manufactured by the Conservation Rooflight Company affording natural light to the landing, stairs and bathroom.

It is also proposed to install a stainless steel flue serving a new stove, this will be painted matt black.

New windows will be designed with substantial frames to match existing in a traditional design as per the detail drawings included with the application.



Existing east elevation – note severe roof deflection due to inappropriate replacement roof covering.

Access

The site is accessed via an existing vehicle access on to the A465 with good visibility in each direction; there is also adequate existing parking on the site.

Water conservation

Water usage will be reduced in accordance with policy SD3 to 80l/p/d

Conclusion

These application proposals seek to re-use an under used storage building for habitable accommodation within a village settlement.

It is not always considered favourable to form new openings in the external envelope however in this case the openings are a necessity in order to provide habitable accommodation on the existing first floor. They are required to afford egress in the event of a fire from the bedrooms and all other means of providing protection/escape have been explored with the Local Building Control Department, none of which are viable without detriment to the internal layout design. The overall trade off is that without the new openings the conversion would not be viable and the building would remain under used in its current form, be uneconomic to maintain and fall further into disrepair.

In addition the scope of detrimental alterations elsewhere to the existing structure have been significantly reduced when compared to the previously approved scheme and a new slate roof covering will replace the inappropriate concrete tiles preserving the roof structure. The net converted floor area has also been reduced retaining a significant element of storage relieving pressure to build additional storage buildings within the plot following the conversion.

We believe this scheme demonstrates that we have considered all the relevant issues, and that our proposals enhance the character of the local area by preserving a predominant building.

Hook Mason Limited, January 2016



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