

DESIGN AND ACCESS STATEMENT:

PROPOSED BARN CONVERSION AT PENNSYLVANIA, ALMELEY, KINGTON, HEREFORDSHIRE HR5 3JU

This statement is written as part of the planning application being submitted on behalf of Ms S Woolley.

The application is for full planning permission for the conversion of a disused barn at Pennsylvania, Almeley into a 2 bedroomed dwelling.

USE:

The site is on a C class road which links Holme Marsh on the A480 to Almeley. The road side barn is located in the north-west corner of field parcel no. 8144.

The barn was purchased by Mrs Woolley in 2006 together with the field it sits in and the building was last used to store hay in 2007.

The barn is not now suitable for modern day farming due (a) to its location and (b) its size being too narrow and small to accommodate agricultural machinery and the much larger bales now produced by this modern machinery. Therefore the applicant would like to convert it into suitable accommodation for her and her son to live in, in close proximity to her mother who lives at Pennsylvania approximately 240 metres away as the "crow flies". Thus enabling her to continue to live in the area close to family and enable her son to go to the local school in Almeley. It would also enable an otherwise existing agricultural building to be utilised for residential use rather than it be left to become derelict and fall into disrepair.

LAYOUT:

The building measures some 14 metres by 5 metres and is of a steel frame construction with corrugated tin cladding. It is intended to reverse the accommodation. The first floor area will be an open plan living space. The sitting area will be at the south end with full height/width glazing set back to create a balcony to enable the views of the Black Mountains to be fully appreciated. A separate study area and toilet facilities are also provided at first floor level. On the ground floor are 2 bedrooms with en-suite facilities and the entrance hall. Secure storage is to be provided within the structure to accommodate cycle storage.

APPEARANCE:

The barn will visually relate to the surroundings as it has done for the last 75 years or so. It is intended to repair damaged corrugated sheeting and retain the curved dutch barn roof. It is also intended to keep windows down to a minimum on the road elevation, so only 4

small narrow windows serving the en-suite bathrooms, toilet and the rear of the sitting room are provided. The south elevation is to have 1.800 wide windows at both ground and first floor level to take in the views and south aspect. The large barn doors on the north elevation will be repaired and retained in a fixed position and have 4 windows to provide light to the bedrooms and kitchen. The east elevation will only have the main entrance door into the building with adjacent access to the cycle storage and a glazed window above to give light to the dining area etc.

LANDSCAPING:

Landscaping is quite an important feature to the project as the site is set in open countryside. The existing mature roadside held is to be maintained. Some sections to the north will have to be removed to improve access to the site and field but this will be kept to a minimum.

New boundaries to the site will be planted up with natural species hedging and some form of tree planting will be provided and this will take the form of orchard trees such as apple, pear and soft fruits.

The finishes to the access drive and parking/turning areas should blend in with the surroundings and not give a harsh hard finish, therefore it is intended to use gravel/stone local to the area. This will also allow slow run off during rainstorms etc. The remaining area will be laid to grass and low level shrub planting.

ACCESS:

The existing field access is to be adjusted to suit the access to the site and all will be carried out to the Highway Authority requirements. One entrance into the dwelling will be ramped to provide the required access/egress for wheelchairs.

COMMUNITY SAFETY:

Safety of the property is a priority nowadays and it is proposed to include for external security lighting with photo cells and movement detectors to be located in convenient/suitable points on the building so as not to create a nuisance to wildlife and the highway.

5 lever security locks will be fitted to all external doors of the dwelling. It is also likely that an intruder alarm will be installed in the building to reduce insurance costs.