

DESIGN AND ACCESS STATEMENT  
FOR  
The Barn, Lower Lane, Five Acres, Coleford,  
Gloucestershire, GL16 7QN



## INTRODUCTION

MJB Technical Services Ltd acts on behalf of Martin Bundy who owns The Barn, Lower Lane, Five Acres, Coleford, Gloucestershire, GL16 7QN. This planning application relates to external and internal changes to the

This Design and Access Statement supports a Full Planning and Listed Building Application for The Barn, Lower Lane, Five Acres, Coleford, Gloucestershire, GL16 7QN. This Design and Access statement provides relevant background information including contextual assessment, an overview of the proposal and analysis of the planning issues.

The Description of development is:

Temporary Timber Shed to the rear of the garden

This Design and Access statement is supported by a drawing package which is submitted along with the application.

### Drawing Package

Drawing No#	Description
BRN-ZZ-DR-0001	Proposed Plan and Elevation
BRN-ZZ-DR-0002	Existing Block Plan
BRN-ZZ-DR-0003	Proposed Block plan and location plan

### 1. Features of the site

This residential property is situated in Coleford, Gloucestershire. This property is a grade II listed building and this design and access statement has incorporated a heritage statement.

**Existing:** - The existing site was an agricultural barn that was converted to a residential dwelling in 1992. There have been some planning application since including the construction of a stand alone 2 car garage and storage building. Also some external alterations to the building.

**Proposed:** - The proposed timber shed it to provide closed cover for a hot tub.

## 2. Access

This property is accessible via Woodgate Road (B4432) and Lower Lane (A4136).

## 3. Design Considerations

The main considerations are:

- The building is grade II listed.
- Respecting the property with aspect to surrounding property.
- The property recently had approved construction for an external 2 car port with storage.

## 4. Opportunities and Constraints

### **Opportunities: -**

- There has already been some work on the existing building to make it more modern.

### **Constraints: -**

- Respecting the sites relationship with surrounding properties.
- Respecting the existing building and heritage.

## 5. **Heritage**

The listing states, the building was first listed in 1983. At the time of listing, the building was an agricultural barn. The barn itself dated back to the 17<sup>th</sup> Century. In 1992 the building was issued planning approval for alterations and renovations to alter the barn to a dwelling house.

## 6. **Conclusion**

The proposed shed is a temporary structure to provide cover for a hot tub. There are no changes to any of the existing property. We do not feel that it will have an impact on the heritage of the barn.

## LISTING

# BARN AT FIVE ACRES FARM, ADJACENT TO FARMHOUSE ON SOUTH SIDE

[Be the first to contribute](#)

## Overview

Heritage Category: Listed Building

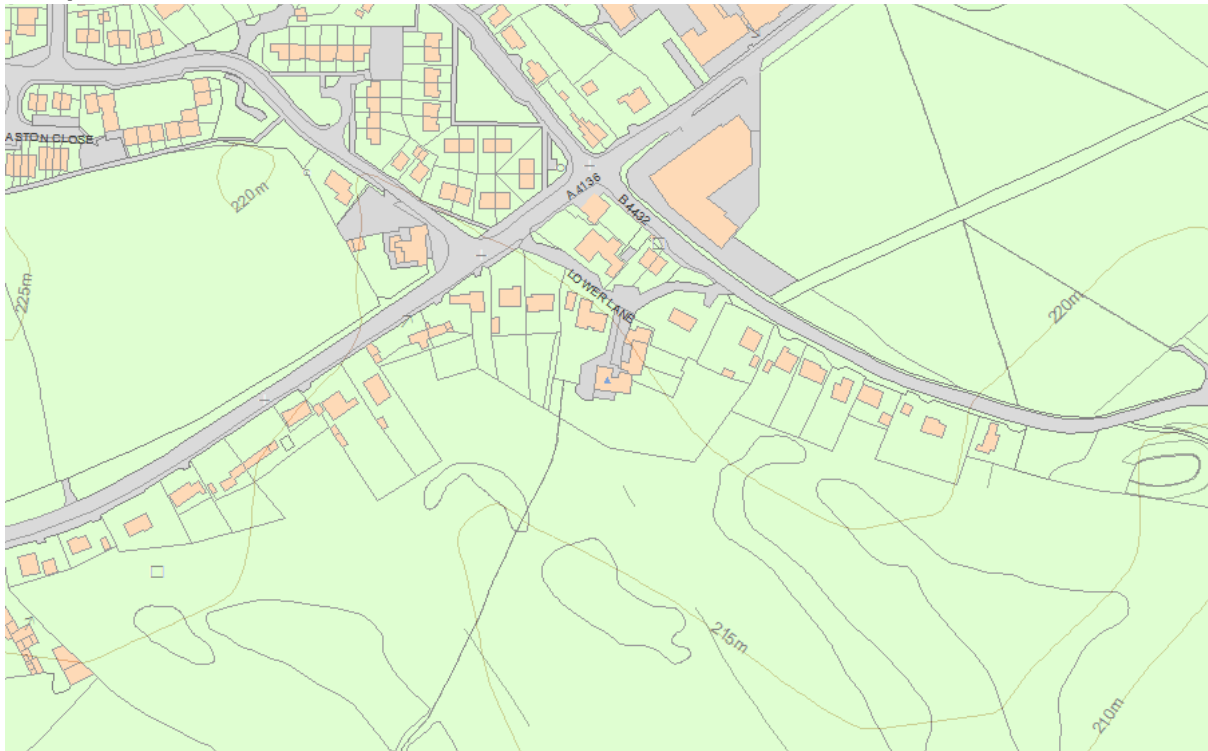
Grade: II

List Entry Number: 1186302

Date first listed: 14-Dec-1983

Statutory Address: BARN AT FIVE ACRES FARM, ADJACENT TO FARMHOUSE ON SOUTH SIDE, FIVE ACRES

## Map



© Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2019. All rights reserved. Licence number

102006.006.

Use of this data is subject to [Terms and Conditions](#).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1186302 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 07-Jan-2019 at 11:42:17.

## Location

**Statutory Address:** BARN AT FIVE ACRES FARM, ADJACENT TO FARMHOUSE ON SOUTH SIDE, FIVE ACRES

The building or site itself may lie within the boundary of more than one authority.

**County:** Gloucestershire

**District:** Forest of Dean (District Authority)

**Parish:** Coleford

**National Grid Reference:** SO 58027 12182

## Summary

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

SO 51 SE COLEFORD FIVE ACRES

4/7 Barn at Five Acres Farm, adjacent to Farmhouse on south side

Barn. Late C17. Timber framed with stone end and outer walling, roof tiled on south side, corrugated iron on north side. 5 bay rectangular unit with 2 opposed cart entries in centre. Roof sweeps down over lean-to structures flanking cart entry on north side. Cart entry to south projects but roof line has been altered on this side to include large C20 extension. Roof has collar and tie beams with 2 struts and 2 trenched purlins. Between the post bays the framing is divided into 9 equal-sized squares by 2 vertical and 2 horizontal members. Centre bay has flanking diagonal bracing between the 4 vertical posts and 2 sill beams across the floor. End walls also incorporate same diagonal bracing. Ventilation slits on east wall.

Listing NGR: SO5802712182

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 353698

Legacy System: LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing