

WHESTSHEAF BARN SUPPORTING STATEMENT

LAND NORTH OF WHEATSHAF INN

The aim of this development is to create a new three bedroomed accommodation whilst keeping the street scene of the village as near to the existing as possible. The front of the property will remain the same but improved with new barn doors and windows. There will be an extension built to be subservient to the existing structure. Drawing 1895_00_GA_06 shows that there will be no loss of amenities affecting the neighbouring property.

Metropolitan Green Belt

The conversion of the stables into a residential property has been designed to conform to the Core Strategy Policy SP 8 and meets the criterion contained in Policy GB7 of the ADMP.

The re-use of the building meets the following criteria under GB7 – Re-Use of a building within the Green Belt:

- a) As the stables are within a row of residential buildings, the development will not have any impact on the openness of the Green Belt or harm the existing Character of the area. The development has been designed so that there is only minimal difference to the street scene as the front of the building will remain without any alterations.
- b) The full structural survey of the building (see section below) concludes that the existing structure is capable of sustaining the conversion without any substantial rebuilding and it will have approximately 85% of the original structure maintained to protect its character.
- c) The re-design of the extension to the existing building will be 50% of the of the existing structure. The extension to the main building will have a flat roof and will comprise of block walls rendered externally to ensure that this is subservient to the existing building.
- d) The existing stables were constructed in circa 1896 and were used originally as stables for the Inn. At this time the building is used for storage only – as it has been for many years.
- e) It has been designed to keep the street scene unaltered and to be unobtrusive.
- f) Please find attached pictures of the existing building and street scene.

Structural Survey

A full structural survey was carried out on the building including the digging of trial holes to inspect the existing foundations. The foundations were found to be satisfactory.

The existing building was constructed in approximately 1896 as served as a stable, there have been no previous extensions to the building, at this time it is being used for storage purposes only. The structural survey and report details that the existing structure is suitable for conversion into a residential unit, with underpinning to one corner of the existing structure, the details and method statement have been included. The building can be converted with minimal impact on the existing structure and no re-building will be required. The existing roof covering will be renewed with a similar colour tile.

There are no other concerns about the stability of the existing building.

Ecological Compliance

The PEA identified three areas that need to be complied with, that is the external lighting which we state will be in compliance with the recommendation. Included within the landscape plan are details of the position and siting of the proposed lighting for clarity. The second point is that the works should be commenced outside of the nesting season, we will be in compliance with this enhancement. Thirdly we will install a Schwedler 1B best box in a suitable nearby tree to provide additional nesting opportunities.

Trees

There is one Cob Nut tree that will be removed during this project

Images of existing building





