SUPPORTING / HERITAGE STATEMENT

FOR THE

CONVERSION OF A DETERIORATING

OUTBUILDING / BARN INTO AN

INDIVIDUAL, DISTINCTIVE

DWELLING

to be named

‘Brerelia House’

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Old Brierley Hall

S72 9EA

FOR

MR S. ROBINSON

THIS DOCUMENT PREPARED BY THE APPICANT

THE PROPOSAL: To convert a former barn/outbuilding into an individual, distinctive dwelling.

THE SITE: Is addressed as Old Brierley Hall.
The 'barn' over time has become surplus to requirements in accordance with the original purpose for the building.
Due to the topography and existing mature planting within the boundary of the property, plus the additional adjacent mature tree lined land boundary helps nestle the proposal substantially as a 'secondary view' from the public highway.
Nevertheless, the impact of 'visual change' following renovations will be a positive improvement for the village street scape.

SPACE WITHIN THE SITE: As can be seen from the site plan, there is ample open space which would allow vehicle movement without any detrimental effect to the existing residential property's vehicle needs.

ACCESS TO AND THOUGH THE SITE: There is no pedestrian or vehicle rights of way within or thro the site.
Access is via a private driveway
Served by an electric access gate.

SPECIAL DESIGNATION: The application site does not contain any listed buildings, or buildings of special interest.

BUILDING CHARACTER:

The site consists of a large stone residential property with outbuildings of considerable age.
The two storey barn building to be converted is constructed of course stone with a natural stone roof.

PLANNING POLICIES:

The proposal has taken into account national policy where by – "good design ensures, usable, attractive, durable and adaptable places and is a key element in achieving good development.
Good design is indivisible from good planning "planning authorities should plan positively for the achievement of high quality development including individual buildings".
"Good Design should contribute positively to making places better for people".
"Development must blend with the surroundings in both urban and rural areas".
"Works must ensure that the impact of the development is sympathetic to its surrounding area."
" All alterations and extensions should respect the scale, the site and materials of the original buildings."
"Development must be served adequately by existing highways / roadways / access ways."

EVALUATION:

a) The site is located within an area

served by public utilities, the proposal would not put any further strain on those facilities. Town water and electricity are present on site. Surface water and sewage would discharge to existing out falls.

b) The proposal will have miniscule impact on the area and surrounding land uses due to existing separation distances and the elevation treatments proposed.

c) The proposed use would be compatible within the village area.

d) All pedestrian and vehiclar impact and access would remain unchanged.

e) Electric gate access to the site assists with modern standards relating to crime prevention.

f) The proposal does not affect;
   1) Public Rights of Way.
   2) Public Open Spaces.
   3) Emergency Services Access.
   4) Local Authority Rubbish or Re-cycling
   5) Postal or Delivery Services.
   6) Any Water Courses.
   7) Any Landscaping
   8) The Everyday Usage of Existing Property / Outbuildings.

g) Adequate Parking and Garaging will be designated within the proposal boundaries.

h) There are no proposals for any new external lighting.

i) Doors and Window Openings are of a scale suitable for the proposal, as are the external facing materials.

IMPACT TO THE CONSERVATION The proposed works will only impact 'POSITIVILY' on the

AREA :

Conservation Area. I intend to invest to 'save' and 'improve' an outbuilding which is deteriorating and is surplus to modern day living requirements of Old Brierley Hall.

The street scene will not change visually, moreover, it will be enhanced by the 'Sympathetic', and 'In Keeping' renovations.

There is very limited visible external elevation impact, only distant slight first floor level elevation and along the rear of the building. The restriction is due to the existing mature tree boundary (same on adjacent land) together with the original 10ft high stone boundary walls fronting Common Road, which surround the whole of Old Brierley Hall (formally Lindley House).

The overall project will be of a High Quality.

This proposal is to 'Down Size' after living at Old Brierley Hall (7 beds) and (2.5 acres) for the past 17 years. I wish to stay within its grounds that I've cared for during this time, plus remain living within the Conservation Village and continue to contribute towards Village Life.

CONCLUSION:

Care has been given to ensure a good blending of the proposal into its surroundings, including scale, and should therefore in planning terms, be considered as acceptable.
BMBC Building Control will deal with Fire Safety / Disabled Access and Green Issues.