



Planning + Heritage Statement

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1 Introduction

- 1.1 This document comprises a full planning application for a new barn at the Grade II* listed Poston House.
- 1.2 The barn is Phase I of a developing restoration programme for the site, aiming to enhance the character and surroundings of the listed building.
- 1.3 The applicants require to construct the new building on site to accommodate a centralised [mini-district] heating system and ancillary plant, prior to returning the building in which plant and fuel are currently housed [building I] to something like its former simple elegance. This and later phases of work will form a Listed Building Consent application in due course, with full heritage justification.
- 1.4 Meanwhile, this modest application raises very few issues in planning terms, due its discrete location some distance from the listed buildings, shielded from any distant views by woodland and the buildings themselves.

2 Pre-application consultation

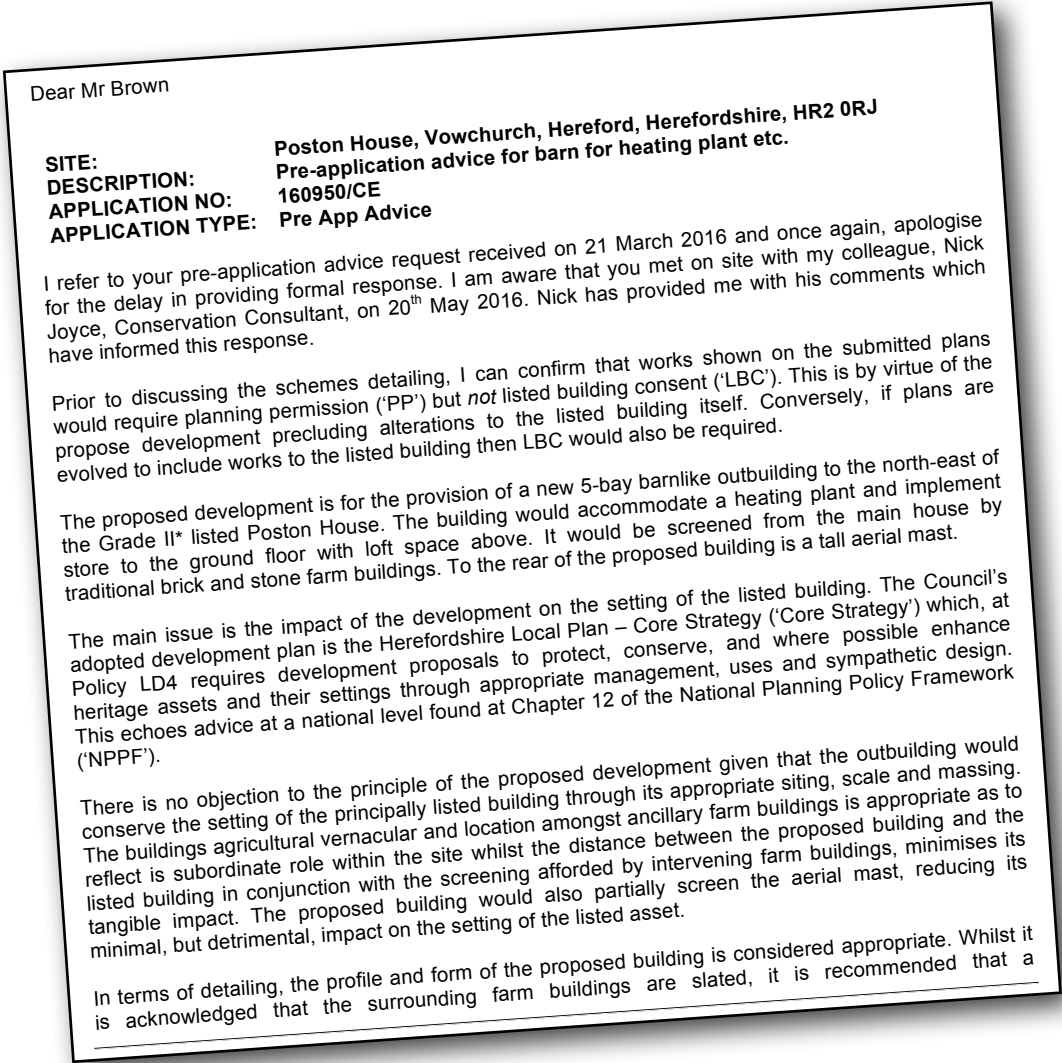
- 2.1 A pre-app submission was made in March 2016. This was substantially as the current application. Due to LPA staffing issues, a site meeting proved impossible during the following 2 months.
- 2.2 However, this meeting was undertaken on 20/06/16 with the LPA consultant conservation adviser. It was clear from that meeting that there were no substantive heritage issues, due to the siting and design of the proposed building. Future phases of work were referred to in this discussion, but not discussed in detail.
- 2.3 The substance of the pre-app advice arising from this process is reproduced opposite and overleaf. This raises no issue of principle objection to the proposal on heritage grounds.
- 2.4 However, the exercise flagged up the perceived need for an ecological survey to establish whether or not the development would impact the surrounding BAP priority habitat. This requirement may result from a mistaken belief that the site lies within, rather than adjacent to woodland. The OS data submitted at pre-app stage which perhaps confused this issue has now been corrected.

3 Response to Pre-app Advice - Design Changes

- 3.1 The pre-app advice suggested a number of amendments to the detailing of the building.

	Detailing Suggestions	Applicants' response
a	Stone slate to west roof facade	Declined - considered out of character with other buildings on site, which are generally slated with natural slate. Also, visually discordant to slate opposing slopes in different materials
b	External staircase to be less ranch-like	Accepted - vertical balustrading introduced on rugged oak staircase
c	Weatherboarding, rainwater goods etc to be detailed	Accepted - details include in dwg 200

fig.2 the pre-app advice



continued overleaf...

4 Response to Pre-app Advice -Ecological Impact

fig.2 the pre-app advice

- 4.1 In response to the pre-app advice, an ecological impact assessment was commissioned from Ecology Planning Ltd, and is included as part of this application.
- 4.2 This confirms the applicant team's view that the ecological impact of the development on the neighbouring woodland is likely to be minimal, but recommends standard mitigation procedures to ensure this remains the case.
- 4.3 These methodological mitigations will be undertaken as a matter of course.

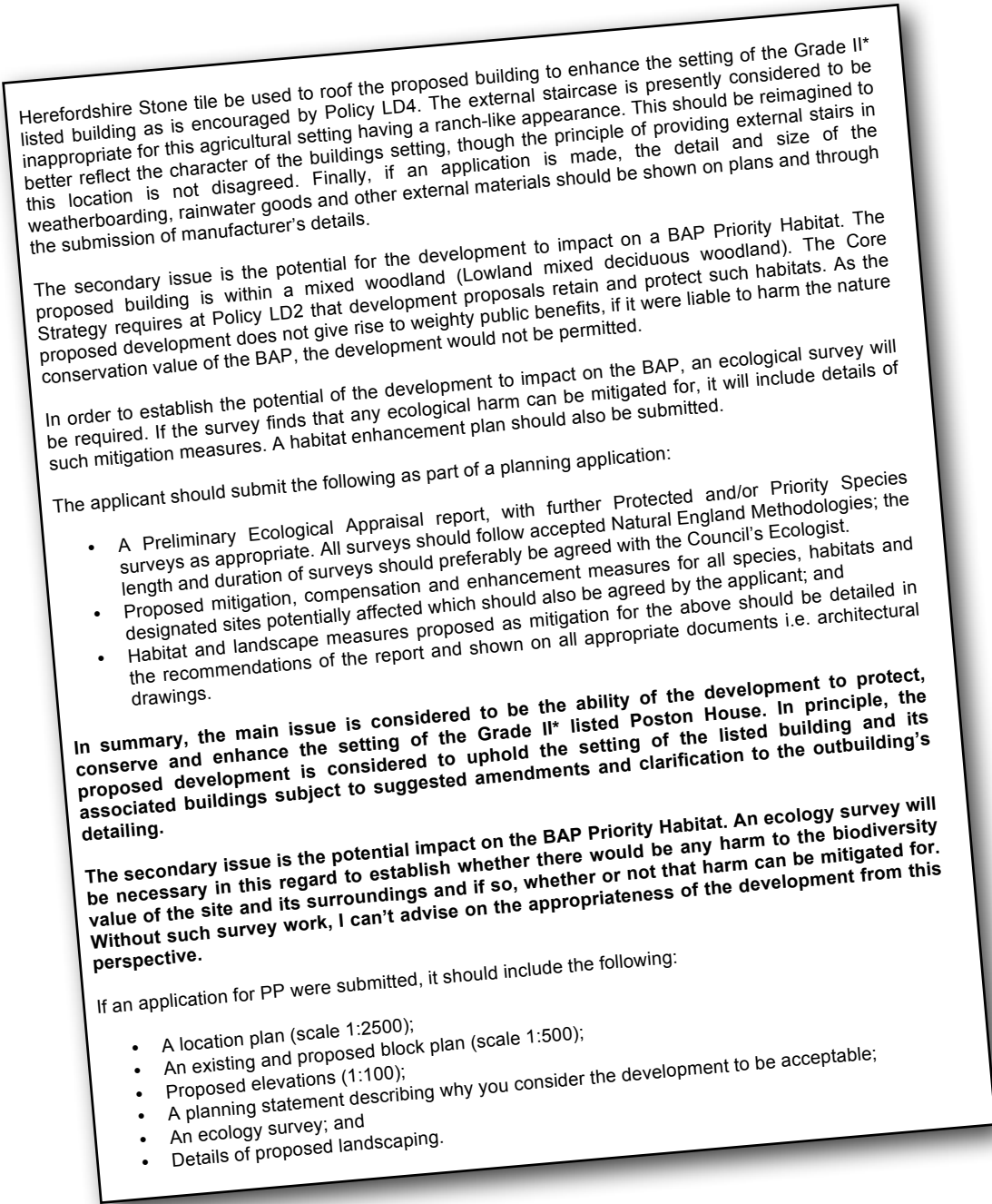
5 Summary

- 5.1 The pre-app advice is clearly supportive of the principle of the development.
- 5.2 It is understood that there may be further discussion on some aspects of the detailing, but this is expected to be on very minor and non-contentious matters.
- 5.3 Given the delays referred to above in the pre-app advice, it is to be hoped that the application can be approved in a timely manner.

6 Drawings Submitted

	existing	scale @ A3
	estate overview	n-t-s
001	location plan showing ownership boundary	5000
002	location plan showing application site	2500
005	existing site plan	200
	proposed	
105	proposed site plan	200
110	proposed floor plans	100
120	proposed elevations + section	100
200	proposed details	5

SB | 09.06.16





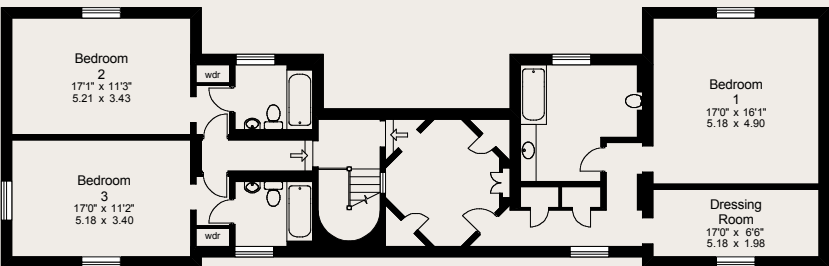
THE POSTON HOUSE ESTATE

VOWCHURCH | HEREFORD | HEREFORDSHIRE

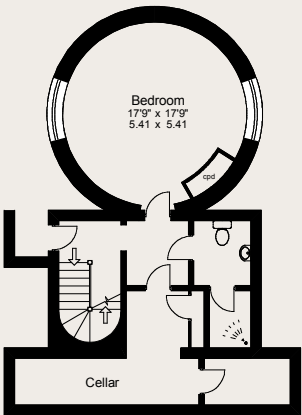
poston house | hr2 0rj | proposed restoration
phase 1 | new barn | planning application

poston house

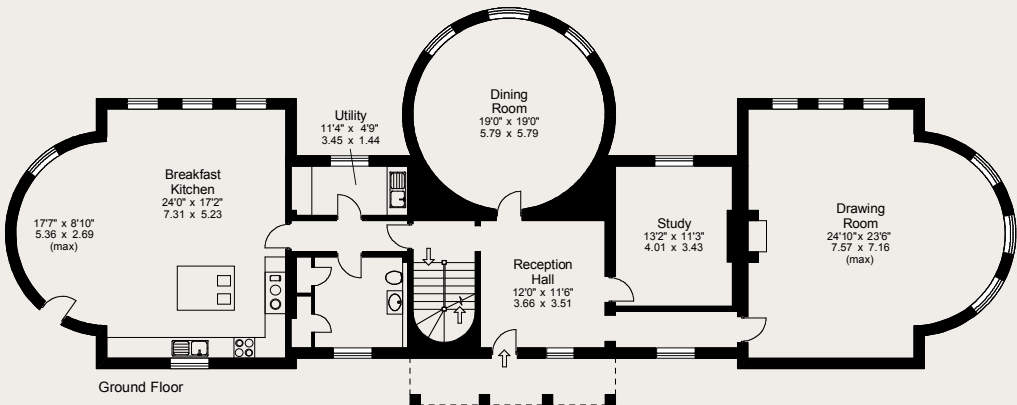
Poston House
Approx Gross Floor Area = 4227 Sq. Feet
= 391.8 Sq. Metres



First Floor



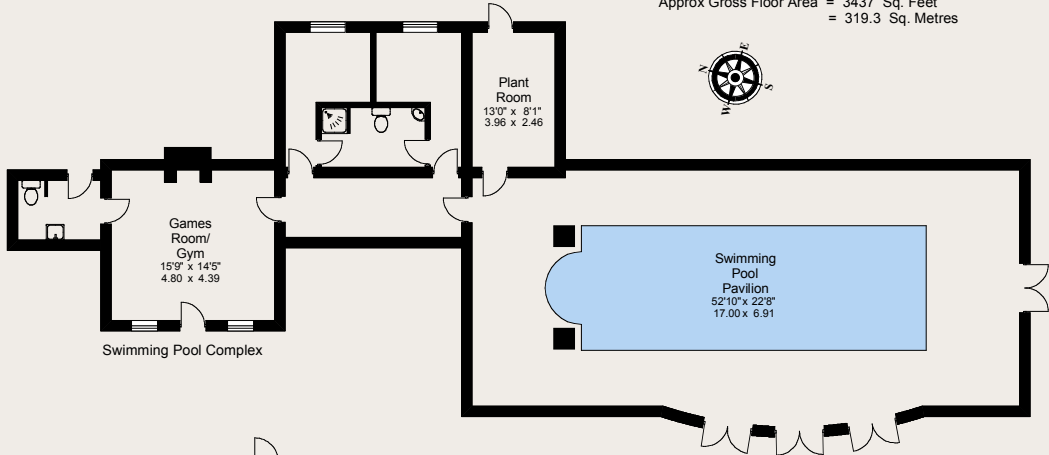
Lower Ground Floor



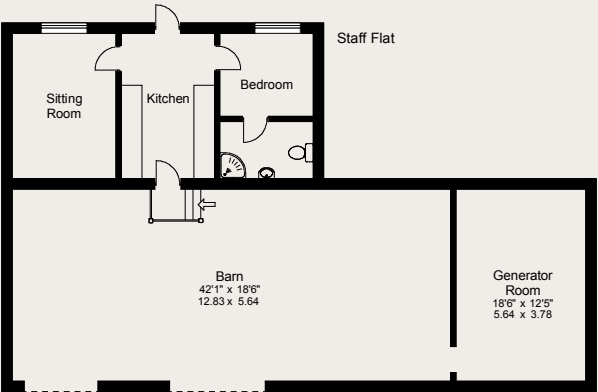
Ground Floor

For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com

Outbuildings
Approx Gross Floor Area = 3437 Sq. Feet
= 319.3 Sq. Metres



Swimming Pool Complex



Barn

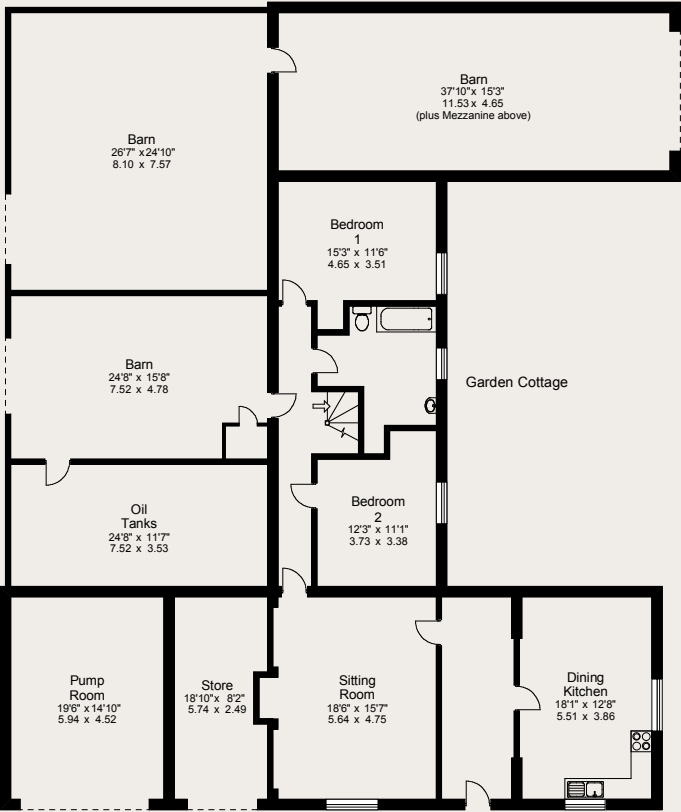
Generator Room
18'6" x 12'5"
5.64 x 3.78

building 2

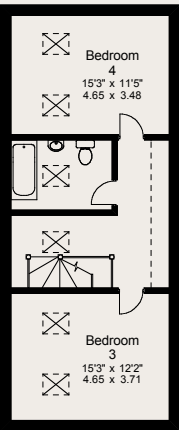
building 1

Outbuilding
Approx Gross Floor Area = 2450 Sq. Feet
= 227.6 Sq. Metres

Garden Cottage
Approx Gross Floor Area = 1920 Sq. Feet
= 178.3 Sq. Metres



Ground Floor

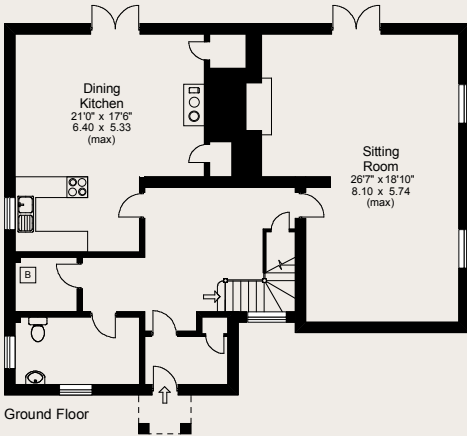


First Floor

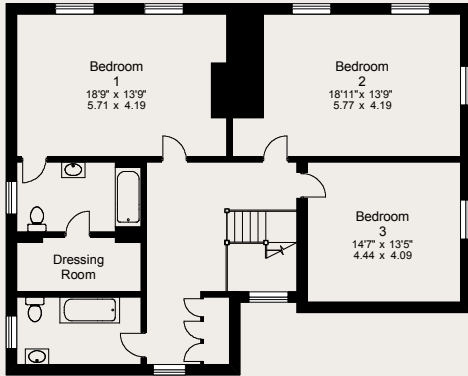
For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd - Tel : 0113 322 9204 - www.makingplans.com

building 3

Poston Lodge
Approx Gross Floor Area = 2604 Sq. Feet
= 241.4 Sq. Metres

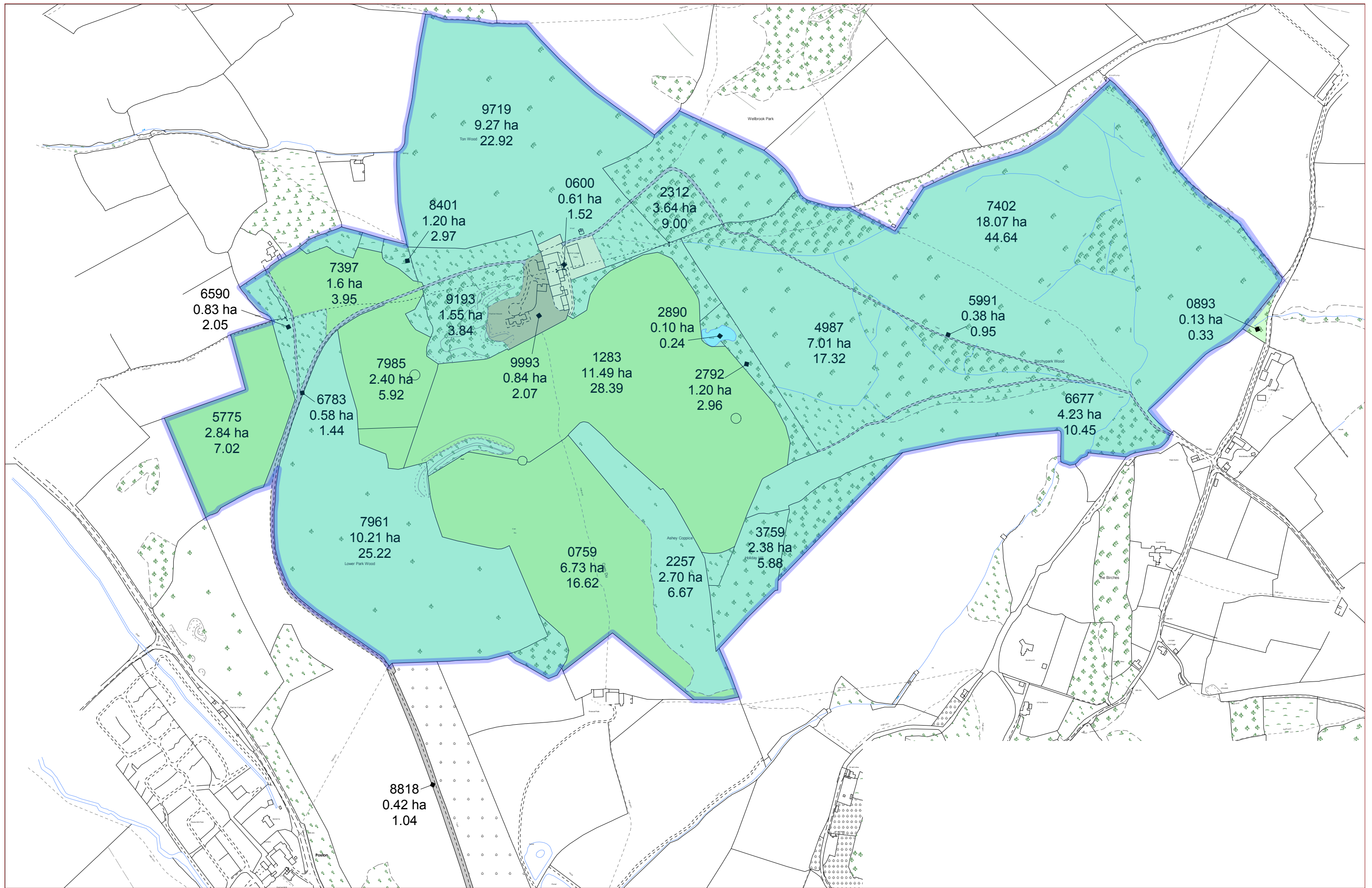


Ground Floor



First Floor

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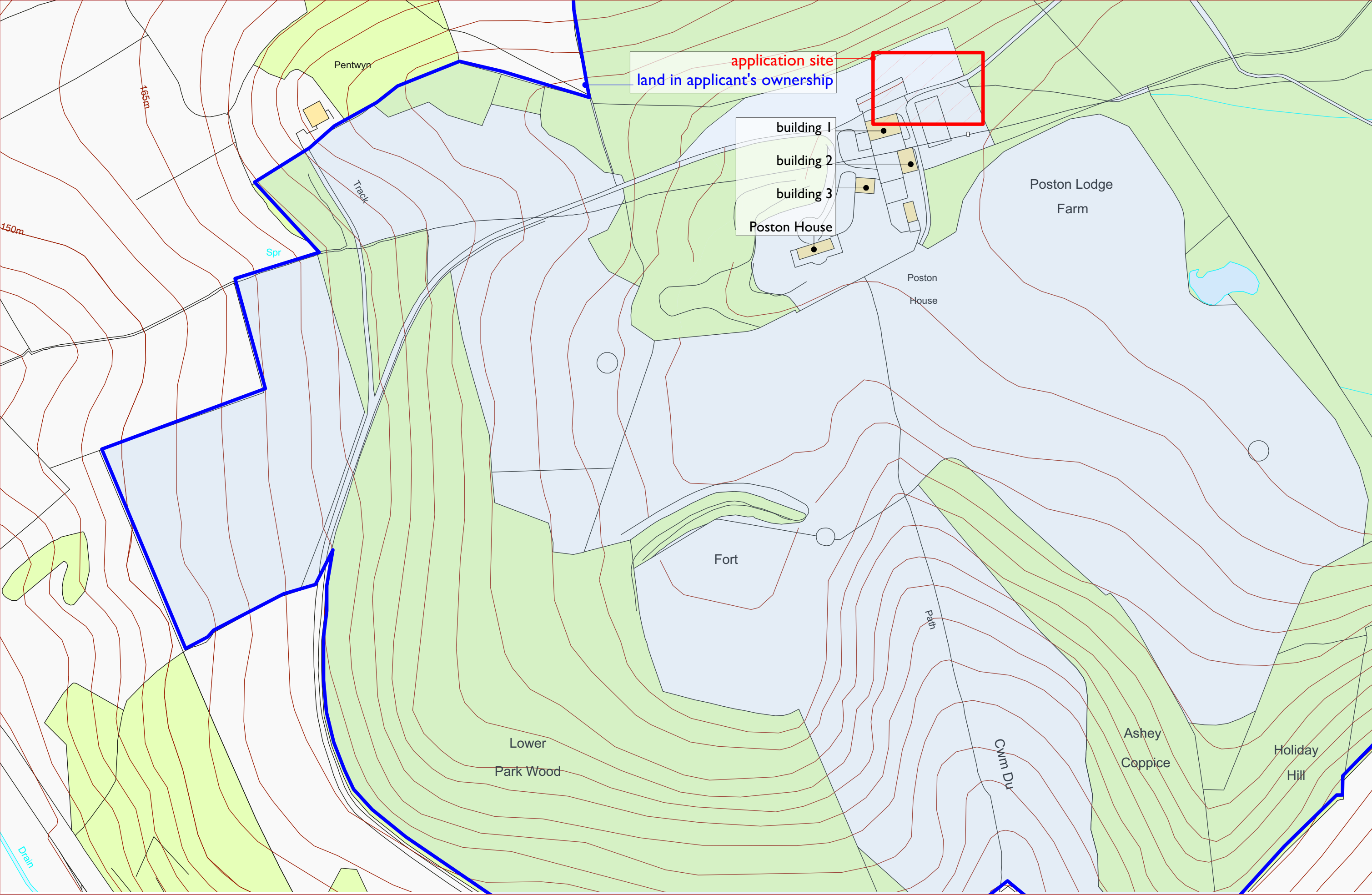
project: restoration phase I: new barn
address: poston house hr2 0rj
issue: 1516-002
scale: 1:2500 @ A1 | 1:5000 @ A3

planning drawings | existing location plan | dwg.001



Date: 9/6/16
Time: 10:57:38 am
File name: 1516.002.vwx

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project: restoration phase I: new barn
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issue: 1516-002
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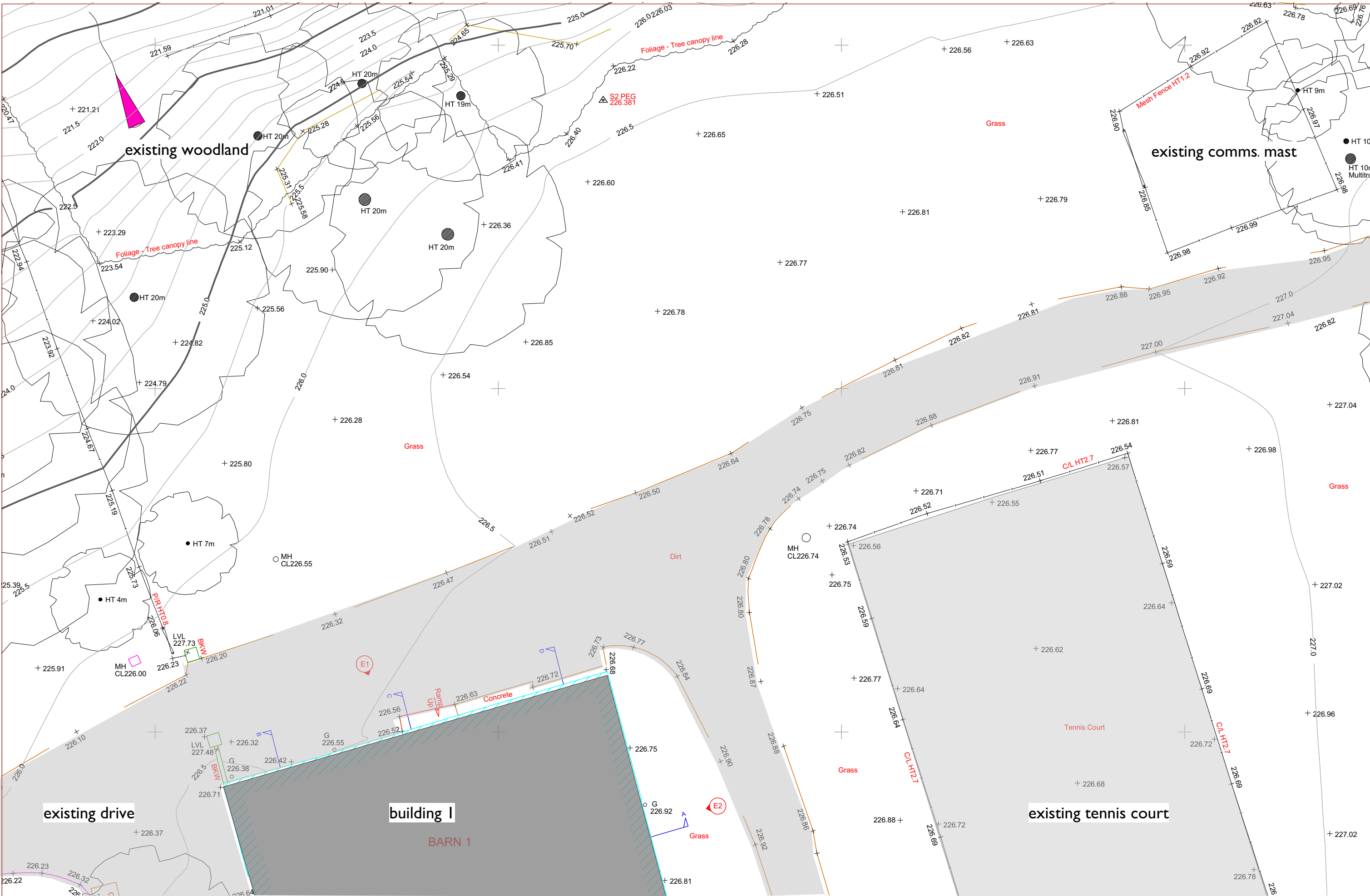
© copyright reserved | check all dimensions on site
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planning drawings | existing location plan | dwg.002

Date: 9/6/16
Time: 10:57:39 am
File name: 1516.002.vwx

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project: restoration phase I: new barn
address: poston house hr2 0rj
issue|scale: 1516-002 | 1:200 @ A3

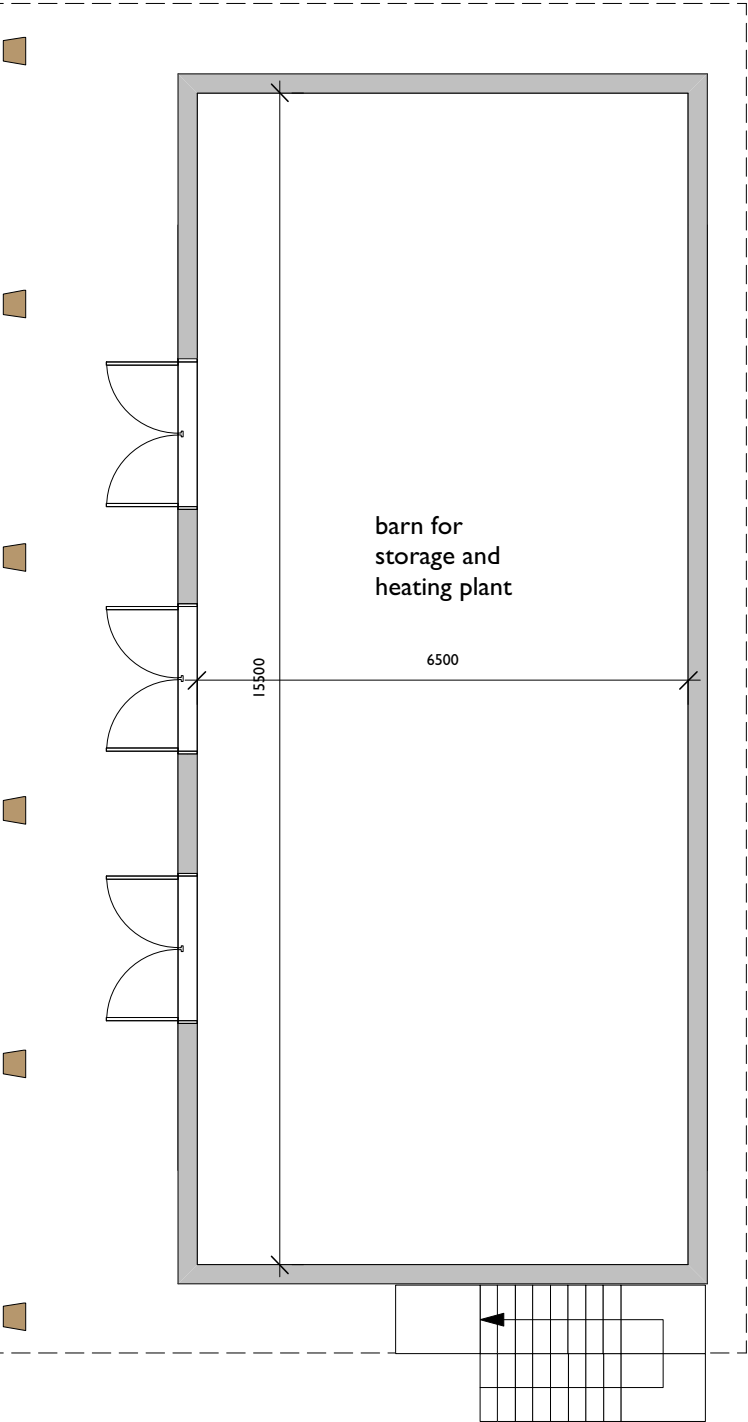


initial proposals | proposed site plan | dwg.105

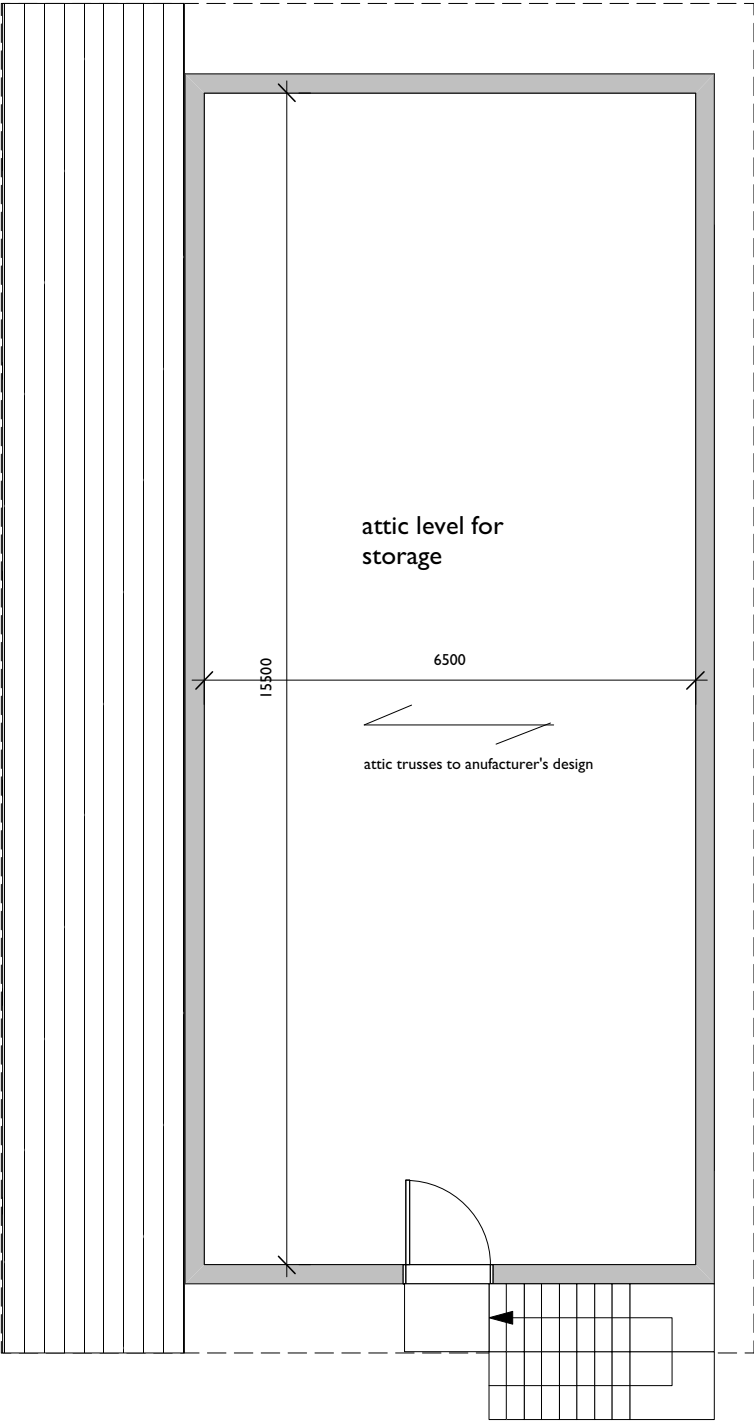
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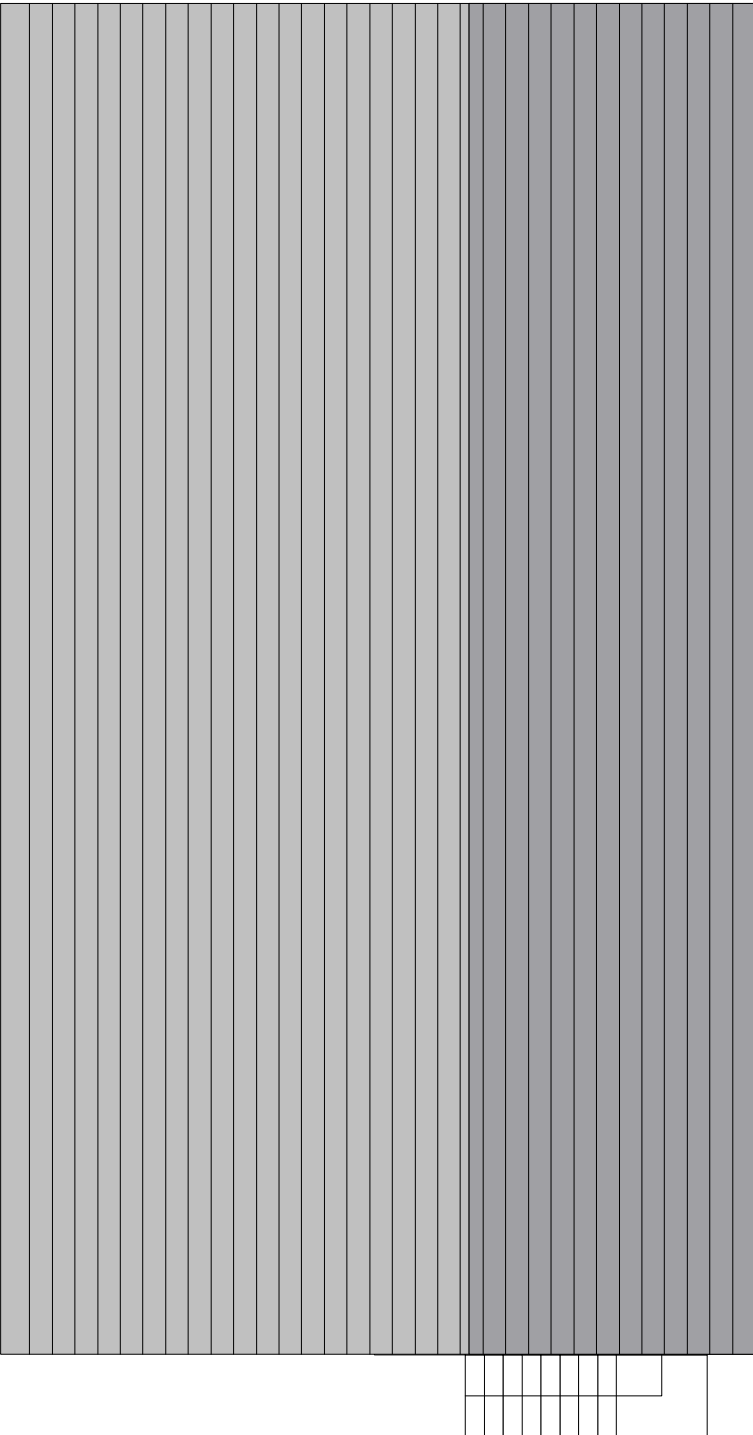
ground floor plan



first floor plan

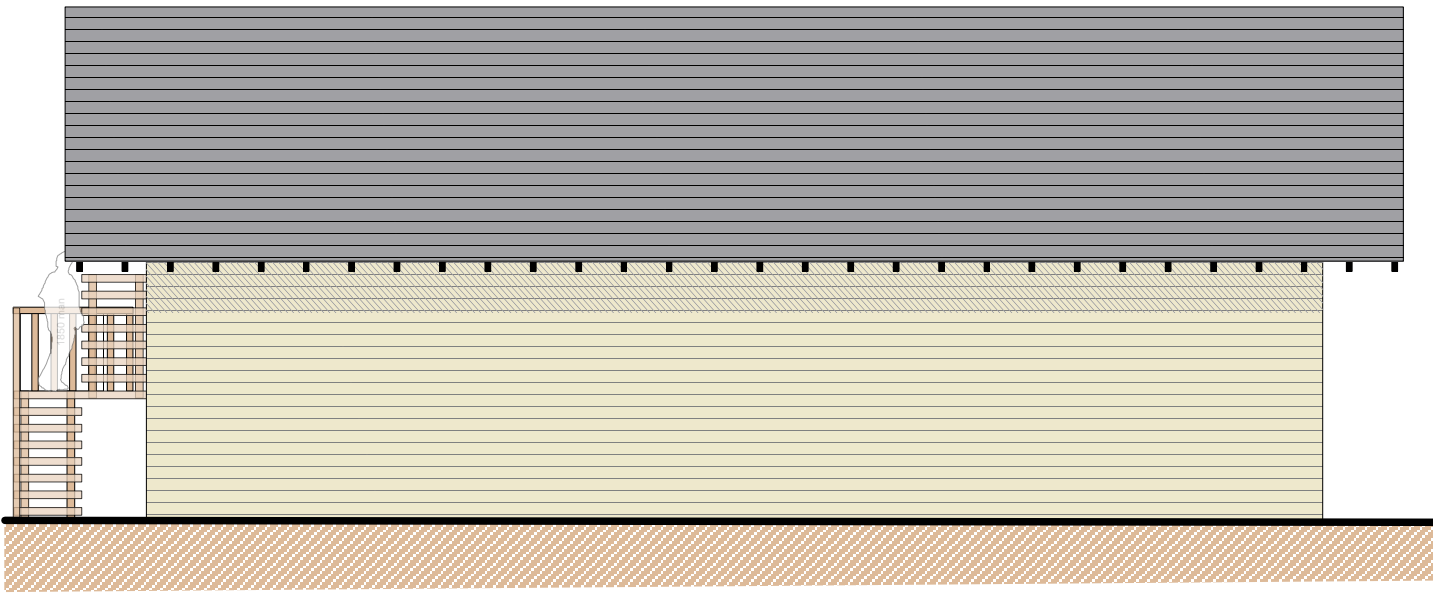
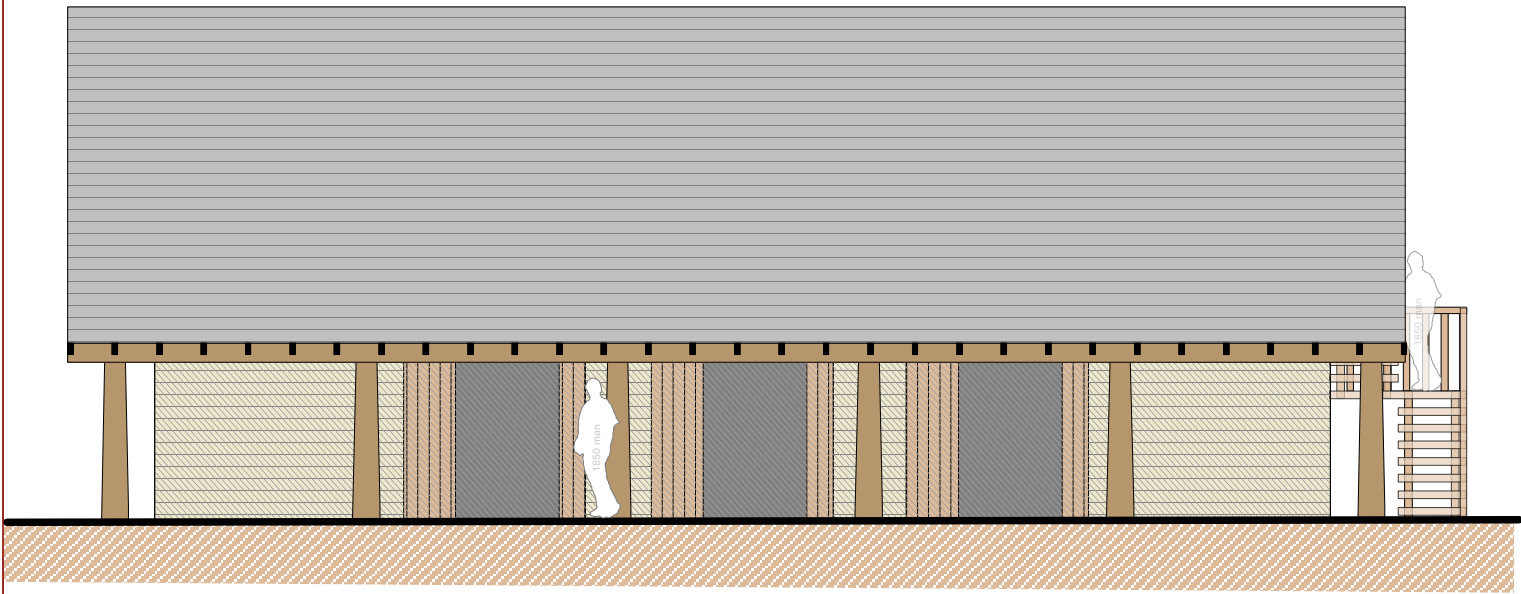


roof plan



front [west] elev

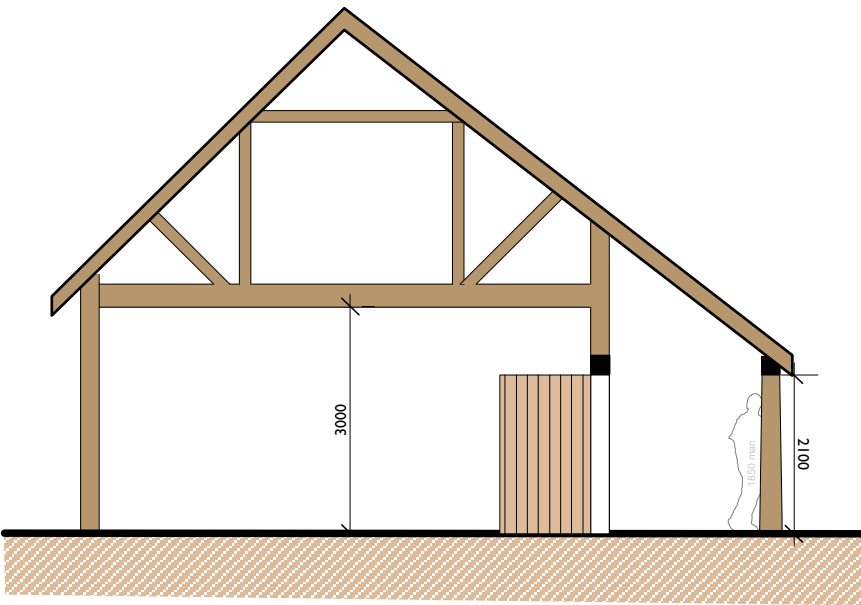
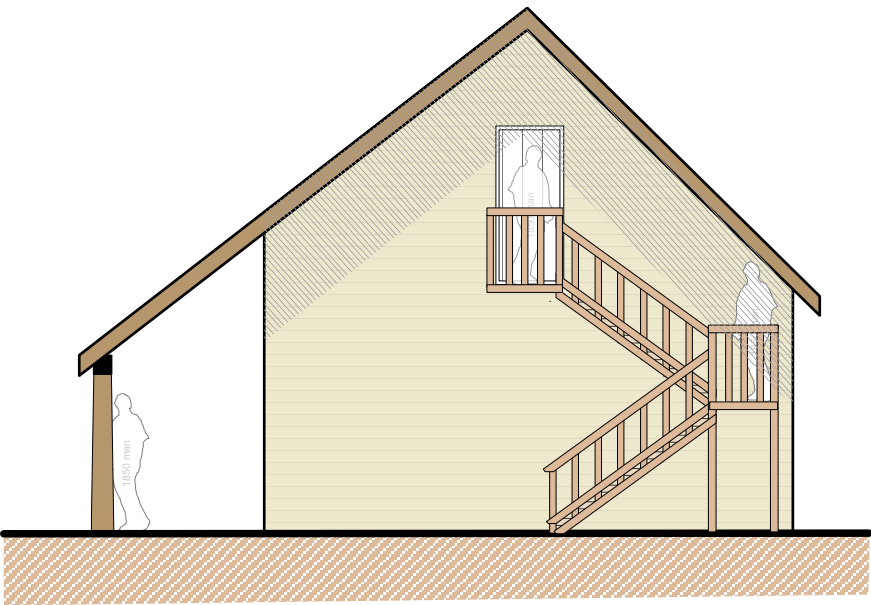
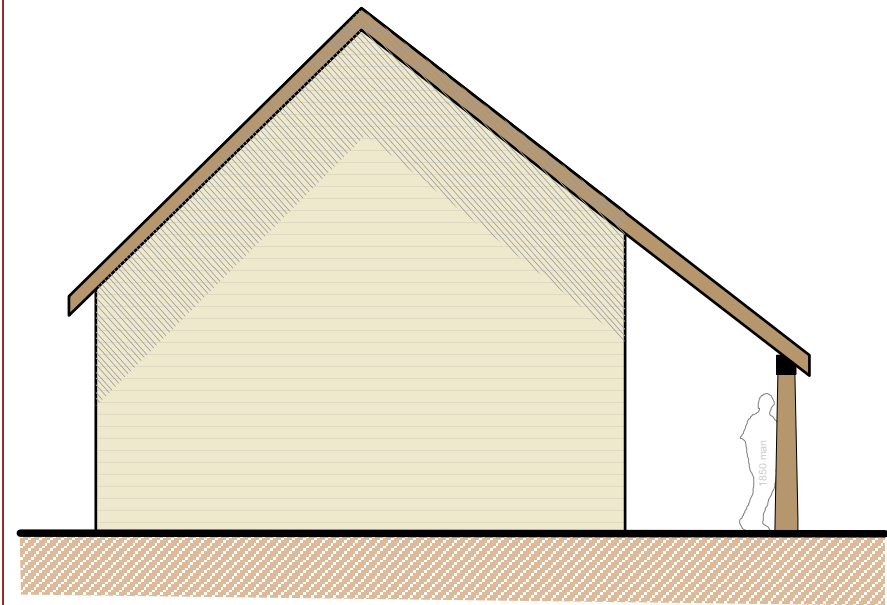
rear [east] elev



north elev

south elev

section



project: restoration phase I: new barn
address: poston house hr2 0rj
issue|scale: 1516-002 | 1:100 @ A3
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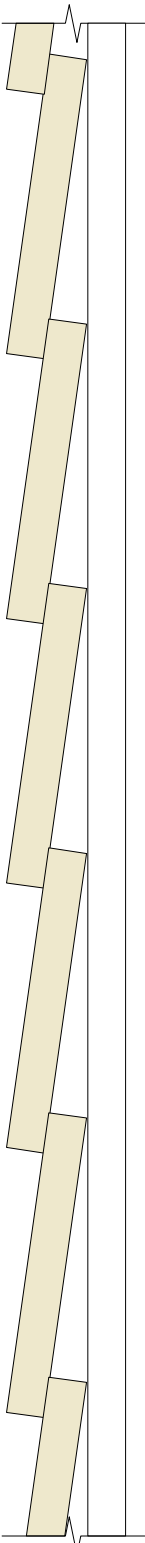
materials:
roof natural slate
walls green oak boarding on blockwork
arcade green oak
joinery oak

planning drawings | proposed elevations | dwg.120

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Time: 10:57:40 am
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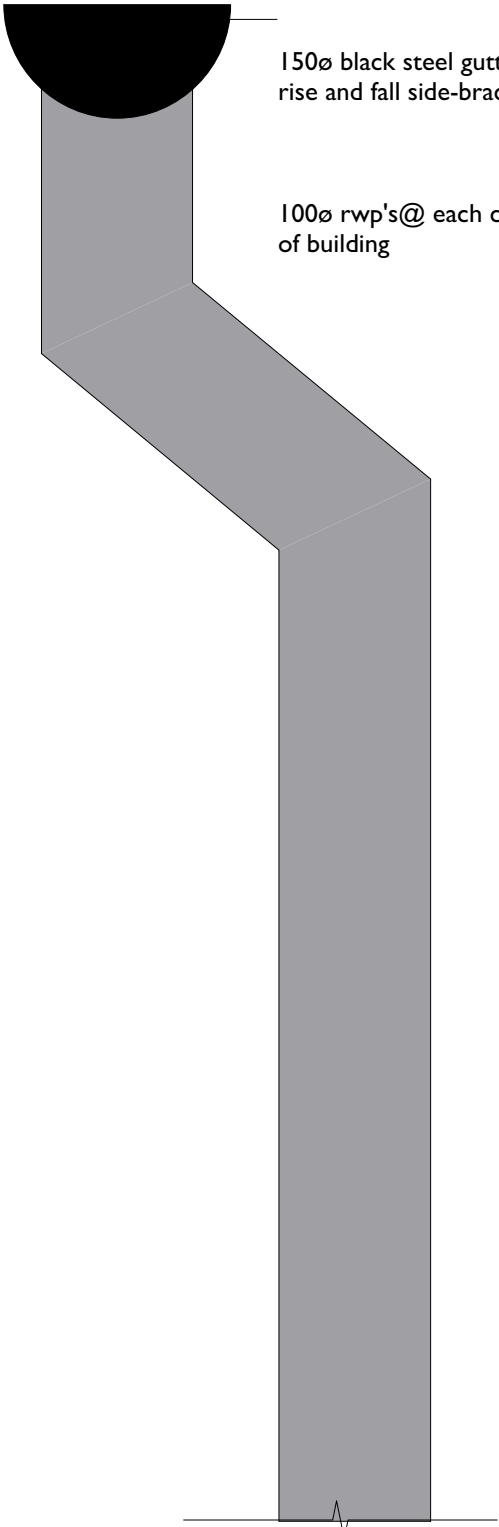
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weatherboarding



200x25 sawn oak boarding
lapped min.25 +
fixed with s/steel fixings to
50x25 treated sw vertical battens
over breather membrane on
blockwork walls [tbc]

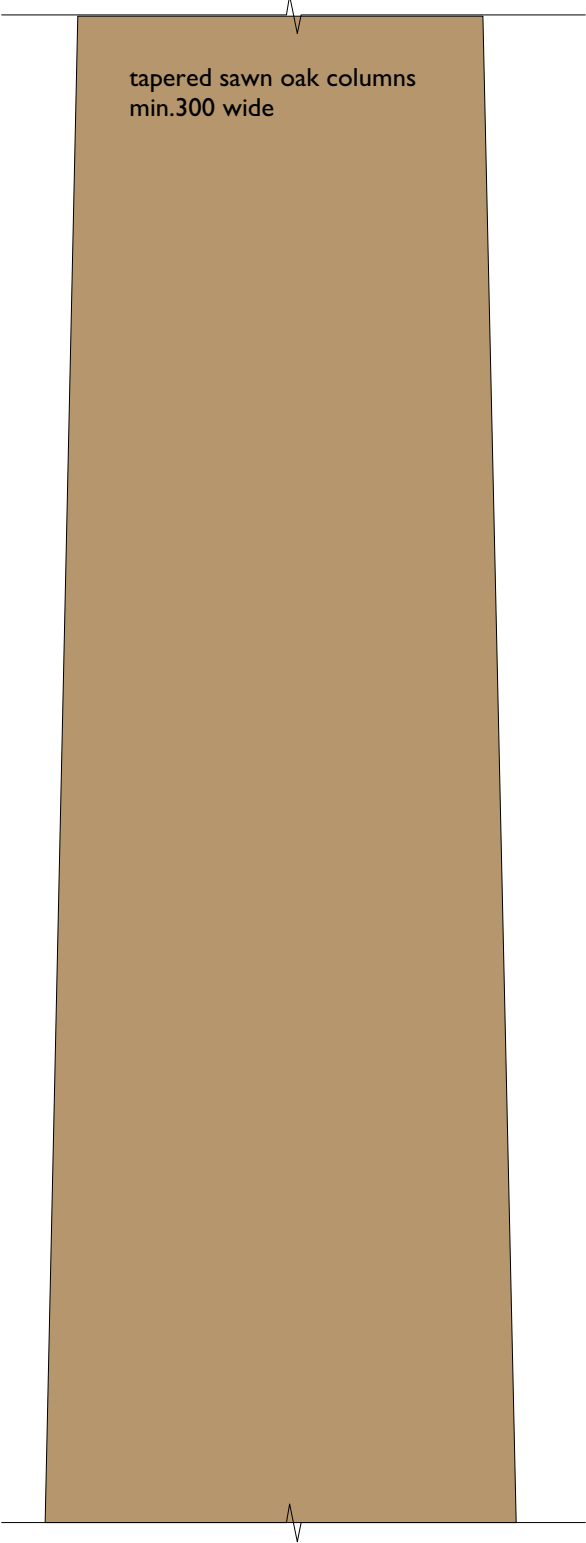
rainwater goods



150ø black steel gutter on
rise and fall side-brackets

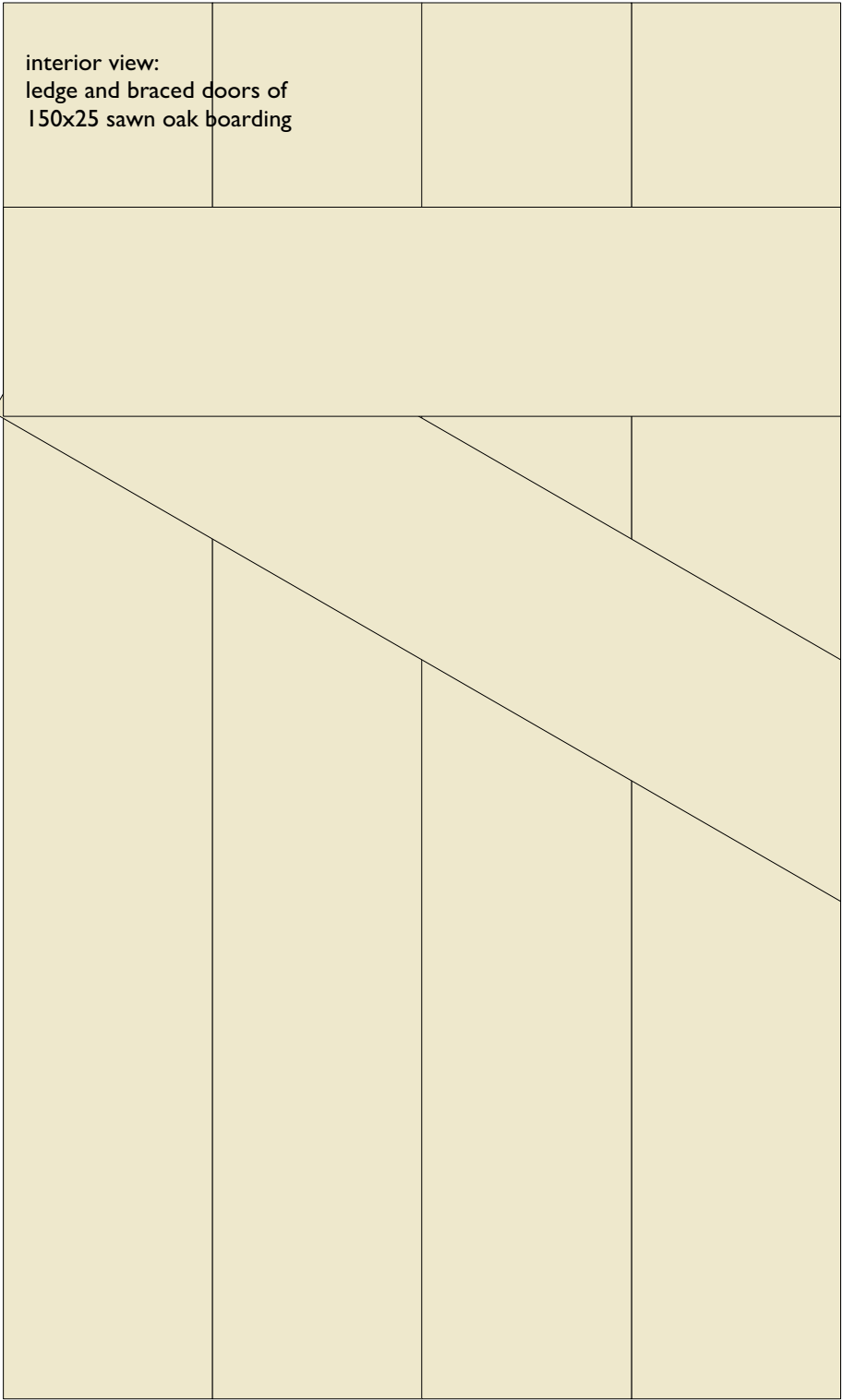
100ø rwp's @ each corner
of building

arcade columns



tapered sawn oak columns
min.300 wide

doors



interior view:
ledge and braced doors of
150x25 sawn oak boarding

project: restoration phase 1: new barn
address: poston house hr2 0rj
issue|scale: 1516-002 | 1:5 @ A3

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planning application | 09.06.16 | details | dwg.200

Date: 9/6/16
Time: 10:57:40 am
File name: 1516.002.vwx

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