

MIDDLE HUNT HOUSE FARM
Walterstone, Herefordshire HR2 0DY

Statement of Intent in respect of a planning application

Applicant Rupert Otten and Hanneke van der Werf

Introduction

The application concerns the change of use of an existing stone barn, the demolition of an existing modern farm buildings and the construction of a new single storey gallery and the replacement of an existing building by a new studio incorporating ancillary accommodation. In addition dual use of the land as sculpture park and agriculture is sought and the creation of off street parking for visitors.

Description of the Existing Buildings

The double height traditional barn is built in stone and roofed in stone tiles over oak beams and rafters. It is approximately 15.7 metres long by 6.1 metres wide. The barn has not been formally dated but is probably 17th century in origin. It is in poor condition at present and is redundant to current farm use.

It is in sound enough condition to be restored with most of the original timbers still in place. It is not a listed building nor are the buildings within its curtilage including the farmhouse. An application has already been made under the Countryside Stewardship Scheme for a grant to repair the outside fabric of the barn.

Two modern barns have been built against the south and west flanks of the building and these are to be removed to another site on the farm. This will greatly improve the visibility of the existing structure and restore it to its original appearance.

At right angles to the existing stone barn is a range of single story farm buildings incorporating an open "Dutch" barn and a workshop store. The Dutch barn is to be retained and part included in a new artist's studio. A new two story building is to replace the existing workshop to form the artist's studio with ancillary accommodation above for visiting artists and/or management.

New Business

The farm is not a viable unit being only 29 acres. It is the intention of the owners to open a sculpture park and gallery on the site. The existing barn is to be a reception centre and offices incorporating toilet facilities, a kitchen and a small display area. The new building will incorporate a large gallery space suitable for the display of sculpture and paintings.

As well as exhibiting sculpture indoors, sculpture will be displayed in the landscape. The area to the south of the single story range of buildings, currently an orchard area, has been designated as a formal garden.

Sculpture trails will continue into adjoining fields but these will remain in agricultural use being available for grazing and/or orchard or woodland.

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

Employment

It is intended that the sculpture park and gallery will be open to visitors from Easter until the end of September each year. Opening days and times have as yet not been determined.

The business will be managed by Rupert Otten and Hanneke van der Werf who are both professional gallery administrators. They currently run a gallery in London and will be moving their activities down to Middle Hunt House progressively over the next seven years as well as directing the development of this new venture.

As well as creating considerable local employment in the implementation of the scheme through building works, restoration of the traditional barn, hedge laying and coppicing, fencing, drainage works and path laying; long term employment will be created for two part time posts in the management of the park and in administrative duties. Park maintenance will generate additional long-term local employment.

Visitor numbers, disabled persons access and traffic

The sculpture park and gallery will not be aimed at a mass audience. It's intended clients are those who are seeking to buy works for their home or garden and want to see a range of contemporary works in situ. Occasional exhibitions of paintings and prints will be held mainly with a local interest. Any sales of works will help the artists who made the works and where possible local artists will be asked to participate in events at the gallery and in the park.

As part of the business plan, artists will be asked to install or make site specific works for the park. The planning application incorporates accommodation for such visiting artists.

It is not expected that visitor numbers will exceed more than 20 persons a day on average during the opening season. Higher numbers can be expected at private view openings of exhibitions and special events. Car parking has been provided for 9 cars and a disabled parking spot has been incorporated adjacent to the entrance to the reception area. Additional overflow parking is available in the farm yard when necessary.

The whole park has been designed with a view to encouraging disabled access with paths at tolerable gradients. Disabled persons toilet facilities are provided for in the scheme. It is anticipated that a battery powered buggy will be available so that disabled persons can fully enjoy the experience.

Environmental factors

The buildings and land are overlooked by the Brecon Beacon National Park and can be seen from Offa's Dyke path on the Black Mountains as well as from the public footpath that crosses the farm some 50 metres away from the barn and the public road also some 20 metres away.

The demolition of the modern farm buildings will improve the view of the stone barn and the new buildings have been designed to enhance the setting of the barn and farmhouse in the landscape. The existing field pattern will be preserved and boundary hedges, trees, streams and drains shall be restored and maintained.



Countryside Stewardship Scheme

The whole farm has been approved for Countryside stewardship scheme from 1 November 2003. Under the scheme all the boundaries will be restored over the next 8 years. This will create a haven for birds and small mammals

New areas of woodland and a pond are to be created. Approximately 20 of the 29 acres is also covered by a Grassland Management agreement. This ensures that the land is not overgrazed and that natural species are encouraged.

Work commenced on the hedgerow management in February 2004.

A copy of the Stewardship Agreement dated 3 October 2003 as amended 5 December 2003 is attached./

RJO 12/2/04

Middle Hunt House Farm
Walterstone
Hereford HR2 0DY
01873 860 359

London, 19 May 2004

Re: application number DCSW2004/1155/F

Dear Angela Tyler,

Our architect Mick Crowley told me today that there have been some objections/queries regarding our planning application. In answer to those we would like to supply you with the following information:

The land belonging to Middle Hunt House Farm comprises 30 acres. The majority of the site is managed under the Countryside Stewardship Scheme. Approximately 13 acres will be used for the display of sculpture. The rest is retained in agricultural use for grazing with sheep and haymaking.

Directly behind the barn there will be a formal garden of approximately 1 acre, where about 6 sculptures will be on display. These will be small in scale, not higher than about 1 meter. The field adjacent to this garden is 1.6 acres and we envisage placing another 5/6 sculptures there of slightly larger scale. These will be in tune with the surroundings. As the existing planting of trees and hedgerows give an intimate atmosphere to this field, we do not envisage the sculptures to be larger than 2 meters in height.

In the remaining 10 acres or so we envisage placing another 5/6 larger works, all placed within a natural setting, specifically made for the site. In order for artists to qualify for this, materials and colours used will have to be in tune with the natural setting. I have marked on the attached plan where we envisage sculptures to be placed. Again, in order to be in scale with the site, I do not envisage the works to exceed a height of 3 meters.

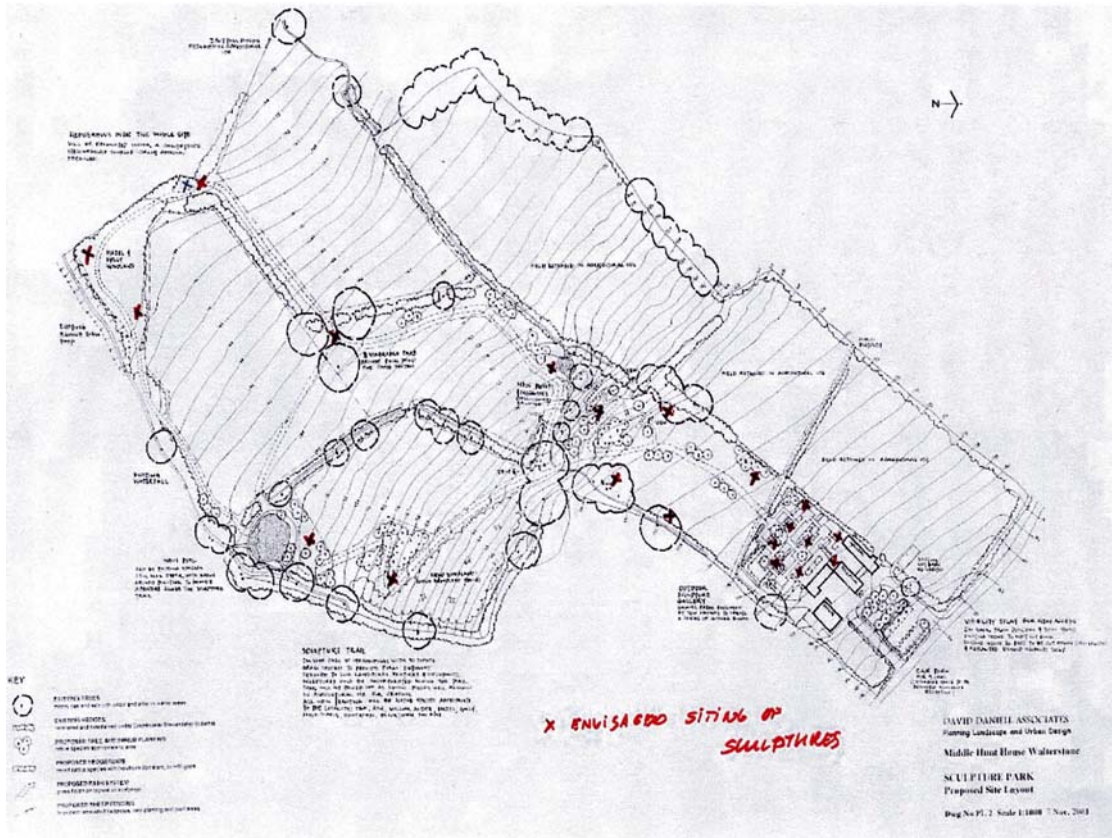
As a result of the above described policy, works will only be visible if one visits the garden and purposefully looks out for the sculptures. To give a better idea of scale and types of materials used, I have attached a number of photographs. Obviously these are not of the works that will be displayed, as this has not been determined and will change from year to year, but of works of similar character. Considering that we do not expect there will be more than about 20 works on display on a 13 acre site and the materials and colours used I do not intend the display of sculpture to infringe on the surroundings.

In understand there is also concern about the increase of traffic with the opening of the park. As we intend to open only part of the year, from Easter – mid-October and during this time only for 3 days a week, we do not envisage a large increase in traffic. The rest of the time we will be open by appointment only. In case of a special occasion like a private view, we have overflow parking in the farmyard for another 15 cars and if more is required we can overflow into the field adjacent to and accessible from the car park. We will certainly not generate more traffic than we would have done if we would have intensively farmed the land and considering the type of traffic it will certainly be less obtrusive.

I trust this is of help, but please do not hesitate to contact me or Rupert Otten if you feel you need more information. We will be happy to talk to anyone who has concerns and explain to them in person what it is we are wanting to do and what impact it might have on their enjoyment of their environment, as we aim not to infringe on anybody.

Yours sincerely,

Hanneke van der Werf
Rupert Otten



- KEY**
- EXISTING TREES
Trees are to be retained and preserved in situ.
 - PROPOSED TREES
Trees to be planted in the landscape to enhance the site.
 - PROPOSED STRUCTURES
Structures to be built in accordance with the site plan.
 - PROPOSED PAVING
Paving to be laid in the areas indicated on the plan.
 - PROPOSED SITE BOUNDARIES
Boundaries to be established in accordance with the site plan.

SCAPE PLAN
 The site plan is designed to provide a high quality environment for the site. It includes a detailed landscape plan, a site plan, and a site plan. The site plan is designed to provide a high quality environment for the site. It includes a detailed landscape plan, a site plan, and a site plan.

X ENVISAGED SITING OF SULLPTURES

DAVID DASHILL ASSOCIATES
 Planning Landscape and Urban Design
 Middle Hunt Home Watershed
 SULLPTURE PARK
 Proposed Site Layout
 Draw No. PL-2 Scale 1:1000 7 Nov. 2013