

## DESIGN, ACCESS AND HERITAGE STATEMENT

FOR



### CONVERSION OF INTEGRAL GARAGING INTO HABITABLE ACCOMMODATION, EXTERNAL ALTERATIONS AND ERECTION OF TWO BAY CART LODGE AND STORE AT

LONG BARN  
MARKSHALL LANE  
NORWICH  
NR14 8QP

ON BEHALF OF  
MR & MRS D BALDWIN

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**INTRODUCTION:**

This Design Access & Heritage Statement has been prepared on behalf of our clients who wish to apply for Planning Consent for conversion of existing integral garage to habitable accommodation, external alterations and the erection of a new cart lodge.

**SITE ASSESSMENT:**

Long Barn is a barn originally constructed around 1730 to serve Markshall Farm and forms part of a complex of barns listed as having architectural or historic interest for its group value. The barn is within the original curtilage of Markshall Farmhouse which is a grade II listed building. However it is not in a conservation area.

Markshall Farmhouse is situated near the River Tas in Caistor St Edmund, south of the Norwich southern bypass.

Long Barn comprises of a white painted traditional red brick building under a red clay pantiled roof and was converted to a residential dwelling about 8 years ago by the current applicant.

**PROPOSAL:**

The property currently has an integral garage, and the occupiers would like to enhance their residential amenity by creating a master bedroom on the first floor and an additional reception room on the ground floor which will lend itself to quiet relaxation area away from the main living space that encompasses the Kitchen and Dining Areas. The application also includes for the insertion of Velux roof lights on the north east elevation and a flue for a proposed wood burner.

In addition, the application includes for a cart lodge to the front of the barn which will replace the current garaging. Historically there have been buildings sited to the north of the current property as indicated below.



**AMOUNT:**

As the site is existing there will be minimal increased demand on services. The site benefits from infrastructure and established facilities etc thereby minimising the demand for new resources, helping to maintain a sustainable environment.

**DESIGN:**

The development has been designed to create minimal impact to the environment and utilises a mixture of traditional materials which have been designed to complement the existing structure. Grey painted timber frames are proposed to match the existing colour of the current garage door opening. Red clay bricks are proposed to the plinth of the cart lodge with stained timber weatherboarding above under a red clay pantile roof to create a sympathetic appearance against the elevations of the existing structure.

**SCALE:**

The scale of the development has been designed to complement the existing character of the locality. openings and materials such as they are, to be of a size, appearance, and colour to match the existing.

**LANDSCAPING:**

The landscaping will be fundamentally retained as existing with 4no young trees to be transplanted to the rear of the garage.

**CONCLUSION:**

Taking into consideration the above we believe the development accords with the Local Authority's development criteria and should be supported in this instance.