

---

17 Hall Staithe, Fakenham, Norfolk. NR21 9BW. Tel & Fax. 01328 855507 mobile 07769720004

### **Design and access statement**

#### **Project**

The application is for the conversion and extension of an existing brick and pantile outbuilding into a residential annexe to Hamilton House, Gayton,

#### **Location**

Hamilton House is situated in the village of Gayton to the South of Lynn Road B1145. The outbuilding which it is proposed to convert is to the rear of the main house on the southern edge of the curtilage.

#### **The Site and Buildings**

Hamilton House was built in the 1890s with a butchers shop attached. It had a bullock yard and other sundry sheds at the bottom of the property.

In 1901, the deeds also show two dwellings attached to the outbuilding to the rear.

In the 1970s a butchers shop was built next door to Hamilton House and this made the original shop defunct. The shop and yard ceased to be used.

The old butcher's shop was converted in 2000/2001 into a one-bedroom self-contained apartment for letting purposes. It then took on the address of 'The Old Shop'. This has a separate council tax & electricity supply and shares a water supply with Hamilton House.

As can be seen in the top right of the photograph below, the outbuilding previously had further single storey buildings connected to it.



## **Proposal**

It is proposed to convert and extend the brick and pantile outbuilding at the bottom of the garden for the applicant's to live in whilst the main house would be lived in by their son and his family. It is proposed to reincorporate the part of the house which was converted into an apartment in 2001 with the main house. Essentially one annexe with its associated parking etc. would be removed to be replaced by a new, more useable one at the bottom of the garden.

## **Design**

Scale: As existing. No proposed changes in the overall size of the existing barn whilst the new extension is subservient in height and scale to the existing building.

Layout: Living spaces would be arranged to open onto garden areas, and to take advantage of the views out.

Landscaping: The intention is to leave the boundary treatment pretty much as existing. A new close boarded fence will be erected to the rear of the annexe. The driveway will remain as gravel.

## **Access**

Part of the reason for creating the annexe is to provide a more accessible building which will be more user friendly as the applicant's get older.

Inclusive Access: A paved area will provide wheelchair friendly access from the parking area to the main entrance door. Accessible thresholds to new external doors in compliance with Building Regulations Document M.

## **Structure**

The condition of the existing building is such that there would be no problem in its retention and upgrading to a residential property.