

Design & Access Statement:

1 Rose Cottage, Darrow Green Road, DENTON, Norfolk, IP26 0BA



Photograph 1: Photograph of the existing building taken from the south

Project:

1 Rose Cottage, Darrow Green Road, DENTON, Norfolk, IP20 0BA

The project is to convert the existing outbuilding to form holiday accommodation.

Existing Site:

1 Rose Cottage is located at the eastern end of Darrow Green Road and is close to the junction with Norwich Road. The cottage is semi-detached and lies on the northern side of the highway. The site occupies an overall area of approximately 349m² (0.035 Ha).

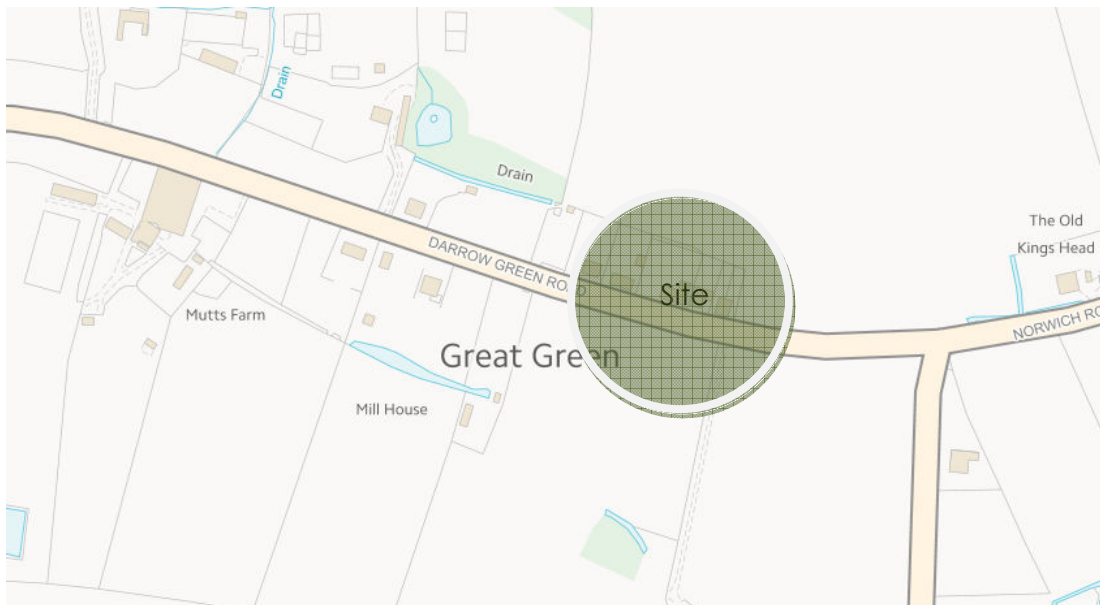
The cottage is positioned towards the front of the site with parking for three cars adjacent to the highway.

There are two timber outbuildings in the rear garden.

The subject building is currently used for domestic storage/workshop and is structurally sound.



Photograph 2: Aerial view showing the site (Image courtesy of Google)



Map 1: Flood risk data taken from Environment Agency Map

The proposed site is in Flood Zone 1 – low probability of flooding.

Consultation:

The applicant contacted South Norfolk planning department to discuss the possibility of converting the outbuilding. The applicant also contacted CNC Building Control for advice and were advised on the requirements of particular interest that would need to be addressed with the existing building.

The applicants have approached local letting agents to investigate the need for accommodation of this type and have been informed that there is a high demand locally for lettings.

Use:

The proposal is to convert the existing timber building, and provide a modest extension of the structure, to provide holiday letting accommodation for up to two people. Lettings will be to a maximum of six weeks in any one term.

Amount:

The existing building has a footprint of approximately 18.4m² and is arranged as a single open plan space.

It is proposed to extend the building by approximately 6.1m², to the south, to improve the floor area and divide the space into defined areas.

A timber shed to the north of the building will be removed or relocated.

Layout:

The existing building is located to the north of the main house and along the western boundary.

Pedestrian access will be provided to the west of the main house leading from the gravelled driveway/parking area.

The proposal is to arrange the accommodation with the living space to the rear (north) and with a small patio/outdoor seating area in front of the main entrance doors on the northern gable.

Internally, the living space will contain the kitchen area and will lead through to the bedroom space. A small shower room will be formed within the extended part to the south.

Scale:

The footprint of the existing building will be extended by approximately one third to provide an overall footprint of approximately 24.5m². The internal floor area will be approximately 21.3m²

Internally, the space formed will provide accommodation for a single person or couple.

The overall height will be increased slightly to allow the installation of insulation above the rafters and install profiled metal sheeting to finish. It is estimated this increase will be in the region of 150mm.

Appearance:

The existing outbuilding is currently clad in horizontally fixed timber boarding and finished with a stain. The roof is finished with bituminous felt.

It is proposed to retain the timber cladding to the north, south and east elevations and refinish with a suitable stain/treatment. The cladding to the west elevation, along the western boundary, may need to be upgraded to Class 'O' at the request of Building Control, to address the proximity to the boundary and fire protection. Any cladding will be match as close as possible to the existing timber boarding.

The existing roof covering will be removed and insulation added to the upper surface of the sarking boarding. Tile form roof sheeting will be installed and finished in copper brown.

Insulation of the floor and walls will be undertaken from within the structure.



Photograph 3: Photograph of existing outbuildings taken from the north

Services:

Surface water drainage will be to a new soakaway (subject to agreement with Building Control).

Foul water will be directed to the existing PTP tank system at the rear of the site.

Heating and hot water provision will be electric.

External Works/Access:

The existing driveway provides space for three private cars. One space will be marked for use exclusive to the proposed holiday accommodation.

Access to the holiday accommodation will be along the western boundary of the site using the current route to the rear. Additional paving will be provided alongside of the building to provide access into the building at the rear.

A small paved patio/seating area will be formed to the rear of the building in front of the access doors.

Sustainability:

Where possible, sustainable materials and services are to be used and locally sourced.



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