

Design and Access Statement, with Heritage Statement

for: **Change of Use of previously approved Residential Annex Accommodation on site to Class E(b) Use as a small Café and Takeaway Establishment**

at: **'Sunnyside', 23-25, The Street, Morston, Norfolk NR25 7AA**

Introduction

This application is submitted on behalf of the Applicant, Mrs. J. Temple of Temple Seal Trips, and proposes a Full Planning Application, with Listed Building Consent, for a Change of Use of a previously approved Annex conversion of an existing Outbuilding to an E9b) Use as a small Café and Takeaway premises, promoting a small rural commercial opportunity to support local tourism.

The previously approved details for conversion of the detached Outbuilding to a residential annex were confirmed via the following applications Planning application ref: PF/18/0476 and Listed Building Consent ref: LA/18/0477

The principle of conversion of the Outbuilding in this way was established via the above planning and Listed Building Consent decision which also included for installation of an outdoor swimming pool, which has been completed within the 3 year time frame required. It is believed that, because of this part of the works being started (and completed) that the permission for conversion works previously approved are extant.

The Site

The application site is identified on the submitted Drawings and Site Location Plan. It forms part of an overall site owned by the Applicant. The highlighted application site area (outlined in **RED** on the submitted Site Plans) is used mostly by the applicant as part of the existing residential dwelling. The rest of the site, edged in **BLUE** is used in connection with a long-established and ongoing business, offering Seal Trips to the Public at Morston Quay. This land comprises of land and buildings used in connection with the land.

Please note that part of the site edged in **RED**, forming the 'application site' provides potential off-highway/access road parking for potential customers if not able to access the site on foot from the village, or quay. This part of the area is also a through access to the business part of the site, delineated by existing fencing from the residential part of the site ownership.

The main residential property on the overall site comprises of Nos. 23 – 29, The Street in Morston. No. 27 – highlighted on the submitted Drawings - is a Grade II Listed Building, and therefore a Listed Building Consent has also been sought for the works, as the Application Site lies within the curtilage of a Listed Building.

Proposal

The Application is submitted to seek both Planning permission and Listed Building Consent for the following:

Implementing the conversion of the detached outbuilding, but changing the use from a previously approved use as a residential annex, and proposing an E(b) use to use the space created as a small café/takeaway business, offering teas, coffees, sandwiches and other, similar, food and drink to tourists.

The applicant, who owns and runs the long-established Seal Trip business, has identified that many patrons of the business are unable to easily purchase simple café-type food and drink in this part of the village, and the intention is to aim business towards those patrons of the Seal Trip business, and other patrons within the village, to supplement the existing Seal Trip/tourism business in the medium to long term, and provide a small source of additional income to help continue the business in the time after Covid-19, and maximising potential UK-based tourism opportunity.

The proposal seeks conversion of the Outbuilding in a form that is of the same type, size, scale and visual appearance as that previously approved. It also includes allocating a small area to the south of the garden, adjacent the outbuilding, for seating. This is located at the furthest part of the garden away from the main, Listed, dwelling and will be suitably screened by appropriate delineation (e.g., close boarded fencing, or similar, so as not to significantly impact the enjoyment of the main garden area by the applicant)

Aims

The aim of the proposal as submitted is to bring the existing Outbuilding into use via the conversion (the principle of which was previously approved) and use the opportunity to support the existing main tourism business with a modest use as a small café/takeaway establishment. Provision of a small on-site seating area is included, together with an area for potential parking for the occasional customer, as required.

It is envisaged that most patrons of the proposed café/takeaway business on site will access it on foot from the village, or the quay, in line with those using the Seal Trip business, but small allocation of parking is provided, as indicated on the submitted plans, to ensure any traffic can park off-street and off-access road to the quay, promoting free flow of vehicle and pedestrian traffic through to the quay.

Use

The proposed outbuilding, proposed for the conversion of change of use, will provide a small food preparation and serving areas for customers. There is included a small WC facility and store area.

There is a dedicated 'through route' system for customers, with a single entrance and separate exit door to promote single-flow foot traffic through the building.

The building, and small allocated external area, will be used as a small café/takeaway business, with allocated seating area for those that require it. This area is separate from the private garden area associated with the main property on site.

Amount

The Amount of development is shown clearly, and fully dimensioned, on the submitted Drawings. The Outbuilding conversion is within the existing footprint, and can be converted using sympathetic methods of waterproofing and lining to allow existing masonry to breathe, with minimal instruction to the structure. A modest extension to the side of the Outbuilding will allow additional space, that provides circulation space for customers and staff. This addition is of a matching form, and material palette, to the existing structure.

Given the parameters of scale, form and massing are not different to those originally approved for the Outbuilding conversion, it is believing the physical amount of development can be considered acceptable.

Layout

The position of the Outbuilding along the boundary to the site dictates the extent of potential development, although the proposals do seek a modest additional to make the conversion viable in terms of achievable space, considering potential internal lining methods to minimise impact on the existing fabric of the Outbuilding.

The allocated customer access and seating area is positioned to the southern part of the existing garden area, and will be screened off to provide separation to each part. The location of the seating area is at distance from the main dwelling to preserve privacy to this residential part, and limit potential impact upon the property.

The main users to the business will be those patrons/tourists on foot from the quay and village

Scale

The submitted documents show scaled Drawings for the proposed Outbuilding Conversion, and the modest extension to the side, which will be of the same form, scale, massing, and material make up as the host building. The same ridge and eaves line will be taken through, and the additional footprint is a modest 11.4 square metres being added to an existing 34.8 square metres. Using the existing form of the host building, it is believed the scale of the proposed extension is proportionate and sympathetic to the Outbuilding, and by creating simple additional Living area within the conversion, will ensure the long-term future for the building on the site.

The proposed Use of the building and a small area of associated land (as indicated on the plans) will provide a modest addition to the tourism facilities in the area. Whilst the nearby village pub can provide hot meals and drinks, there is little provision in this part of the village for small food and drink items that a café/takeaway business might offer, particularly in the main tourist season.

The applicant owns and runs a well-established tourist business, and the current Covid situation has affected the business in not being able to run for a majority of 2020 and into 2021. A small addition to the business use by providing a small café/takeaway, will supplement the business for the medium to longer term. The scale of development is deliberately kept small, both in terms of products offered, and also allocated seating area.

Design

The Outbuilding Conversion has an existing footprint, scale, form and massing that will be strictly retained as part of the Conversion process, to ensure the character and form of the building is retained for the long term. The proposed addition will carry through the same materials for roof and walls and follow through the same ridge and eaves levels as the existing building. General repair work to the existing structure will be undertaken using sympathetic materials and pointing to match through with the existing. Defective timbers within the roof will be replaced, and as part for the Conversion process, a Structural engineer will be engaged to design an appropriate floor slab and additional roof support (as may be required) to ensure the Conversion is structurally sound for the future use of the building, whilst also ensuring the existing fabric is retained and minimally impacted upon.

To ensure the existing Outbuilding forms the basis of considered Conversion works, the existing separating walls between sections are retained, with new internal doorways created between areas, and all existing window and door openings are retained, and re-used, with new timber doors and windows installed within them accordingly to bring natural light into the habitable areas. A modest addition on the end creates additional space to use for purpose, and for this addition, French Doors are installed to allow a separate access and egress point for customers onto a small allocated seating area.

Landscaping

There are no Landscaping considerations in connection with the proposed Outbuilding Conversion. The small area allocated for seating is currently (mainly) laid to grass and will remain as such.

Access

To allow pedestrian access to the building in the manner proposed, it is intended to create a small access gate / point near to the adjacent driveway access on the neighbouring site, so as to minimise the visual impact upon the stretch of flint wall when viewed from the public highway.

The intended position for this access gate is indicated on the submitted floor plan, and will be constructed as an oak gate, or similar, with brick piers.

Most users of the proposed use will be pedestrians, either walking up from the quay to the village, or within the village itself. For those who need a vehicle parking space, there is an area dedicate on the overall site, as indicated on the submitted site plan, which provides an area for customer/delivery parking and turning without impact upon the through route leading to the quay from the highway.

Heritage Statement

The principle for converting the Outbuilding for habitable use was established under applications PF/18/0476 and LA/18/0477 which includes Heritage Statements on the conversion of the building in question and also intended use.

As the conversion part was extensively covered, and approved, under those applications, the main focus on this section is the impact on the intended use of the building as hereby submitted for consideration.

The building layout remains as original approved, and the intended small commercial use will see modest levels of customers arrive at the building for the café/takeaway business. Given the building lies within the scope of a heritage asset, there has been consideration given to separating the small commercial side from the established residential part of the site, through a design which encourages access to it, and a small seating area, to the southern part of the site only, and which can be well screened off from the main garden area to provide privacy to both sides.

There is still a significant amount of private garden and amenity land associated to the east of the site, which also includes the current area to the north used in connection with the Seal Trip business.

By nature of the footprint, access and small area allocated for seating, the intended use is limited by its size and this is to ensure it provides modest business income and support to the village, and does not commercially impact neighbouring business such as the nearby restaurant and pub.

By working within the constraints of previously approved conversion in principle, and seeking to support existing business in the area, as well as the local tourism industry, it is hoped the proposed change of use can be supported and the applicant is keen to work proactively with the Local Authority to consider any guidance or comment that may benefit the proposal as submitted.

This concludes the Heritage Statement section. Photographs follow at the end of this document.

If any consulted Party has any questions relating to this application, or requires additional information, please contact Norfolk and Norwich Architecture Ltd. In the first instance.

Prepared by

No signature and sent direct from Computer

Simon Pegg

Director and Architectural Technologist
Norfolk and Norwich Architecture Ltd.

Photographs



View of Outbuilding taken from Google Maps



View across front of Outbuilding, taken from Garden



View across front of Outbuilding, taken from Garden