



PETER HUMPHREY
ASSOCIATES

Barn conversion to dwelling



Mr C Holden

Design & Access Statement

Revision: A
Date: 14/06/2021
Job No: 6318

Land north of Czar Trees
School Road
Terrington St John
Norfolk
PE14 7SG

Introduction

Applicant is seeking approval to convert an existing barn/ outbuilding into a residential dwelling. The building in question is of a large size that can comfortably accommodate 2no bedrooms with a large garden amenity and existing access.

Description of development: Conversion of barn to dwelling
Background: Planning History: None
Site Details: North of the site is residential curtilage in association of 6 Gambles Terrace, further to the north is residential curtilage. East of the site is agricultural land in use as such. South of the site is paddock land – once equestrian use – in relation to the residential dwelling Czar Trees. South to the barn is the access onto School Road, immediately adjacent the 40mph highway is the dwelling of Cherry Croft with associated paddock land after.
Design & Layout: Due to the barn linear plan, the layout is configured so that the bedrooms being to the west, but the kitchen/ lounge area can enjoy the east views towards the garden and agricultural land. In order to provide the social aspect of the house a view and conversation piece.
Amount and Scale: The proposed development is for conversion of the existing barn into a dwelling. The overall ridge height has increased by approximately 150mm to accommodate for insulation and new roof tiling. External dimensions have increased by approximately 150mm on all sides due to placing the insulation and finish surface build up on the outside of the structural columns in order to preserve the primary structure and utilise as a feature within the internal spaces. It is considered that the overall scale is in-keeping with the existing barn, with necessary increases to accommodate thermal comforts.
Appearance: External finish to be completed in vertical timber cladding in black/ anthracite grey. Roof to be a slate finish. Windows to be UPVC finished in black/ anthracite grey.
Access: Access is to be achieved off an existing tarmac access onto the 40mph carriageway of School Road. Parking: The site can provide a minimum of 2no parking provisions, with plentiful area to turn around, and leave the site in forward gear.
Conclusion: The proposed development is to use a redundant outbuilding for a dwelling. The proposal maintains a scale in-keeping with the existing building. The building is suitable to accommodate a residential dwelling.

Flood Risk Assessment:



The site is within a flood zone 3 area. Please refer to accompanying Flood Risk Assessment by a specialist.

