

Design & Access Statement

**Interior Alteration & Space Planning including the installation of new windows, door and skylights at 5 The Old Maltings Tudor Rose Way, IP20 9QL
Prepared by Archidite.**

Assessment

Existing land use:

The site is situated in Harleston, South Norfolk. The site is within a conservation area. The large building was originally a maltings that was converted and completed into residential units in 2018.

Adjacent land use:

To the North, a stockyard with residential units to the East and West.
To the South, a carpark with non-developed land/Garden

Trees/hedges:

There are no hedges or trees to be removed.

Boundaries:

The boundaries are bounded by 1.8m high timber fencing and buildings.

Scale and context:

The addition of two windows, two velux skylights and an external door are within the existing fabric and have little visual impacts, therefore the building and its appearance will not be affected greatly.

Highways:

The site is served by two existing accesses, from Station Road and Tudor Rose Way. There is no change to the existing accesses.

Design

The Interior alteration & space planning including the installation of two windows, two skylights and external door have been designed specifically to be sympathetic to its surroundings, and the visual impact to the site is minimal.

all new windows and door to match existing in fabric, colour and profile.

The proposal is to be built using modern building methods and traditional materials in order to minimise construction times, and disruption to near by residents.

Access

The proposed dwellings are within the village boundaries, and therefore benefit from all local amenities.

There is no change to the existing vehicular access

There is no change to the parking spaces allocated