

Statements in Support of a Planning Application

Design and Access Statement

In accordance with current regulations, this statement is submitted to the Local Planning Authority in support of the following planning application: -

A full application for the 'Change of Use' from a redundant stable to a residential annex.

The Statement is structured in accordance with guidance issued by DCLG in Circular 01/2006.



General

The proposal is to convert the existing redundant stable block into a residential annex for my client's elderly father. Mr Jack Spence, will be 90 years old this December and currently lives alone having been widowed six years ago. His current house is in Preston, Lancashire some 250 miles away from Norfolk and a five-hour drive. My

client is his only blood relative, so he is isolated and alone in that location. He is becoming increasingly frail, with several medical conditions and is starting to show signs of anxiety and strain as well as being very lonely due to the Covid pandemic. They are concerned for his health and wellbeing moving forward and would like to relocate him to Morningthorpe into a purpose-built annex. He is very excited at the prospect of moving to Norfolk, to enjoy his final days in such a beautiful location in a safe and secure environment close to those he loves.

The stable has not been used for several years and is currently used for storage of household items. The stable is a substantial building consisting of a 2-course red brick plinth with a weather-boarded timber framed construction above. The roof is constructed with timber trusses and a cedar shingle tile.

1. Design

1.1 Use

The stable was constructed to house horses or ponies although it is unclear how long it was used for this purpose. The stable has laid redundant for many years. The proposal seeks to convert the stables into bespoke accommodation for Jack. The interior layout has been designed to suit his needs with open-plan living areas and a large en-suite wet room connected to the main bedroom. A small kitchenette is provided for tea and coffee making and breakfast. All main meals will be prepared in the main house, Preston's Barn. The layout also includes a small bedroom for a live-in carer which it is anticipated he will need in the not-too-distant future. Due to the location of the stable block within the overall curtilage of Preston's barn it would not be possible to separate this from the main dwelling. My clients are of course more than happy for a planning condition to be imposed to state that separation should never occur.

1.2 Scale

The scale of the existing building is unaffected by the proposals.

1.3 Appearance

The appearance of the existing building is largely unaffected by the proposals. The walls will remain as black stained weatherboarding with the timber supports retained supporting the roof overhang to the north and east elevations. New glazed walls are proposed between the timber supports. Limited new windows are to be fitted. The roof pitch will remain the same, however the cedar shingles will be replaced with reclaimed red clay pantiles to match the recently erected cart-shed garage.

1.4 Landscaping

The existing landscaping is to be retained. No further landscaping treatment is proposed at this stage.

1.5 Vehicular access.

Vehicular access to 'Prestons' barn is unaffected by the proposals. Car parking is available in the cart-shed garage, or the forecourt in front of the garage.

2. Access

The Annex has been designed to be fully compliant with Part M of the building regulations and will provide access for all. All thresholds, door widths and room sizes will comply Part M of the building regulations.

3. Crime and Security

All doors will have a five lever locking system in accordance with current insurance demands. All glass will, where appropriate, be toughened safety in compliance with BS6206 and the current Building Regulations.

4. Conclusion

The general appearance of the stables is un-changed by the proposals. I believe the conversion accords with the relevant planning policies.