

**HERITAGE, DESIGN AND ACCESS STATEMENT FOR RETROSPECTIVE PLANNING APPLICATION FOR:  
SWAFIELD BARN, KNAPTON ROAD, SWAFIELD, NORTH WALSHAM, NR28 0RP**

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**INTRODUCTION**

This heritage, design and access statement has been prepared in support of the retrospective planning application for the rear decking at the property. The property is a Grade II listed barn conversion which is detached and situated as shown on the plans enclosed with the application. The decking is already in situ and therefore, the application is for retrospective consent. **Annexe A shows the Plan.**

**HERITAGE**

**1. Historical context**

A review of the history of Swafield Barn shows that the Barn was a storage derelict barn and originally this was part of the Swafield Hall Estate, which was split and then sold off with Swafield Mews. The Barn was purely a Grade II listed outbuilding with no windows or doors, however there was a roof but there were no internal rooms. The Barn is on the Title Deeds of Swafield Mews. Planning permission was granted for the renovation of the Barn in 2013.

**2. Aesthetic Context**

The Barn is completely detached and is within the grounds of Swafield Mews which is owned by Darren O'Donoghue. The barn has been built with red brick and has a red tiled roof. The Barn is to the rear of Swafield Mews and is completely fenced off and the decking built at the rear of the property is private to the Barn. The decking matches perfectly with the property and is of natural content.

**3. Communal context**

There is only Swafield Mews within the grounds of the property and there is only Swafield Hall to the left of the Barn. The Barn is surrounded by fields to the rear and right hand side with Swafield Mews in front of the Barn.

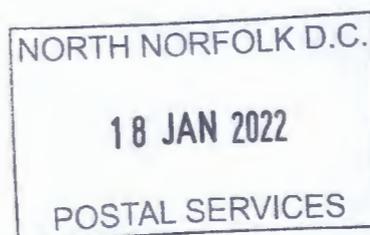
**THE PROPERTY**

**4. History and Development**

The Barn had been derelict for at least 50 years before the Planning Application was granted in 2013. The Barn was primarily used for storage up until it was converted.

**5. External Features**

The description of the listed building is Grade II. The Barn has red brick and a red clay tiled roof. The decking to the rear of the barn is soft wood and of natural origin and compliments the barn. The decking is easterly facing as the two properties, Swafield Mews and Swafield Barn and back to back with a wooden fence dividing the two. To the left of the Barn there is a large wall which divides the land of Swafield Hall to the land of The Barn, the side wall of the Barn making part of the wall and being on the border.



**6. Interior features**

The interior features of the Barn are not relevant to the retrospective application for the decking, as the decking is outside the property.

**7. Pictorial Review**

**Annexe B** to this document shows the photographs of the decking from various angles and the size and measurements.

**ASSESSMENT OF HERITAGE SIGNIFICANCE**

8. Whilst Swafield Barn is a heritage asset, the decking does not detract from this and being natural wood, it adds to the natural concept of the original renovation. The pool that is set into the decking is not visible as this is covered with a brown leather cover and this blends with the decking.

**DESIGN**

9. The aim of the works carried out, i.e. to erect the decking was that the door of the Barn was very high off the ground and therefore the decking was put there to bridge the large gap. This was also chosen, not only because it was natural wood, but also because Darren is disabled and needed to access the rear of the property from the double doors in his wheelchair. This was designed to give Darren the access he needs and he enters the property from the front and can easily operate his wheelchair to go through the rear doors and out onto the decking. The decking houses his hydrotherapy pool, which Darren needs as part of his therapy. The decking was the best way to bridge the gap and this compliments the style and look of the Barn perfectly.
- a. When completing the works, the materials were carefully chosen to compliment the style of the renovated barn.
  - b. The decking was specifically chosen to blend in with the scenery and be as natural as possible.
  - c. The decking allows for Darren to access his hydrotherapy pool.
  - d. The decking has weathered over time and blends in perfectly with the look of the old renovated Barn keeping its original charm.
10. The decking works were started in March 2017. As far as we are aware, there are no specific issues with the decking, just that we were unaware at the time, that Planning Permission was required.

**LAYOUT**

11. There has been no changes to the decking since this was carried out, however, general repairs and maintenance has been carried out regularly to keep the decking looking its best.

### **LANDSCAPING**

12. The decking area is completely private and there is a wooden fence to the left side and rear of the Barn keeping the area secluded. The decking area cannot be seen from the road, this can only be seen from the Barn. Swafield Hall is the neighbouring property and they cannot see the decking. Even Darren's other property, Swafield Mews, on the same site, cannot see the decking. The decking remains private to the Barn.

### **ACCESS**

13. The access to the property and to the decking are via the long driveway that goes up the side of Swafield Mews. There are steps from ground level at the rear of the property and these go up to the decking if accessed via the rear. This is for maintenance purposes, however, the main access would be from the Barn's rear doors.