

DESIGN ACCESS STATEMENT

FOR

Barn Annex at Fairmeadow House

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1. INTRODUCTION:

1.1 Remodelling of Barn Annex at Fairmeadow House.

1.2 The clients have instructed SMG Architects to produce all associated planning documentation and complete submission of their behalf.

1.3 The proposal seeks to provide guest accommodation to Fairmeadow House.

1.4 The building is grade II listed and situated within Itteringham conversation area.

2 LOCATION:

2.1 Fairmeadow House, Wolterton Road, Itteringham, Aylsham, NR11 7AF



Fig 01: Image of immediate site context source: Google Earth

3 GENERAL LOCATION AND SITE CONTENT

3.1 Fairmeadow House, is a semi-detached period dwelling located within the Historic village of Itteringham, 5 miles from Aylsham town. The Property falls within the Itteringham conservation area and both Fairmeadow house and the adjoining shop are grade II listed, dating between 17th and 18th century. The associated annex is located at the rear of the property.

4. AMOUNT OF DEVELOPMENT PROPOSED

4.1 The proposed development aims to convert the existing commercial studio to guest accommodation for the main property, this will include minimum external alteration and remodelling on the internal space to provide a small kitchenette, WC, living area and sleeping deck.

5. LAYOUT/DESIGN

5.1 The proposal is to utilise the existing mezzanine in the barn as a first floor sleeping area, overlooking the below living area. The small adjoining room will provide a kitchenette and WC.

6. APPEARANCE

6.1 All materials are to match existing including weatherboarding, terracotta pantiles and timber windows and doors.

7. LANDSCAPING

7.1 There are no major proposed changes to the landscaping

8. ACCESS

8.1 Vehicular access remains unaffected. Main access into the property is situation within former double garage doors.

9. CRIME AND SECURITY

9.1 Any lighting will be carefully installed to the property ensuring that light is transferred down and within the boundaries of the property. Locks will be provided to all access doors and security locks will be provided to windows. The design ensures that there is no area in which intruders can hide.