



Allens Farm Barns, Neatishead
Barn Conversions
Design and Access Statement
& Planning statement & Waste strategy



THE RURAL ARCHITECT

Site Address: Allens Farm House
School Road
Neatishead
Norfolk
NR12 8BU

Applicant: Mr and Mrs S Smith

Proposal: Conversion of the out building to the rear of the Farm house and the rear section of the garage to the side.



Proposal:

The clients hope to convert the outbuilding situated to the rear of Allen's Farm house into Annexe Accommodation. They also hope to convert the rear of the existing garage into a Living area that will be linked to the house via a new opening into the Kitchen. The existing garage is not in keeping with the Listed Farm house, so a new brick parapet and flat roof will be built. This will tie the house to the outbuilding nicely and ensure that the windows on the first floor can be retained.

Proposed Materials:



Aluminum windows



Norfolk red Pantiles



Norfolk red bricks



Black UPVC Guttering



Flat roof lights



Flat roof



Conservation roof lights





Layout:



Ground Floor Plan



Planning Policy:

North Norfolk District Council publish a 'Core Strategy' which sets out the parameters for development until 2021.

- 'In 2021 North Norfolk will be an area with strong local distinctiveness where the unique coastal and rural environment will be protected for its own sake. The District will have a diverse, high-value economy with attractive and vibrant towns and villages that act as employment and service centres for the surrounding rural hinterland. Residents will have a high quality of life, and there will be an increased range of housing and job opportunities for all, to help maintain socially-balanced and sustainable communities.'
- Core Strategy Aim 3 includes; to protect, restore and enhance North Norfolk's biodiversity and improve ecological connectivity.

Policy EC 1 Farm Diversification

Policy EC 2 The Re-use of Buildings in the Countryside

Policy SS2 Development in the Countryside

Policy SS4 protection and enhancement of the natural environment

History :

As shown on the Historical maps of the house below, the first evidence of the house is 1836.



Flood Risk:

