

Design and Access Statement

Conversion and extension of outbuilding to form 1no. dwelling,
together with new vehicular access.

at

Stone Cottage, Flowton Road, Somersham, IP8 4PS

R O G E R B A L M E R

D E S I G N



FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB

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1.0 USE

- 1.1 The application site is located on Flowton Road, Somersham.
- 1.2 The site area is approximately 2000sqm, including the proposed highways access and amendments to the existing driveway.
- 1.3 The site comprises 2no. storage outbuildings to Stone Cottage, both erected by the former owner circa. C20.
- 1.4 The application proposes the conversion and extension of one of these outbuildings to create a single dwelling. The smaller outbuilding is proposed to be demolished to facilitate the works.
- 1.5 The site is currently within the residential curtilage of Stone Cottage.

2.0 AMOUNT

- 2.1 The proposal is for a single 2-bedroom dwelling
- 2.2 The proposed dwelling's floor area will be 69m² (measured to RICS GIFA standards).

3.0 LAYOUT

- 3.1 The existing and proposed floor plans are shown in full on the submitted drawings
- 3.2 The efficient use of the building has been carefully considered. The proposed layout has been informed by maintaining the existing internal divisions where possible. Some subdivision of planform has been necessary; however, this has been kept to a minimum. Notable existing features, such as the knee braces, principal ties and roof collars will be retained, retaining the character of the outbuilding.

4.0 SCALE

- 4.1 Sympathetic alterations are proposed to the retained existing outbuilding along with a considered extension to the South. The extension is of a traditional form whilst being clearly subservient to the existing building to which it attaches, with a lesser ridge height and pitch, width and length.
- 4.2 A link extension is proposed, connecting the existing outbuilding with the proposed extension. This will be a minimal, contemporary break to the new extension, assisting in defining the clear development and evolution of the building.

5.0 LANDSCAPING

- 5.1 Minimal local landscaping is proposed, along with the creation of a parking area and introduction of a new site access and driveway. This is shown in detail on drawing 3721 – 05.
- 5.3 A Flood Risk search shows that the site lies within Flood Zone 1, with the topography of the local area making the location extremely unlikely to flood even in the worst conditions, according with Paragraphs 109 to 119 of the NPPF.

6.0 APPEARANCE

- 6.1 The alterations work contained within the existing buildings will feature sympathetic internal alterations, along with alterations and reconfiguring of existing openings in the external fabric, with only 1no. new minimal window opening proposed to the North Elevation.
- 6.2 The material palate of the existing building element will be retained, with reused clay pantiles, purpose made painted timber fenestration and stained featheredged boarding. The extension will feature a combination of both traditional and modern materials, well suited to their context. These will include stained timber board on board cladding, agricultural type corrugated tin roof, which when combined with the proposed steel windows and zinc guttering will provide an appearance visibly contemporary yet sympathetic in relation to the existing outbuilding and wider site.
- 6.3 The link extension will be highly glazed to the West, further highlighting the separation of the existing outbuilding and extension when approached from the proposed access drive.
- 6.3 The existing architecture is simple and agricultural, and the intention with the proposed works is to complement and enhance this.

7.0 ACCESS

- 7.1 An amended vehicular access is proposed to Flowton Road. This has been designed in accordance with an ATC survey undertaken by GH Bullard & Associated LLP
- 7.2 Sufficient space is provided on site for car turning, allowing all traffic to exit to the highway in a forward gear.
- 7.3 On-site parking is provided in accordance with Suffolk County Council Parking Standards. Sufficient parking is retained for the existing dwelling of Stone Cottage.
- 7.4 The proposal will provide for disabled access to the requirements of the current Building Regulations.