



DESIGN, ACCESS & HERITAGE STATEMENT

AT

DAIRY BARN, NORWICH ROAD, LONG STRATTON, NR15 2PY

FOR

NEW DETACHED CARPORT

Job No. 2210

Date. 19.10.2022

F-1.1.7.2

V1: Nov 2018

Job number: 2210

INTRODUCTION

This Design & Access Statement supports a Householder Planning Application for the erection of a new detached Oak Framed carport adjacent to the existing dwelling known as Dairy Barn, Long Stratton.

Dairy Barn comprises a range of barns which form part of the Curtilage of the adjacent Grade II Listed property known as The Cedars. The conversion of the barns into a dwelling was approved in 2016 (ref 2016/0095 & 0095) and works to the property have been ongoing ever since. The property recently sold, and the applicant is in the process of seeking separate approval for minor amendments to the design, to allow the works to be completed.

Job number: 2210

THE SITE

Long Stratton is a village in the South Norfolk District of Norfolk, and the property is located to the northern end of the main settlement. The property is accessed via a shared driveway from Norwich Road, and is tucked back from the street behind the dwelling known as The Cedars, which the barns would once have served.

This proposed carport is to be positioned to the west side of the main range of barns forming the dwelling at Dairy Barn, within a historically occurring walled garden area between the barns and the Listed Building. The area was separated from the garden of The Cedars by a curved brick wall, which unfortunately fell down due to disrepair, but is being reinstated as part of the barn renovation works. This area of walled garden has a significant step in levels halfway across, with the remnants of a retaining wall still in place. This wall is also to be reinstated as part of the works and extended to allow for the landscaping of the lower section into garden space, and the upper section to provide parking and entrance landscaping.

It is in this upper section that the proposed carport is to be sited, utilising the retaining wall to form its lower structure.



Job number: 2210



The photograph above shows the approximate location of the proposed car port on the right, with the listed building in the background partially visible through the trees. The curved brick wall is missing from this photograph as it sadly fell down, but the photograph below shows a similar view once this wall is reinstated.



Job number: 2210

USE, AMOUNT, SCALE & APPEARANCE

The proposal is for a low pitched roofed open fronted oak framed carport structure, providing 2no covered car parking spaces. The position of the proposed structure is within the area designated for car parking, and close to the building's main entrance.

The North and West elevations are proposed to be closed in, clad in horizontal black weatherboard cladding to match the main barn, over a red brick base/ plinth which will partially form a retaining wall to the existing change in levels behind. The roof is to have gables to the south and north, mirroring the form of the main house, and be finished in red clay pantiles to match the existing.

The design and form of the exposed Oak Framed elements will be to match the existing oak framed canopy area to the central section of the barn, as shown in the photograph below



The CGI views below demonstrate the setting of the carport relative to the existing dwelling. The positioning of the carport allows for the creation of an entry courtyard area, formed between the two buildings and bounded by the repaired/ rebuilt central spine wall. This in turn provides enclosure to the remaining garden space behind.

Job number: 2210



Job number: 2210

ACCESS AND PARKING

There is no proposed change to the site access or number of vehicles which can be accommodated on the site. At present, vehicles park at the south-east corner of the site, as the eastern and central areas of the barn are the only areas currently habitable, and therefore this is the closest access point.

On completion of the build, the house's main entrance will be on the west elevation, and therefore the applicant will be looking to utilise the southwestern area of the site for car parking, allowing the remainder of the site to be car-free (other than for maintenance access) and landscaped.

HERITAGE STATEMENT

The proposed carport is to be inserted into an open space between the Listed Building and the barns. It must therefore be sensitive to the listed building and its setting.

The carport has been positioned tight to the western boundary of the site, keeping as much distance between it and the barns as possible (while also maintaining a good distance from the Listed Building by keeping it towards the south) in order to not be disruptive to the settings of either property. The structure has been kept deliberately as small as is feasible, and it is intended that this structure will become part of the language of the collection of buildings forming this grouping, and the use of matching materials should help it sit comfortably within the grouping.