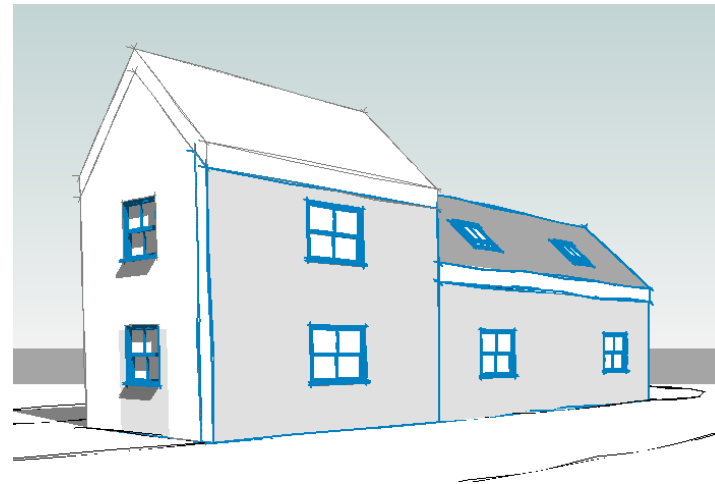


# Design, Access & Heritage Statement

Part demolition  
and rebuild at:  
3 Globe Street,  
Methwold,  
IP26 4PQ



**Contents**

1.0 Executive Summary Page 3

2.0 Design Components Page 4

3.0 Design Development Page 6

4.0 Access Page 8

## 1.0 Executive Summary

This document has been developed to assist a full planning application (including demolition in a conservation area), for both renovation works and change of use to an existing storage barn, known as 3 Globe Street, Methwold.

The change of use is proposed as the currently redundant barn lends itself perfectly to conversion to residential. Its village centre location makes it accessible. It will have also have ample personal amenity in the form of parking for minimum 2 vehicles, and garden space. The next door dwelling (under same ownership) will also retain its existing vehicle parking and its own private garden space.

## 2.0 Design Components

### 2.1 Existing Site & Planning History

The existing barn consists of a mostly chalk built structure with red brick quoins. There is a single storey element and a two storey element. The single storey has been subject to a building regulations safety enforcement order, and had therefore had to be partly demolished to negate the risk of parts of the building falling into the nearby road. Correspondence from this conversation and the application references with CNC Building Control can be seen adjacent.

Despite the property having to be partially demolished for safety reasons, the proposal is to re-build mostly like for like in terms of form and material. Part of the two storey section is also proposed as demolished and rebuilt, again, due to its lack of structural integrity.

What is seen as the most prominent elevation, and valuable in terms of historic material merit is proposed as retained, as shown on the drawings submitted with this application.

The planning history for the site is brief, with only a single application on the property, being the demolition of a shed in the garden in 2017 (17/01081/DM - Prior notification of proposed demolition: Storage shed at back of dwelling).

----- Forwarded message -----

From: **Ian Smith** <[iansmith@cncbuildingcontrol.gov.uk](mailto:iansmith@cncbuildingcontrol.gov.uk)>

Date: Wed, 4 Aug 2021, 12:23

Subject: Dangerous Structure at: 1 Globe Street Methwold Norfolk IP26 4PQ

To: [field.louis@googlemail.com](mailto:field.louis@googlemail.com) <[field.louis@googlemail.com](mailto:field.louis@googlemail.com)>

Afternoon

Our Ref 2021/ 001412/KLC and 2021/004172/KLC

Further to are first site meeting on the 11<sup>th</sup> March 2021 and telephone conversation today.

The property has deteriorated further since the first visit, as discussed action is required (this week) to temporary close the footpath between the building and remove all loose items ie: guttering, brick/ chalk wall and tiles to ensure the safety to the General Public and Road users within the Public Area around the building.

As previously discussed you need to seek further advice from a Structural Engineer with regards to the overall structural adequacy of the building(s). Please forward a copy of their findings to CNC Building Control as soon as possible so that we can liaise with the Kings Lynn Conservation Dept in regards to any remedial measure or removal of parts of the structure as necessary to make safe. Note: any immediate action required by the Engineer to make safe should be carried.

For our records, please confirm via e-mail once you have removed the loose items and let me know when the Engineer will visit site.

Regards

The property is located within the Methwold Conservation area, and close by to the listed St Georges Church. Therefore the appropriate care has been taken to ensure that the property is rebuilt like for like.

Aerial satellite and plan map views of the site can be seen below:

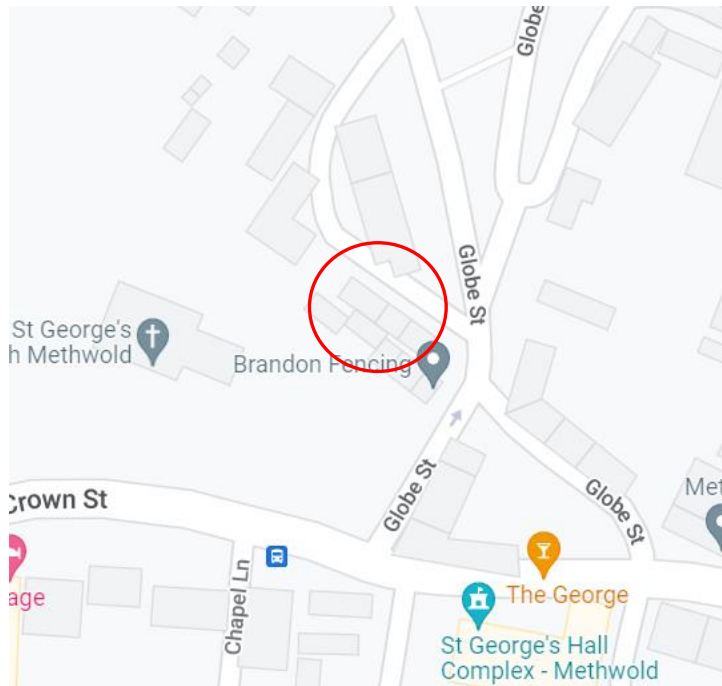


Figure 1 –  
Map View



Figure 2 –  
Aerial View



2.2 Existing Site Photos



Figure 3 – Existing photos

### 3.0 Design Development

The proposed re-built barn will take the same form as existing. The only change being approximately 1 meter less from the length on the western boundary. This will allow the dwelling to sit well within the site and opens ample parking for two cars, and a garden that back onto the church yard. Rebuild materials will consist of mostly of the existing palette, with chalk and red brick quoins.

The single storey section will house the kitchen/ living and dining area in a contemporary open plan arrangement with vaulted ceiling. A staircase will lead from this space to the first floor bedroom and en-suite in the existing two storey section. Another bedroom and bathroom will be mirrored on the ground floor.

This results in a 2 bedroom dwelling in the heart of a popular village, with ample amenity space both inside and out.

#### Precedents



Figure 4– A converted chalk barn of very similar form and scale in Hockwold Cum Wilton.



Figure 5 – Vaulted kitchen/ living area inspiration from a converted barn.



## 4.0 Access

Pedestrian and vehicular access to the building is via an unclassified road, off Globe Street. Footpaths lead in all into the village centre to the shop, public house, fire station etc. The road leads to the western boundary of the site, onto a gravel driveway for a minimum of two vehicles.

The site and its main features, seen in plan view are highlighted on the adjacent map. A street view looking into the site from Globe Street can be seen in the image below.

1. Existing entrance from Globe Street
2. Proposed driveway.



Figure 6 –  
Google  
Street View.



Figure 7 –  
Google  
Maps view.