

DESIGN AND ACCESS STATEMENT

To

Convert the Existing Offices and Storage Barn into a 1 Single storey 2 Bed Dwellings and a two storey 3 Bed Dwelling: -



'The Old Greyhound Barn', Bury Road, Hopton,

DISS, Suffolk, IP22 2NU

For

Paul Hounslow

PROPERTIES HISTORY:

In the past this Barn was used originally used for Agricultural machinery servicing (steam engines), is still recognised today when steam engines pass through the village they blow their whistles when passing the Barn, the Barn then came part of The Old Greyhound Public House across the road, when the pub was sold off the Barn was sold to another party and made into a Light Industrial and storage unit, additional extensions front and back where added later with a new access to the site, as seen today.

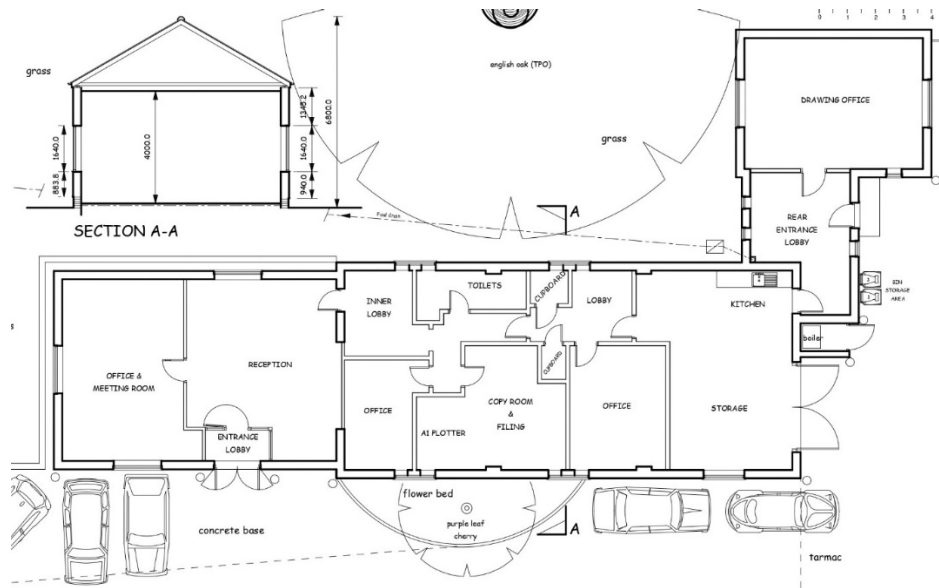
Up to recently this site had been used as offices and storage by the present company since 2011, none of the employees who worked there lived locally, because company relocated from offices in Cockfield, South of Bury St Edmunds, the employees at the time travel to office, the furthest being a 60-mile round trip, now employees are opting to work from home, this is now become more the norm due to current values and the demand to reduce the traveling distances to work, this make rural premises less attractive. The supplies for the business also came from outside the village, any future business use for the site would be restricted, due to Planning granted for housing in the adjacent arable field, this will restrict the future commercial use for the site.

Changing this property use to residential will benefit the village, because the proposed residences are more likely to use the local facilities i.e., the Shops, School, Church/Chapel and proposed residents would more likely get involved in local activity, which will be more beneficial to the village.

USE:

The existing building was used by the client as offices and for storage. This operation was down sized in 2019 when the employees started working from home, leaving most of the office space redundant.

The proposal is to convert the building into two residential properties, 1 Single storey 2 Bed Dwellings and a two storey 3 Bed Dwelling.



1 EXISTING LAYOUT PLAN

AMOUNT:

The site is 0.163 Hectares. There will be no increase to the foot print of the existing building, the original barn section of the building will have a new first floor level, this will increase the floor space by 96Msq.

LAYOUT:

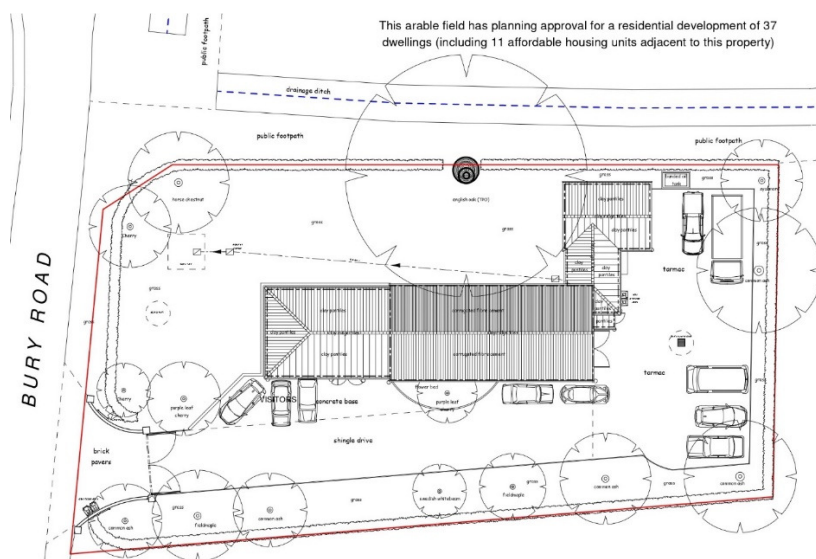
The existing building will be divided into two separate dwellings, forming a single storey two-bedroom unit in the front section of the building; this was a later addition to the original barn, the Barn will be converted into a two storey Three-bedroom dwelling which includes the later rear extension, as see in the layout plans 2 & 3 below.

SCALE:

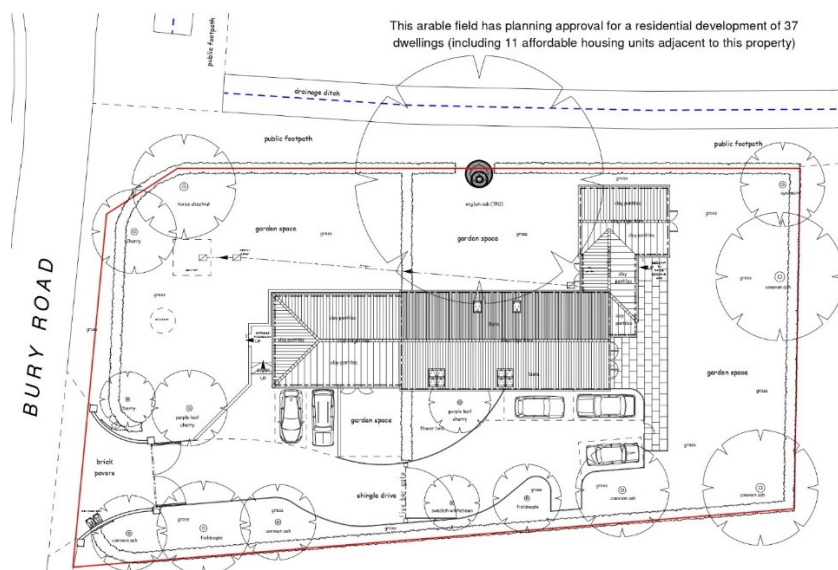
The external volume will remain the same, no additional extensions required, a first floor to be added within the existing barn structure.

LANDSCAPING:

The driveway after the main gates will be altered, forming a bend in the driveway with a secondary set of gates, also a turning head at the top of the driveway, additional hedging to make a division between both properties, as shown below in the existing & proposed layout plans 4 & 5 below.



4. EXISTING BLOCK PLAN



5. PROPOSED BLOCK PLAN

APPEARANCE:

The external view as shown below in photograph 6 will not change much in appearance, there will be revisions to the window arrangements allowing for the first floor to the main barn and the replacement of the corrugated fibre sheeting for natural slate.



6. THE OLD GREYOUND BARN FROM THE SOUTH

ACCESS:

The access from the Bury Road will remain as existing, as shown in photograph 7, the entrance door position for the single storey dwelling will be on the west elevation, the main entrance to the barn will be on east as shown in photographs 10, there will have level threshold for easy access.



7. EXISTING FRONT ENTRANCE

PHOTOGRAPHS:



8 & 9. THE FRONT OFFICE & ORIGINAL BARN BUILDING



10. REAR OFFICE AND BARN

11. BACK GARDEN AREA



12 & 13. BACK VIEW FROM PUBLIC FOOTPATH



14. VIEW OF THE OLD GREYHOUND BARN WHEN ENTERING THE VILLAGE FROM THE SOUTH.



15. NORTH VIEW OF THE OLD GREYHOUND BARN WHEN LEAVING THE VILLAGE TOWARDS MARKET WESTON, (THE FIELD ON THE FRONT LEFT HAS PLANNING APPROVAL FOR HOUSING, SO THIS ELEVATION WILL BE OBSCURED IN THE FUTURE).