

Design and Access Statement

for Conversion of Outbuildings
at 32 High Street Osbournby, Sleaford, Lincs NG34 0DP

This design and access statement covers the proposed conversion of an existing outbuilding into an annexe comprising a sleeping area, kitchenette and bathroom with shower and WC.

Existing Site

The existing site contains an outbuilding comprising five sections, with the two sections at either end belonging to the next door neighbours' property and the three middle sections belonging to the applicant. The outbuilding is physically connected to the applicant's property but the section of the outbuilding immediately adjoining the applicant's property belongs to the neighbouring property.

The current outbuilding is built of traditional red brick walls and a pitched pantile roof and is already served by mains electricity from the main house and cold water and sewage to an existing WC.

Use

The proposal is to use the converted annexe as additional living and sleeping accommodation for family and friends, particularly when visiting during holidays, Christmas, etc.

Scale and Amount

The proposal is to convert and reconfigure the internal layout of the outbuildings to provide living and sleeping accommodation. The external dimensions of the outbuildings will remain unchanged. The proposal includes moving the internal walls to allow for a better configuration of floor space for a sleeping area, kitchenette/living area and a small shower room/WC.

Appearance

The proposal is to keep the existing outline of the outbuilding, with no change to the roof height. To allow more natural light into the sleeping and living areas, two "Velux" style double-glazed roof windows are proposed, each with dimensions of 78cm width x 118cm length - this replicates the design of the neighbouring property's rear extension, which includes existing two roof windows.

The existing walls of the outbuildings have been built using a mix of different bricks and to provide visual continuity the proposal is to clad the western face of the outbuilding with oak featheredge cladding.

To the interior, the roof of the outbuilding is already vaulted and the proposal is to maximise the visual appeal by supporting the roof with a traditional oak roof frame.

Layout

The proposed internal layout of the converted outbuilding is as shown in the proposed floor plan.

Access

Access to the outbuilding is from the enclosed rear garden of the property, with an additional option for access via an existing gate from the rear garden onto North Street.

Heritage Assets

The main property is Grade 2 listed (List entry number 1061761) and the proposed conversion of the outbuilding retains the existing roof design and materials, in keeping with the “pantiled roof with raised stone coped gable, single axial ridge” of the main house, as mentioned in the English Heritage listing.

Paul & Paula Parry

32 High Street Osbournby, Sleaford, Lincs, NG43 0DP

5th June, 2023