

ATELIER ASSOCIATES

Architecture + design

DESIGN AND ACCESS STATEMENT

Project ref: ATK01.01

Revision: -

Extension and renovation to existing dwelling.

Lodge Barn, Bridge Street, Stiffkey, Norfolk, NR23 1QP

June 2023

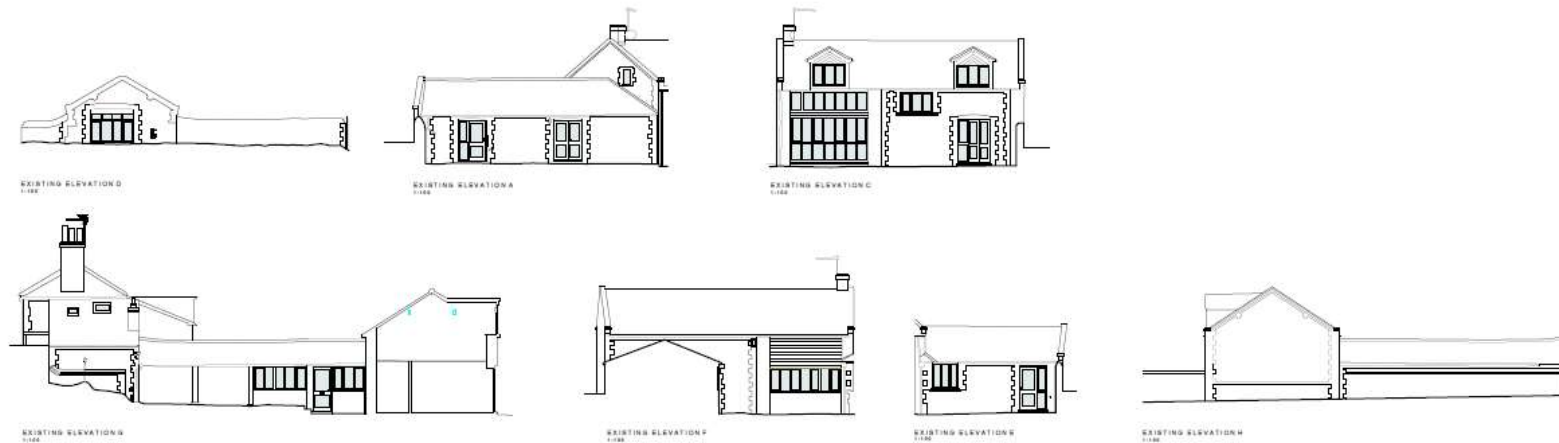
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1: Introduction:

Atelier Associates have prepared this design and access statement to accompany the planning application at Lodge Barn, Stiffkey. Atelier Associates have been commissioned by Mr & Mrs M. Atkinson to work on the design of the proposed works to Lodge Barn to accommodate their family, suit their lifestyle and improve upon the appearance and usability of the dwelling. The proposal involves the renovation of the existing dwelling by altering the layout and the purpose of the existing rooms. The proposal will also convert the existing workshop and carport into habitable rooms. There will also be a new single-storey kitchen and dining room extension.



Existing elevations

2: Site Location and Context:

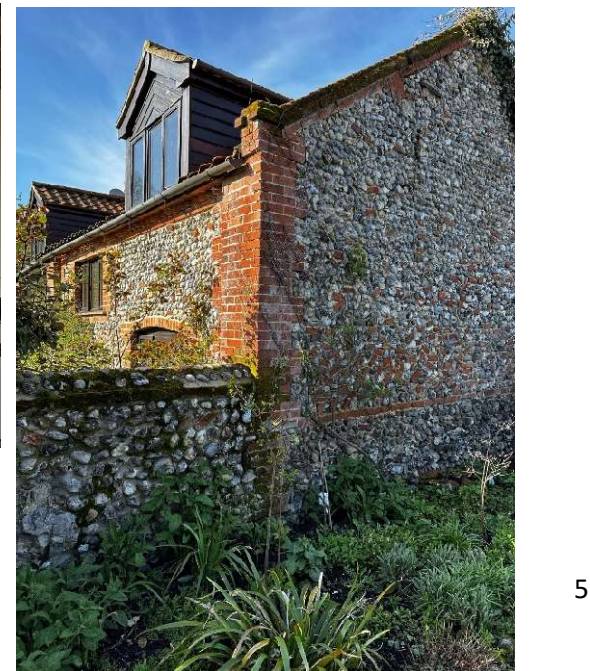
The existing dwelling started as a barn and appeared on the 1886 OS first edition in the same layout and form today. When looking at Tithe maps, it appears that a large dwelling or a series of barns were also located along the site's southern boundary. The barn was granted consent to be converted to a dwelling in 1986 and looked to have remained largely the same since. The existing dwelling has brick, flint and timber cladding elements, a palette of materials seen across Stiffkey and the Norfolk coast. The site is located within the village of Stiffkey and its conservation area. It is set back between two listed buildings and shares a party wall within the carport with 19 Bridge Street, Grade II listed. It is approximately 4.2 miles to the east of Wells next the Sea. The site is accessed via a private track off Bridge Street. The dwelling is set back from the rest of the dwellings on Bridge Street and is not easily visible when passing. To the west of the site are fields and private gardens with views of the dwellings along the main road through Stiffkey and the woodlands on either side of the River Stiffkey.

3: Planning History

PF/85/1984: Conversion of barns to dwelling.

LA/85/1985: Conversion of barns to dwelling.

4: Photographic record:



5: Use:

This application seeks to renovate and extend the existing dwelling to create a more practical and usable space for the applicants. The internal layout of the dwelling will remain largely the same, with the main alterations being carried out within the carport and kitchen wings of the dwelling. The carport wing will be converted to a new bedroom wing with two new bedrooms, one with an ensuite, while retaining the existing external elements of the carport. Three conservation-style roof lights will be implemented into the existing roof structure to allow more natural light into the new rooms. The existing kitchen wing will be reconfigured and extended to create a much more appealing kitchen dining area, ideal for the applicants and their family to spend their time or entertain guests. It will utilise the impressive view seen to the rear of the property. The reconfiguration of the kitchen wing will also create a new utility and boot room with a WC. This will create a space where you can come in from the garden or a walk and take off dirty footwear or clothing without having to travel through the entirety of the house. The existing door to the property's courtyard will be retained to allow for easy access to the utility and kitchen when returning home with shopping. The first floor of the main portion of the dwelling will be reconfigured and accessed via a new staircase. The two existing bedrooms will both have ensuites. The master bedroom will also have a small dressing area.

The external appearance of the dwelling will remain largely unchanged, with the existing window openings being retained and the proposed materials matching those existing. The dwelling's material palette currently consists of brick, flint and timber cladding. Our proposal will not alter this material palette; the proposed extension and conversion of the carport will utilise this same palette. The timber windows across the existing dwelling will be replaced with a Crittall style of windows and doors to bring a more modern appearance and allow for more natural light to enter the property. The existing pitched roof dormers will also be replaced with a traditional flat roof style dormer similar to that seen on the rear of 19 Bridge Street next door.

6: Amount:

The existing dwelling is a moderately sized three-bedroom dwelling that looks to have remained unaltered after its approval to be converted to a dwelling in 1986. As part of our proposal, we seek to make minor reconfigurations to the layout of the existing dwelling to include ensuites to the two upstairs bathrooms rather than share one upstairs bathroom. On the ground floor, the layout will remain largely unchanged in the existing habitable rooms. However, the existing entrance hall, study, workshop and carport will be reconfigured to create two bedrooms, one of which will have an ensuite and a more welcoming entrance hall. The main portion of the existing dwelling will be refurbished but remain largely unchanged, bedroom three will become a snug and the doorway into the existing bathroom will be filled in. The existing downstairs bathroom will serve as a shower room for the proposed bedroom 2. The staircase will be reconfigured to provide more usable space within the existing living room. The kitchen wing will see the most extensive renovation work. A new extension is proposed to the rear of the kitchen wing to create a kitchen dining area with an element of glazing looking out into the garden, this will create an impressive family space which the existing dwelling lacks. The existing kitchen will become a new utility. It will also be extended to create a boot room with a shower room. The proposed extension will only increase the dwelling's GIA by 34m².

The existing parking area to the front of the dwelling will also be reconfigured to provide two parking spaces and a private courtyard area which can be utilised in the summer.

7: Layout:

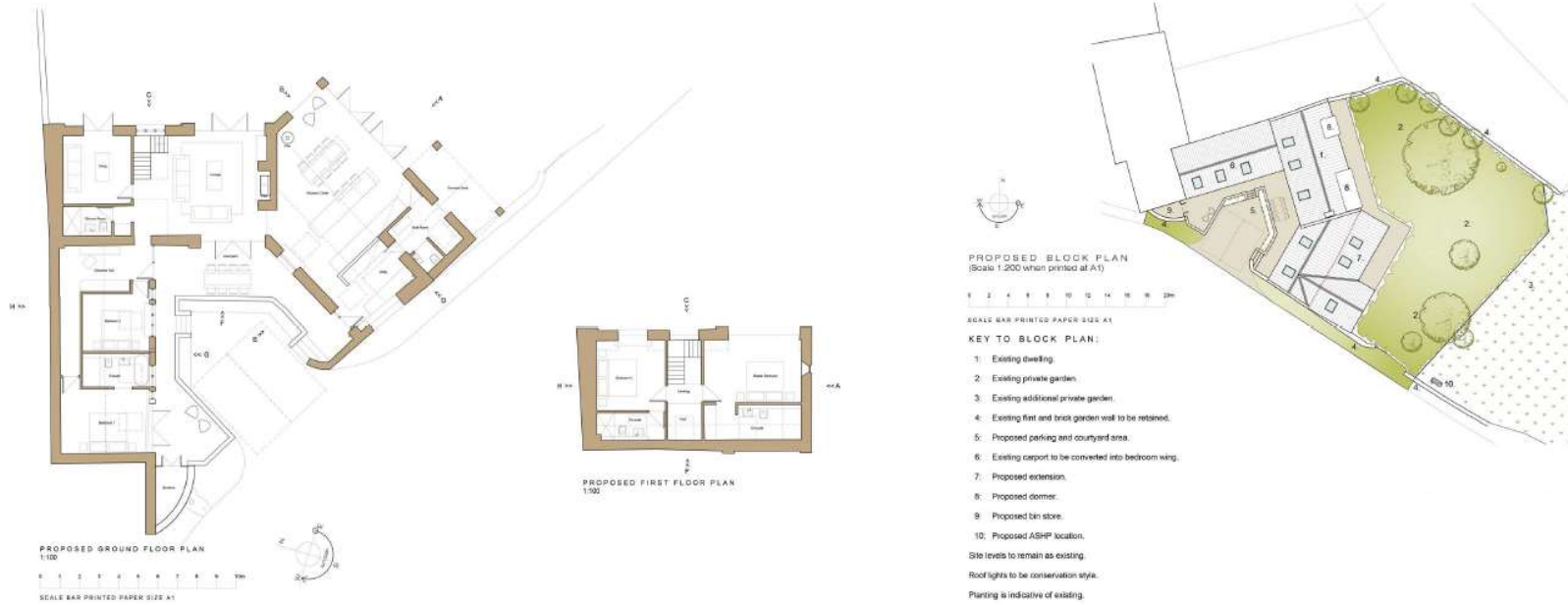
The layout of this proposal has been carefully considered. Various sketch designs were produced and discussed with the clients to ultimately develop a design that utilises the rooms of the existing house but also improves upon them to create a comfortable living space for the applicants and their family while also minimising the amount of external work to be carried out to the existing dwelling.

The ground floor layout will remain largely unchanged apart from the extension and reconfiguration of the kitchen wing and conversion of the carport to provide a much better-utilised space with minimal external works.

The existing access to the kitchen will remain. However, it will instead be used to access the utility, which will be beneficial when bringing back shopping or coming back from a day out as you will have easy access to the kitchen, utility and boot room, this will remove having to travel through the house back to the entrance hall to put coats and footwear away. The proposed kitchen/dining area will provide a family space and an ideal area for entertaining dinner parties. It will also utilise the impressive views to the property's rear while letting in plenty of natural light. During the summer months, this kitchen/dining area will only improve. The two sets of double doors will be able to open up to provide uninterrupted access to the private garden to the rear. The lounges layout will remain as existing, but the windows to the front and rear will be replaced with new full-height windows with a set of double doors allowing for easy access to the private garden area and courtyard area. The existing downstairs bedroom will become a snug to create a private room with access to the garden which would be perfect if the applicants ever wanted peace. The downstairs bathroom will have the existing opening to the snug covered up. It will remain largely unaltered but will act as the main bathroom to the proposed bedroom 3. The existing entrance hall will be enlarged to create space for storing shoes and clothes when coming through this entrance. The entrance hall will lead to two new bedrooms, which will utilise the existing footprint of the carport.

The proposed first-floor layout will remain largely unchanged from the existing one. The bathroom at the top of the landing will be removed and become a void looking into the lounge area. The two bedrooms on the first floor will remain as existing, apart from adding an ensuite. The dormers will be altered to traditional flat-roof dormers in the master bedroom, providing more headroom across this area.

The external layout of the dwelling will remain largely unchanged. However, a new ASHP will be located along the southern boundary to avoid noise pollution to the surrounding dwellings.



Proposed floorplans and site plan.

8: Scale:

The application will result in a single-storey extension to the existing kitchen wing and changes to the existing dormers. The proposed extension will expand the available space in the kitchen wing of the dwelling to create a kitchen/dining area, utility and boot room, the size of this extension has been kept to a minimum. The proposed extension will increase the GIA by 34m². The existing pitched roof dormers will be replaced with traditional flat roof dormers similar to the dormer on the adjacent dwelling at 19 Bridge Street. The dormer in the principal bedroom will be increased to allow for total views of the landscape to the rear and will also feature a Juliet balcony. The dwelling will not harm the Stiffkey conservation area or impact the two adjacent listed buildings.

The new bedroom wing will stay within the existing footprint occupied by the study, office and workshop.

The existing dwelling has a GIA of 190m². The proposed scheme will have a GIA of 224m²

9: Landscaping:

Landscaping has been taken carefully into consideration as part of this proposal. The landscaping to the rear of the dwelling will remain as existing; however, due to the alterations to the parking area at the front of the dwelling, landscaping has been proposed along the proposed retaining walls to create a private courtyard area.

10: Appearance:

The appearance of the dwelling will remain largely unaltered as part of this proposal and is intended to enhance the appearance of the dwelling further. The existing dwelling consists of brick, flint and timber cladding. The proposal will expand upon these existing materials. The proposed bedroom wing will retain the existing timber posts and existing roof. Black timber cladding will be used on bedroom two and the ensuite to retain the character of the existing workshop and carport's infill elements. Bedroom 2 will have crittal glazing rather than blocking up the entrance to the carport. Three conservation-style roof lights will be installed into the existing roof structure, allowing for more natural light in the new bedrooms and ensuite. The front elevation of the lounge will have full-height crittal doors and windows to create the open feeling of a barn and the timber cladding above will be retained. Three new conservation-style roof lights will be installed into the roof above the first-floor ensuites and landing to allow for more natural light and avoid implementing new windows. The existing elevation of the proposed kitchen/dining area and utility will retain the existing openings. However, the existing window will be enlarged to create a window seat overlooking the courtyard. The side elevation of the utility will remain largely unaltered apart from a view of the new pitched roof extension and moveable shutters to be installed on the existing window. The rear elevation will have the new brick extension, which will be primarily glazed to utilise the views of the landscape to the rear. The extension will use red brick to match the existing red brick, timber brise-soleilers will be incorporated into the pitched roof element of the extension to break up the brickwork of this elevation and create a covered area for potentially storing bikes or similar items. The elevation of the main element of the dwelling will have its windows replaced with crittal style windows and doors. The openings in the lounge and master bedroom will be widened on the first floor this will provide more space without limited headroom. The dormers will be replaced with traditional flat-roof dormers similar to the dormer on the adjacent property. All the flint and brickwork will be retained. The northern elevation will remain as existing.

All windows and doors will be replaced with crittal style windows and doors to allow for more natural light to enter the property and add to the barn's character by creating the illusion of large openings that barns typically have. All proposed roof lights will be conservation style to reduce their impact on the conservation area.



Proposed Elevations

11: Access:

The existing vehicular access will be retained as part of this proposal. However, it will be altered by moving the main parking area to the front of the dwelling to create a private courtyard. The existing parking and access along the track, also under the applicant's ownership, will remain as existing, providing ample parking for the dwelling. The property will benefit from ground floor accommodation which can be easily adapted to suit the needs of users with particular mobility requirements.

12: Examples of Crittall style used in barn conversions

