

HOLLINS

*Architects, Surveyors &
Planning Consultants*

**DESIGN AND ACCESS
STATEMENT**

FOR

**CONVERSION OF EXISTING WORKSHOP/ STORE
TO AN ANNEXE/HOLIDAY LET**

AT

**WIDGEHAM BARN
POPLAR FARM
LAXFIELD ROAD
FRESSINGFIELD
SUFFOLK
IP21 5PY**

FOR

MS L HOWIE

**RJF/NJR/23.64
MAY 2023**

USE

Widgeham Barn is located on Laxfield Road (B1116), to the south east of Fressingfield. The existing workshop/store building has been erected in early 1990s and serves as ancillary building to Widgeham Barn (a residential dwelling) . The current owners of Widgeham Barn wish to convert the workshop/store into a holiday let/annexe.

LAYOUT

The existing workshop building is located to the south of Widgeham Barn facing south over adjacent fields and countryside. In front of the workshop building is a concrete hardstanding for parking and gravelled garden area. The southern boundary which is adjacent to the fields is formed by a hedge. The north (rear) elevation of the workshop faces the barn.

The proposed annexe/holiday let will comprise two bedrooms and an open plan kitchen/sitting/dining room with a small mezzanine TV room. The existing toilet will become a shower room.

SCALE

The existing workshop is a single storey building under a monopitch roof with a small lean-to at the rear over an existing wc. The conversion will take place entirely within the existing footprint therefore the existing scale will not be affected by the proposal.

APPEARANCE

The existing workshop has a red brick plinth and black timber boarding and clay pantile roof. The appearance will remain as existing in terms of the facing materials. The existing door into Store 2 will be partly blocked to form a new window. The existing double door into Store 1 will be glazed to form main entrance door with glazed side lights. It is proposed to insert a new Velux window in the roof.

LANDSCAPING

Currently, there is a hedge between the fields and existing concrete hardstanding to the south of the workshop which is to be retained. A small 1.3m timber fence and gate is proposed to the area around the small garden to the workshop to give the occupiers a degree of privacy.