

RE: PROPOSED ALTERATIONS & EXTENSIONS
AT: CHURCH BARN, THE STREET, MORSTON, NORFOLK, NR25 7AA
FOR MR & MRS M. CARDOE

DESIGN AND ACCESS STATEMENT

GENERAL LOCATION AND SITE CONTEXT

Church Barn, The Street, Morston, Norfolk, NR25 7AA. It is proposed to carry out major alterations and extensions to provide a four-bedroom property. The property was converted in the 1970's and the old insulation levels and central heating schemes were not of the quality or requirements of the present day standards. Although the applicant has owned the property for a long time he now wishes to reside there permanently with his adult children.

AMOUNT OF PROPOSED DEVELOPMENT

The proposal is to extend the dining area and the existing bedroom above. The new extension will provide two further bedrooms. All bedrooms will have bathroom en-suites. Alterations to the ground floor layout will provide a utility room and larger kitchen and breakfast room.

LAYOUT

The ground floor layout has: - An entrance hall with an existing staircase. A kitchen, utility room, breakfast room, formal dining room and a library leading to the new extension housing the new bedrooms

The first floor consists of: - an existing landing leading to the first floor bedroom and sitting room. It is proposed to extend the bedroom to provide a dressing area. Access to the new balcony has been provided through a new dormer window from the sitting room.

SCALE

The ground floor extensions housing the bedrooms is subordinate to the main two storey barn and the first floor bedroom extension is subordinate to the main roof of the barn.

LANDSCAPING

See Mr C. Yardley's comprehensive report on landscaping. It is proposed to incorporate a ground source heat pump heating system. This will be in the form of loops of 300metres totalling 1,200 metres and will be housed in trenches in the land to the east of the property in the ownership of the applicant. Once the loop system has been completed the trenches will be back filled with earth and returned to meadow land.

APPEARANCE

It is proposed to use Norfolk red facing bricks and flint work with Norfolk red clay pan tiles, windows to be timber, decorated off white, recessed a 100mm into brickwork with reclaimed pavement sills. Gutters, down pipes will black PVC.

ACCESS

The existing access is not adequate enough to take building traffic. There is another access that is in the ownership of the client which leads to the land on the east which will house the construction traffic and the location of the ground source heat pipes. This land will be returned to grass meadow upon completion.

ROBERT LORD ASSOCIATES

Ref: RL/ MC

Date: July 2023