



PETER HUMPHREY
ASSOCIATES

Design & Access Statement

Application: Proposed extension and alterations to approved barn conversion.

Address: 49 Hovell's Lane, Northwold, Thetford, Norfolk, IP26 5LX



Introduction

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposal respects the local context that it will integrate with.

The site has been in the ownership of the family for a number of years and the applicant has previously gained permission to convert the barn (planning ref: 16/00795/F & 16/00795/DISC_A), with works implemented on site to lock in the permission.

This application is for the Proposed extension and alterations to approved barn conversion.

The applicant currently resides in a static caravan (while the barn conversion is constructed) – permission for this is being applied for separately.

The applicant wishes to alter the design of the existing barn conversion and apply for an extension linked to the barn conversion with a glazed link.

Design & Appearance

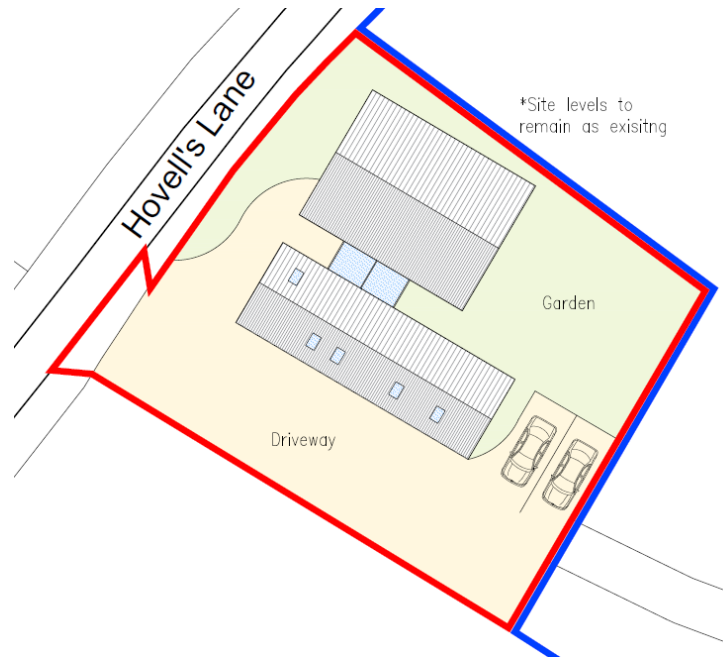
The applicant believes there is an opportunity here to create an individual dwelling which compliments the surrounding countryside with an extension which contrasts the original barn. This allows the focus to remain on the originality of the barn, which we are largely leaving as existing, only requiring internal amendments to better improve the functionality with the new proposed layout.

The extension is proposed as using black cladding, windows/doors etc as to provide a contrast to the white barn and to allow the extension to blend into the background with focus remaining on the existing barn.

Access, Parking & layout

The site has an existing access off Hovell's Lane, which serve's the existing barn.

The existing access serving the proposed development is made up of compacted stone/gravel driveway and leads directly to the area designated for the proposed driveway, turning area and parking spaces.



There will be designated parking spaces enough for 2 vehicles, each space measuring 3m x 7m.

The proposal will not alter the frequency of vehicle movements, as the occupants of the proposed barn already live on the site.

Accommodation/Occupancy

This application seeks to alter the existing permission so the barn conversion can comfortably house the applicant and her family already living on site. Occupancy levels will not change.

Hard and soft landscaping

All boundaries will remain as existing and is well landscaped. There is dense hedging screening the site from the Hovell's Lane.

Waste management

Recycling and General Waste bins will be managed by the applicant, with a collection service provided by local authorities.

Drainage

Surface water discharge – will discharge into a newly soakaway.

Foul water drainage – drain into an existing septic tank which is regularly emptied.

Flood Risk Assessment

In accordance with the Environment Agencies flood zone maps, the site falls within flood zone 1.



As the site falls within flood zone 1, no flood risk assessment is necessary.

Conclusion

We have a proposal that would utilise the existing implemented planning permission for the barn conversion to create a unique dwelling that keeps the focus on the existing barn whilst also providing an extension which allows the entire family to live comfortably.

Therefore we seek approval from BCKLWN for this proposal.