

DESIGN AND ACCESS STATEMENT.

PROJECT: PROPOSED GARAGE CONVERSION AT 3 GEOFFREY BUCKINGHAM CLOSE, HINGHAM, NORFOLK, NR9 4JP.

DESIGN.

The site lays to the centre of the village of Hingham.

The site is accessible from Chapel Street.

The proposed project is in a form of a garage conversion.

The proposed work is to relate to 3 Geoffrey Buckingham Close, Hingham

The existing site at present is a residential dwelling.

The building has views over the existing court-yard.

Surrounding area will remain as existing and not be changed.

The building would be screened by all walls / boundary treatments as existing.

The proposal would have no effects on existing surroundings and be designed to be subservient to match existing.

The external materials of the proposals as stated in the planning application / drawing NH/23/27/1 and would be agreed with planning officer as undertaken on site.

The site has easy access public transport links and full sustainable facilities to the village of Hingham.

The proposed work would provide economy to the local area and become sustainable via position in the village.

USE.

The proposal is for a garage conversion to residential at 3 Geoffrey Buckingham Close, Hingham.

LAYOUT.

The designed layout is all as per sent with planning application and drawings provided NH/23/27/1.

AMOUNT.

The proposal is to convert attached garage to residential room.

SCALE.

The total floor area of the converted room is 12.8 square metres.

LANDSCAPING.

All new landscaping to be undertaken as required by local authority on the completion of all works. All existing boundary treatments to remain and upgraded as required by South Norfolk Council.

APPEARANCE.

All details as per application and additional information enclosed with planning application.

All works to be undertaken to the satisfaction / conjunction with South Norfolk Council.

Any materials used in construction to match those of existing surrounding building and agreed with planning / conservation officer. No works to continue on site till material type and colour to be agreed.

Materials used in construction for the parking / turning area's to be permeable. Any drive that passes near to any existing buildings to be constructed to eradicate noise if required.

ACCESS – VEHICLE AND TRANSPORT LINKS.

The existing site access has been constructed to the satisfaction of Norfolk County Highways. No additional works should be required.

Public transport links exist with bus stops within the village and the main Norwich to London train line via Wymondham train station approx 30 mins drive away.

INCLUSIVE ACCESS.

Existing good road links exist to the site and are satisfactory for refuse disposal etc and emergency services.

The surrounding area consists of all local services / employment / schools / shops/ industrial area's / recreational facilities that makes the building works sustainable.

This site will be serviced by all main utilities / services. Refuse storage to be confined on site in the form of wheelie bins and collected from within the site collection areas as required at the front of the site.

BUILDING CONTROL.

All construction to be undertaken to the satisfaction of building control / highways regulations.

ADDITIONAL INFORMATION.

Upon completion of works all the proposed landscaping / screening with natural hedgerow of species like hawthorn to be implemented to the satisfaction of local authority if required. All spoil / materials used in demolition / construction to be removed from site to a licensed landfill site.