

**APPLICATION TO CONVERT THE EXISTING DISUSED COMMUNITY
CENTRE BUILDING TO A HOLIDAY LET COTTAGE AT
OSTEND ROAD, WALCOTT, NORFOLK**

DESIGN & ACCESS STATEMENT

1. Introduction

The application seeks permission to convert the existing disused community centre building off Ostend Road into a holiday let.

The overall communal area site lies within the 'coastline village' development at Walcott - see the Existing Site Location Plan (Drg. No. RMJ/NB/WC0). The single storey timber building commenced use as a community centre for the Coastal Village Residents Association in 2004.

The overall site is currently covered by:

- A rectangular timber structure built in 2004.
- A driveway leading to a public car park at the rear.
- A grassed area of open space.

Unfortunately, the Residents Association decided in 2021 that they no longer required the use of the building for their 'Tuesday Club' and other community-based functions. The building has not been in use since then apart from the very occasional random request for some form of function to be held there.

2. Proposal

It is therefore proposed to convert the building to a holiday-let cottage/chalet.

The curtilage for the proposed holiday-let is shown in red on Drg. No. RMJ/NB/WC1 with a more detailed layout on Drg. No. RMJ/NB/WC4.

From the detailed layout, it can be seen that a small front and rear garden is provided together with two parking spaces.

A key issue is that that most of the features of the building are already fully usable by the disabled. The changes inside will also provide full access for the disabled to all rooms, including the wet room. The intention when advertising the site as a holiday-let is to emphasize that it is fully suitable for use by disabled persons.

With regard to the remainder of the site, this will remain in use as a communal parking area (with access road) and a large open grassed area, again for communal use.

3. Proposed Work

It is not proposed to change the external appearance of the single-storey timber building itself in any way. All elevations, windows and doors remain as existing.

The only external changes outside the building within the designated area for the holiday-let is the construction of two parking spaces and the provision of a 1-metre-high post and rail fence.

Drg.No. RMJ/NB/WC2 shows the existing internal layout previously used as the community centre.

Drg. No. RMJ/NB/WC3 shows the changes inside to create a 1-bed holiday-let fully accessible for the disabled.

There are no requirements to change the power supply to the building or to make any alterations to the foul and surface water discharge arrangements, which are all fully functional.

4. Conclusion

The building has now been vacant for three years. This is a situation that cannot continue.

Due to the very small scale of this development, which is effectively the conversion of disused building into a dwelling and the provision of two dedicated parking spaces, it is considered that this application is compatible with existing Local and National planning policies and can provide a very small benefit to the tourism within the local area.

The Council's kind consideration of this proposal is therefore requested.

**RMJ SERVICES
NOVEMBER 2023**