

design and access statement



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Conversion of garage to annex
Elm Farm The Fields Hingham



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Document	Design and Access Statement
Reference	2713
Client	Mrs. P. Spurrell
Project	Conversion to Annex
Site Location	Elm Farm Hingham
Site Area	
National Grid	



Date	Revision	Status	Prepared	Checked
17.2.2024	-	ISSUE	AP	

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Given the limited nature and extent of the proposal this document is, in itself, of an appropriate extent and coverage.

1.0

design assessment

1.1

physical

- 1.1.0 The application site is the footprint of the existing double garage associated with Elm Farm the host dwelling. The garage is located in the northern section of the overall Elm Farm curtilage and is a separate structure. Elm Farm sits in a large well-landscaped plot with access given from The Fields an adopted lane.
- 1.1.1 The garage subject to the Application is a double timber-framed structure which includes a fully former first floor accessed by internal stairs.
- 1.1.2 The character of the area is mature and established 'edge of town' and is typical of residential development located close the centre of historic small towns. Dwellings display a wide range of types including period houses – as Elm Farm – and later additions and in-fills. Many existing dwellings have been the subject of extensions and variations of appearance.

1.2

social

- 1.2.0 It is considered the proposal will address a specific Applicant related social need by providing dedicated and self-contained accommodation for a family member with special needs in an established and sustainable location.

1.3

economic

- 1.3.0 The application will have no major economic impacts beyond providing opportunities for local building contractors.

2.0.0 The following is an extract (with paragraph number) from the revised NPPF.

NATIONAL PLANNING POLICY FRAMEWORK – NPPF

Determining applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing

2.0.1 The Application Site is located within the Settlement Boundary of HinghaM and as such, the principle of the conversion of domestic out-buildings to residential is acceptable subject to detail.

2.0.2 In addition, for the scheme to be acceptable it would need to conform to the following DC Policies, which, where relevant, are supported by justification.

Policy DM 3.7 Residential Annexes

Proposals for residential annexe accommodation will be considered favourably provided that it is designed so that it can continue to be used as part of the main dwelling, without creating an independent dwelling unit, in future. Planning conditions will be imposed to restrict occupation of the annexe to persons related or similarly linked to the occupants of the main dwelling.

The scheme proposes to convert an existing detached double garage to a residential annex utilising both current floor levels. The accommodation will provide a monitored self-contained living unit for a family member with specific needs. It is absolutely not intended for the conversion to be in any way an independent unit of accommodation or any form or type of separate dwelling.

3.0.0 Elm Farm is a period house in a large plot close to the edge of Hingham centre. The curtilage contains a separate double garage which includes a first floor and which has the potential to be converted into an annex supporting the independant

use

3.1.0 The scheme proposes to a residential use which is the overwhelming use surrounding.

3.2

amount

3.2.0 The application proposes a small residential annex using the footprint and profile of an existing double garage.

3.3

layout

3.3.0 The scheme proposes the use of an existing garage with all works contained within its footprint as such, the layout of Elm Farm will not change.

3.4

scale

3.4.0 The proposal repeats the domestic scale existing houses seen surrounding.

3.5

landscaping

3.5.0 The greater curtilage of Elm Farm the host dwelling is well-landscaped with a number of small to medium-sized trees and hedge-lines especially to the large front garden. None of the trees or hedging are impacted by the proposal which, as noted, is wholly contained within the footprint of the existing garage.

3.5.1 Given the completed conversion will be set in a well-maintained private garden it is not proposed any further planting is required.

3.6

appearance

3.6.0 As noted earlier, the garage is of timber-framed construction faced with traditional horizontal timber boarding and gives the appearance of a traditional out-building as might be seen associated with a period house like Elm Farm. As a garage, the building has two pairs of wide timber doors on the front elevation with a personnel door to the side closest to the house. A pitched roof includes two velux-type roof lights.

- 3.6.1 As the supporting drawing shows the vehicle access doors will be replaced by matching timber boarded in-fill panels and these will contain a new entrance door and window to the wc. To the side the current personnel door will be in-filled with matching timber boarding and a small window to the foot of the stairs. In addition, this elevation includes a wide and shallow window in the area of the kitchen. The rear elevation – facing the private rear garden and currently blank – is shown to have a pair of French doors. The northern outer elevation remains as existing as does the roof.
- 3.6.2 Such materials as will be used will match those existing. Frames will be timber painted white.

4.0

access

4.1

vehicular access and transport links

- 4.1.0 The Site Layout shows the proposal by using the existing garage will have no meaningful impact on the quantum of parking or the space for turning.
- 4.1.1 Hingham is a sustainable settlement and where all the facilities and services required for general living are available is a short distance away and accessible by foot. Public transport is available in the market place.

4.2

inclusive access

- 4.2.0 The conversion has been designed for the specific occupation of a family member and provides accommodation which, if required, can be adapted for continued use.



IMAGE 1 : front elevation



IMAGE 2 : looking west – host dwelling seen to left



IMAGE 3 : rear elevation to private garden – NOTE 1 : trees seen are off-site



IMAGE 4 : looking towards southern elevation from Elm Farm – NOTE 1 : trees seen are off-site
NOTE 2 : no construction required beyond footprint of existing garage

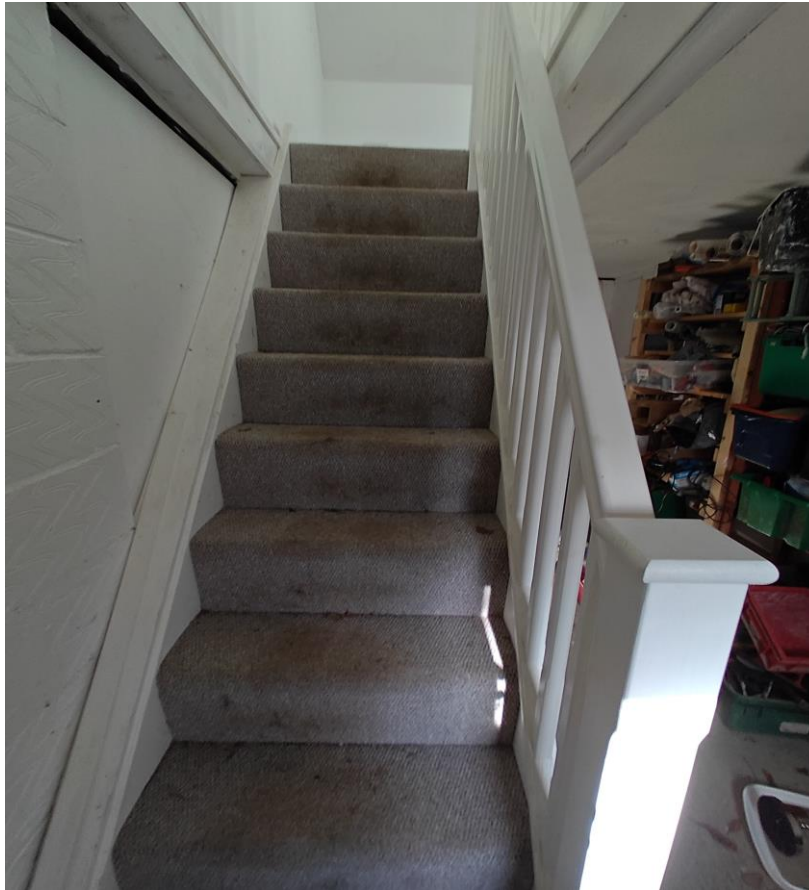


IMAGE 5 : stairs to existing first floor



IMAGE 6 : looking to front elevation : first floor showing current internal fit-out



IMAGE 7 : looking to rear elevation showing stairs to first floor