DESIGN & ACCESS STATEMENT

Client: Mr S Healing

Project: Conversion of barn into dwelling, Bridge Farm, Gull Bank, Whaplode Drove

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INTRODUCTION

This application is for a change of use from a barn to a residential dwelling under Class Q permitted development. The site is to the northern end of Gull Bank.

The barn is thought to have originally been used for the storage of farm carts / implements and part as stables.

The building retains the majority of its original character and is in very good condition, having been maintained to a standard that has avoided deterioration.



View of north side



View of south side

USE

The existing building does not lend itself to modern farming methods / agricultural storage and so has no practical agricultural use. It does, however, lend itself to conversion to a residential dwelling.

AMOUNT

The building currently has a total gross internal floor area of around 80.5sq.m. and comprises three enclosed rooms, and a two bay open fronted storage area.

The proposal is to work with and maintain the existing form of the building to convert into a two bedroom dwelling comprising an open plan living/dining/kitchen, two bedrooms, bathroom and storage cupboard.

The converted building will have a total gross internal area of around 73.7sq.m (depending on the method of providing internal wall insulation).

LAYOUT

The barn is located adjacent an existing established vehicular access which will form the basis for accessing the proposed dwelling.

The conversion of the barn aims to work with the existing door/window/opening positions as far as practicably possible, in order to retain the original character of the building.

The largest opening (currently to the open cart/implement store) will form a glazed area to the proposed living/dining/kitchen area. The proposed 'front door' will occupy the space of an original doorway. The other existing door openings will be retained and become windows serving the bedrooms and bathroom. These will comprise a dummy lower half stable door with a window to the top half. The existing two window openings will be retained and become glazed windows. These will retain their original stone cills.



The original door and window openings will be retained and become windows for the second bedroom



The original door opening (left) will be retained as the main entrance. The original door and window openings (right) will be retained and become windows for the bathroom

The interior layout works with the positions of the existing brick walls. Minimal intervention is required for conversion purposes comprising the formation of just three internal doorways.

SCALE

The existing scale will be retained. The conversion proposals work with the existing scale and form.

LANDSCAPING

The existing gravel yard area to the north of the barn will be retained and used for car parking, refuse bin area, etc.

APPEARANCE

The existing barn comprises generally red brick walls with a corrugated asbestos roof. The east elevation has the same corrugated sheeting to the upper part of the wall (this is not thought to be original and it is believed this gable wall would have been entirely brickwork.

The wooden windows and doors are thought to be original and are in good condition. They have brick arched heads and the windows also have stone cills.

The open area to the cart/implement store comprises timber beams supported on a central timber post with a stone capping detail below.

The remaining gutters and downpipes are cast iron (gutters on rise and fall brackets).

It is proposed to retain all of the existing brickwork and the window / door openings. The gable wall to the east will have the corrugated cladding removed and replaced with reclaimed bricks to match the existing brickwork.

The roof will be replaced with fibre cement corrugated sheeting (colour: black).

New cast iron gutters (on rise and fall brackets) and downpipes will be provided (colour: black).

New windows / doors will be stained timber.

ACCESS

Gull Bank is a very quiet road and has little traffic. It is totally straight adjacent the application site and as such There is good visibility both in northerly and southerly directions.

An existing established vehicular access will be used to serve the dwelling. There is ample space for the parking and turning of vehicles.

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