

DESIGN & ACCESS STATEMENT

Client: Mr & Mrs J Cox

Project: Conversion of Outbuilding into Granny Annexe and Extension at 1 Clarks Farm, Sluice Road, Wingland, Sutton Bridge, Spalding, Lincs.

Ref: 071501

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INTRODUCTION

This planning application is for the conversion of an existing outbuilding into a granny annexe together with an extension.

USE

The proposed use is for domestic purposes only and comprises a granny annexe to be used by family members of the applicant.

AMOUNT

The total GIFA will be approx 29.8sq.m.

LAYOUT

The extension occupies an area currently laid to gravel / paving (together with a lean-to shed) and extends the existing form of the outbuilding in a north-westerly direction. This simple form is in keeping with the rural character of the site. The windows and door open into the site and do not create an overlooking problem to the neighbouring property.

SCALE

The scale is in keeping with the rural / agricultural character. The extension shares the same width and height with the existing outbuilding. The scales of window and door openings are in keeping with the scale and character of the existing building.

LANDSCAPING

The landscaping is not significantly affected by the proposal.

APPEARANCE

The existing outbuilding will maintain its character and materials. The extension will match the existing outbuilding as closely as possible. The lean-to sheds will be removed and the overall proposed appearance is an improvement on the existing

ACCESS

The site access is not affected by the proposals. There is ample space for parking vehicles (unchanged from existing). The access into the annexe will be via the south-west side.

ANDREW M WRIGHT LTD CHARTERED ARCHITECT

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