

# Conversion of storage building into dwelling Beehive Cottage, Braceborough

Pre Application Enquiry  
November 2018



# Pre Application Enquiry

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# Introduction

DWA have been instructed to prepare a pre application enquiry for the conversion of the existing storage and workshop building into a dwelling.

The original storage and workshop building was granted planning permission in September 2011 reference S11/1052/HSH.

The original purpose of the building was to provide ancillary storage and workshop facilities in connection with the applicants business as a farmer of the adjacent land.

The applicant has since retired from farming due to a back injury and no longer requires the storage and workshop facility as intended for their original purpose.

The original permission stated that the building shall revert to domestic use if the farming operation were to cease, however, the applicant has no use for the building in connection with the existing domestic premises, and it would therefore become vacant.

The building as approved was substantial, and is of suitable proportions to accommodate a modest dwelling house.

The proposals illustrate how the building could be converted, with only minimal extension into an attractive three bedroomed dwelling.

We have also considered vehicle access, and the proposals illustrate how both the original house and the new dwelling would be provided with a minimum of 3 parking spaces, and space to turn vehicles around within the curtilage of each property.

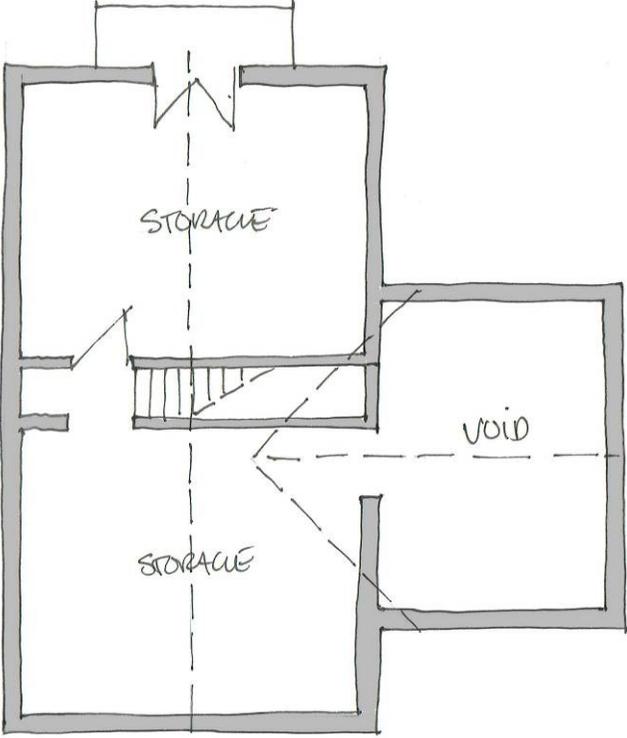
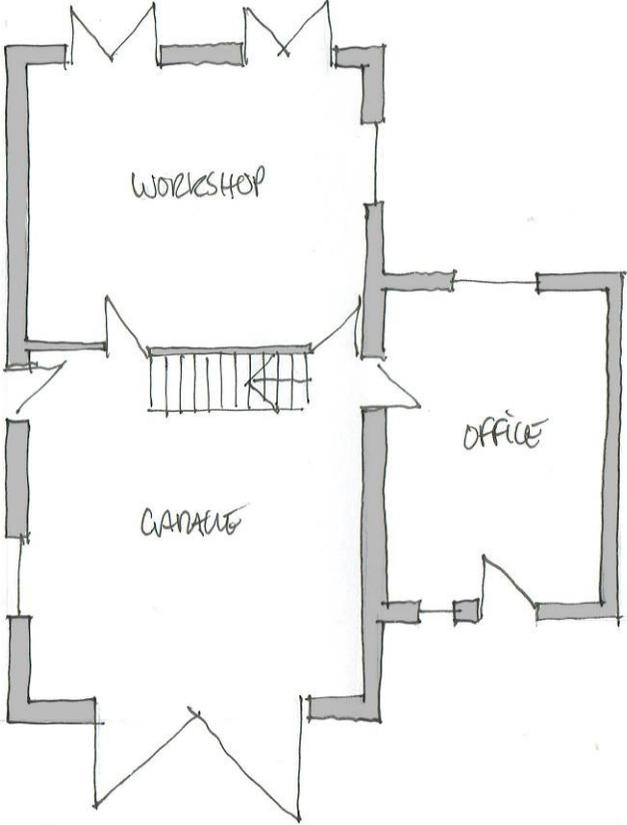
The proposed site plan illustrates how the visual and acoustic impact of the new dwelling would have minimal impact on the existing house. The plot would be divided in part utilising existing planting, which would be reinforced by a new hedge following the proposed boundary line. The amenity space for the new dwelling would be to the rear of the new property so, well away from the occupants of the existing house.



# Site Plan- Proposed



# Existing Plans



# Proposed Plans

