

## **Design and Access Statement**

### **Proposed Dwellings**

**The Grove**

**Holt**

**Norfolk**

## USE

The existing site is in the location of an existing tennis court in the grounds of The Grove in Holt. The site is surrounded by residential properties.

## AMOUNT

The proposals seek to incorporate two dwellings as previously approved at appeal (reference APP/Y2620/W/18/3206689) following the original planning decision (reference PF/18/0513). The proposals continue the same theme and footprint and incorporate two identified properties of 126.98 m<sup>2</sup> each on a single footprint.

## LAYOUT

The orientation and shape of the properties are similar to the originally approved application, with the main difference being the internal layouts and the style of roof pitch.

The layouts have been orientated to relate and to benefit from the principle views and aspects. The living accommodation to benefit from light and aspect, while bedrooms similarly have a private outlook. The entrance way retains the existing vista from The Grove, while forming an entrance courtyard and a semi-private space which is common to both properties.

The properties are set behind a boundary wall as with the previously approved scheme and are low key as the previous approved properties, with the existing properties and trees creating the main feature of the site.

## SCALE

The scale respects the original approval and responds to the identity of the area. The proposed is for two single storey properties set behind/within a garden wall and subservient to the main perimeter of The Grove. The buildings have a simple pitched roof form and like the previously approved flat roof scheme only partly rise over the main walled aspect. The Grove remains visually as a Grade II listed building the principle features as a country house with its striking Gothic design and materials.

## LANDSCAPING

The landscaping is a simple layout, which again, responds to the sweeping access and lawned entrance area of The Grove which will all remain.

The entrance courtyard is accessed via a path from the entrance area of drive and lawns of The Grove leading past the feature wall. A central opening and access to both properties maintains the mature tree backdrop to the south and the small scale of the proposed further emphasises this feature. The central court would be a mixture of planting which relates to the more semiprivate spaces (i.e. access areas, ensuite and lounge).

The bedrooms would face via an area of lawn to the east and west respectively and gives quiet, private, simple and tranquil outlooks.

The main rooms face to the south and feature trees and the garden area and would very much retain their existing aspect with a terrace which accesses both main rooms. The walled form allows all the external spaces to allow the properties to retain their scaled use with gardens well protected.

## **APPEARANCE**

The proposals continue the theme of the existing and partly the approved scheme with red brick work and flint work panels, although in a more traditional style than previously. The roof would be Norfolk pantiles in dark earth colour (by William Blyth or similar equal approved). The windows and doors in black aluminium. Eaves detailing in black in softwood with black rainwater goods.

Materials to be characteristics of the locality and a vernacular choice.

## **ACCESS**

Both properties will allow level access from outside the properties and due to their single storey nature will allow disabled access throughout.

Proposals to meet the requirements of the Building Regulation and housing access aspirations.

## **SUMMARY**

The proposals relate to the previously approved scheme and retains the footprint and characteristics of that approved. The difference is a more traditional and vernacular approach to the layout and design of the properties and their material finish. In essence, the proposals create the same footprint and utilise the same parking format for the properties, as well as access and ideology.

The heritage statement, ecological and Arboricultural information from application PF/18/05B and appeal are applicable for this application.