

DESIGN & ACCESS STATEMENT

Project: Flint and Brick Wall Extension

Sire: 8 The Fairland, Hingham, Norfolk, NR9 4HN

PROCESS:

The existing property is a four-bedroomed family house with off-street parking on the corner of and facing The Fairland. The property is Grade 2 listed. The list entry number is 1051177.

Details of the listed include first being listed on 27-Jan-1977 with no amendments. The list entry does not comprise part of an Asset Grouping. No details of the legacy record, reasons for designation and history were not available in the Historic England search.

Details are:

HINGHAM THE FAIRLAND TG 0202 - 0302 (north side)
3/52 No. 8. 27.1.77

G.V. II

House, early C19. Red brick. Slate hipped roof. Two storeys. Three windows, flat brick arches. Sashes with glazing bars. Central round-headed doorway in double recess with C20 modern glazed door. Left hand return facing Dereham Road similar but blind first floor centre Window and elliptical headed central doorway.

Listing NGR: TG0213502287

The dwelling has most recently been used as a home, having been granted change of use permission in 2014 to convert it from an office dwelling. The previous owners were also granted planning permission in 2015 to carry out a single story side extension and alterations to the existing house. The extension was completed.

We wish to carry out a further external wall extension within our boundaries for our specific future occupation to enhance the existing dwelling.

The details are as included in our application for planning permission. We have also received Listed Building Consent to carry out the work.

The proposed works are the removal of a small part of the flint and brick boundary wall to the curtilage of the property in order to rebuild it in a more natural shape in keeping with the original part of the wall whilst maintaining a single, off-road car parking space. The wall extension will also serve to provide privacy from the road. Access will be through a timber gate that matches the pedestrian gate on the other side of the property.

The proposed works include (materials)

Boundary wall: Matching flint and brick

Joinery: Painted 2 x timber pedestrian gates

The proposed alterations include:

Install low-level solid timber pedestrian gate to existing concrete gate post on The Fairland side, painted to remain in keeping with the look of the house.

Remove the modern section of existing brick and flint boundary wall and re-build it to be more in keeping with the natural curve of the wall.

Extend brick and flint boundary wall to enclose a private courtyard garden, with matching timber gate for access from the existing gravelled driveway.

USE & AMOUNT

The dwelling remains as one dwelling house.

SCALE & LAYOUT

The layout of the dwelling remains as existing.

LANDSCAPING

The existing pedestrian access facing The Fairland is proposed to be improved by a low level timber gate, which will open into the existing front garden.

The existing flint and brick boundary wall is proposed to be extended to provide privacy for us, the owners, and to enhance the street scene from both Dereham Road and The Fairland.

APPEARANCE

The appearance, details and character of the property will remain as existing.

ACCESS & PARKING

Landscaped, off-road parking will remain the same, with space for one car.

A proposed wall extension and timber gate will screen a private garden from the road, offering us more privacy and improving the street scene from Dereham Road whilst still providing easy access to existing oil tank and bin store.

INCLUSIVE ACCESS

The existing access to the house through both the front garden and the existing side utility extension will remain the same.

Both entrance doorways retain close level access from the driveway suitable for both able bodied and disabled persons.