

# DESIGN & ACCESS PLANNING STATEMENT

THE OLD RECTORY, AYLSHAM ROAD, FELMINGHAM, NR28 0LD

26th FEBRUARY 2021



# 1.0 INTRODUCTION

1.1 This Planning Design and Access Statement has been prepared by ADG Architects on behalf of LPB Homes to support the application for 'Proposed demolition of link single storey blocks and conversion of existing care home into 20 No. residential apartments.'

1.2 The purpose of this document is to illustrate how the design of the building has been developed prior to the submission of the application and is considerate of the local planning policies and planning history of the site. Due to the current Covid 19 pandemic, there has been no opportunity for a public consultation involve the community.

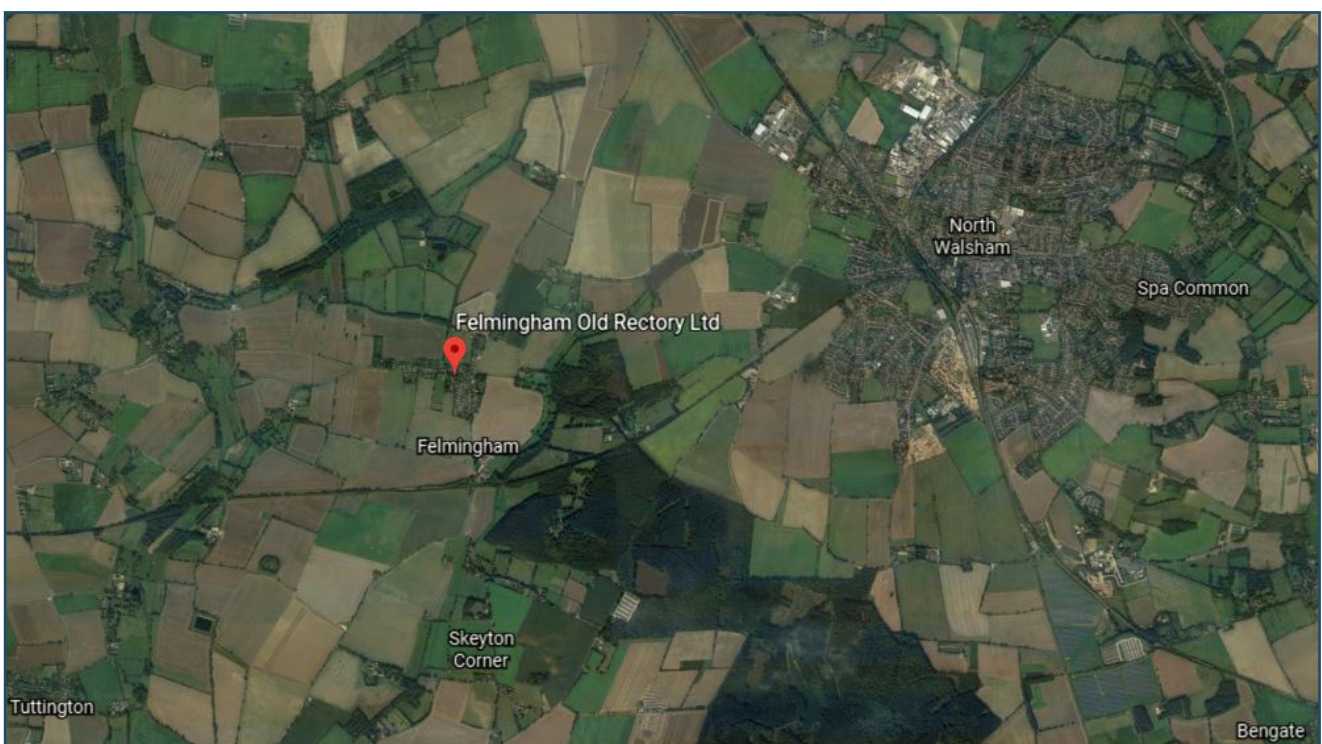
# 2.0 SITE AND LOCAL CONTEXT

2.1 The site is located on land South of Aylsham Road, Felmingham and is generally a level site.

2.2 The Old Rectory is approximately 3 miles from the A140 which provides transportation links to Cromer (North) and Norwich (South). The nearest station is North Walsham which is 2.6 miles East of the site.

2.3 The village of Felmingham, Norfolk is predominantly residential dwellings with local amenities including a convenience store and church.

2.4 The proposal site is approximately 5,780 m<sup>2</sup> (0.578 hectares) and is a square shaped plot of land with driveway access from the main road (Aylsham Road).





2.5 The Old Rectory became a care home in the 1980's where it operated until 2019. The building has remained unused and unoccupied since the closure of the care home in 2019.

2.6 The Care Home contained 33 resident bedrooms, with associated dayspaces and ancillary facilities with car parking and landscaping in the surrounding grounds.



Existing building - West elevation



Existing building - East elevation



Existing building - West Courtyard Elevation



Existing building - Main Entrance



Existing building - Gardens facing North



Existing building - Gardens facing East



Existing building - Car Parking



Existing building - West Entrance

## 3.0 PLANNING HISTORY & POLICIES

The Old Rectory building has been used as a care home for the elderly since 1981, when a planning application was submitted and approved by the Local Planning Authority.

### Previous Planning Applications on the Site:

Erection to single storey extension to Kitchen - ref: PF/97/1385

**Decision** - Approved on 05/12/1997.

Erection of 10 No. bedroom linked residential wing at rear of property, including communal facilities and car parking - ref: PF/94/1355

**Decision** - Approved on 03/02/1995

Erection of dwelling on site of The Old Rectory - ref: PF/92/0135

**Decision** - Approved 12/03/1992

Conversion of fuel store to Laundry room - ref: PF/90/0525

**Decision** - Approved on 22/03/1990

Erection of new conservatory - ref: PF/89/1771

**Decision** - Approved on 20/12/1989

Extension and alterations to form additional accommodation - ref: PF/88/3067

**Decision** - Approved on 19/12/1988

Erection of 2 No. detached dwellings with garages - ref: PO/81/1692

**Decision** - Approved on 13/11/1981

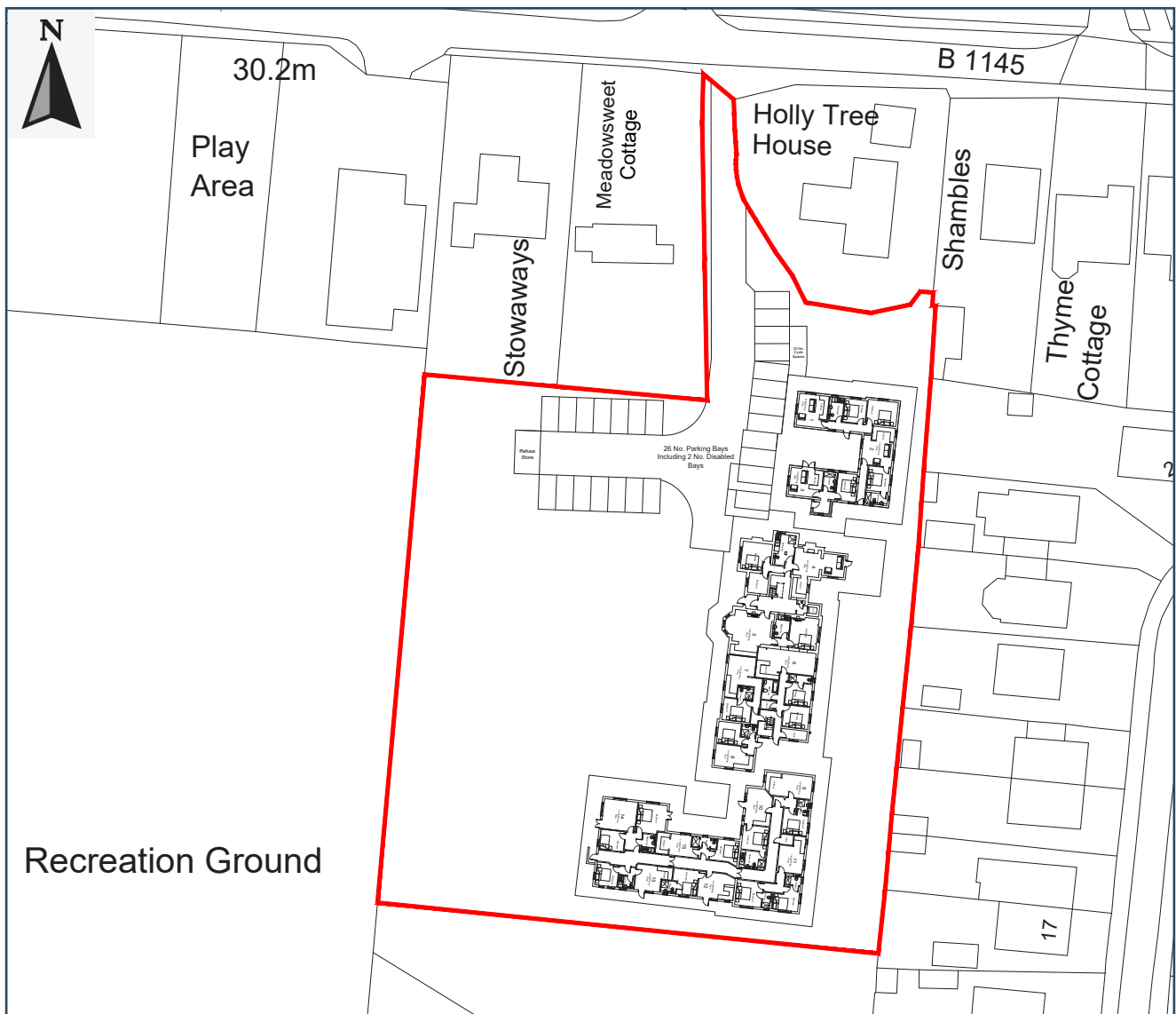
North Norfolk Core Strategy relevant policies:

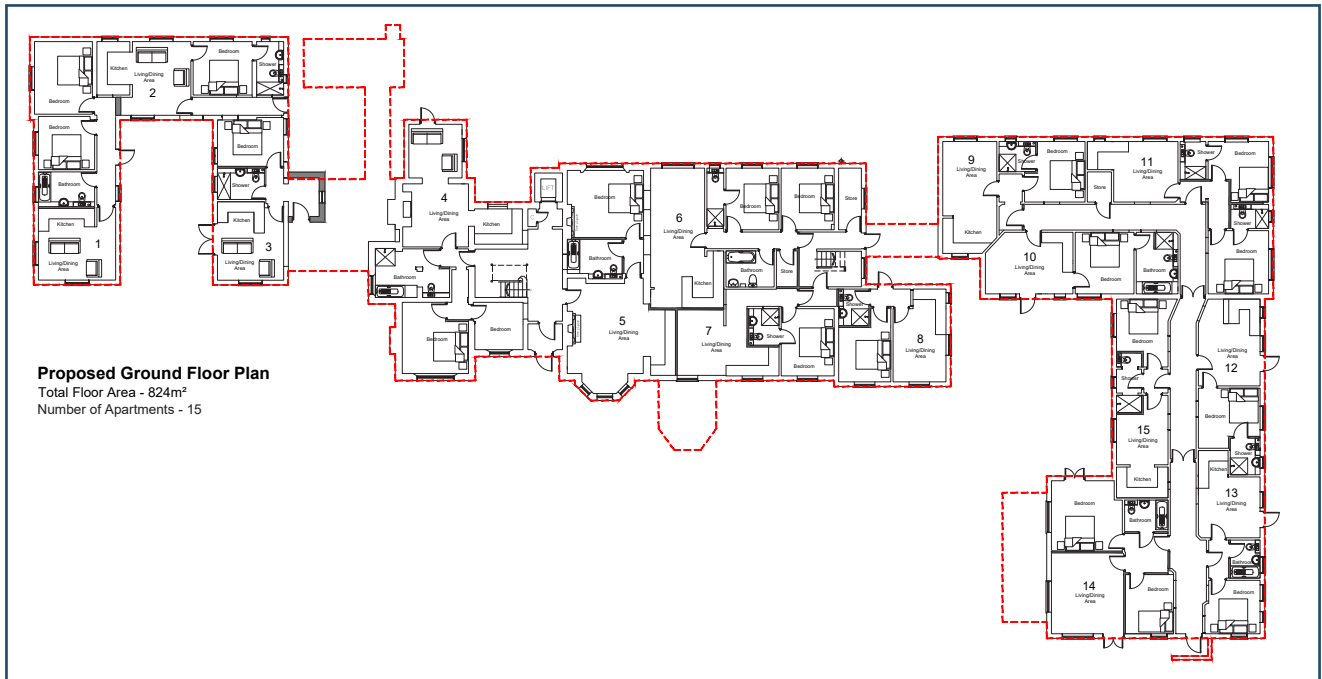
- **CT 2** - Developer Contributions,
- **EN 1** - Norfolk Coast Area of Outstanding Natural Beauty and The Broads,
- **EN 2** - Protection and Enhancement of Landscape and Settlement Character,
- **EN 3** - Undeveloped Coast,
- **EN 4** - Design,
- **EN 8** - Protecting and Enhancing the Historic Environment,
- **EN 10** - Development and Floor Risk,
- **EN 13** - Pollution and Hazard Prevention and Minimisation,
- **HO 1** - Dwelling Mix and Type,
- **HO 2** - Provision of Affordable Housing,
- **HO 3** - Affordable Housing in the Countryside,
- **HO 6** - Removal of Occupancy Restrictions,
- **SS 1** - Spatial Strategy for North Norfolk,
- **SS 2** - Development in the Countryside,
- **SS 3** - Housing,
- **SS 4** - Environment,

- 3.1 Policy EN2 refers to the protection and enhancement of landscape and settlement character. The proposals should be sympathetic to the surrounding area's character, this will be demonstrated through the designs location, scale, design, materials and will protect, conserve and enhance where possible. The changes to The Old Rectory aim to improve the disused building through its appearance and function while maintaining the characteristics and layout of the site.
- 3.2 Policy EN4 supports proposals for development including extensions and alterations to existing buildings and structures. The supporting text notes the importance to make efficient use of land while respecting the density, character and landscape of the surrounding area. The scale and massing of the building should be sympathetic to the surrounding area and existing local context.
- 3.3 Policy HO1 is in regards to the house dwelling mix and types which would require any development to meet specific requirements. Included in this policy is for schemes that contain five or more dwellings to have at least 20% of those that are suitable or can easily be adapted for the occupation by the elderly, infirm or disables. The proposal building was previously used as a Care Home but will be reconfigured in such a way that will provide movement within the building and surrounding area for those who require attention to detail on access.
- 3.4 The NPPF (National Planning Policy Framework) explains that plans and decisions need to take local circumstances into account, so that they may respond to the different opportunities for achieving sustainable development in the different areas. There are three main considerations of a proposal that must be balanced in order to carry out Sustainable Development; social, economic and environmental.
- 3.5 This introduces the presumption in favour of sustainable developments and states that development proposals should be approved if they accord with the Development Plan, or, if it is out of date or does not address the proposal, approve proposals unless; Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 3.6 It states that planning policies and the decision of a planning application should be able to positively plan for the provision of facilities and services to meet the needs of the community and improve the health, social and cultural well-being for all areas of the community.

## 4.0 DESIGN PROPOSAL

- 4.1 The existing building is currently a disused care home that was previously operation under C2 use. The proposal aims to change the use of the building to residential to allow the building to be divided into apartments.
- 4.2 The proposal is for 20 No. apartments with associated landscaping and car parking. The existing building will remain and internal alterations will be carried out to provide space for the apartments.
- 4.3 Access to the site will remain as existing from B1145 (Aylsham Road) with a private drive to the property and car parking.
- 4.4 There will be a total of 26 No. car parking spaces including 2 No. disabled bays. A provision for cycle parking will be incorporated into the layout which will provide 20 No. spaces for residents and visitors.





Proposed Ground Floor Plan with existing Ground Floor plan overlay

4.5 There are currently 3 buildings on the site that are connected with link blocks. The central building is 2/3 storey construction and the buildings to the North and South are single storey construction.

4.6 Previously the building has been adapted to provide 33 No. care beds with associated dayspaces and ancillary facilities.

4.7 The proposal is to remove the link blocks which will provide an improved circulation around the site. The massing of the building and overall footprint will be reduced as a result of this change.

4.8 The internal changes to the building would reconfigure the existing spaces to form 20 No. apartments; 12 No. one bedroom and 8 No. two bedroom apartments.

4.9 The new apartments have been designed to provide a sufficient amount of sun and daylight, natural ventilation and privacy. The layout of the apartments includes a Kitchen/Dining/Lounge area, bathroom and bedroom(s). All circulation spaces will meet current Building Regulations and a lift will be located in the central building providing access to the First Floor.

Existing and Proposed GIA:

	Existing GIA	Proposed GIA
Ground Floor	904m <sup>2</sup>	824m <sup>2</sup>
First Floor	276m <sup>2</sup>	276m <sup>2</sup>
Second Floor	45m <sup>2</sup>	45m <sup>2</sup>

Proposed Accommodation schedule:

	One Bedroom Apartments	Two Bedroom Apartments
Ground Floor	10	5
First Floor	1	3
Second Floor	1	0
	12	8



4.10 The existing buildings on the site are reflective of the scale and architectural style that is synonymous with Felmingham and the wider area. The proposal will retain the external appearance of the building, having a minimal impact on the elevations.

4.12 New windows are proposed to existing openings where the link blocks have been removed. The existing size and proportions have been taken into consideration and replaced with similar type of appearance and material.

4.11 The external materials include off-white render, red brickwork and brown roof tiles. The windows and doors are white and provide a mix between U-PVC and timber frame. The existing materials palette will be retained and enhance through light maintenance during development to improve the visual aspect of the buildings.



Existing Elevations



Proposed Elevations

# 5.0 LANDSCAPING

- 5.1 Currently the site is unoccupied, the landscaping of The Old Rectory is amenity grass and overgrown shrubs, with hard standing footpaths around the site.
- 5.2 A landscaping proposal has been created to provide amenity space for the apartment residents and enhance the visual appearance of the site. The aim of the landscaping proposal is to retain the existing trees within the site boundary and enhance the site for the residents of the apartments.

- 5.3 Low level shrubs/hedging and planting has been added around the car parking and main entrance to provide an attractive frontage to The Old Rectory. Additional plating has been incorporated around the larger patio areas which will encourage residents to use the communal external spaces.
- 5.4 The existing hard landscaping will be replaced by suitable paving footpaths that will give all residents safe access to the landscaped gardens. Providing a walkway around the building and through the site.



## 6.0 ACCESS

- 6.1 Access to the site will be from Aylsham Road for both vehicle and pedestrian access. The existing access road will be retained, keeping access to the site as previous.
- 6.2 The car parking will be accessed from the main driveway and provides 26 No. car parking spaces. A provision for 20 No. cycle parking spaces will be incorporated in the layout. The parking will be used by residents and visitors.
- 6.3 The apartments in the North building will have private external access with no communal corridors. The central building will be halved and have two corridors and stairs serving the building. The South building will have one main corridor that can be accessed from the main elevation overlooking the gardens.
- 6.4 The provision for the entrances, circulation spaces, means of escape and door widths and openings will comply with the current building regulations in particular Approved Document M & B.

## 7.0 CONCLUSION

- 7.1 The proposed redevelopment of The Old Rectory makes the best use of the unoccupied buildings on the site and is designed to respect and maintain the heritage assets and visual aspects.
- 7.2 The proposed external structural changes gives a minimum amount of impact on the appearance causing no harm to the neighbouring properties and retaining the character and appearance of the surrounding area of Felmingham.
- 7.3 Proposed are 20 No. residential apartments that will provide high quality accommodation with car parking, secure cycle storage, and landscaped gardens which residents can enjoy.
- 7.4 The proposed refurbishment of The Old Rectory will comply with the North Norfolk Local Plan and relevant planning policies. Redeveloping the existing buildings on the site is supportable under the terms of the local Council's planning policies and plans. As the site is currently unoccupied it will generate residential accommodation without over development in the local area.



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