

Design and access statement to application: Replacement Outbuilding Low Road, Alburgh

Location Details:

Willow Cottage - Low Road – Alburgh IP20 0BX
Ref NK360744
Grade II listed building Entry Number 1048701

Applicants: Kimberley and Bert Croucher-Vermunt

Project Details:

Demolition and replacement of an existing single storey garden outbuilding, freestanding to the far east end of the rear garden belonging to Willow Cottage, Low Road, Alburgh IP20 0BX
Ref: NK360744

The Design / The process

The process and reasoning that lead to the submission of the above application is outlined below.

Reasoning:

As owners of Willow Cottage for the last 14 years, we consider it a privilege to be able to live in this beautiful Grade II listed property in Alburgh.

Willow Cottage forms part of the local history, and we have been in the lucky position to maintain and preserve it for the future.

Having done so with great dedication and respect it gives us satisfaction in knowing we are contributing to the upkeep and preservation of a listed building that forms part of the history and picturesque character of Alburgh.

However... a remaining eye-sore is the presence of the existing and dilapidated single storey outbuilding in the rear garden.

From neighbouring information and photographs over the years that we have been at Willow Cottage, it had apparently been erected over 40+ years ago, by the previous owners of Willow Cottage, to store their building materials, machinery and to provide to some extent incidental occupational use, while they had been extensively renovating and re-erecting Willow Cottage from the ruin it was back then. Hence the old outbuilding had been equipped with the basic services i.e. water and electricity supplies.

Although at present, this derelict building and lean-to is still in daily use by us (and until 2016 acted as our utility room). We store garden machinery, garden tools, garden furniture, and various other materials and activities garden related, its current condition is very dilapidated, and well beyond an acceptable condition, nor suitable to even consider repair or renovation. In addition to this, its construction, materials and design, is out of keeping with the area called Picadilly Corner and the surrounding Grade 2 listed properties. (images of existing old outbuilding see Annex A)

It is with this in mind that we wish to demolish and replace it with a new single storey outbuilding of the same size but more in character, style, and more sympathetic to the character of Willow Cottage and its garden in particular.

We hope this proposal could be seen as a welcome addition to the village patrimony, complimenting to some extent to the surrounding well-maintained properties and unique listed buildings in this area of Alburgh.

The proposal:

The proposed new replacement outbuilding is traditional in appearance and a sympathetically styled conventional green oak barn style, exposed timber frame construction. It is positioned in the same location and orientation and covers the same surface area as the old outbuilding. (Examples and representation for style and concept see annex B)

It is of a conventional open oak timber frame construction inside, with horizontal soft wood (pine or larch) cladding on the outside - stained black.

The roof is equally pitched front and back, covered in classic Norfolk red clay pantiles.

The ridge line is finished in matching red ridge capping tiles and pointed with "off white" cement grouting.

Down pipes and guttering are black half round.

The side elevations contain a combination of horizontally clad featheredge sections and frameless glass panes to 3 side elevations, top to bottom (north ,west and south facing), recessed into the main oak timber exposed construction.

All panes are frameless and of the same size – all vertically orientated.

The east facing elevation contains 2 frameless, narrow in height and horizontally orientated glass panes positioned high under the eaves of the low sloping "cat slide style" roofline.

The remainder of the side walls are all clad in the same horizontally orientated featheredge cladding and stained black.

The west elevation contains 1 barn style double door, made of oak 150mm wide vertical orientated cladding sections with black exposed steel hinges to the outside.

The construction is placed on an exposed 3 course high brick plinth, of "hand formed" and clean rustic red brick, all round. The pointing of it is finished in "off white" cement mortar to match the ridge tile finish.

The base foundation is a 200mm thick concrete slab – poured in grade C20 onto PE damp proof course and level with the surrounding garden surface.

The proposed outbuilding is positioned well set back from Station Road, and fully invisible from Low Road.

Access would be provided through the gardens only of Willow Cottage, no separate roadside access is required.

Design considerations:

This proposal is of a conventional oak timber frame construction, predominantly with timber cladding on the outside and a gentle pitched roof front and back.

It has a rectangular footprint with an entrance barn-style double door to the west, and a small roof covered open seating area to the south/west – exposed and capturing the evening sunset and protecting from the prevailing north/easterly winds.

It has frameless recessed glass panes to the north, overlooking the pond, overlooking the gardens of Willow Cottage to the west and the south, capturing daylight, natural sunlight and warmth. This is designed to give the outbuilding a slight hint of a modest and modern character as well as providing the opportunity to enjoy the "outside from within" on sunny but cold and windswept days.

It is set in the furthest most rearward east end of the plot, in the same location as the current derelict outbuilding, and south of an existing garden pond.

The current boundary clearance to the east of minimal 3 metre is respected.

The pond was subject to a full ecological report in late 2019 by John Parden of JP Ecology dd 9-11-2019, where it was established it contains no life, nor does it provide any suitable habitat for protected species. A copy of this report is included with the application documentation.

This pond only partly fills with surface and rainwater during the wet winter months.

The pond and surrounding trees and established vegetation is not affected by the proposal and will remain in place.

Neighbouring considerations: Overlooking and privacy aspects

To the North

2 vertical glass panes at the north west corner of the proposal, overlooking the pond in our garden and the outbuilding on the land adjoining Willow Cottage, Ref NK391724, which is part of the same ownership.

There is no overlooking of privacy to the neighbouring property Blackthorn House to the north.

To the East

A minimal presence of 2 narrow horizontally positioned glass panes, tucked up high under the eaves of the low roof line overlooking a paddock with horse to the east.

To the South

2 vertical glass panes at the south west corner of the proposal, overlooking our garden and mature trees and planting that is already established.

Further on to the south are neighbouring wooden fence panels and rear end gardens with mature planting of both Cornfields and Hope Cottage gardens.

To the West

2 vertical glass panes in the corners of the west elevation of the proposal, overlooking our garden and already established mature planting and trees.

Conservation considerations:

The surrounding areas and nature will be unaffected during construction works and these will be protected and respected as much as possible.

Site access is provided through road frontage of Willow Cottage entrance and driveway, as well as the access route over the land adjoining Willow Cottage, Ref NK391724 which is part of the same ownership.

It is the intention for this outbuilding to be a complete self build project executed by the owners.

No tree felling or removal will be required.

Considerations related to the existing pond:

The pond and the surrounding area of 150 metre radius, was subject to a full ecological report in late 2019 by John Parden of JP Ecology dd 9-11-2019.

In this report it is established the pond contains no life, nor does it provide any suitable habitat for protected species.

This is due to the following main factors:

1. The lack of retaining a constant water level,

2. The pond is occupied by local ducks – water level permitting, and
3. Contamination occurring as a result from the discharge of road surface water from Station Road, containing salts and other automotive related contaminants.

This pond is dried up for significant periods of the year in particular during the summer and autumn months as it serves to drain road surface water from Station Road. It only partly fills with surface water and rainwater during the wet winter months.

Access considerations:

Additional or separate vehicular and pedestrian access for this outbuilding is not required. Any access required is only needed during construction work and is already in place through the gardens of Willow Cottage and the existing and established access route via Low Road, i.e. the land adjoining Willow Cottage, Ref NK391724.

This would become the access route during construction work for material deliveries.

This access is already provided for, and in place for many years throughout previous ownership and use, via its current road frontage of the land and the existing gate to Low Road.

Until 2009 this access route was used for agricultural vehicular access to the fields behind Willow Cottage, also known as the land east of Hope Cottage.

The access to Willow Cottage itself will remain unchanged and unaffected.

Access to Willow Cottage is provided via the existing entrance with gravel driveway to the house. Both plots and both entrances are currently in ownership of the applicants.

There will be no public vehicular accesses affected nor are there any right of ways applicable to this property and land to our knowledge.

Listed building and heritage statement:

Willow Cottage is a grade II listed building

List Entry Number 1048701.

Details of listing are as follow:

First listed: 23-03-1977

Location: Piccadilly Corner

National Grid Ref: TM 27254 86229

Described as: C17/18 timber framed cottage, plastered. Thatched roof with gabled ends. Brick chimney stack off centre. One storey and attic. Two C19 casements. Modern Porch on right hand.

General Listed Building notes and further considerations:

With regards to the status of “Grade 2 listed building” for Willow Cottage, the above proposal and the aspects to its surroundings:

- The proposed modest outbuilding will be invisible from the road “ Low Road” and thus there is no direct noticeable effect to the historic interest and character of the area and that of Willow Cottage as seen from “Low Road”.
- The proposed outbuilding is in keeping and a continuation of the style, design and character of the recently added outbuilding ref application 2019/1875.
- The proposed outbuilding is well set back from “Station Road” and to a large extent more in keeping with the overall character of the outbuildings of Beech Farm and further outbuildings of Piccadilly Corner.
This is done as not to upset the area appearance and character from that end.
- Willow Cottage is not visible from Station Road,

- The original roadside appearance of Willow Cottage and the thatched part of the house as seen from Low Road, remains unchanged and unaffected. Therefore, this approach ensures that the special architectural and historic importance of this building is preserved.
- The addition of the outbuilding, the size, shape, proportions, construction and material choices have been taken into careful consideration, to be in keeping with the existing surrounding area and to minimize the impact of the application.

As explained earlier, as the owners of Willow Cottage for the last 14 years, we consider it a privilege to be able to live in this beautiful Grade II listed house in Alburgh.

Willow Cottage forms part of the local history, and we pride ourselves that we have been able to maintain and preserve it for the future.

Having done so with great dedication and respect it gives us satisfaction in knowing that we are contributing to the upkeep and preservation of a listed building that forms part of the history and picturesque character of Alburgh.

It is with this in mind that we seek permission to replace a derelict outbuilding with a modest and more suitable replacement.

We hope this proposal could be perceived and seen as a welcome addition to the village patrimony, complimenting to some extent to the surrounding well-maintained properties and unique listed buildings in this area of Alburgh.

Thank you for your considerations.

Kind Regards,

Kimberley and Bert Croucher Vermunt

Alburgh, 04-2021.

Annex A
Images ; The existing old outbuilding.



North / West corner view



South / West corner view



South elevation view



North elevation view

Annex B

Images ; Examples and representation for style and concept of replacement new outbuilding.

