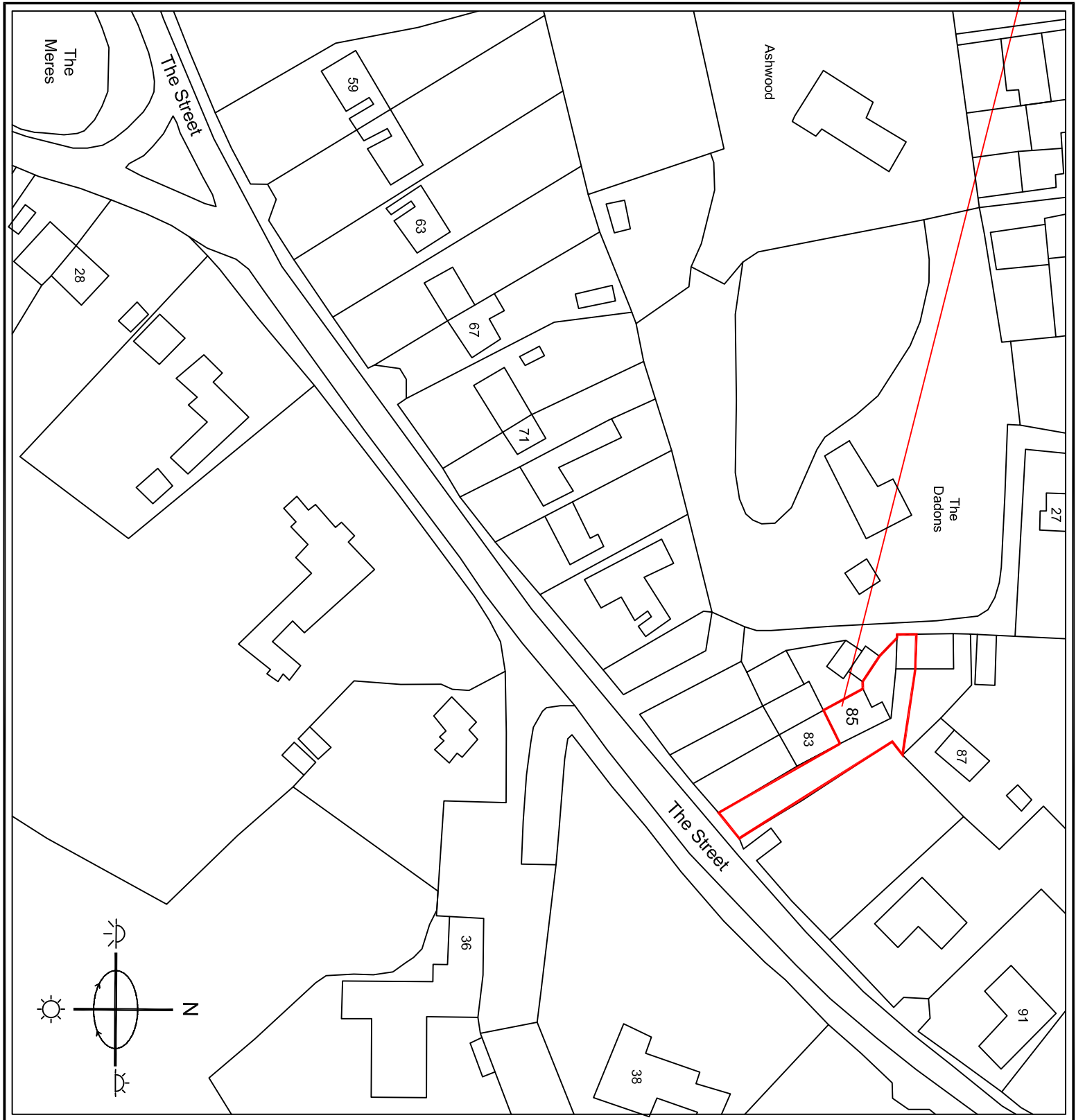
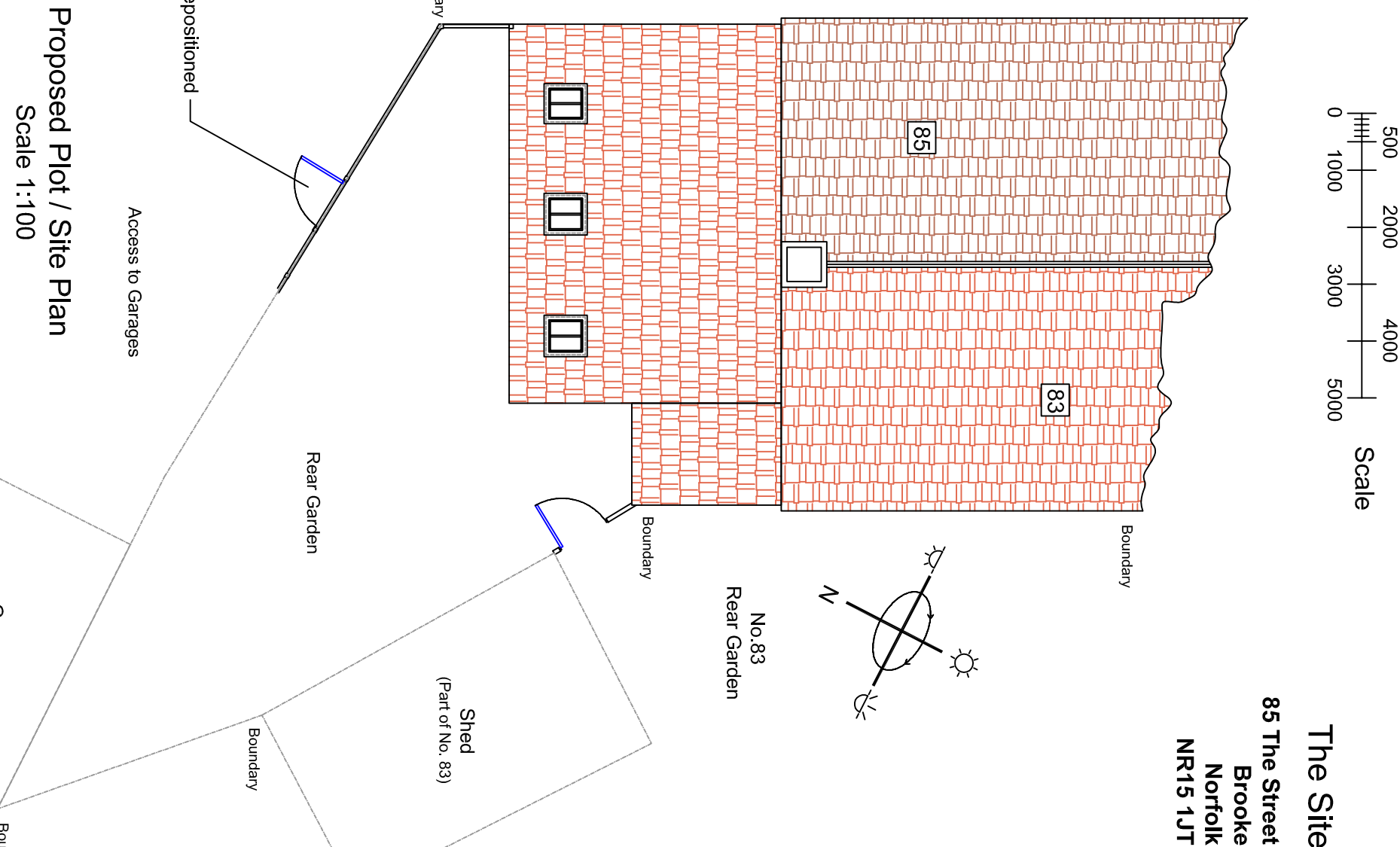
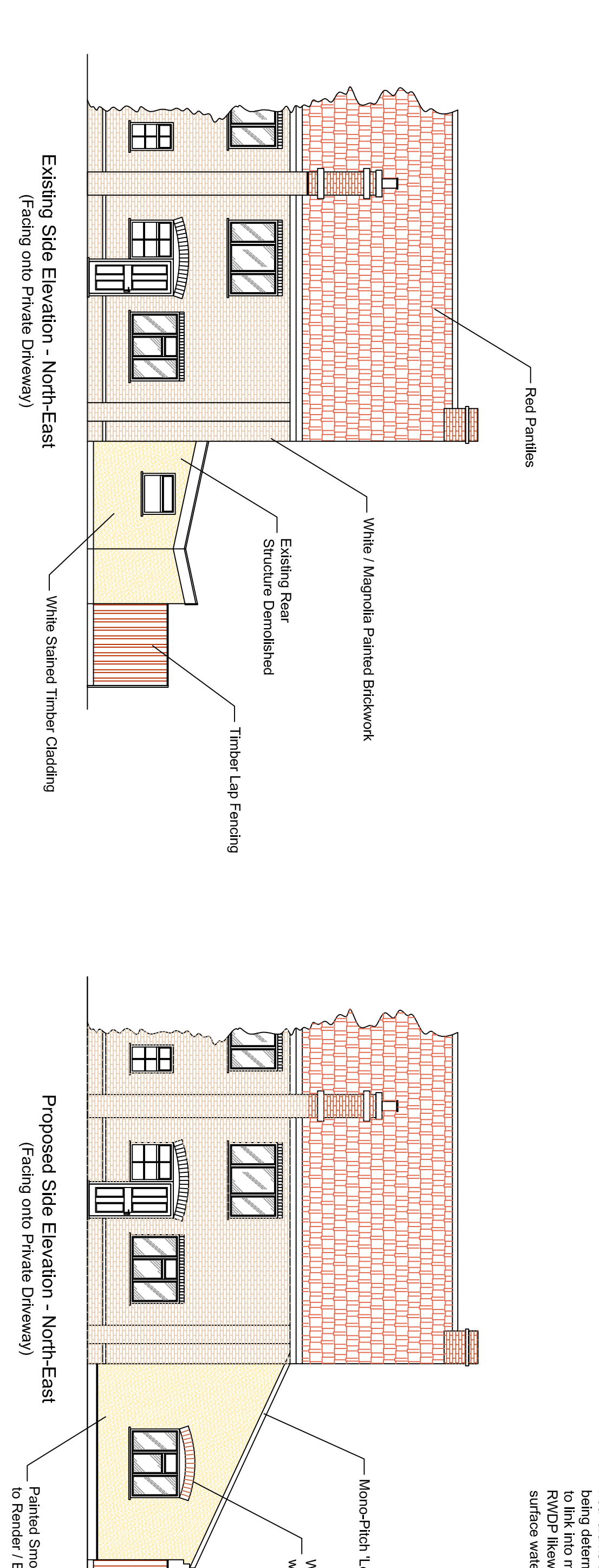
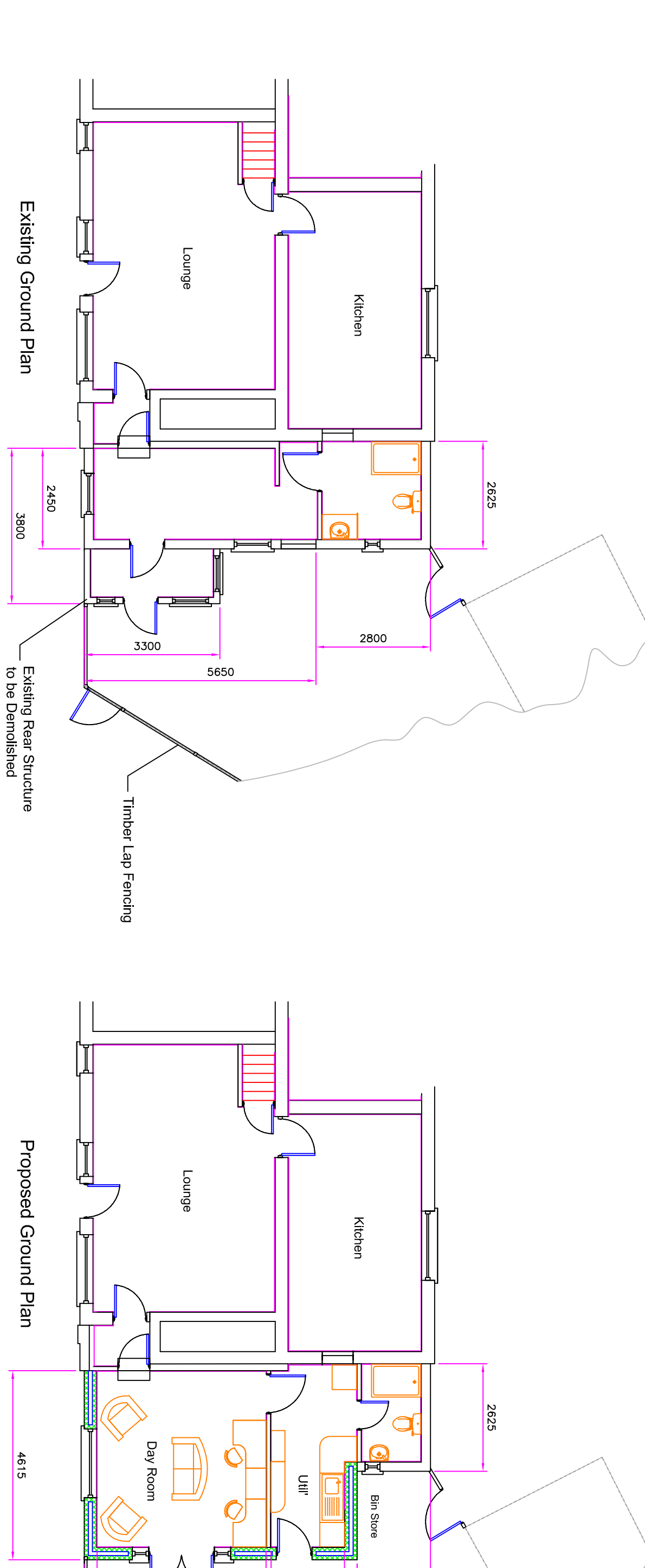
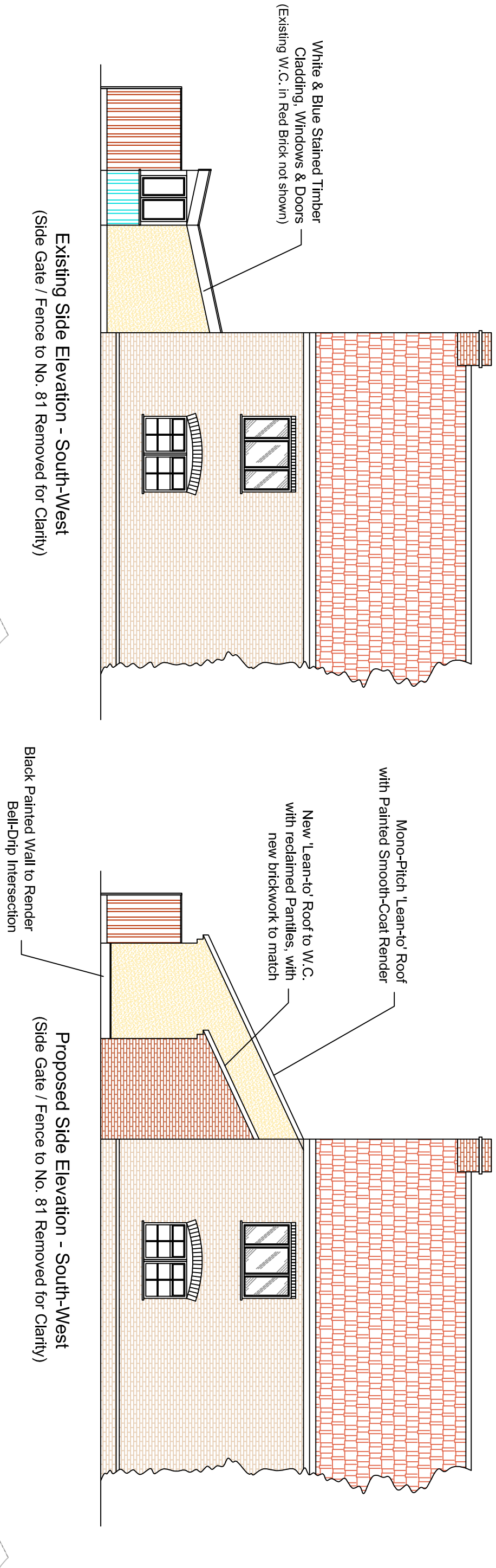
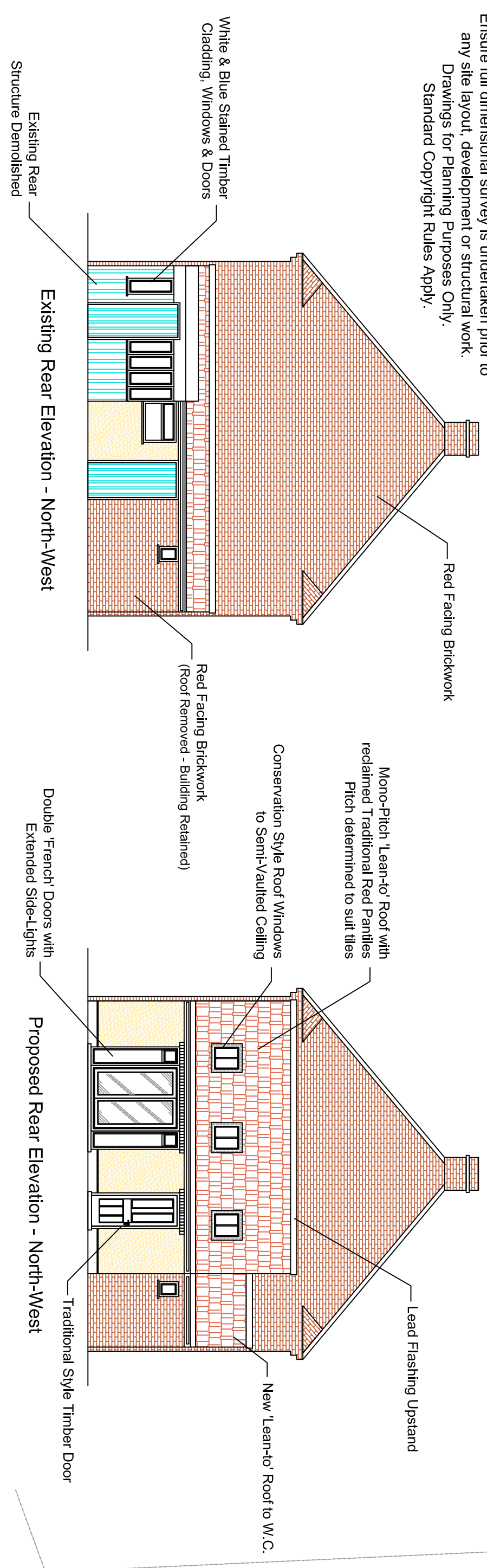
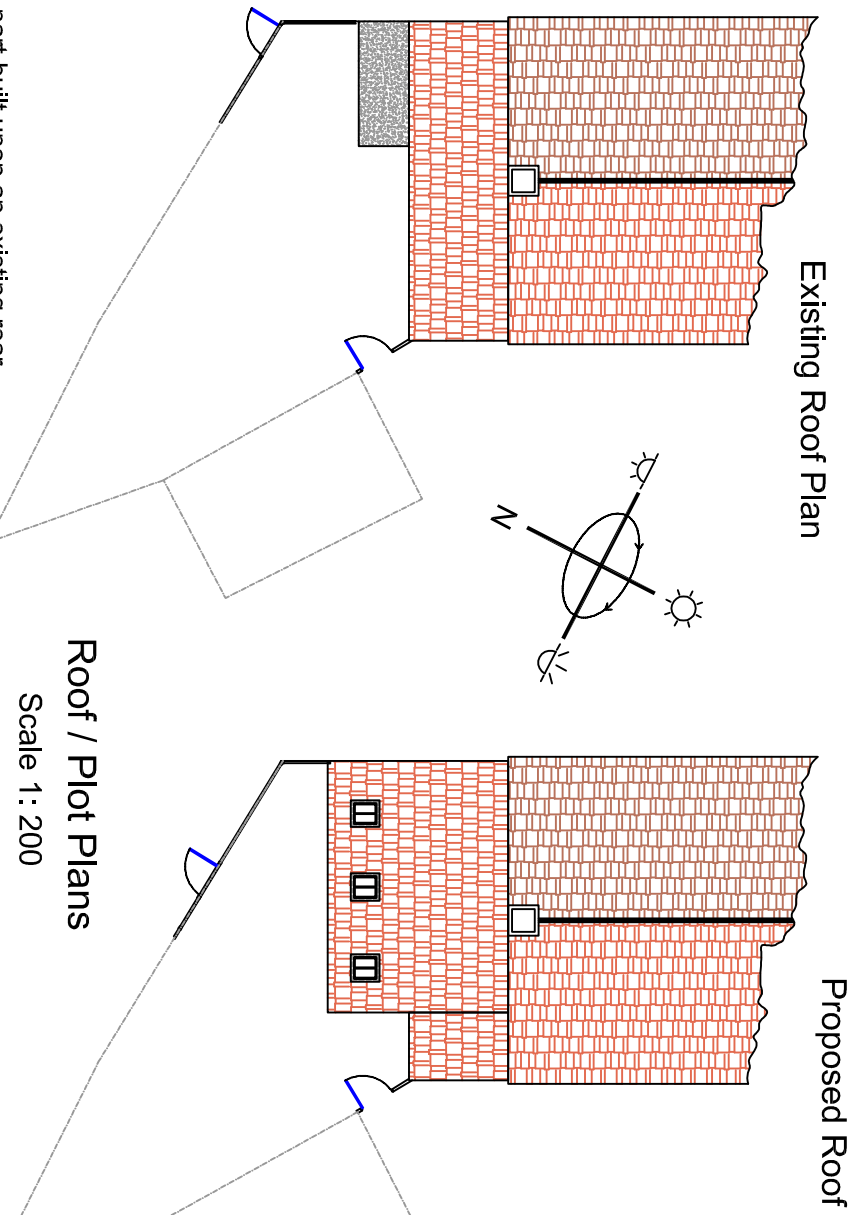


All dimensions noted are approximate and for reference purposes only and final finished dimensions are subject to site conditions and any specific brick courses, etc. Ensure full dimensional survey is undertaken prior to any site layout, development or structural work. Drawings for Planning Purposes Only. Standard Copyright Rules Apply.



Grid Ref: TM292993
X Easting 629203 -
Y Northing 299386
Ordnance Survey 629203 E, 299386 N -
© Crown Copyright 2010. All Rights Reserved
Licence No. 100041940



Planning, Listed Building Consent & Access Statement with regards to the proposed development to: 85 The Street, Brooke, Norfolk, NR15 1JT:

- The proposed development is to an occupied residential plot, situated off The Street, Brooke, NR15 1JT, being a residential area within the historic Norfolk village of Brooke. The property is a two-storey, semi-detached cottage / townhouse, situated on an irregular shaped plot, the overall site approx. 115m². The property is a well-established residential dwelling, being a Grade 2 listed building, of traditional period design and construction, being of red facing bricks (workwork to the front elevations being painted) with a red panicle pitched roof, and traditional white windows and doors. There is a Garage linked to the property, being situated away from the enclosed rear courtyard garden, set in a block of three. Historically, other than minor internal modifications, the property has not been developed externally for some recognised period, other than with the addition of a timber-framed rear structure.
- The proposed development consists of a single-storey side / rear extension, approx. 4.6 metres wide by 6.7 metres long, part-built upon an existing rear structure, with the remaining existing timber-framed rear structure, being demolished. The proposed development will provide improved Utility / Dining facilities, and improved rear garden access, with various minor internal changes. The proposed development will be built to modern standards, with an insulated cavity wall, formed with a mix of matching red facing brick and painted smooth-coat rendered block to the external leaf. The roof will be a mono-pitched, tiled roof, in matching red panicles, linking to the existing main property with suitable lead flashing. Various roof windows, in the 'Conservation' style, will be located centrally within the mono-pitch roof as a design feature, and to add additional light internally. The structure will be constructed to comply with current Building Regulations. Fenestration is to be in white timber, to match and complement the existing period style of the existing property, but with the final style and design as per the clients choice. The proposed development is designed to offer modern facilities, but with the design in-keeping with the existing and neighbouring properties, several of which are also Listed Buildings. Including the main property itself. The plot is capable of accommodating the proposed development without over-developing the site and rear courtyard garden, whilst still retaining sufficient garden / amenity space. The development will improve the internal flow and facilities, to better enjoy the rear garden area, whilst the current design restricts. Surface water dispersal to the new roofing will link with the existing drainage system or new soakaways as required. Where applicable, roof drainage will link with the existing mains foul drainage systems as required. Incoming services, will remain as existing with new connections made where required to suit. Part of the conditions of the property include clear and free access from No. 81 to pass over the courtyard garden, and the proposed development enables this free access to be maintained.
- The Street is a well-established and historic residential area of Brooke, and the property is located down a private driveway, which provides access to a neighbouring property of No. 83, to which the dwelling has right of access. A number of properties within the area have undergone various mixed forms of development, and thus it can be established the area around the property is one with a history of permitting a mixed range of sympathetic developments of this type to the area. The site is primarily screened by a mix of fences and walls to the sides and rear. The proposed development will see no increase in roof height to the existing main pitched roof and the design, and is not over-powering, the plot being substantial enough to accommodate the extension. Shielded from view of neighbouring properties, it will have no direct effect upon any neighbouring properties, and will create no overlooking or shadowing issues. It is considered the development will greatly improve and enhance the property, removing an unsightly timber-framed rear structure, which forms a Utility Room, and will provide modern facilities and internal layouts, being traditional in style and in-keeping with the existing building and properties within the immediate area. The property is Grade 2 Listed, and within a Conservation Area, and so consideration has been given to the design of the development and any impact to the immediate area, neighbouring properties and owners. The proposed development will also be more thermally efficient than the existing rear structure.
- The main aspect of the property (North-East) faces onto the private driveway, which passes No. 83, with primary access to the property being from this driveway. The rear (North-West) aspect of the development is screened by a 2m high timber fence and the Garage block brick wall, to form the courtyard garden, and form the boundary to No. 81. The South-Eastern boundary with No. 81 being formed by a 2m high brick wall and structure to form part of the courtyard, and is not affected by the proposed development. The boundary formed by the property, adjoining No. 83 is unaffected, the property being physically joined. It can thus be determined that the plot is thus well screened, and the single-storey development will cause no overlooking or shadowing issues to any neighbouring property. The main rear garden of courtyard style, with a mix of potted planting, and with paved patio area.
- Main pedestrian and vehicular access is from The Street, then down a private driveway from the front, running alongside No. 83, and is unaffected by the development. An access gate within the fencing will be relocated, but still provides access for No. 81. The proposed development creates no increase in vehicular or pedestrian traffic to the property. Any construction / development materials can be transported and delivered to the rear garden area, as noted. There are no mature trees or significant planting with close proximity of any proposed development. Any major planting items of interest will be retained, unless identified as requiring removal or trimming for maintenance. Although not applicable, where necessary, including to neighbouring properties, any existing mature trees and planting worthy of note will have root protection measures undertaken, to ensure no damage is caused by the creation of new foundations, and to prevent any root compression issues in general, possibly caused by the use of construction machinery or due to the storage of heavy materials upon areas of the site during the construction period.
- The proposed development floor levels will be as existing, with final finished floor levels determined on site. The area around The Street is well developed, and at an elevation of approx. 31 metres AOD, and although close to The Meres (natural ponds) is some distance from any other natural watercourses, ditches, dykes, ponds, or marshland and is at sufficient elevation and distance so as to not present a realistic flood risk or coastal erosion issue. In addition, there are no known issues with localised flooding to the property or site, and no historical knowledge of mining, land-chilling or mineral extraction to the immediate site area. Thus it is deemed the risk and dangers associated with flooding are minimal and as existing to the property and site.
- Existing Footprint Area of Rear Development = Approx. 22m², Proposed Development Footprint Area = Approx. 35m².

Client:	Mr. C. McKie
Location:	85 The Street Brooke Norfolk NR15 1JT
Title:	Proposed Single-storey Rear Extension to Existing Semi-Detached House
Scale:	@ A1: 1:100
Date:	Mar 21
Drawn By:	G. Daynes
Approved:	
Preliminary:	<input checked="" type="checkbox"/>
Tender:	<input type="checkbox"/>
Construction:	<input type="checkbox"/>
Drawing No:	TD030121-PP-1
Revision:	O