



# claxton hall architectural ltd

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Company Reg. No. 8457848 VAT Reg. No. 233 7606 13

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## Proposed Outbuilding Conversion to Cookery School, Home Farm House, The Street, Helhoughton, Norfolk

### Design & Access Statement and Heritage Statement

#### **General Location and Site Context**

Home Farm is situated along The Street, Helhoughton, within the Helhoughton conservation area. The Outbuilding to which the application relates is constructed from red brick and flint with various corbel brickwork to the eaves, under a Norfolk clay Pantile roof. Since its original construction, the property has been granted permission for alterations and extensions. The outbuilding to which this application relates has previously been used as light industrial premises for the production of shooting products. This new proposal is to convert a section of the existing outbuilding into a cookery school that is to host cookery lessons and will be open to the public and private pre booked demonstration sessions.

#### **Proposed Development**

The proposal consists of renovating the existing structure, and completely re-vamping the internal envelope, with the addition of multiple workstations and a main demonstration area. The proposal also consists of adding velux rooflights into the roof to allow more natural light to penetrate the demonstration and workstation areas. There will also be a Disabled access point to the building, with the inclusion of a Disabled drop off point and designated parking area.

#### **Scale / Density/ Design**

The original dwelling and application site falls within the Conservation area of Helhoughton, the Outbuilding was built in circa 19<sup>th</sup> century on what would have most likely been redundant agricultural land or set-a-side land. The elevations of the building will not see any change. The Cookery school will be housed within the existing structure of the outbuilding, and therefore will have a negligible impact upon the site and its heritage asset. The External facade of the building will not be altered or see any material or aesthetic changes, meaning once again the impact of the conversion can be considered negligible.

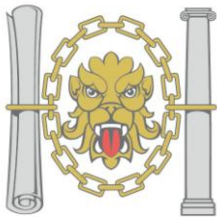
#### **Layout/Position**

The layout of the existing building and site will remain unaltered and will not need to change in order to accommodate the proposed Cookery School.

#### **Access**

The development will utilise the existing access from The Street and will remain unchanged. Parking will be formed from the existing parking and turning area that is present on site.





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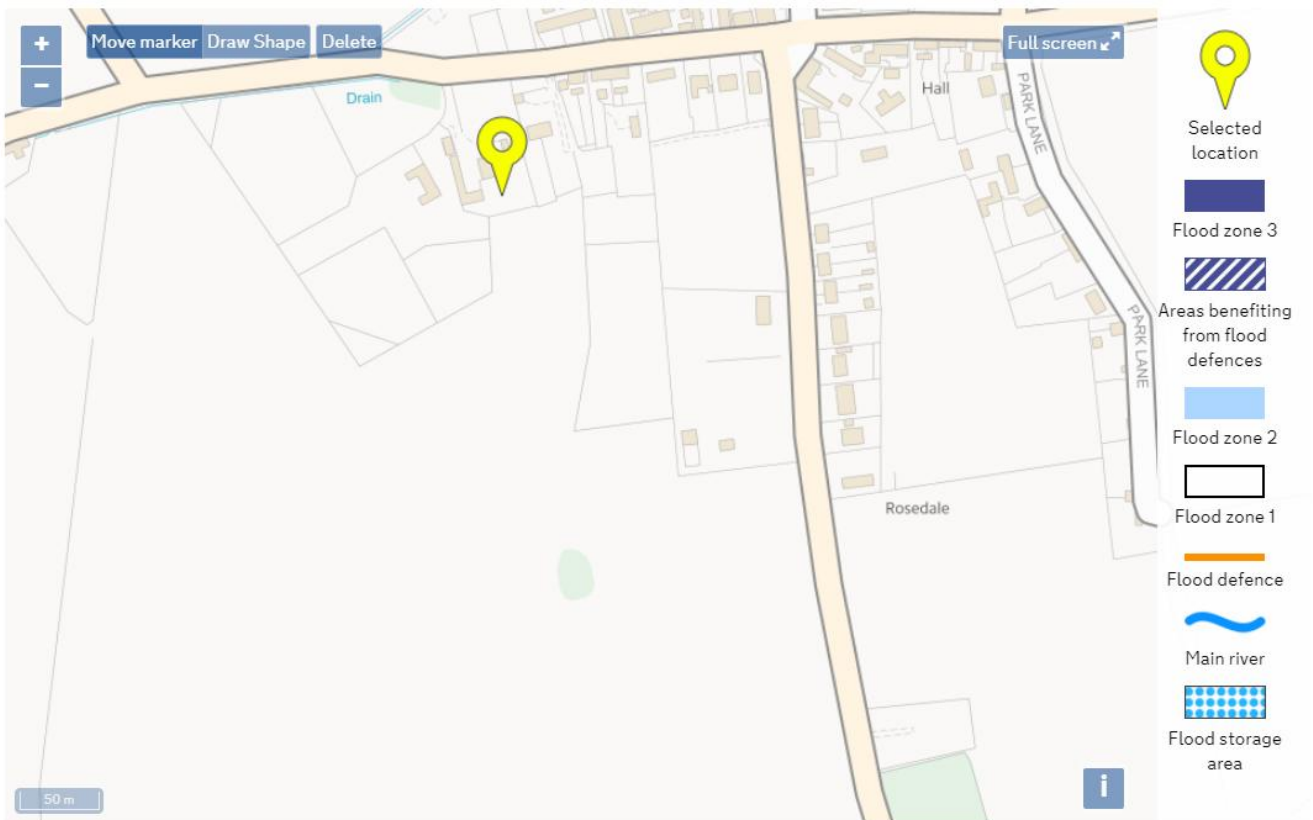
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## Flood Risk

The application site is located in Flood Zone 1 - land assessed as having a low probability of flooding.

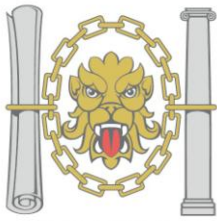


Show flood zones

The site has been designated as having a low probability of flooding, the area of the application site is within Flood Zone 1



New Builds - Conversions - Extensions - Renovations - Alterations



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## Historic Photos



Aerial Photo 1946



Aerial Photo 1988

## Heritage Impact Assessment

In this instance the heritage asset is identified as the Helhoughton Conservation Area, we have taken this into consideration during the design process and have ensured that the Conversion will not have a negative impact on the building or the character of the surrounding area.

We consider the proposal as minor. The renovation of the existing outbuilding and its conversion to a Cookery School will be undertaken using high quality materials and will be sympathetic to the existing vernacular of the area and will be sympathetic in design and scale with respect to the heritage asset. As the property is set far back from the highway, the proposed conversion will be hidden from view and will therefore nestle into the surrounding landscape.





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## Planning Statement

### Assessment of the Core Strategy

*All development will be designed to a high quality, reinforcing local distinctiveness. The innovative and energy efficient design will be particularly encouraged. The design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.*

*Development proposals, extensions, and alterations to existing buildings and structures will be expected to:*

- *Have regard to the North Norfolk Core Strategy.*
- *Incorporate sustainable construction principles contained*
- *Make efficient use of land while respecting the density, character, landscape, and biodiversity of the surrounding area;*
- *Be suitably designed for the context within which they are set;*
- *Ensure that the scale and massing of buildings relate sympathetically to the surrounding area;*
- *Proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide acceptable residential amenity.*

As mentioned previously the property is situated within a conservation area, therefore we have carefully followed the guidelines set out in the North Norfolk Core Strategy and Local Development Framework. We believe that the development does have respect for the character and appearance and the wider setting of Helhoughton, any materials that will be used as part of the construction will be of a high quality and will be compatible with the existing structures. We have taken into consideration the importance of retaining the existing vernacular and beauty of the area and have carefully designed the Conversion around these elements, as the building is located within the existing amenity space and is set back some considerable distance from the highway, we consider that the proposal will have a negligible impact on the surrounding vicinity and its vernacular.





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## Assessment of National Planning Policy Guidance

### Achieving Sustainable Development

*Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

**An environmental objective:** *we believe that we have created a design that makes the most effective use of the land and the existing building which will result in minimal construction work. As the building is situated within An Area of Outstanding Natural Beauty we have ensured that any works will retain the existing character of the building and only high-quality materials will be used.*

### Achieving Well-Designed Places

*Planning policies and decisions should ensure that developments:*

- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- *The visually attractive as a result of good architecture, layout, and appropriate and effective landscaping*

We believe that the proposed development has had regard for all the above points.

As the site is situated within an Area of Outstanding Natural Beauty we have ensured that the proposed works will not result in the loss of any important architectural characteristics. Any materials used will be of a high quality, meaning that this proposal, of minor scale should be considered to have a negligible impact on the heritage, vernacular and aesthetic of the surrounding area.

