

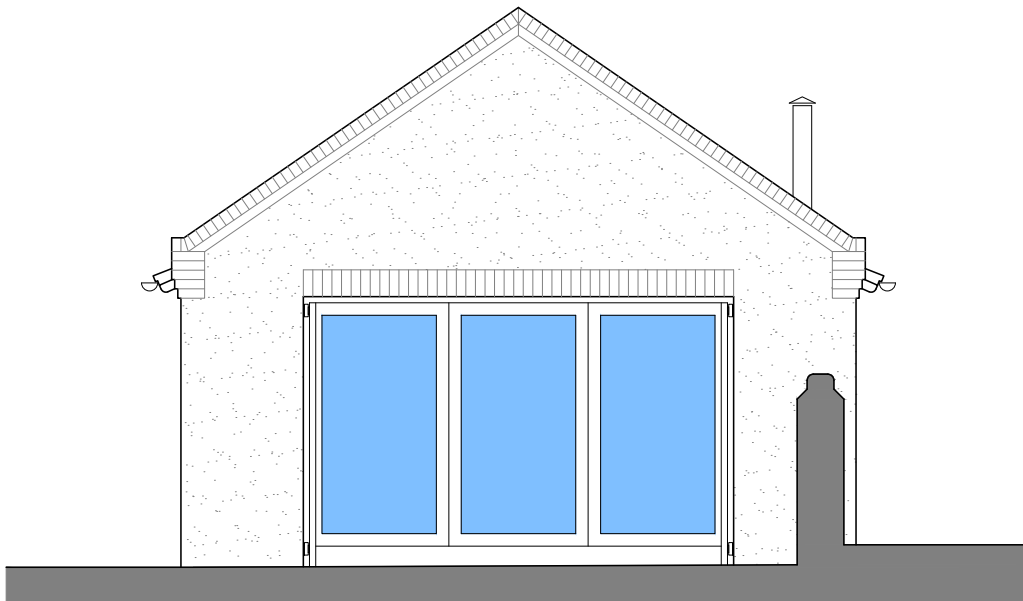
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# SMG ARCHITECTS



## Planning Statement

Design, Access and  
Heritage Statement



Garage Conversion  
Church Cottage  
Morston Holt, Norfolk NR25 7AA

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## **1.0 INTRODUCTION**

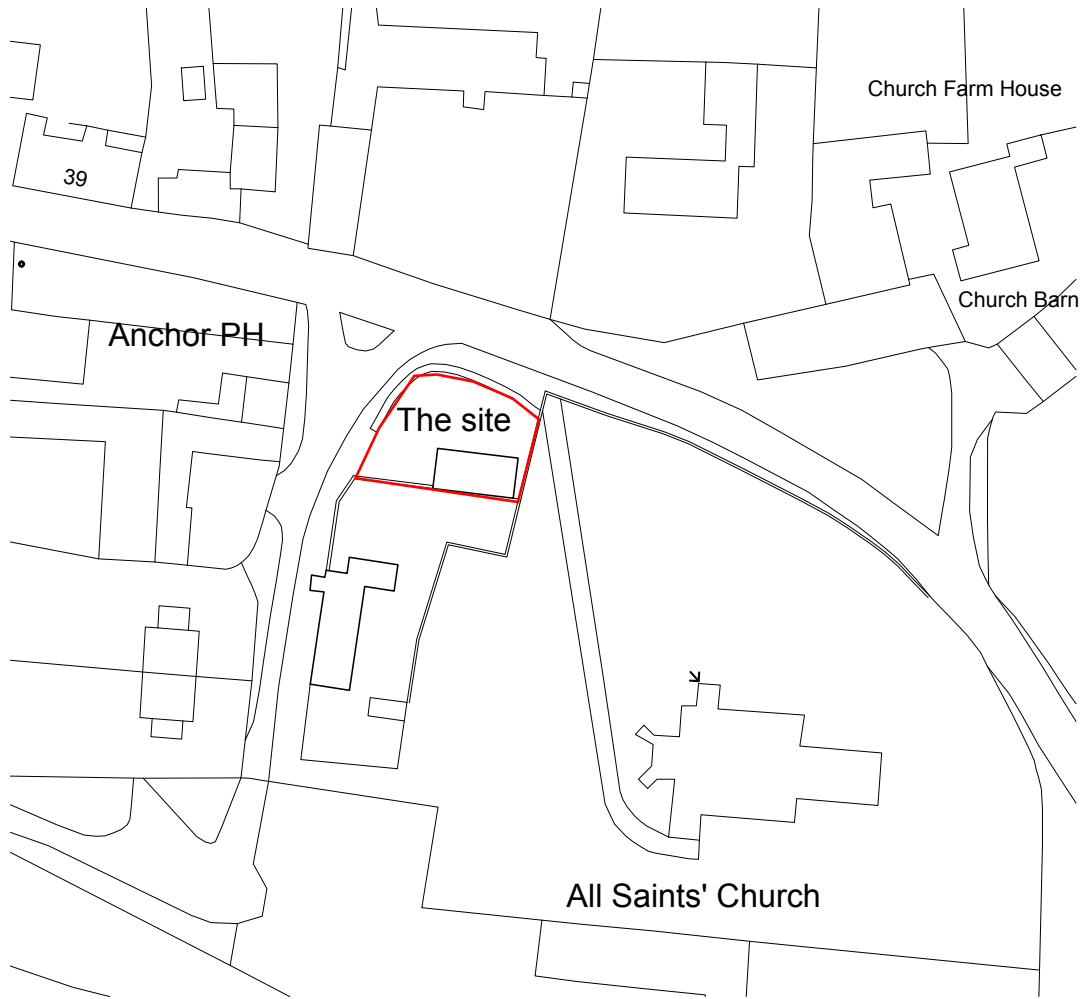
The following Planning Statement including Design and Access Statement and Heritage Statement has been prepared by SMG Architects and is to be read in conjunction with the relevant SMG drawings.

Site location and development proposal have been carefully considered against the planning policies.

A Sliver Pre Application was made in February 2021 Reference IS1/21/0380 and report received on 27<sup>th</sup> July 2021 which the conclusion was:

*"The proposal is considered to be in accordance with the adopted North Norfolk Core Strategy policies subject to conditions relating to materials and occupancy restrictions. Please note that with the 'Silver' level of service only other departments of North Norfolk District Council have been consulted. If a subsequent application is to be submitted, other external statutory consultees might be consulted, e.g. Norfolk County Council Highways and Norfolk Coast Partnership. Therefore,, should a planning application be submitted based on the information under this pre-application enquiry, it is likely that it would be recommended for approval subject to external statutory consultee responses and relevant conditions".*

## 2.0 SITE CONTEXT



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Site Photos

Church Cottage itself is a period property dating from mid 19<sup>th</sup> century located within the village centre adjacent to Morston Parish Church is constructed in flintwork with brickwork detailing with natural clay pantiles and timber sash windows. A Later single storey extension has been added to the North East end in materials to match. The North, South & East of the property has a reasonably sized garden primarily laid as lawn with planting beds and is enclosed by a substantial flint wall. The West elevation has a grass verge with timber bollards onto an unmade access drive.

To the north of the cottage itself but included as being within curtilage of the site on conveyance plan is the application site which incorporates a detached garage room on a parcel of land that serves as parking provision for Church Cottage. The west & northern boundary are enclosed by a well established hedge with the southern and eastern boundary enclosed by a flint wall which varies in height from 2m to 1m.

The existing garage would appear to have been a residential property at some time in the past as the internal walls are partially plastered with curtain battens above windows.

Currently the garage is primarily used as a games area and general storage.

### **3.0 THE PROPOSAL**

#### **Design**

The proposal set out within this application is to convert the current garage into a games room and en-suite bedroom which would always be associated with Church Cottage.

The existing clay roof tiles would be re used, existing window / door openings maintained or modified where required. Doors would be framed ledged and braced to tie in with the existing double garage doors which will be retained. The windows will be timber flush casement. All joinery would be in a colour to tie in with Church Cottage itself.

The existing walls to the north and south elevation would be overclad with horizontal shiplap cladding which can be found in nearby properties. The east and west gables would be extended and raised so as to create a natural junction with the tiles and cladding. The gables would then be re-rendered with a lime render with brickwork detailing to door / window heads and parapet capping.

New timber bi-fold screens would be inserted behind the current garage doors.

Internally the floor and walls & ceiling would be thermally upgraded.

## **Access**

Current vehicular and pedestrian access would remain unaffected by the proposal.

## **Waste and refuse**

Current waste and refuse collection would remain unaffected by the proposal.

## **4.0 LANDSCAPING AND BIODIVERSITY**

Current landscaping would not be affected by the proposal

Please refer to Protected species report produced by Glaven Ecology which confirm that no protected species will be affected by the proposal.

## **5.0 SUSTAINABILITY OF DEVELOPMENT**

The re-use of an existing structure for the new accommodation requirements for Church Cottage, and use of lime render and use of sustainable timber for all joinery demonstrate compliance with the sustainability of the development.

## **6.0 PLANNING POLICIES**

While designing the proposed developments SMG has taken in consideration North Norfolk District Council Planning Policies within the Conservation area.

- Policy SS 1 - Spatial Strategy for North Norfolk
- SS 2 – Development in the Countryside
- Policy SS 4 – Environment
- Policy EN1 – Norfolk Coast Area of Outstanding Natural Beauty
- Policy EN 2 - Protection and Enhancement of Landscape and Settlement Character
- EN 3 – Undeveloped Coast
- Policy EN 4 – Design
- EN 8 – Protecting and Enhancing the Historic Environment
- Policy EN 9 – Biodiversity & Geology
- Policy EN 13 – Pollution and Hazzard Prevention and Minimisation

- HO 8 – House Extensions and Replacement Dwellings in the Countryside
- Policy CT 6 - Parking provision

## **7.0 HERITAGE STATEMENT**

### **Assessment of heritage significance**

The site in question is situated close to the centre of village of Morston within a Conservation area.

The Morston Conservation Area was originally designated in 1975. The designation covers most of the built development of the village, from the church to the east, along The Street and leading into Morston Chase to the west. Two unmade lanes branching off to the Quay to the north and in the direction of Langham to the south are also included, as well as Hall Farm at the southern end of the Conservation Area.

### **Assessment of impact and Mitigation**

The proposal seeks to re-use an existing structure for a new purpose. It also seeks to improve the appearance of the site and to mitigate its impact on the setting of the heritage assets and the character and appearance of the Conservation Area, whilst improving the living conditions.

To ensure the character of the area is preserved, material choices as well as style has been carefully considered so that the new dwelling will be within the character and in keeping of the conservation area.