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ASSOCIATES

Design & Access Statement & Flood Risk Assessment

Proposed replacement dwelling and associated detached garage and garden room buildings.

115 Burnham Road, North Creake, Norfolk, NR21 9LB.

Introduction

The following design and access statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwelling respects the local context that it will integrate with.

This application is being made on behalf of Mr & Mrs Smith, who owns and live at No.115, an existing bungalow. This application seeks approval to demolish the existing bungalow and erect a new 2 storey dwelling and associated detached garages and garden room building.

The topography of the site is lower at road level with a consistent rise towards the rear of the site. From front to back of the site there is a level rise of 6.81m.

The applicant's concept was to create a dwelling that benefits from this higher ground by setting it back further on site to capitalise on the surrounding field views and vista towards the coast. The house has been rotated on site to not only aid the outlook but to also improve natural light based on the sun's rotation throughout the year.

Design and Scale

Please see detailed drawings submitted with this application. The frontage takes the form of a traditional Norfolk Georgiana style, with window profiles, detailing and scale properties typical of the style. The rear of the property (hidden from the road) has been designed with a more contemporary feel to compliment the applicant's chosen style for the proposed landscaped patio/garden area for entertaining.

The external appearance and materials have been carefully selected by the applicant to create a high quality family home that is in keeping with properties and detailing found within the local area.

It is acknowledged that the scale of the replacement is much larger than the original bungalow on site, however it was felt that the size of the site, its view and position on the end of the settlement could sustain a larger and more prestigious dwelling.

Access and Parking

The site's existing access onto Burnham Road will be upgraded and widened as shown on the proposed site plan, to highways specification for the first 5m off the carriageway edge.

The application site is located on a straight section of Burnham Road offering good visibility in both directions.

The proposed site plan illustrates how the proposed dwelling and its driveway will be laid out to provide adequate parking and turning so that all vehicles can park and leave the site in forward gear.

Hard/Soft Landscaping

All side and rear boundary fencing/hedging be retained.

The existing frontage hedge will be replaced with a like for like hedge in the new location shown on the proposed site plan.

A new gravel drive will lead up to the new dwelling and a new path and patio will wrap around the proposed dwelling as shown on the proposed site plan. A retaining wall is necessary to the rear of the patio area due to the existing site levels – see section provided.

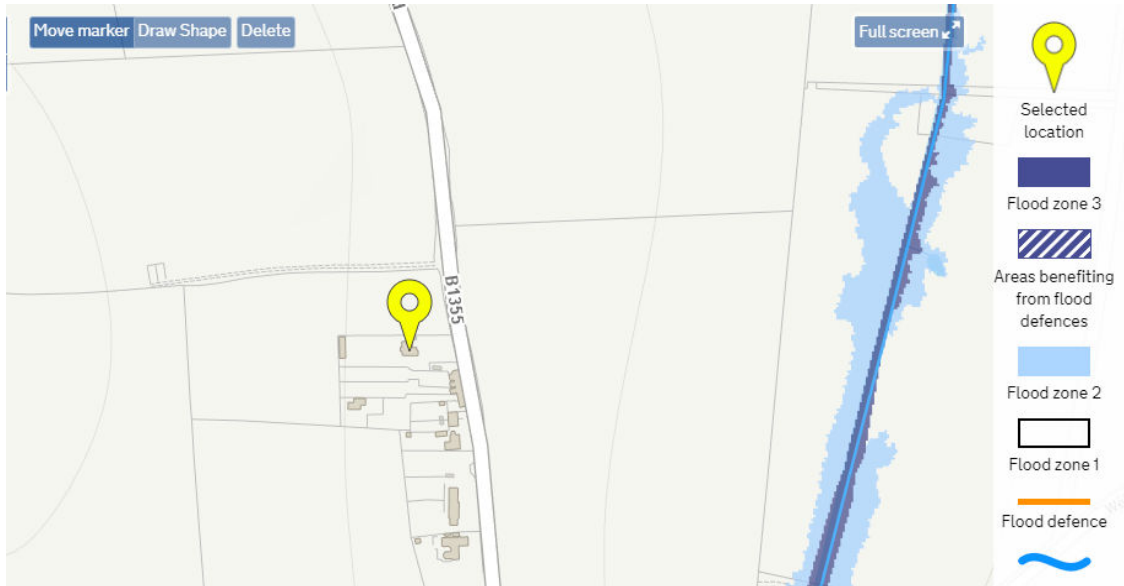
Drainage

Surface water will discharge to new soakaways in the front and rear garden (To be designed as part of the building regulation process following percolation test on site).

Foul water will discharge to the existing foul system on site used by the existing dwelling.

Flood Risk Assessment

The application site is located within flood zone 1, as shown on the EA map extract below.



All sleeping accommodation is located at first floor level. The proposed dwelling is also located on higher ground.