

Waterside Cottage

At The Beeches

10 Common Drove, Northwold, IP26 5LD

Design & Access Statement

Revision PL3

9th September 2021



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1.0 Introduction

1.1 Introduction

Waterside Cottage comprises an existing cottage and workshop building located at 10 Common Drove, Northwold, IP26 5LD, which lies within the curtilage of The Beeches, a grade II listed house located at 41 High Street, Northwold, IP26 5LA.

The cottage was originally the coachman's cottage for The Beeches, and has been inhabited until its latest tenant left in 2019. The workshop part of the building was originally used as a coach house, stables and hayloft, but in recent years has been used as a joinery workshop. The building as a whole is now largely disused, and is falling into some disrepair.

The building is relatively structurally sound, although there is evidence of some structural movement and tree growth has also opened up some cracks. The roof, windows, doors and interior beams and joists have decayed significantly, and require replacement in most cases.

The proposal outlined in this application is to refurbish the building to preserve, restore and transform it into an energy efficient, sustainable house and preserve its use for the future.

Previous Permitted Scheme

A previous Listed Building Application 20/01363/LB was submitted for this property in August 2020 and permitted on 3rd December 2020, following discussion with the Listed Building Officer to reduce the size of large glazed doors on the north elevation, and re-use of the interior stable stallfronts. Planning Application 20/01271/F was submitted in parallel in August 2020 and also permitted, on 4th December 2020.

The amendments included in this application from the previously permitted scheme are relatively minor. As such, this report first states these amends, and then reproduces the contents of the original Design and Access Statement, with drawings updated to the latest scheme.



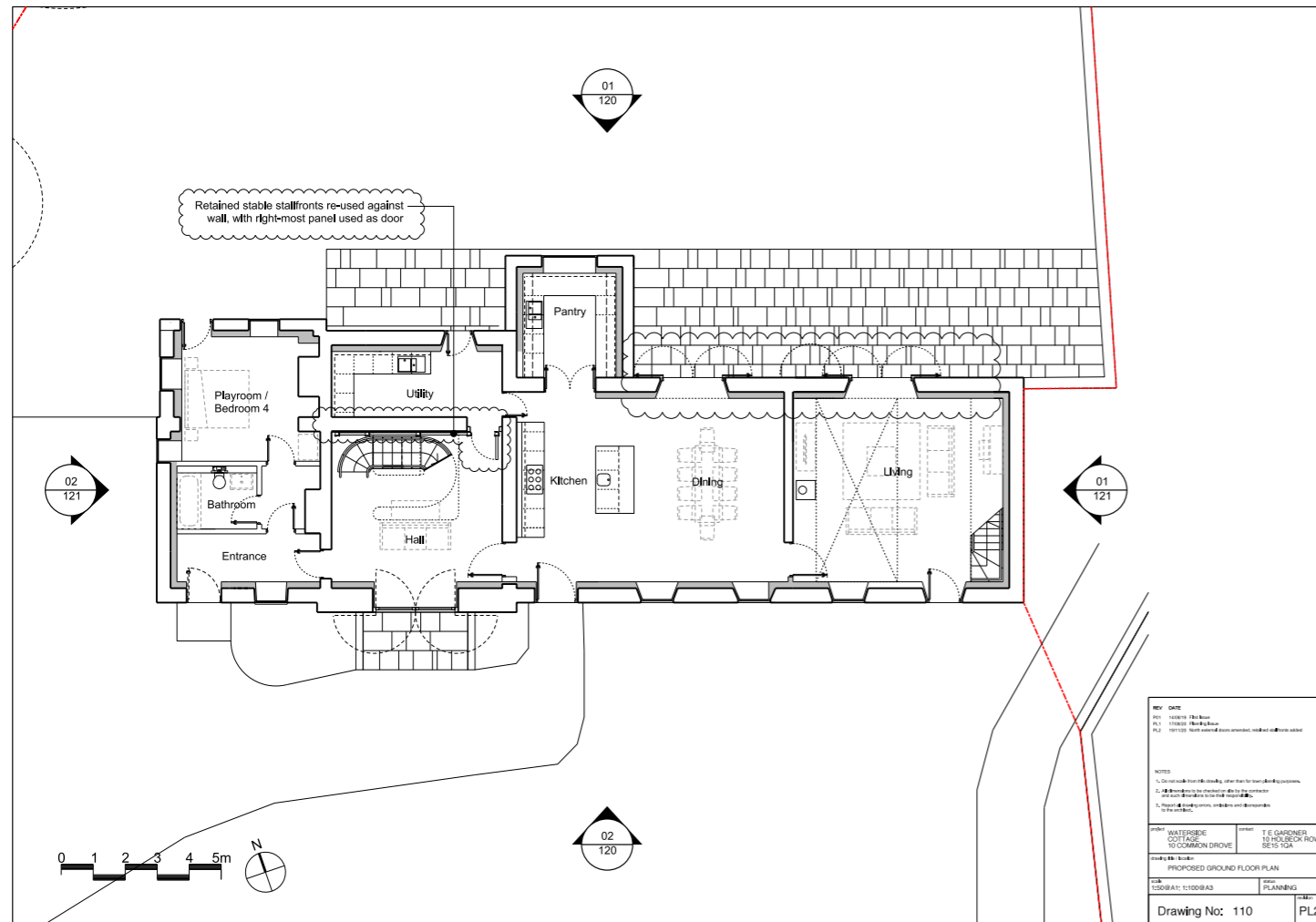
2.0 Amends from Permitted Scheme

2.1 Ground Floor Amends

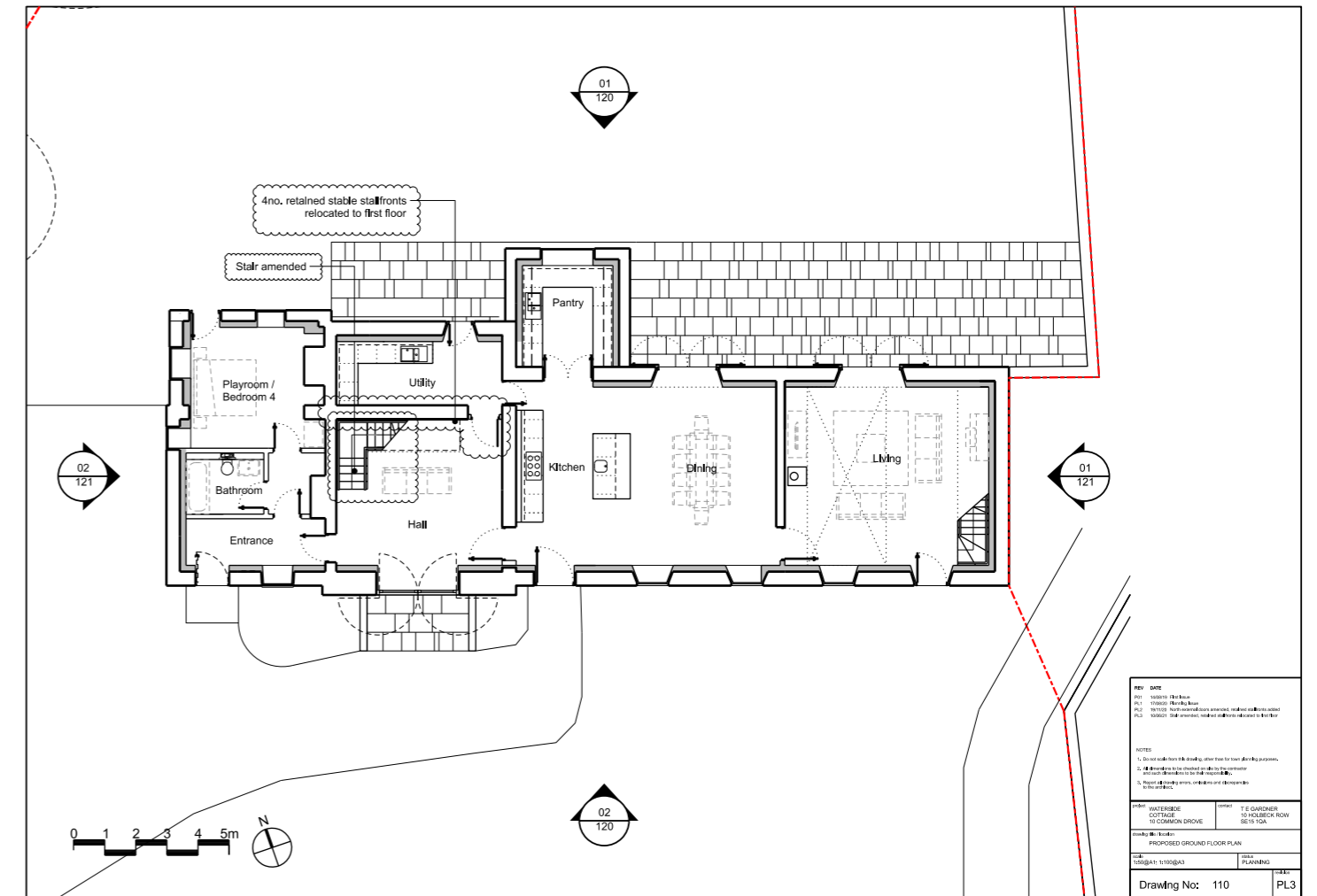
The proposed exterior of the building has not changed since the permitted scheme, with the exception of the omission of one new window on the north elevation, updating of window details to match those submitted for discharge of condition, and two new proposed rooflights on the north elevation.

Some minor amends are proposed to the internal layout arising from developing the scheme detail and working through building regulations.

In order to avoid winding treads on the main staircase and improve access by providing a rectangular half-landing, the main stair has been reconfigured. In addition, the four retained stallfronts originally proposed behind the staircase have been relocated to the first floor.



Permitted Scheme Ground Floor Plan



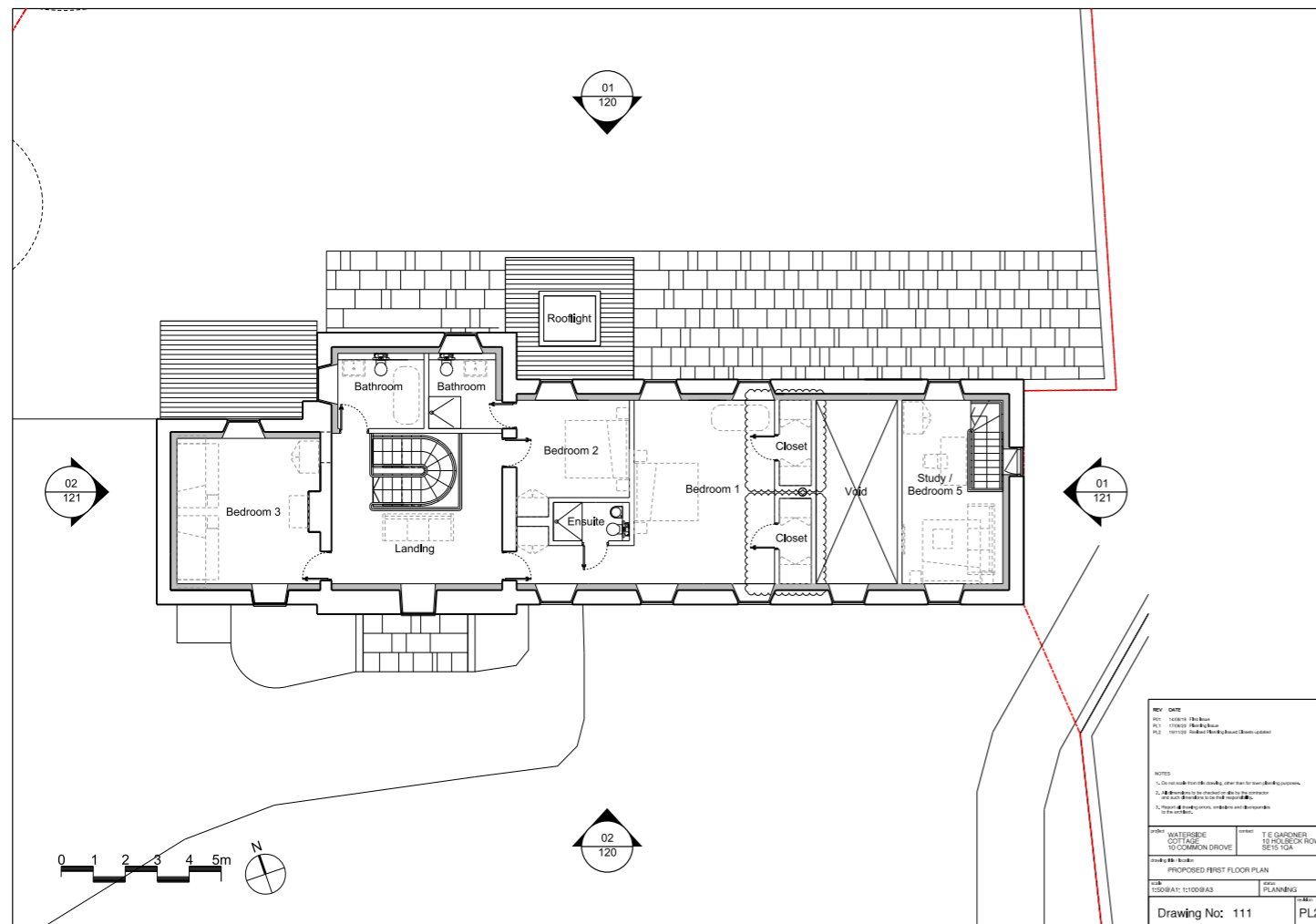
Proposed Ground Floor Plan

- 4no. retained stallfronts relocated to first floor
- Staircase amended to improve accessibility

2.2 First Floor Amends

At first floor the partition layout has been amended to suit the revised staircase and reduce the number of openings formed through existing walls, which has also allowed improved use of space with an additional bedroom.

The retained stallfronts have been relocated into the main bedrooms to reflect their original use as sleeping enclosures, and a bridge proposed across the hayloft void to allow secondary fire escape from bedroom 1.

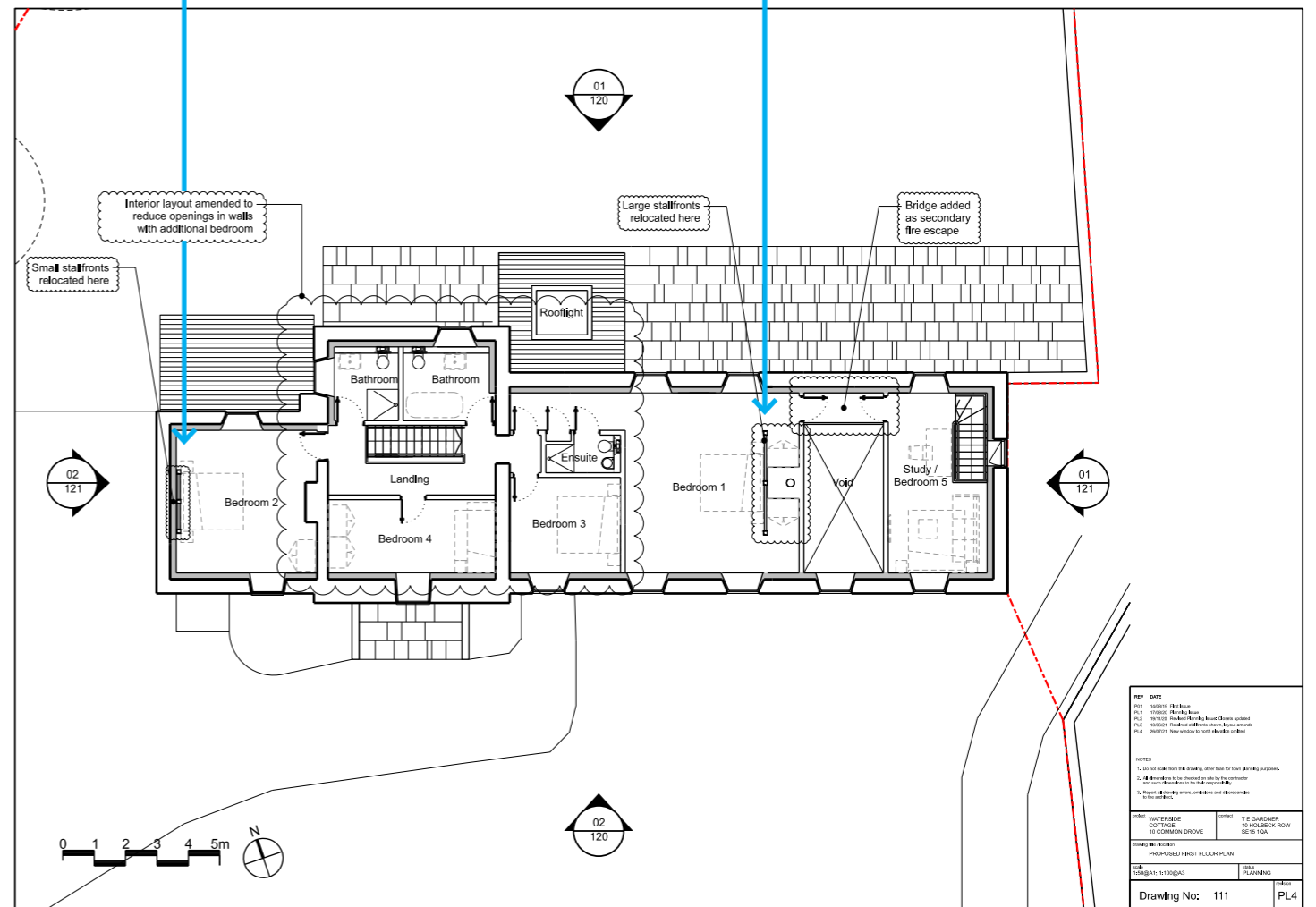


Permitted Scheme First Floor Plan

View of small retained stallfronts



View of large retained stallfronts



Proposed First Floor Plan

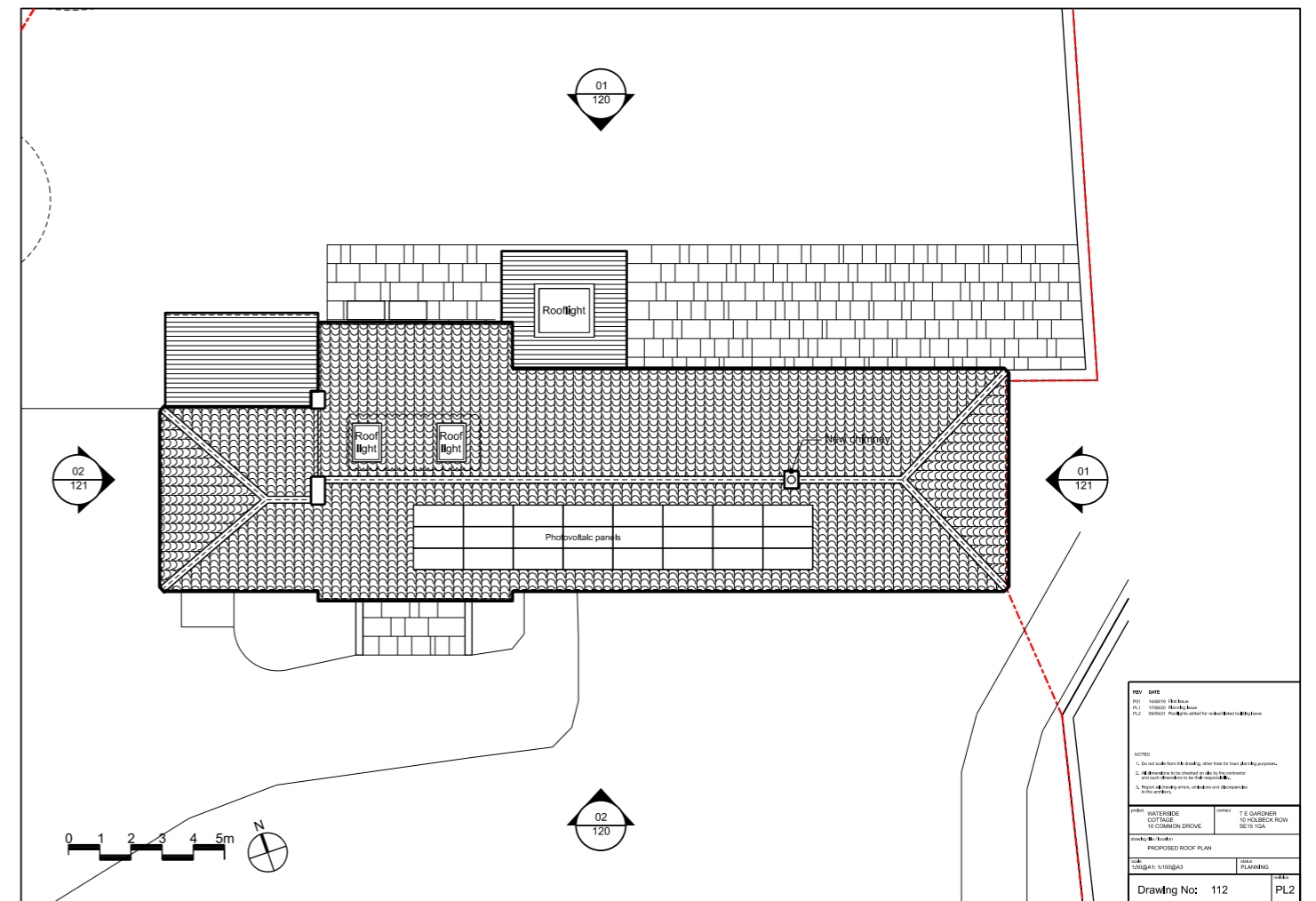
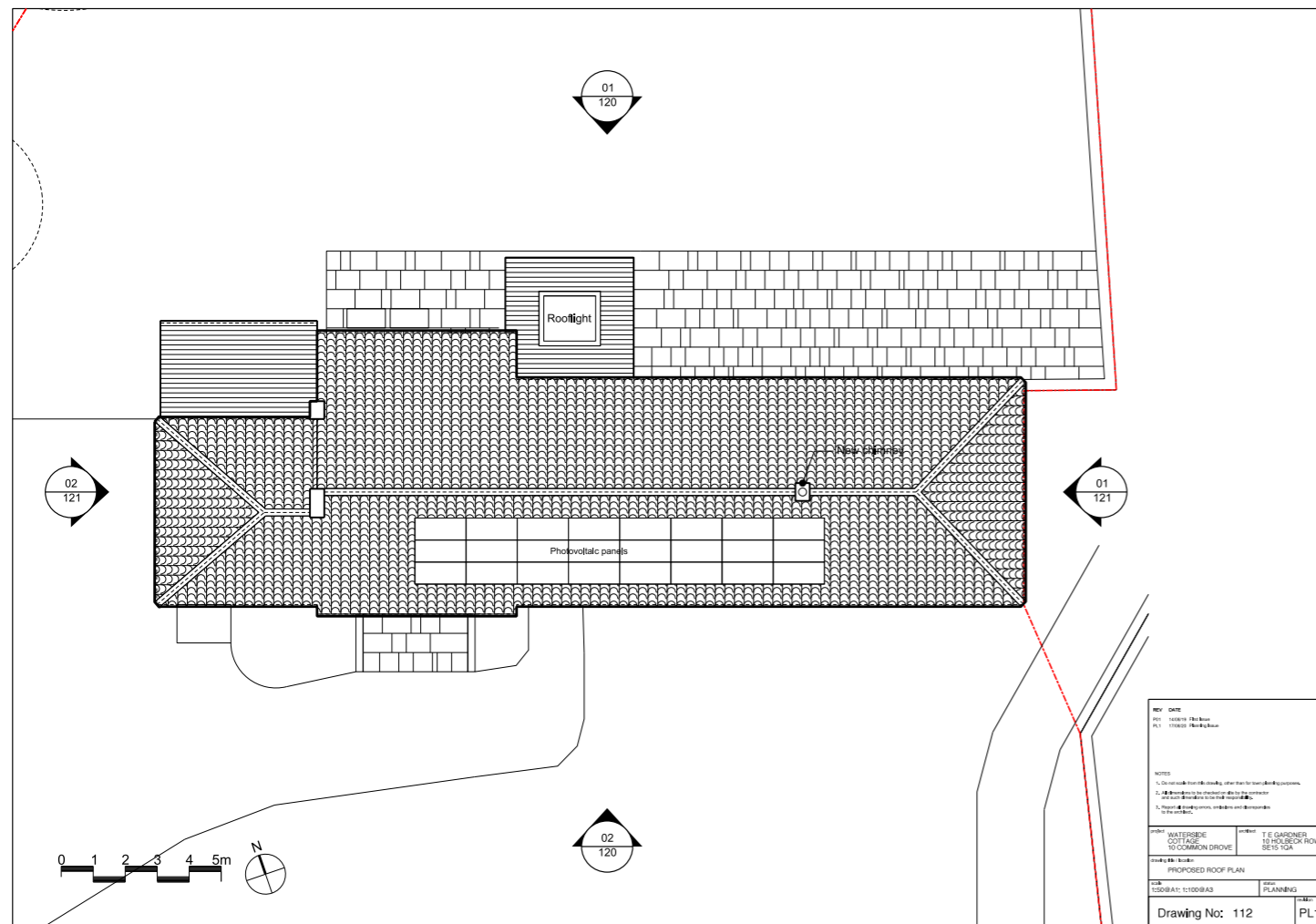
- 4no retained stallfronts relocated to first floor
- Staircase amended to improve accessibility
- Internal layout amended to reduce no. of openings through existing walls
- Additional bedroom included adjacent to main staircase
- Bridge included across void as secondary fire escape route
- 1no. new window to north elevation omitted.

2.3 Roof Amends

Two new rooflights are proposed on the north elevation to light the new first floor landing and stairwell. Photographs looking south from Common Drove are shown adjacent, showing that their proposed location is only glimpsed from the public footpath.



Views from Common Drove, moving progressively further south.



- 2no. rooflights added to north roof slope

3.0 Background

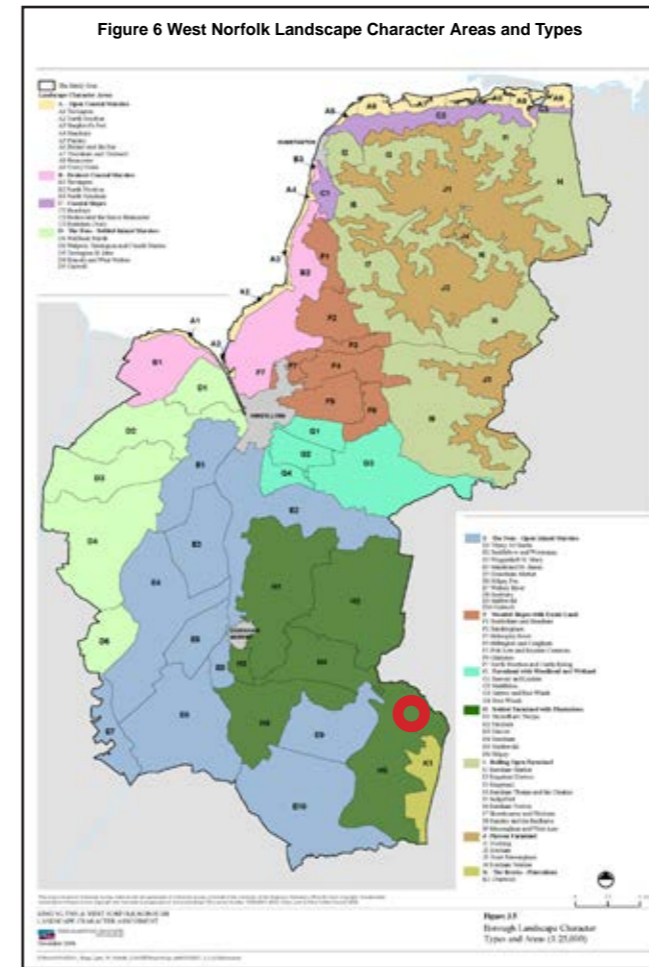
3.1 Planning Policy

Waterside Cottage lies in the Borough of King's Lynn and West Norfolk, and in the Northwold Landscape Character Area (keyed as H5 on Figure 3.5, adjacent). It also lies in the Northwold Conservation Area, as shown on the map adjacent, and a Draft Character Statement has been prepared. This notes that the village has “a unity of architectural character through the repeated use of a few vernacular materials.”

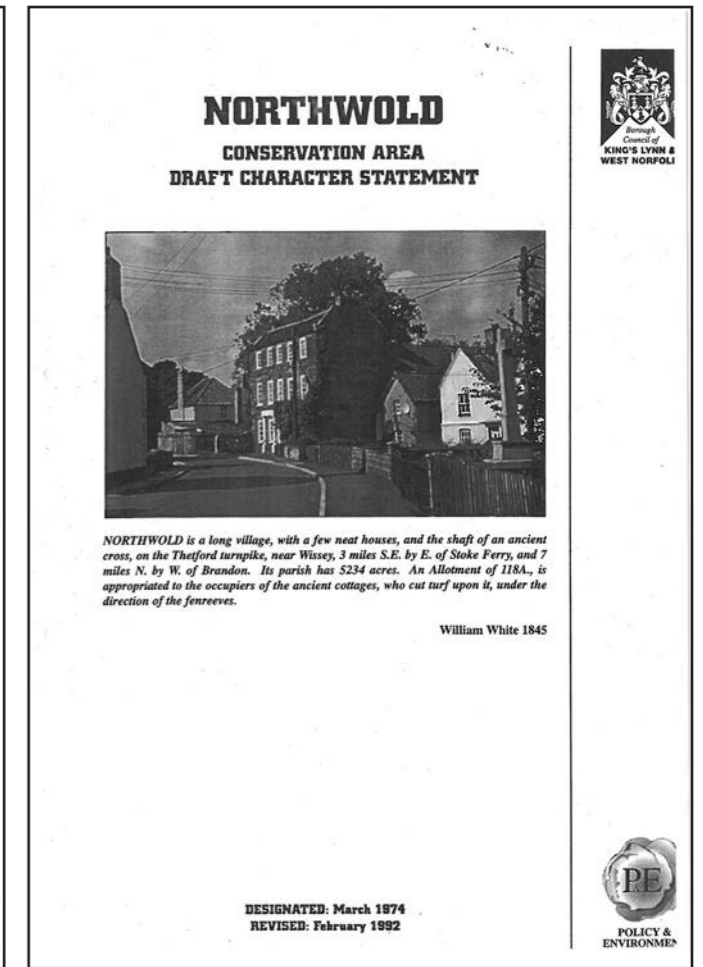
Waterside Cottage is within the curtilage of The Beeches, 41 High Street. The Beeches is a Grade II listed building, listing no. 1077769, with listing description as follows:

“House, dated 1745 and later. Brick, rendered to west front. Pantile roofs 2 storeys in 3 wide bays, the central entrance bay deeply recessed beneath gabled roof. Side bays with hipped roofs. Panelled central door with side lights below 6-paned fanlight recessed behind wall plane. C19 segmental-headed sash window above. South bay with one C18 sash each floor. North bay elaborated by single storey cante bay window with late C18 sash windows with glazing bars. Segmental-headed C19 sash above. External stacks to north and south returns, that to north bearing date stone 1.9.1745.”

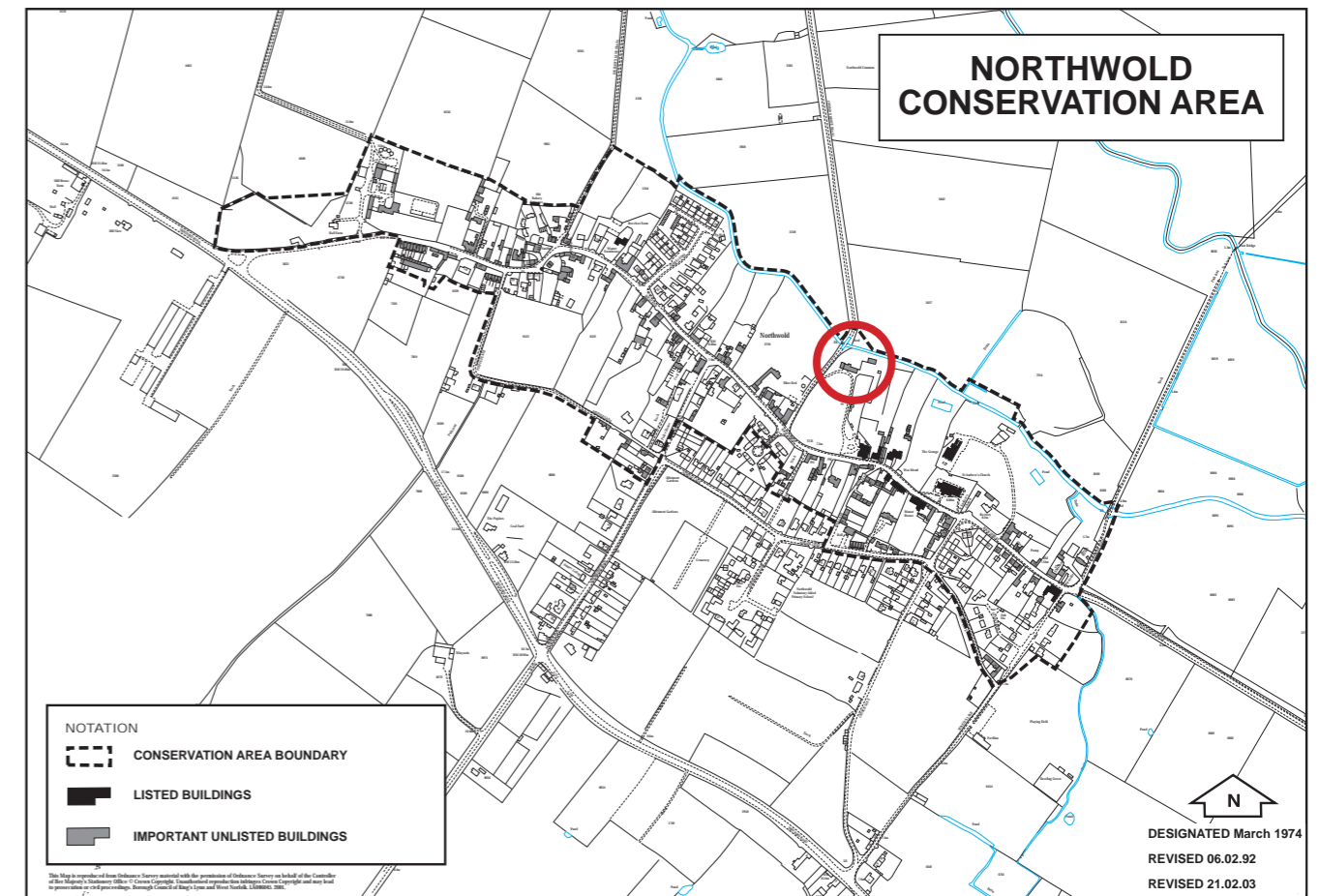
Waterside Cottage is not mentioned in the listing and lies on the periphery of the conservation area, concealed from the High Street by a significant number large mature trees.



West Norfolk Landscape Character Areas & Types, Northwold highlighted



Northwold Conservation Area Character Statement



Northwold Conservation Area Map, with site highlighted

4.0 Existing Site & Building

4.1 Exterior

The photographs below show the existing elevations of the building.



South Elevation



East Elevation



North Elevation



Delapidated lean-to on North Elevation



North-West Corner



South-West Corner

4.2 Interior

The photographs below show a selection of the existing interior spaces of the building, currently an unused joinery workshop.



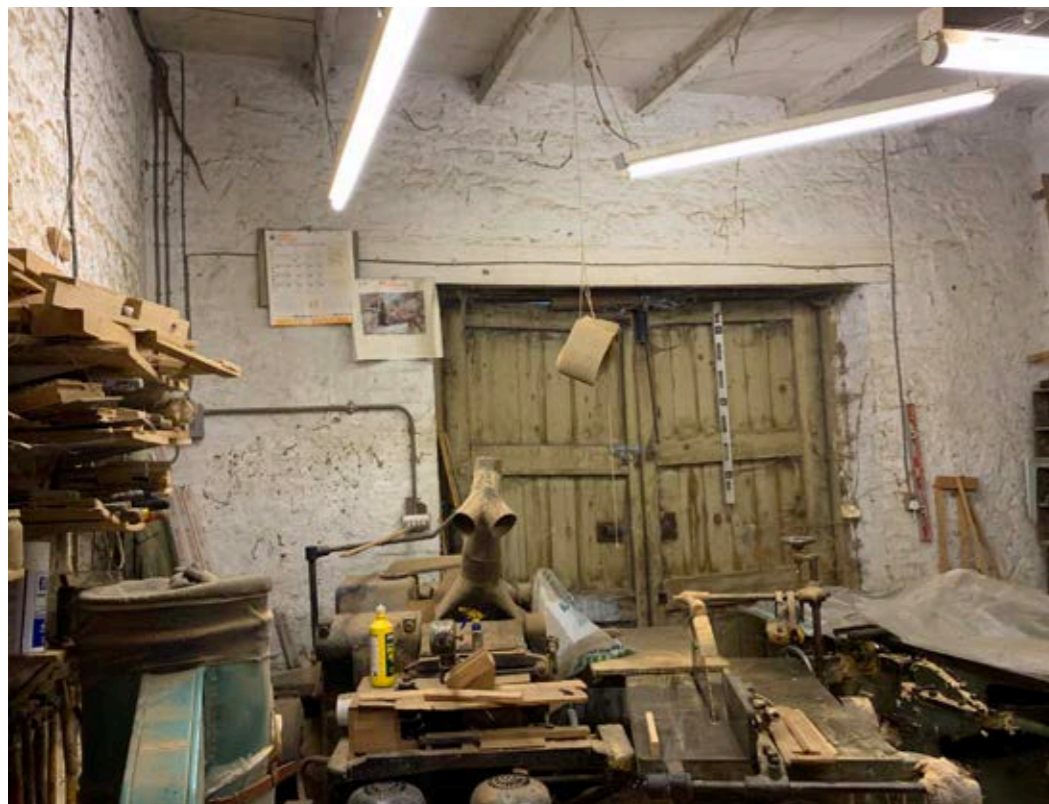
South-west room



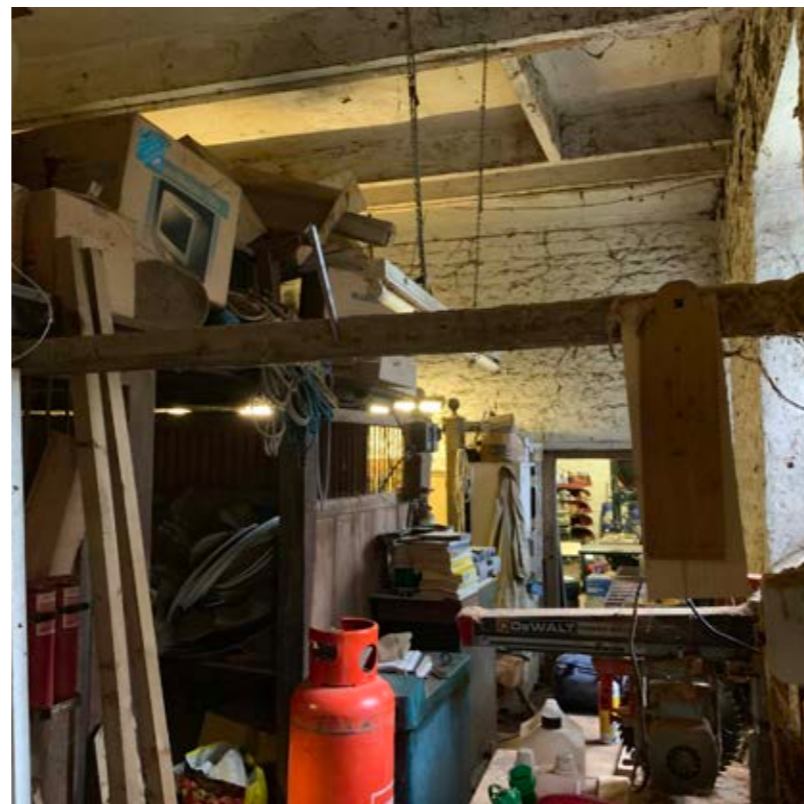
South-east room



Central room with stable pens



South-west room



Central room with stable pens



East room with hayloft

5.0 Context

5.1 The Beeches and Site Approach

The photographs below show views of The Beeches, and the approach to Waterside Cottage along Common Drove.



The Beeches (Grade II listed)



The Beeches (as seen from High Street)



Entrance to Common Drove, off the High Street



Approach to The Stables from Common Drove

The photographs below show glimpsed views of Waterside Cottage from The Beeches and from Common Drove.



View of The Stables from The Beeches' Garden to south



View of The Stables looking North from adjacent Paddock to South



View looking north down access lane between The Beeches and The Stables



View looking South-East from Common Drove ford crossing

5.2 Northwold Village

The photographs below show example views of the character of Northwold.



View from Common Drove across the High Street



View looking East along High Street



View of Northwold Village Hall



New construction on the High Street

5.3 Other Northwold Outbuildings and Conversions

The photographs below show similar outbuildings within Northwold, the majority of which have been converted to residential use.



High Street (West End)



High Street (West End)



Hall Lane



High Street (West End)

6.0 Proposal

6.1 Principles

Principles

The guiding principles of the design have been to:

- minimise change to the exterior as much as possible, retaining the character of the building in its setting,
- upgrade the fabric of the building to make it significantly more sustainable, including provision of insulation, photovoltaic solar panels, air-source heat pumps, and improved wastewater treatment.
- retain and connect the main interior spaces, including introduction of new staircases. The upper floors of the workshop are currently accessible by ladder only.

Use

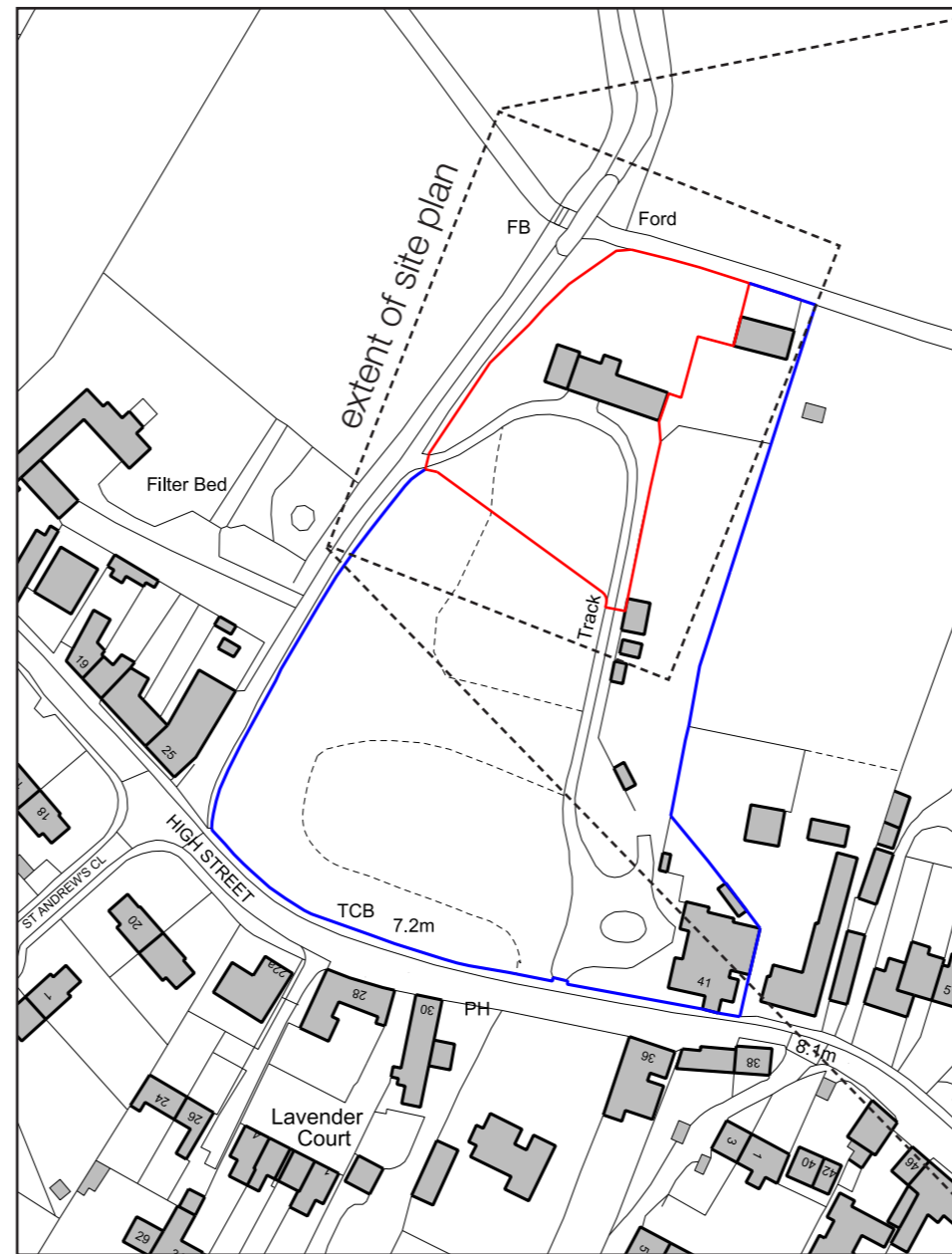
The proposal maintains the residential use of the building, extending the cottage accommodation into the workshop areas to provide a unified four/five bedroom family house with living, kitchen and dining spaces.

Amount

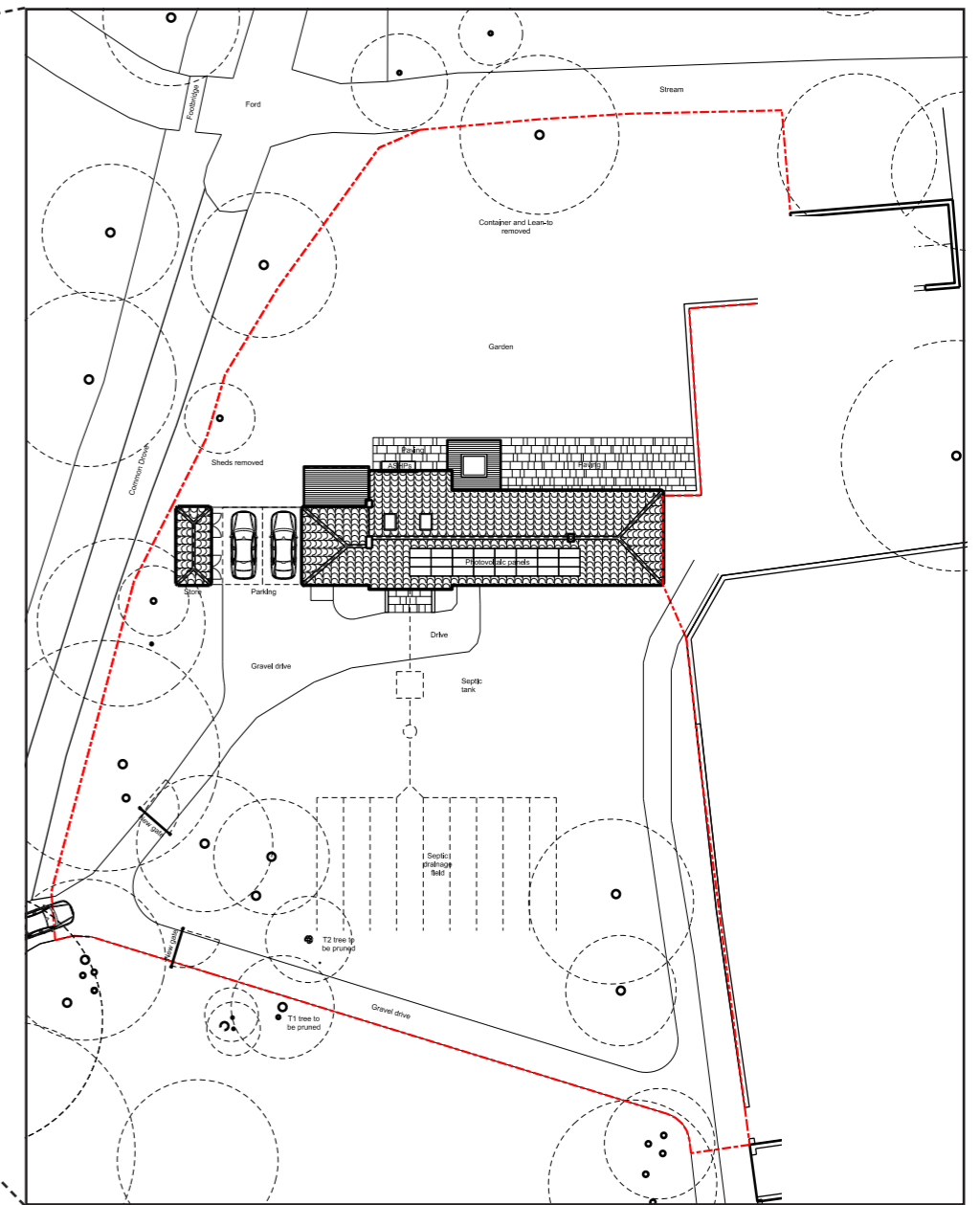
The gross external area (GEA) of the existing building comprises around 210sqm at ground floor and 200sqm at first floor, circa 410sqm total. The proposal increases this by 15sqm through reconstructing the ground floor derelict lean-to on the north side. A new 15sqm store building is also proposed, replacing a number of delapidated sheds within the existing property.

Site Layout & Landscaping

The vehicular entrance from the highway (Common Drove) is maintained, with the private driveway then splitting into two. The existing north branch maintains access to Waterside Cottage, whilst a new south branch allows independent access to The Beeches. Access is also maintained from The Beeches to the barn and yard in the north-east of the site, which lie outside the scope of this application. Existing trees are generally maintained, with two proposed to be pruned and two removed, and gardens brought back into use.



Location plan (not to scale)



Proposed site plan (not to scale)

Internal Layout

The existing entrance to the house is maintained, with the cottage layout reconfigured to provide an entrance hall and cloakroom which also functions as the bathroom for a playroom or bedroom behind. The entrance leads to the coach house space which is now converted to a central hall with staircase, up which are the first floor bedrooms with associated bathrooms. The stables space becomes a kitchen / dining space, off which lie a utility room and pantry housed in a rebuilt lean-to. At the east end of the building lies the main living room, part double height with the former hayloft above it used as a study or further ad-hoc bedroom.

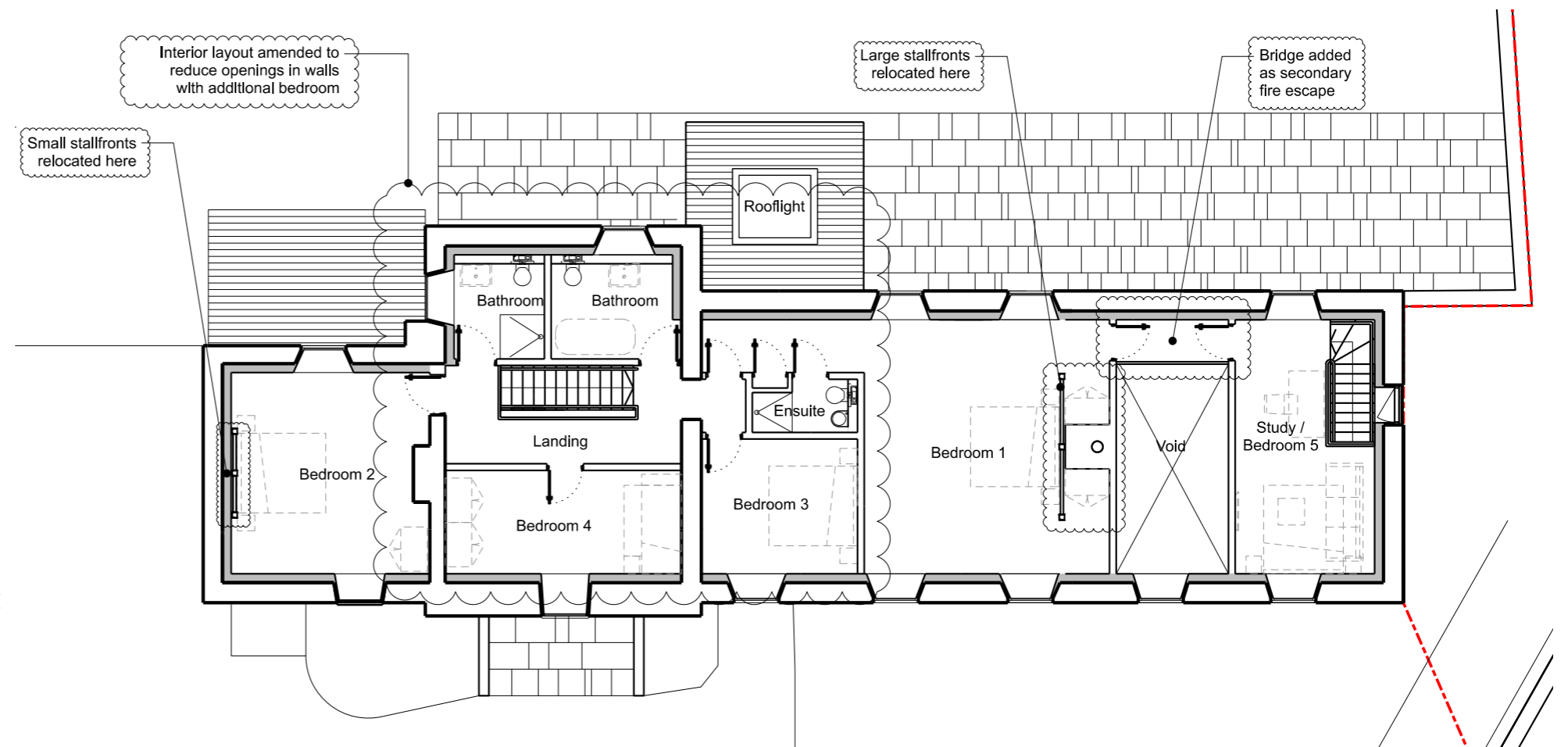
Scale

The proposals retain and upgrade the existing building, with the exception of a new small exterior store building as noted previously, which replaces several derelict sheds.

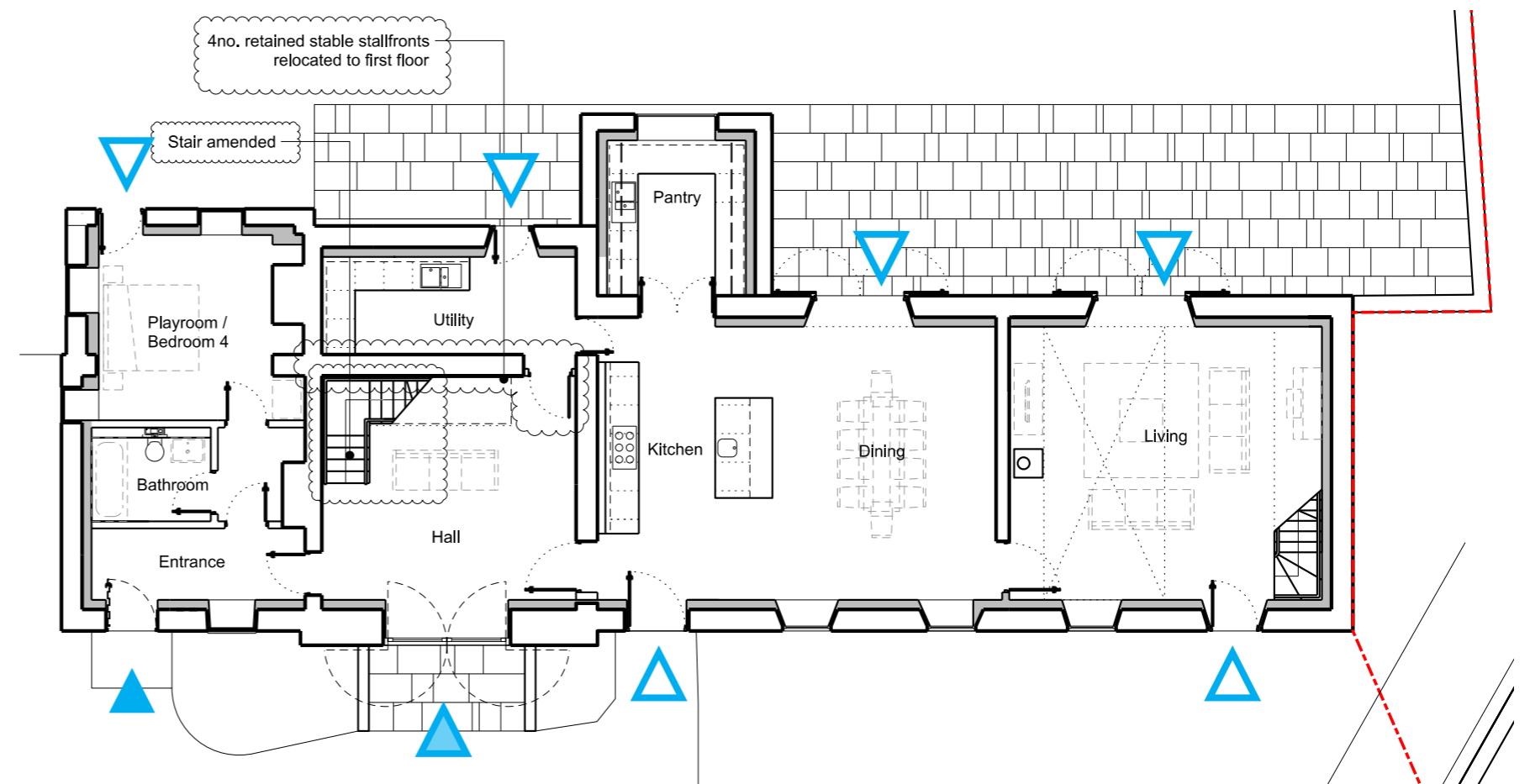
Access

The existing main entrance to the house through the front door of the cottage is maintained, as is access through the coach house doors, to which sloped external paving is introduced to allow wheelchair access. Other exterior doors around the building are maintained as secondary entrances, with level access provided to the north through both existing and new openings with sliding / folding doors into the garden.

Internally the ground floor levels of the cottage and workshop are brought into alignment to provide level access throughout the ground floor, and spaces are designed to current Building Regulations standards wherever possible, with the intention being that the ground floor bedroom and associated cloakroom/ bathroom can be adapted to become a wheelchair accessible bathroom in future.



First floor plan



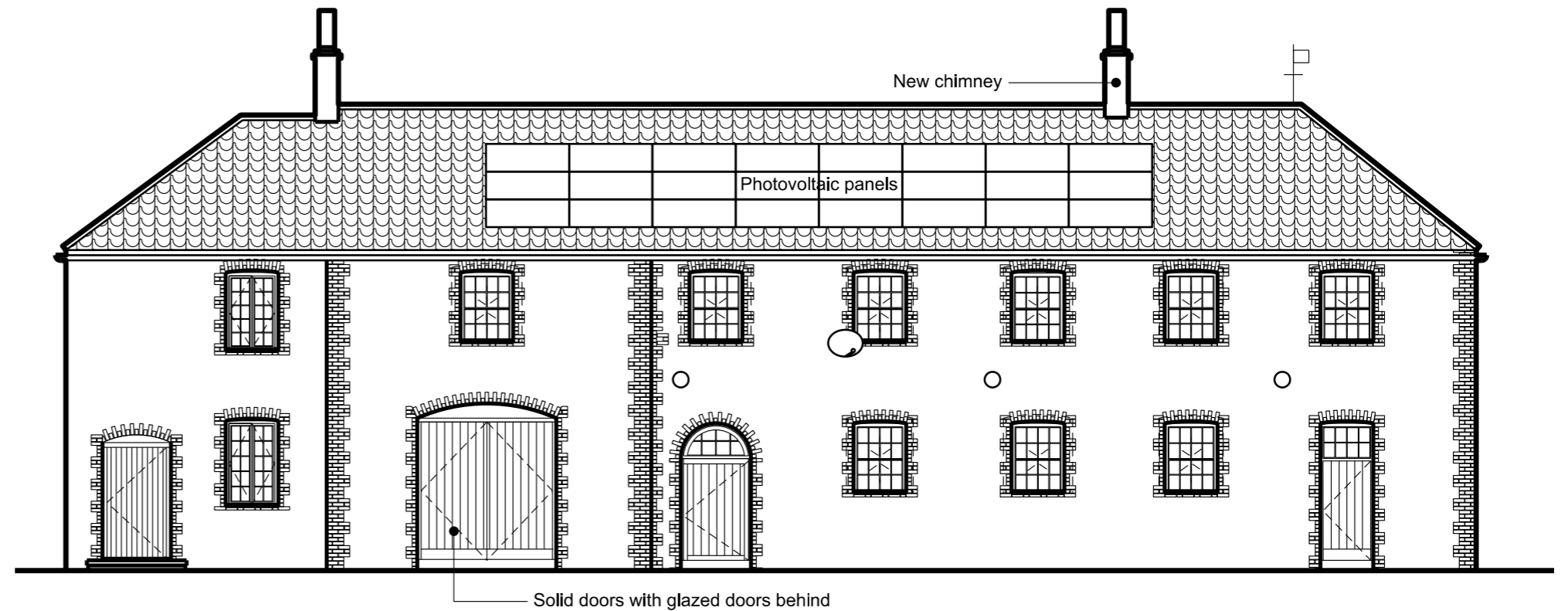
Ground floor plan showing maintained entrance (dark blue), level entrance (light blue) and secondary entrances

6.2 Appearance

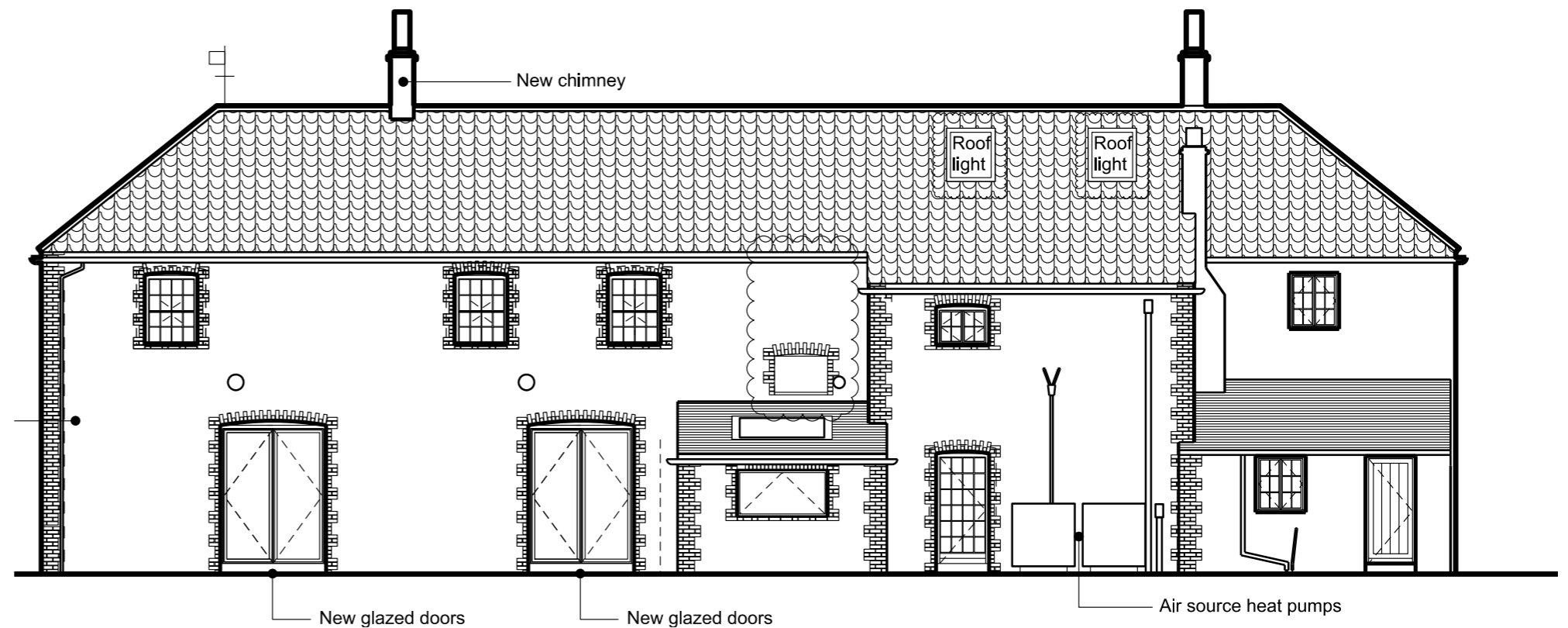
The driving principle is that the exterior appearance of the building is refurbished and improved rather than being altered, with the proposal being to generally maintain existing materials and detailing, and to match existing with new materials where possible.

This is particularly the case on the more visible south and west elevations. Here replacement windows are proposed to include Georgian glazing bars, and doors proposed to include vertical tongue and groove timber fronts to reflect the existing.

The north and east elevations are less visible and benefit from views north across fields. On these elevations new door and window openings are introduced and windows are detailed without glazing bars. This allows clear views and more connection to the landscape beyond.



Proposed south elevation



Proposed north elevation

6.3 Sustainability

In the midst of a climate crisis, sustainability has driven the design throughout. This includes the following measures:

- Re-use of an existing delapidated building to preserve and extend its life
- Retention of existing fabric wherever possible to reduce embodied carbon
- Introduction of high levels of insulation to the internal faces of solid walls, the floor slab and the roof to reduce heating demand (the highest single energy demand in housing building types).
- Use of air-source heat pumps to provide an energy-efficient heat source.
- Incorporation of photovoltaic panels to provide on-site energy generation.
- Provision of electric car charging points to reduce transport emissions.
- Improvement of wastewater systems to ensure there is no contamination of surrounding soil or watercourses.
- Retention of existing trees wherever possible.
- Use of local and vernacular materials wherever possible to reduce embodied carbon.
- Provision of bird and bat boxes to surrounding trees to improve ecology.

These and further measures will continue to be implemented and developed as the detail of the design is resolved and brought into construction.



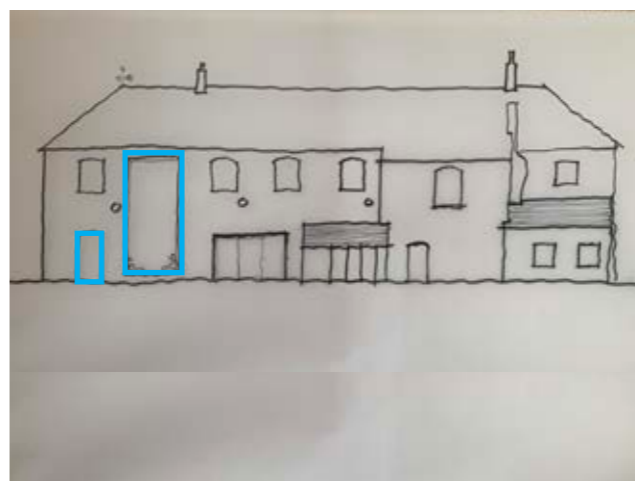
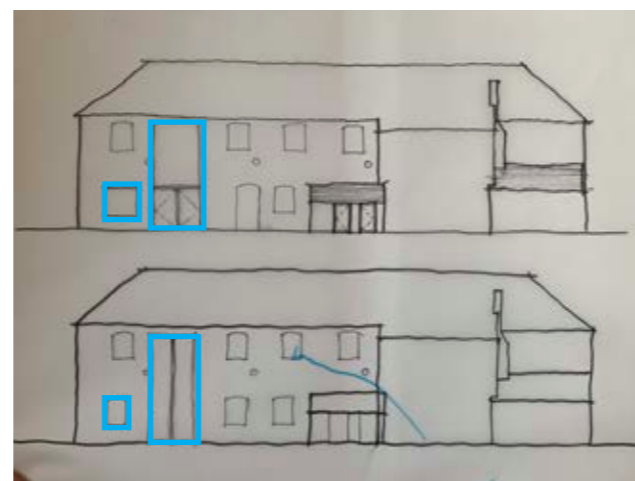
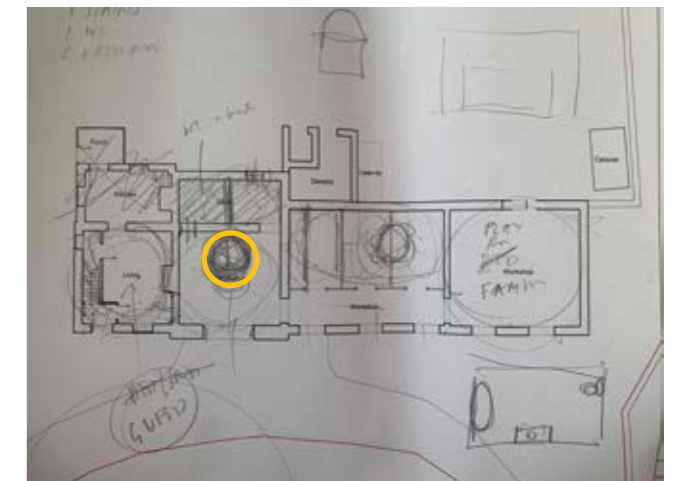
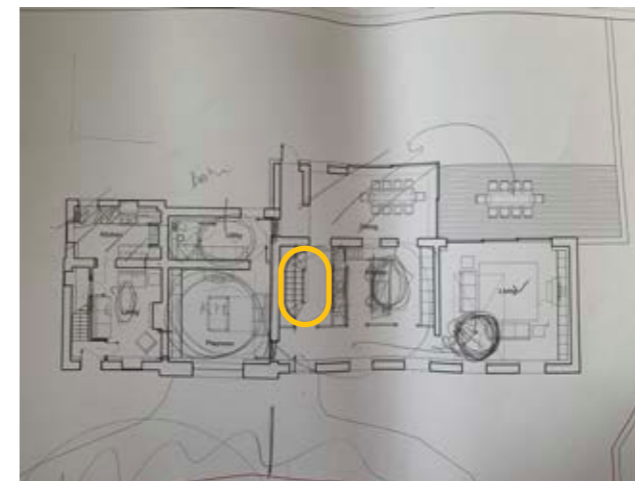
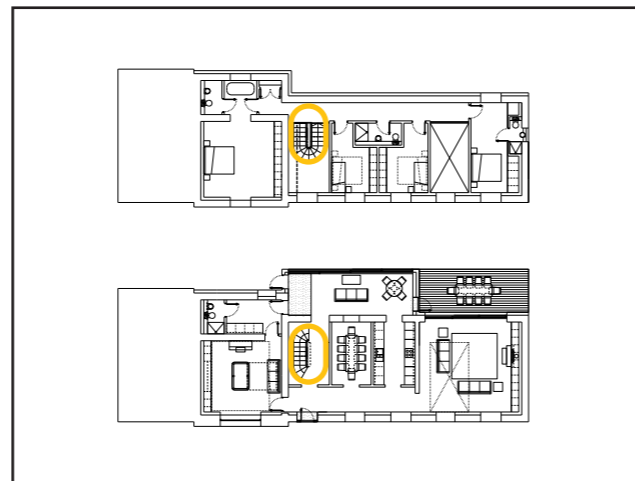
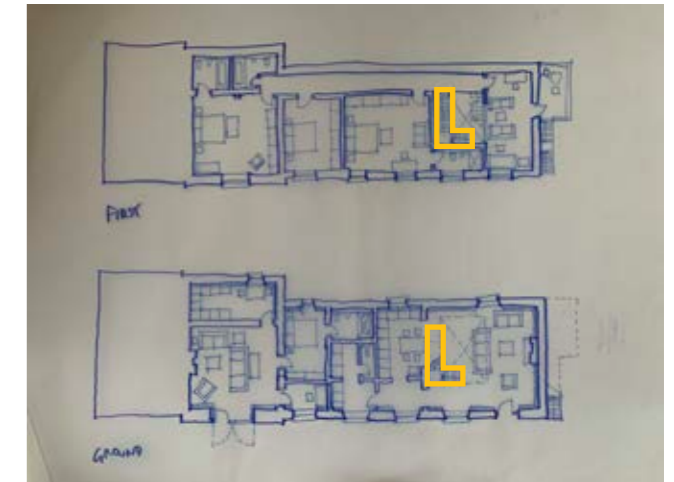
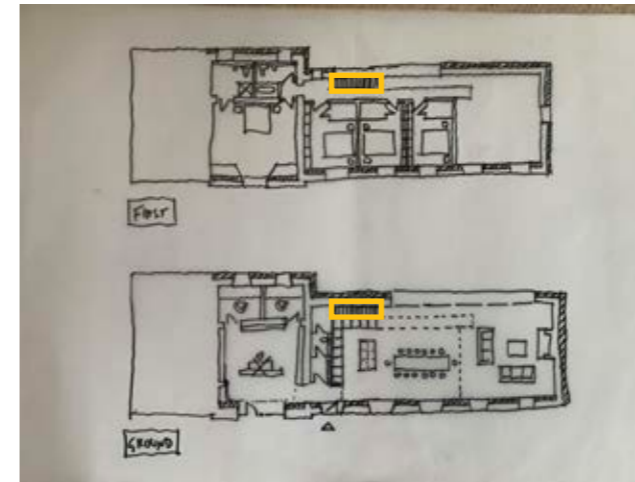
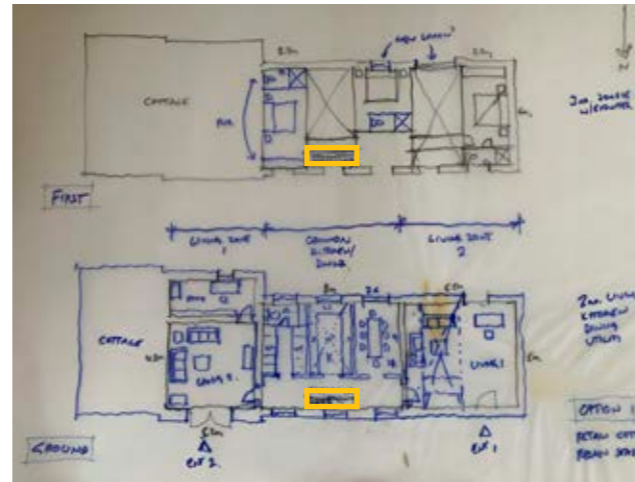
Photovoltaic panel precedent: Northwold Village Hall

6.4 Alternatives considered

A number of alternatives have been considered throughout the process of design as illustrated in the sketches adjacent, including:

- Consideration of developing the workshop independently of the cottage. This was discounted due to the difficulties in upgrading the existing cottage given the loss of internal area necessitated by internal insulation of the solid walls, and since the building works more successfully in its plot and surroundings as a single home.
- Consideration of providing exterior insulation to the solid walls as an alternative to internal insulation. This would have changed the external appearance of the building too significantly and so was discounted.
- Consideration of multiple internal layouts, summarised adjacent by examples with different main stair locations (highlighted in yellow), since this is the key element which drives the circulation on both the ground and first floors.
- Consideration of different window and door arrangements on the north facade, including vertical 'barn' glazing in conjunction with additional doors and windows. This was discounted due to concerns of structure, appropriateness and internal spatial quality.

The final layout reflected in this statement and accompanying drawings is the end point of this evolution, and is felt to provide the most successful way forward for development of the building.

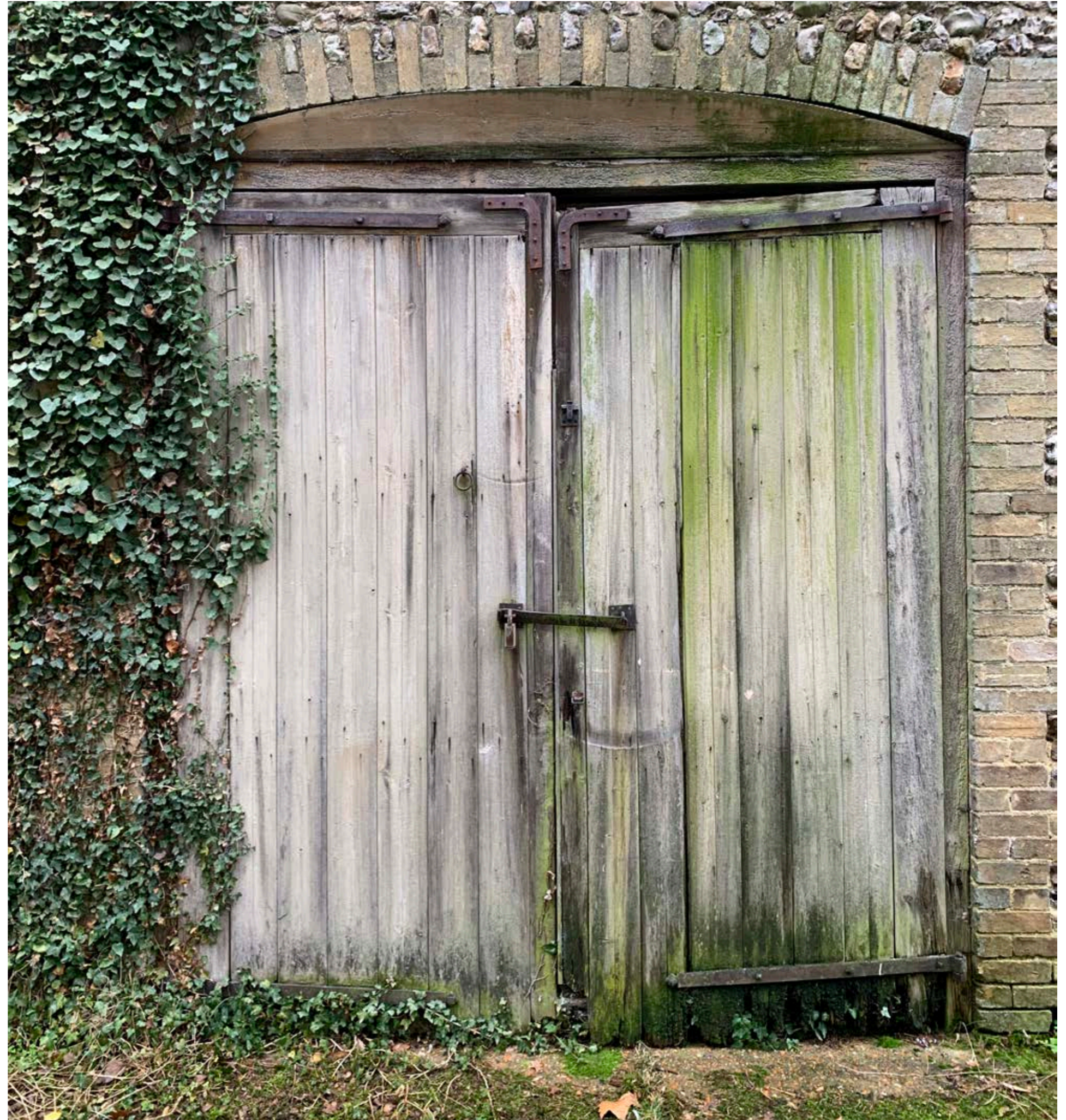


Example sketches showing consideration of different stair locations (yellow) and living space window options (blue)

7.0 Conclusion

Parts of Beech Cottage have been disused and unmaintained for some time, and the building is in need of refurbishment.

The proposals set out in this report and accompanying application are a rejuvenation of the building which will secure its future and ensure it endures sustainably for many years to come.





END
(and thank you)