

Design and Access Statement

For

**Full Planning for Demolition and Change of Use of Former Village Hall (Class F2) and
erection of new 2 Bedroom Chalet Bungalow (Class C3)**

At

**Arminghall Village Hall
Arminghall Lane, Norwich. NR14 8SF**

For

Caistor St Edmund & Bixley Parish Council

October 2021

Prepared by Jess Alford

1.00 Introduction

1.01 This Design and Access Statement is prepared by Paul Robinson Partnership (UK) LLP on behalf of Caistor St Edmund & Bixley Parish Council, to support a Full Planning Application for demolition of former village hall and change of use from Class F2 Former Village Hall to Class C3 residential dwelling.

2.00 The Site

2.01 The site is a small parcel of land totalling 215m² and is located to the south of Norwich in Arminghall. The site was formerly used as a village hall, however with the ever-increasing need of space and inadequate facilities, the hall has been left unused and is now in a deteriorating state. The site itself sits amongst residential dwellings and a small pocket of arable land to the eastern boundary.

3.00 Proposal

3.01 The proposal seeks full approval for a two-bedroom chalet bungalow.

3.02 The proposed development aims to utilise a small site into providing a single dwelling with little to no impact on the existing appearance or scale to the existing nearby buildings.

3.03 The proposal will remain in scale to the adjacent bungalow by utilising the roof space to create the chalet bungalow style.

3.04



The signpost, bench and Arminghall village sign are all currently located within the proposed site. As part of this proposal, they will be relocated adjacent to the site at the junction to Church Close which is another piece of parish council owned land.



Relocation site for signpost, bench, and Arminghall Signage.

4.00 Amount

4.01 The development proposes a single two-bedroom residential property with associated off-street parking and garage.

5.00 Drainage

5.01 The development will propose to connect to the existing drainage network.

6.00 Flood Risk

6.01 There is a very low risk of flooding to the site.

7.00 Highways and Transport

7.01 The vehicular access to the site is off Arminghall Lane which is a branch off the B1332 Bungay Road. The B1332 allows easy access to the A47 Southern Bypass which is just two miles away.

7.02 The site is approximately 50m away from the nearest bus stop - Church Close on Arminghall Lane. The bus route from here gives good accessibility to Norwich which takes around 35minutes.

7.03 The property has provision for two off-street spaces as well as an additional garage space.

8.00 Appearance

8.01 The appearance of the proposal has maintained a traditional presence. It is proposed to be red brick, painted timber cladding and facia with a terracotta pantile, all of which fit in with the other properties within the local vicinity.

9.00 Landscaping

9.01 The accompanying arboricultural survey details how the scheme proposes to remove all bar one tree on the site.

9.02 It is proposed to have simple laid to lawn and small flower beds to the rear of the property and to the front driveway a permeable form of gravel with suitable kerbs.

10.00 Conclusion

10.01 The scheme looks to deliver a modest dwelling in a low-density residential setting. The area will benefit by the development due to the redundancy of the existing building which sits on the site.