

DESIGN AND ACCESS STATEMENT

REPLACEMENT DWELLING



Planning application at:
AT Metton Road, Felbrigg, Norfolk NR11 8PJ

Prepared by Isotta Design

Introduction

This statement describes the scheme for the proposed demolition of a single storey dwelling and replacement with a new energy efficient dwelling.

Site

The residential site relates to a parcel of land aprx 2080sqm (0.51 Acres) comprising of a dwelling, numerous outbuildings, natural swimming pond and gardens. The applicant also owns the adjoining grassed amenity land used for grazing and paddocks. The site lies amongst a small cluster of houses or traditional vernacular styles along the Metton road on the periphery of Felbrigg. The site is well screened and is situated in a low lying valley area as shown in local topographical maps. The site is bordered by a mix of fields, hedges and trees which contribute to the site's rural countryside character. The site is located away from the Felbrigg conservation area but lies within an Area of Outstanding Natural Beauty as designated by Natural England.

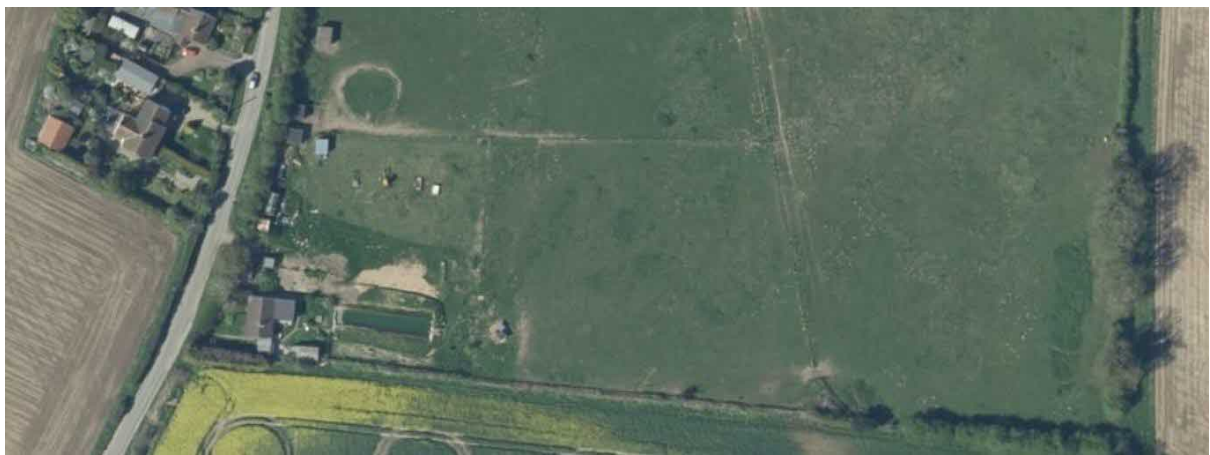
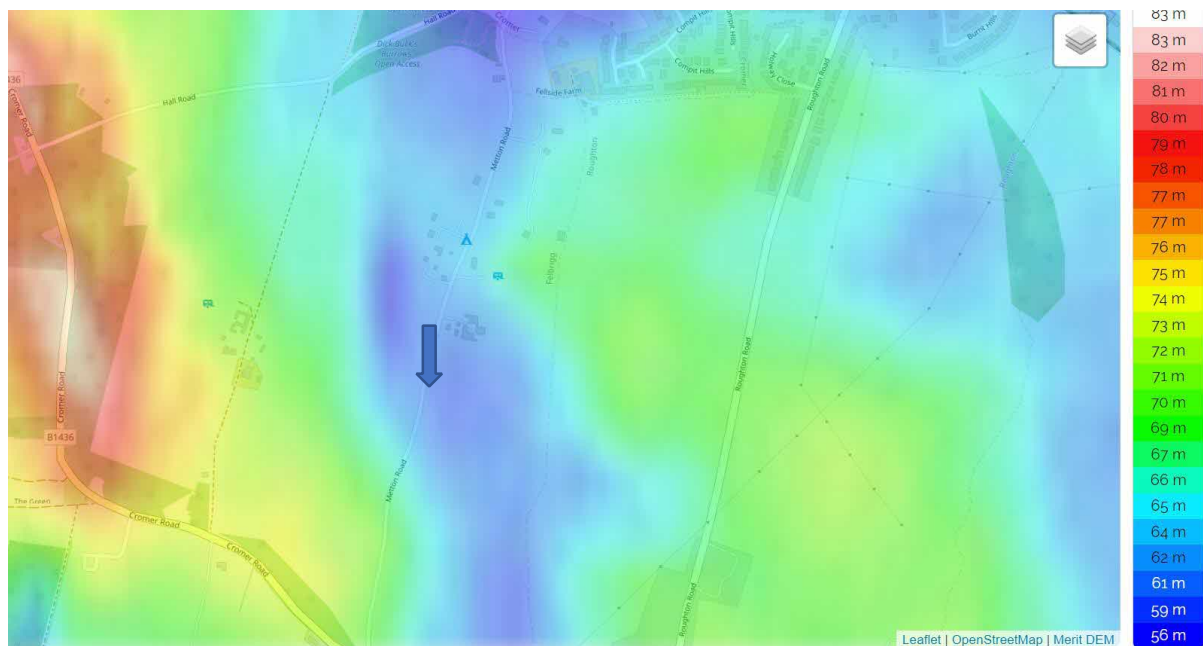


Figure 1 aerial view



Norfolk, East of England, England, United Kingdom (52.66667 1.00000)

Figure 2 Local topography

Existing Dwelling

The existing bungalow comprises of brick and concrete tiles and has been extended with a large flat roof area to the rear. The building is not of a high architectural quality or worthy of special consideration for retaining. The dwelling requires immediate repairs and renovation to bring it up to a modern living standards. The original house does not have wall or floor insulation and the central heating system requires replacing.



Figure 3 existing bungalow. Rear

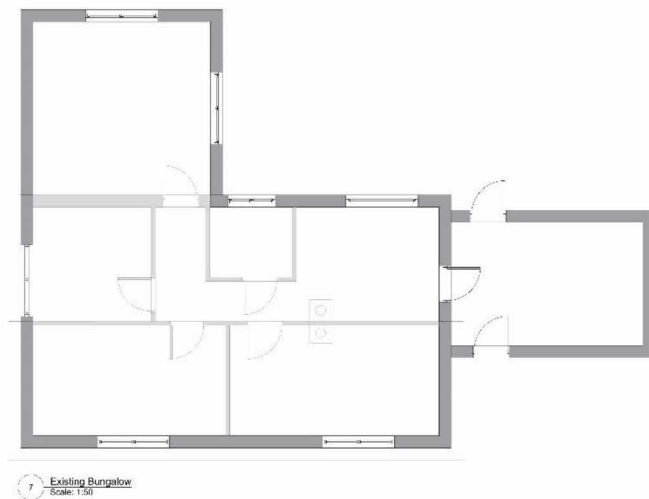


Figure 4 existing floor plans



Figure 5 existing bungalow looking south on Metton road



Figure 6 existing frontage



Figure 7 rear site. looking west

Access

Vehicular access to the site is taken directly from the Metton Road from the front of the site and forms a parking area. There is also a separate pedestrian gate and access from the road. Access arrangement will remain unchanged.

Ecology

The sites ecology is highly valued by the applicant and further nature planting will take place around the dwelling as part of landscaping measures. Bat and bird boxes will be positioned to boost ecology. These will further enhance ecological value of the site and the natural swimming pond created by the applicant. The proposal is based on the position of the original house and would have minimal impact on the wider site. The works would be covered by the Wildlife and CountrySide Act 1981 or surveyed as required.



Figure 8 existing access

Planning Policy

NPPF

The National Planning Policy Framework sets out the National guidance which is a material consideration in the planning process and how local policies are applied. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Relevant Extracts;

Section 2 para 11.-

Plans and decisions should apply a presumption in favour of sustainable development.

The energy efficient modern new-build is a sustainable proposal for a dwelling in this residential location. Long term energy saving associated with high levels of insulation, running costs and embodied energy savings when compared to masonry construction should all be considered positive.

Section 11 para 120.-

(e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

The existing dwelling build height is increased to align with surrounding dwellings using local vernacular forms and making effective use of land. Materials are chosen to create a high design standard and tone with the countryside location.

Section 12 para 126.-

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The replacement of a dilapidated building of minimal design merit with a modern vernacular building, designed using sustainable principles should be supported in this instance. The building is not a pastiche of the past or a radicle offering to the future. The scheme uses beautiful natural materials wherever possible and will improve the aesthetics of the site while creating a better place for the occupants to live.

Section 12 para 134 .- Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design ⁵², taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to.

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The proposal enhances the existing visual appearance of the site and substandard dwelling with a contemporary vernacular dwelling using quality materials.

Section 14 para 152.- The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

The energy efficient dwelling uses sustainable technologies including heat pump, high levels of insulation and air tightness to minimise green house gas emissions. The choice of a non-standard building fabric should be supported to reduce embodied energy associated with standard masonry construction.

North Norfolk Core Strategy adopted 2008

Relevant Extracts;

SS 2: Development in the Countryside.

The extension and replacement of dwellings can be supported

EN1: Norfolk Coast Area of Outstanding Natural Beauty and The Broads.

The proposal aims to improve the character of the existing site and dilapidated dwelling and does not detract from the special qualities of the Norfolk Coast AONB or The Broads. The building is being located on an existing residential site amongst other 2 storey dwellings. Further to this, the topography of the local area means the site is partially screened by the landscape profile. Design details such as materials and tone will soften visual impacts with built forms typical of the area.

EN 4: Design. All development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged.

This simple built form with contemporary detailing uses the materials, colours and proportions to create character and identity. The incorporation of high levels of insulations and sustainable technologies in the design further contribute to the overall sustainability.

HO8 House Extensions and Replacement Dwellings in the Countryside

The proposed dwelling has a reduced ground floor footprint when compared to the existing bungalow ground floor footprint. The additional space is proportionate to the existing dwelling and gained through the extra floor with reduced eaves and ridge heights comparable with the surrounding 2 storey dwellings. Although not a material consideration in this location the additional floor in many situations is considered a permitted development right under Class A. The site's topography, screening and situation amongst other dwellings limits any visual impacts on the wider countryside.



The Proposal



Figure 9 front elevation

The existing dwelling on site is not suitable for the applicant's requirements and would require major renovations and extensions to bring it up to modern living standards which is neither viable or desirable. The proposal requires the demolition of the existing dilapidated bungalow and its replacement with a larger 1 ½ storey modern vernacular dwelling. The building is contemporary in layout, maximising the idyllic setting with larger glazed areas to the rear. The T shaped layout presents a simple linear frontage with additional openings located to the rear. The design ethos was to use quality materials with minimalist construction detailing.

The proposal would have high levels of energy efficiency and air tightness combined with a ground source heat pump for hot water and heating. The building uses traditional vernacular shapes prevalent in the area with contemporary detailing and design ideas to offer a building reflecting its time and situation in the countryside.

The choice of timber frame construction and native larch cladding reduces the amount of embodied energy and CO2 compared with traditional cement-based construction types.



Figure 12 proposed perspective sketch

Conclusion

The new dwelling offers a sustainable replacement dwelling and innovative design proposal to the rural site setting. The new dwelling is in keeping with the surroundings and will not detract from the local landscape setting. The proposal has been shown to be in line with local and national policies and enhances the immediate local character of site to create a modern family home.