

Proposed Cart Lodge and Marl pits, Hempstead, NR24 6TS



Introduction

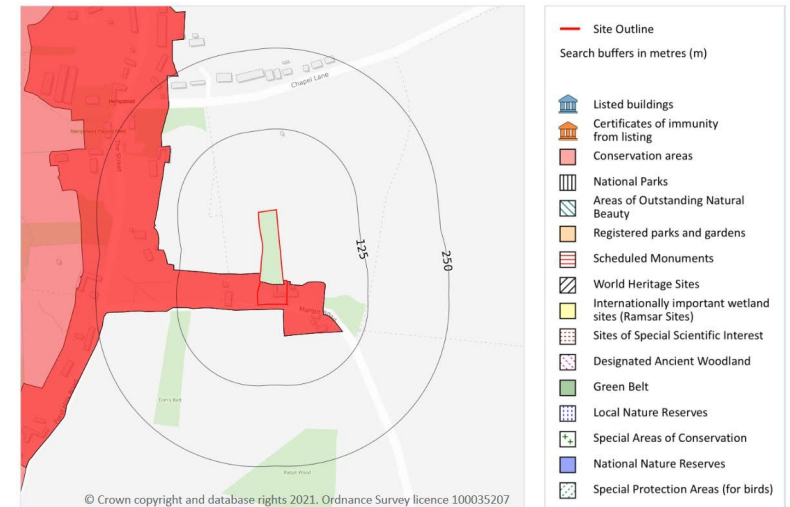
This statement has been prepared on behalf of Mr & Mrs Lennox in support of a Householder Planning Application for a new Oak Framed Cart Lodge at their home, Marl pits, Marl pits Lane, Hempstead. NR24 6TS

Location and Site:

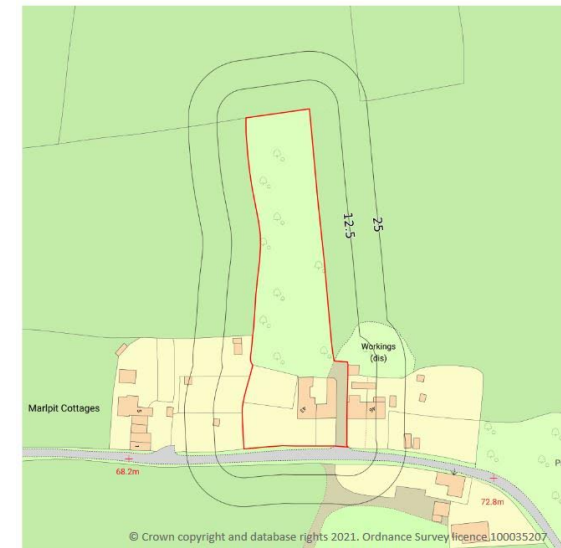
The Hempstead Conservation Area was originally designated in 1975. The designation covers most of the village including the full length of The Street, with Pond Hills Road continuing southwards to Barn House and Brownwood, and Marlpit Road extending off to the east to Pine Farm. The Hempstead Conservation Area boundary covers the buildings along The Street, stretching east along the north side of Marlpit Road and southwards on the west side of Pond Hills Road. Cottages are typically arranged in short terraces in the northern portion of the Conservation Area, with larger detached houses or farmsteads in the southern half.

On the stretch of The Street between Chapel Lane and Marlpit Road there are several larger detached houses which have large garden plots surrounding the house. Former farmsteads are located on the peripheries of the village and are typically laid out with a farmhouse and outbuildings or barns in a rough courtyard layout.

Marl pits is situated within the Conservation Area of Hempstead Village, but the site proposed for the Cart Lodge is outside the boundary of the Conservation Area. The land is owned by Mr and Mrs Lennox. The site falls within the boundary of North Norfolk District Council.



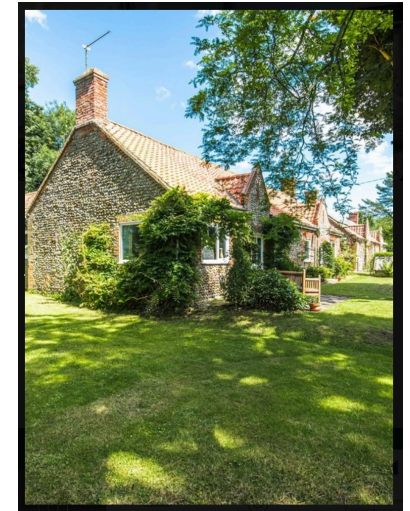
Above: Map showing Hempstead conservation area in relation to location of Marl pits.



Site map showing plot boundaries at Marl pits.

Design

Marlpits' is a unique period residence set in private grounds of around 1.14 acres. This home was originally built in the early 19th century as two 'estate workers' cottages and was completely remodelled and restored by the previous owners in the early 1970's. To the front of the property a wide boundary provides a high degree of privacy and features lawns flanked and peppered with shrub and flowering beds and borders. This area extends round to the west elevation of the property, where you find a wooden summer house set within a lightly wooded landscape that features a range of trees, low shrubs, ferns and seasonal flowers. The formal lawns gently rise up and flow into parkland style gardens that are enclosed by mature trees.



The Cart Lodge is proposed to be positioned at the edge of this woodland area, and has been designed and will be finished to a high quality, which compliments the existing dwelling and neighbouring properties. The domestic nature of the proposed new extension will ensure that the development would not give rise to any undue disturbance (noise, odour, etc.), and would therefore maintain an acceptable level of residential amenity for the existing neighbouring residents. The relationship of the development to neighbouring dwellings and their associated private amenity space is such that the proposals will not introduce any issues of loss of light, overlooking or overshadowing. The new cart lodge cannot be seen from the road or path way, and sits well inside the boundaries of the property.

The external finishes of the oak framed Cart Lodge have been carefully considered to ensure it sits quietly into the grounds of the main dwelling. The ridge height corresponds with that of the main dwelling, and the roofing tiles will match, as best as possible, the existing roof of the main dwelling. The Cembrit plank cladding finished in Agate CP010, which is a light grey, is non combustable, durable and also sustainable. The darker grey windows add a slight definition without distracting from character of the oak frame. The clients hope to change the windows in the main dwelling to match the new cart lodge, as they feel the white UPVC does not compliment the age or location of the property.

Policy EN6. The Cart Lodge will be heavily insulated and fitted with double glazed windows. We have positioned the cart lodge to ensure it receives the maximum solar gain. Potentially the owners wish to use the water in the well for the Cart Lodge and the main dwelling, by installing a well-designed and fully functional grey-water system, which could potentially save a third of the mains water used in the home. They also intend to apply for solar panels on the main dwelling which will also aid the utilities in the cart lodge.

Professionally fitted wooden fence panels are also proposed to be fitted along the boundary of the land at the rear of Marl pits.

Design.

Policy EN2 Protection and Enhancement of Landscape and Settlement Character. Features identified in relevant settlement character studies show the use of gable end buildings, pan tile roofs, soft red bricks and farm style buildings. Certain properties with barns and out buildings along Marl pits Lane have been converted into two story accommodation. The cart lodge has an agricultural feel to its design, along with the use of traditional building methods, giving a timeless classic feel to the building, which will allow the building to merge into the surroundings of Marl pits and surrounding landscape.

Access

The access to the dwelling will not be changed but this building will bring additional secure parking and storage which will be a valuable and much needed addition to the property.



Picture showing a view from Marl pits of a two story barn conversion.