

# Design and Access Statement



ACS ARCHITECTURAL



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PROJECT

Proposed Replacement Dwelling

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ADDRESS

Flint Cottage,  
Alby Hill,  
Aldborough,  
Norfolk, NR11 7PJ

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ON BEHALF OF

Mr. P. Watts  
Ms. B. Russell

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PREPARED BY Nick Borrmann, Architectural Designer  
For and on behalf of ACS Architectural Ltd

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PROJECT REF. NO. 452/19

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## 1. Application

The application is for the construction of a two-storey replacement dwelling following the demolition of the existing dwelling, Flint Cottage at Alby Hill. The proposed dwelling is to be of a contemporary design utilising traditional and modern materials as seen to be sympathetic and in-keeping with the surrounding area with an emphasis very much to enhance the environment. The proportions are still very much in the spirit of the dwelling it is to replace. A replacement cart shed is also proposed upon the existing carport footprint.

The existing dwelling, whilst exhibiting a pleasant exterior, endures extensive rising damp. The remedial work, involving damp proofing and moisture control, would likely result in continuous works to control the damp.

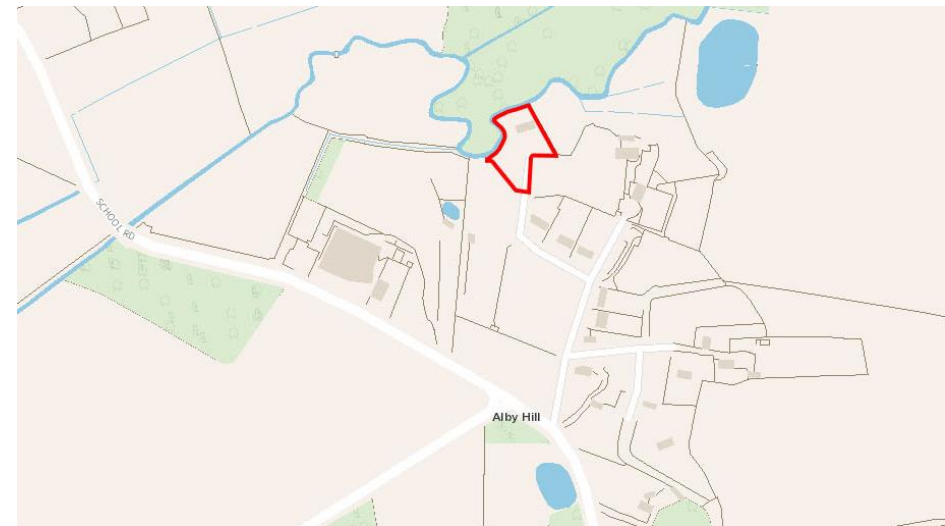
Therefore, it was determined a replacement dwelling constructed with modern methods and insulation would be a suitable and justifiable development. A previous application for a replacement dwelling was withdrawn. The design sought to imitate flint cottage in appearance, and the local authority determined, that while not against the loss of flint cottage, it was felt that the proposal would not enhance the local environment as per policies EN2 and EN8. The new proposals look to address this.

## 2. Site & Surroundings

Alby Hill is a hamlet contained in the parish of Alby within the union of Aylsham, and the hundred of South Erpingham, Norfolk. Alby was originally called Oslby and is intersected by the road from Aylsham to Cromer, it also includes the hamlet of Alby Common.



*Sketch proposal – Principal elevation*



*Ordnance Survey 2014 – Application site and surrounding area*

The properties' location upon the North Norfolk Proposals Map East defines the site within the Countryside Policy Area outside of any Settlement Boundary. The site is bordered to the north by local authority designated areas of Ancient Woodland, an Historic Park or Garden and Country Wildlife Site. Whilst the site is not characterized within these areas its proximity maybe of consideration and is for the Local authority to determine.

The current use of the immediate surrounding area is predominately residential, although Aldborough Primary School is also located close by.

The site, being in a secluded location, is unsurprisingly open with boundaries that are defined by a stream with woodland beyond to the north and west. Whilst further south the western boundary is of a cluster of trees and a post and wire fence. To the east boundary is tall willow woven fencing. The site is accessed from the south through a set of timber gates with track access drive leading to a shingled parking and turning area.

The property is neighboured by a cluster of three detached two-storey dwellings to the South (Martindale, Garden Cottage and The Cottage) and a further two-storey dwelling to the east (Lane End). The dwellings are all a considerable distance from the application site.

Despite a seemingly remote location the property is less than a mile away from the village of Aldborough which offers numerous local amenities such as shops, eateries, post office, surgery, church, school, and community centre close by. There are also several bus routes running through Aldborough with access to the towns of Alysham, Cromer, and North Walsham with various supermarkets, other amenities and extended travel networks.



*2020 – Aerial Photograph – Google Maps*



*Tithe Map (1836 –1850)*

### 3. Historic Land Use

From studying Norfolk County Council's historic maps and aerial photographs of the site and surrounding area it is clear there has been minimal development of the site and immediate surrounding area due to its countryside location, although there is gaps in information.

The earliest information is available on the Tithe (1836-1850) map, and this shows the biggest deviation from what currently resides at and around the site. There appears to be two structures upon the site – one habitable. This looks to be in a different position to the current dwelling and smaller. Potentially this would date the current build sometime between 1850 and 1886.

The Ordnance Survey 1st Edition (1879-1886) shows the site with the current dwelling, albeit without the attached garage. At this time, out of the neighbouring properties, only the plot at Martindale was undeveloped.

Unfortunately, the 1946 MOD aerial photograph is missing the information whilst the tree canopies and shadowing mask the dwelling from view in the 1988 aerial photograph. However, it is not unreasonable to assume the site formation and structures are very much as they are today minus the erected car port.

The 2020 aerial capture shows the dwelling as it is today with the attached garage and the remaining hardstanding of a once sited Nissen hut. The tree canopies mask the car port from view.



*The Ordnance Survey 1<sup>st</sup> Edition (1879-1886)*



*1946 MOD Aerial Photograph*

## 4. Use

The sites' current use is residential with a single dwelling and carport with ample parking and amenity spaces.

## 5. Planning History

The property has a long and varied history of planning applications as listed below.

### **PF/21/1063**

Two storey detached replacement dwelling and detached garage following demolition of existing dwelling - **Withdrawn**

### **PF/18/2294**

Variation of condition 2 (approved plans) of planning permission PF/18/0614 to allow for change to roof over kitchen/family room from lean-to roof with clay pantiles to flat roof incorporating a lantern roof light. - **Permitted**

### **PF/18/0614**

Demolition of single-storey attached store, erection of two-storey side extension, erection of detached double open fronted garage and installation of oil storage tank. - **Permitted**

### **PF/18/0287**

Erection of domestic outbuilding (retrospective) - **Permitted**

### **PF/17/1974**

Erection of domestic outbuilding (retrospective) - **Refused**



*1988 Aerial Photograph*



*Photograph – Principal (South) Elevation*

## 6. Planning Policy

### 6.1 Planning Policies

The North Norfolk Local Plan (Adopted 2012) contains the following saved policies that are considered relevant to the proposal:

### 6.2 Strategic Policies

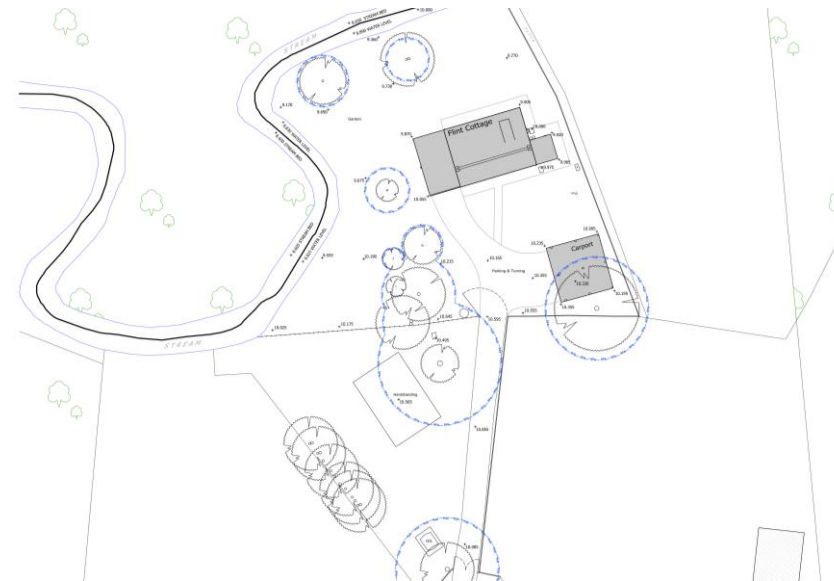
- Policy SS1 - Spatial Strategy for North Norfolk
- Policy SS2 - Development in the Countryside
- Policy SS3 - Housing
- Policy SS4 - Environment
- Policy SS5 - Economy
- Policy SS6 - Access and Infrastructure

### 6.3 Development Control Policies

- Policy HO8 - House Extensions and Replacement Dwellings in the Countryside
- Policy EN2 - Protection and Enhancement of Landscape and Settlement Character
- Policy EN8 - Protecting and Enhancing the Historic Environment
- Policy EN9 - Biodiversity and Geology
- Policy CT6 - Parking Provision



*Photograph –Rear (North) Elevation*



*Existing site plan – refer to drawing 452/19/01*



## 7. Layout

The proposals are for a two-storey dwelling in the spirit of the existing dwelling but with a contemporary twist. The replacement dwelling at Flint Cottage will be a 3 Bedroom family home of contemporary rural design. The dwelling is to be slightly repositioned centrally upon the site and at a slightly different orientation to take advantage of the woodland views.

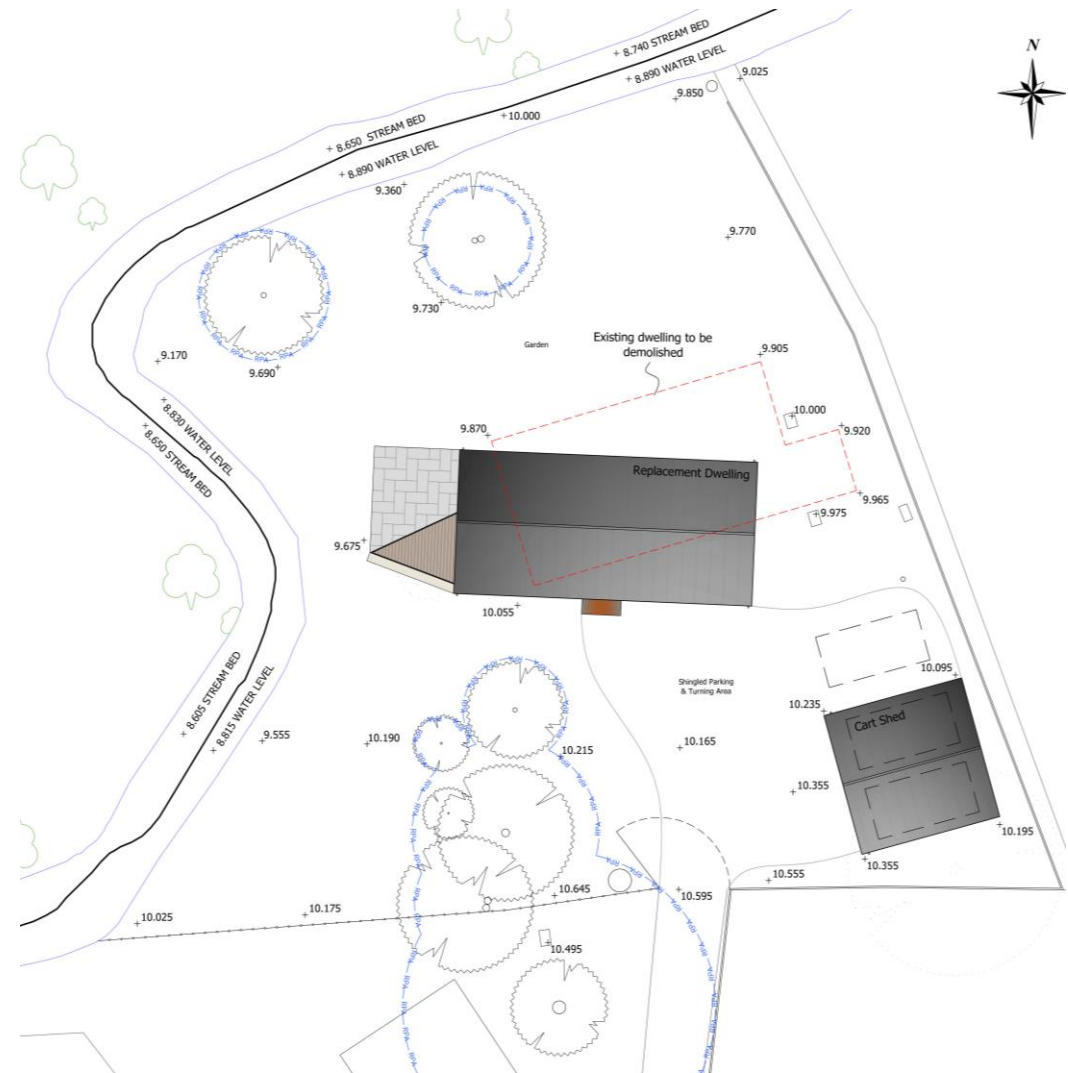
The site is to remain largely unchanged respecting neighbouring boundaries and respecting the trees and their root protection areas.

The existing track access is to be retained and unaltered as the principal access. Parking and turning provisions for numerous cars are provided within the site. The garden and private amenity is plentiful with desirable countryside and woodland views.

A Cart Shed/Store is proposed in the south-east corner of the site upon the footprint of the existing carport.

The surrounding form and character are typified by two storey dwellings upon generous plots, similar to the application proposal and the sites current arrangement.

The internal layout of the proposed replacement dwelling provides a spacious family home with fenestration to take advantage of natural light and country views. At Ground Floor the principal entrance is centrally located opening into an open plan living arrangement. The central stair provides a division between two main living areas. To the west side is a generous Kitchen and Dining area with triple aspect natural lighting provided by windows front and rear in



Existing site plan – refer to drawing 452/19/12

addition to large doors and full height fixed glazing to the west. A feature flint wall is proposed to provide a private patio area with balcony above.

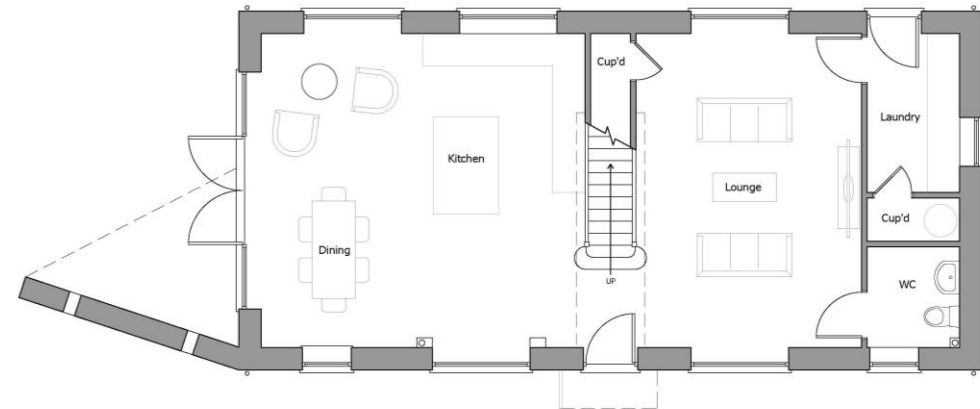
The east side of the ground floor is proposed as a large lounge. Again, dual aspect with windows front and rear. Further to this, off the lounge are a laundry/utility with external access and a WC.

At first floor, to the rear of the dwelling, is a landing with access to two double Bedrooms on the east side which in turn are served by a 'Jack and Jill' bathroom. On the west side at first floor is the Master Suite. Much like the space below the suite is attributed with a triple aspect provided by windows front and rear plus feature arched windows to the west. Further to this the Suite is to be served by an Ensuite.

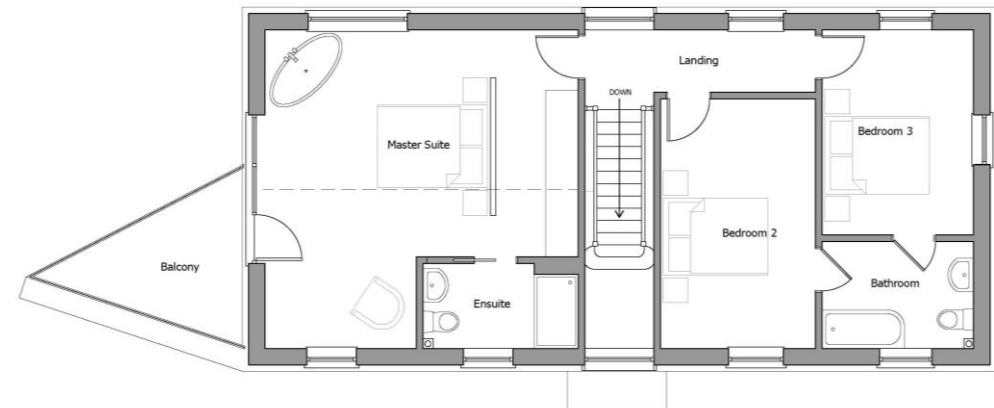
The existing dwelling's energy provision is currently provided by oil, however if successful the applicant may look to install an environmentally friendly option such as an air-source heat pump.

## 8. Scale

The scale of the proposed replacement dwelling, as a two- storey structure is considered to be in-keeping with the surrounding properties of which are also two-storey dwellings. The proposed dwelling is larger than the existing, but it is of a similar overall footprint, albeit with additional space utilised at first floor. The overall height of the proposal is an increase upon the existing measuring from the ground to ridge 7.7m and ground to eaves 5.0m. It should be noted that the ridge height is a decrease of 750mm in comparison to the previous withdrawn proposal, whilst the eaves are also 300mm lower. The squatter appearance and reduced roof pitch are more in the proportion



*Proposed ground floorplan – refer to drawing 452/19/10*



*Proposed first floorplan – refer to drawing 452/19/10*

of the cottage it is proposed to replace. Whilst harking back to the existing cottage the non-fussy form is very much modern and contemporary, sitting purposefully, yet sympathetically in the woodland aesthetic.

Therefore, taking fully into consideration the scale and height of the neighbouring and surrounding properties, and more so their proximity, the proposed development will not impact negatively on the surrounding neighbours and environment and indeed should be seen to enhance the area.

## 9. Appearance

Due to the proximity of the neighbouring properties and their respective age and appearance it is deemed appropriate that the proposed replacement dwelling should adhere most in appearance to the dwelling it is to replace, although in order to enhance the local environment a modern and contemporary twist was pursued.

Flint Cottage is an early Victorian property styled very much as Georgian in appearance with symmetrical and formal fenestration to the principal elevation utilising facing red bricks with flint infill and clay pantile roof. The established material pallet is limited, and the proposals seek to utilize some of the traditional materials intertwined with contemporary solutions.

The proposals will be in harmony and aesthetically pleasing to their surroundings with the use of an attractive material pallet.

The proposals also incorporate the large, although not extensive, use of glazing. The full height dual aspect glazing to the Lounge, Kitchen and Dining areas provide a pleasing view through to further woodland which is demonstrated upon the submitted CGI's.



### Proposed Materials

- ① • Norfolk field flint walls
- ② • Copper/ Bronze effect wall cladding system
- ③ • Zinc or steel roof system
- ④ • Vertical timber cladding
- ⑤ • Contemporary Steel porch
  - Dark grey powder coated aluminium doors
  - Dark grey aluminium windows
- ⑥ • Aluminium gutters and downpipes

## 10. Landscaping

The landscape of the site will remain very much as it is. Where indicatively shown upon the submitted plans the site is to be laid with shingle to suite the parking and turning requirements for the proposed replacement dwelling. The proposed dwelling will also incorporate a hard surface alighting area and private garden spaces. It is proposed that one tree, which is of a poor condition, be removed as per the submitted arborist report.

## 11. Access

The existing access is to be retained and unaltered as the principal access. Parking and turning provisions for numerous cars are provided within the site

### VEHICLE AND TRANSPORT LINKS

The site is located in the countryside outside of any settlement boundary. The site is accessed via a network of rural roads. Despite a seemingly remote location the property is less than a mile away from the village of Aldborough which offers numerous local amenities such as shops, eateries, post office, surgery, church, school, and community centre close by. There are also several bus routes running through Aldborough with access to the towns of Alysham, Cromer, and North Walsham with various supermarkets, other amenities and extended travel networks.

### INCLUSIVE ACCESS

The proposed dwellings will be designed to allow access for disabled people. A hard-surfaced alighting area will be provided, so disabled persons arriving by vehicle can alight and travel to the principal entrance of each building.



*CGI – approach to property from access drive.*

A level access threshold will be provided between the inside and outside floor levels. Internally doors will be of at least 800mm clear width. The proposals provide two floors and therefore ground floor level will be made suitable for access by a disabled person.

## 12. Conclusion

The application site is within the countryside and under normal circumstances local and national policies determines that only replacement dwellings will be considered on such an attributed site.

The existing dwelling, whilst exhibiting a pleasant exterior, endures extensive rising damp. The remedial work, involving damp proofing and moisture control, would likely result in continuous works to control the damp.

Therefore, it was determined a replacement dwelling constructed with modern methods and insulation would be a suitable and justifiable development. A previous application for a replacement dwelling was withdrawn. The design sought to imitate flint cottage in appearance, and the local authority determined, that while not against the loss of flint cottage, it was felt that the proposal would not enhance the local environment as per policies EN2 and EN8. The new proposals look to deliver on this. The scale, form and design of the proposed dwelling is to be in harmony and sympathetic with the surrounding area and characteristics of the building it is to replace. The proposals retain large amounts of open space and private garden space. The appearance and layout of the proposed development will be an enhancement to the area and will not adversely affect the setting of the adjacent or nearby buildings.



*Sketch proposal – East and South elevations*



*CGI – East and South elevations*



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