RTK

STAMFORD

CHARTERED ARCHITECTS | CHARTERED SURVEYORS
PROJECT MANAGEMENT

DESIGN & ACCESS STATEMENT

REPLACEMENT DWELLING AT HIGH BARN, STANHOE INCLUDING RETENTION OF SOUTH FACING FACADE

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CONTENTS

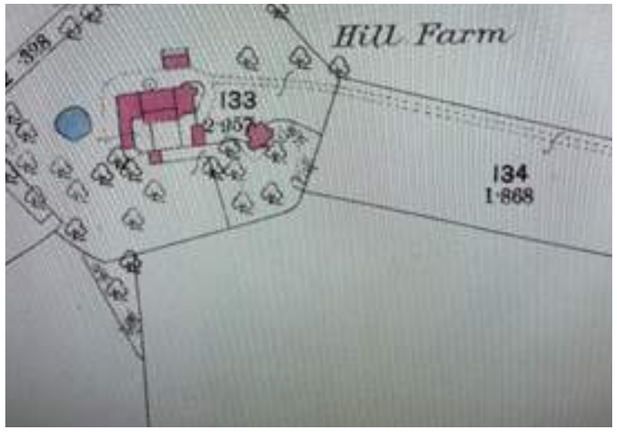
1.0 PROPOSAL

1.1 It is proposed to demolish the existing property, including garaging and any other ancillary structures and replace the dwelling with a new property. Further to discussions with the Conservation Officer, the front facade is to be retained and will continue to form an integral part of the design. It has been established that this is of local historic interest, hence its retention.

1.2 The proposals are shown in detail on RTK drawings: 1528 – 01, 02, 03, 04, 05 & 06.

1.3 This document details the proposals, the heritage assets of the site including reference to external reports, together with all other matters to enable a positive decision to be made.

1.4 Research into the historic use of the site confirms that it was, at one time, during the mid-19th century, a working farm "Hill Farm". An extract of the 1887 plan is indicated to the right:



What is quite clear is that the residential farmhouse is rather small in comparison to the extensive range of outbuildings that existed both in the mid-19th century and continue to exist, all be it in a converted form. There is no doubt that the new structure, even after it has been completed, will continue to be subservient to the original barn structures which are approximately three times the size of the proposal. The dominant buildings on the site will therefore remain as the barns.

2.0 PRE-APPLICATION ADVICE

2.1 Advice was received from Kings Lynn and West Norfolk Borough Council dated 14th January 2021 which, in summary, stated that the proposal made at the time was considered too large and that the building was a non-designated heritage asset and that this must be taken into account in a future planning application. All comments noted in this informal advice have been taken on board and the advice has been followed.

2.2 Discussions were held with the Conservation Officer, and it was agreed that the front facade of the existing building should be retained as this is the most important aspect of the existing structure. It has been acknowledged that the structure sitting behind is in very poor condition and that there have been a number of unfortunate extensions (refer to photographs) which are not capable of being converted into more attractive accommodation. They are of poor quality.

3.0 THE EXISTING PROPERTY

Please refer to the supplied Historic report and Heritage Statement produced by Witham Archaeology. Ref 453 Event number ENF151856
Dated August 2021. Photographs of the existing dwelling taken by RTK are provided below.

Photo of the South-East facade and porch structure that is to be retained

Photo showing recent extensions, alterations and additions

The rather unfortunate result of 20th Century development and alterations

20th Century flat roof additions

4.0 DESIGN APPRAISAL OF THE NEW PROPERTY & PLANNING POLICY

4.1 Generally, the demolition of existing poor-quality structures and their replacement with better quality and more sustainable buildings is supported by both the National Planning Policy Framework and Local Planning Policy. It is understood that the non-designated heritage asset status limits the demolition and, thus, the front facade has been retained. This will be supported during the works with scaffolding and other suitable stabilising elements, and it will then be reincorporated back into the design, as noted on the drawings.

4.2 The existing dwelling originally served as a residential homestead to the surrounding barns and farmland. The various extensions and alterations that have been carried out over the years have been rather unsympathetic in nature, resulting in quite a substantial property that sadly seems to have misplaced its architectural narrative.

The former barns and farm buildings have since been sold, converted and extended into residential accommodation, now referred to as the neighbouring property Whaleback. The existing dwelling sits within a large parcel of land but due to the above has seemingly lost its connection with its former agricultural purpose.

The proposed scheme seeks to partly restore this connection by providing a modern replacement family home that identifies with its unique setting and rural context.

The design is based around creating three distinct but connected built elements, these elements are designed to represent the forms of traditional agricultural barns. Together they create a cohesive linear structure that frames and celebrates the existing façade placing it centre of focus within a South oriented courtyard area. The larger elements situated to the East and West are quite uncomplicated in form and reminiscent of the type of structures often found silhouetted within the local rural landscape. The retention of the original façade also acts to anchor and sustain the new dwelling into its original position and orientation. Preserving the long-standing relationship with the surrounding context.

The central element, purposefully designed to sit at a lower level connects these two aspects and creates the sense that perhaps these were originally 3 separate buildings. This concept is a common characteristic of many agricultural type conversions, including Whaleback the neighbouring property. The two connection points consist of full height glazing on both the North and South elevations, this creates transparency and reduces the feeling of built mass at these strategic locations providing additional visual detachment between the three elements.

Situated within these glazed connection points is the main formal front entrance hall and the three-storey stairwell. Forming important circulation spaces during the day-to-day use of the dwelling, their positioning at these strategic locations has been carefully considered.

The East element has been kept to lower height of 1 2/3 storeys. It mainly provides bedroom accommodation, taking advantage of the benefit of the East facing aspect. The Ground floor plan provides 2 en-suited bedrooms with panoramic views into the South oriented garden area. A small cinema/tv room is also situated on the ground floor and it is expected that this will serve as a facility for these bedrooms. A wc facility and small cloakroom are easily accessible from the main glazed entrance hall.

The first floor accommodates 2 additional en-suited bedrooms, each featuring a small inset external terrace area providing a direct connection with the external surroundings. A small office/study is again intended to provide additional facilities for the occupants of these rooms.

Extensions showing a lack of cohesive design langauge and reflection towards nature.

It is the Eastern element that will be most visible to people approaching along the private access road. Simplistic in form and clad with naturally weathered Siberian Larch it will command a legitimate presence within the secluded rural setting.

The West orientated aspect has been designed to provide a balanced and harmonious compliment to the Eastern wing. Again, taking the mass and form of a traditional rural barn, this element is also 1 2/3 storeys in height but features a lower-level ridgeline and is narrower on plan. The ground floor layout accommodates the main family social areas and has been carefully designed to challenge the perceived boundaries between the internal and external social spaces. The south elevation is fully glazed and provides unrestricted panoramic views of the rear garden and paddock land behind. The glazed elements are designed to be fully openable allowing the internal areas to directly connect with the external stone terrace areas. The dining area to the West features similar fenestration and again can be fully opened providing direct external access.

A secondary entrance is proposed at ground floor level to the north. A cloak/boot space is provided at this location in addition to a utility/laundry room. This space also provides access to a wc facility and to the changing room for the proposed external swimming pool. The proposed pool is to be constructed below ground level to assist in minimising its presence.

The master bedroom and associated accommodation is located at first floor level. The master bedroom incorporates an inset external terrace area that provides unrestricted views into the rear garden and paddock land. A dedicated dressing area and master bathroom are also accommodated. A separate home office is situated to the North as the applicants predominantly work from home.

The scheme proposes to retain the existing South-East facing façade and associated porch structure. Constructed from facing brickwork this particular aspect possesses a sense of appeal and encapsulates the charm and character of the existing property. The remainder of the existing structure provides little in regard to any significant architectural merit and has been extended and altered over the years to a point where any such retention is deemed unachievable.

The central element that is located behind the original brick façade will remain as the architectural centrepiece of the replacement dwelling, essentially, we are placing the heart of the replacement dwelling in the same location as that of the existing. The proposed design proportionally divides the built form into three distinct elements. The original brick façade forms the rear elevation of the central element thus retaining its importance and prominence.

The proposed Kitchen/family social area is located behind this brick façade, this space extends from one to two storeys in height where it connects to the existing façade. The open walkway at first floor level connects the East and West elements and provides views to the occupants through the existing first floor windows of the original façade. Large roof lights in the North elevation will provide natural daylight over this open plan kitchen area. Two pairs of Crittall glazed doors will provide direct access from the kitchen area into the courtyard garden area to the South.

The curved wall to the North of the kitchen area will be constructed from knapped local flint on both the internal and external faces. The curved surfaces will accentuate the unique properties of this local material, the continually changing natural light entering this space will be manipulated on the surface of the flint revealing its obsidian type light reflecting properties.

A detached garage/workshop structure is proposed within the area of land North of the dwelling. This structure is traditional is design and will consist of an Oak framed building clad in natural Siberian Larch. This facility provides covered and secure car parking facilities as well as storage for machinery necessary for the maintenance of the large parcel of paddock land. This structure is 1.5 storeys in height with domestic accommodation being proposed within the roof space. This accommodation will be accessed from an enclosed stairwell and will provide a large open plan space to be used as a family games room/Gym/music room.

Elevation showing existing facade incorporated into the design.

4.3 The external materials being proposed are all in keeping with the design philosophy described above. Agricultural in nature whilst providing a contemporary aesthetic that is in keeping with the rural location.

As previously stated, the South-east facing brick façade is to be retained, the brickwork will be repaired and repointed as necessary, the painted lintels will be cleaned and restored to their original condition. The intention is to retain its historic charm and architectural dominance. As such we have deliberately chosen not to use any facing brickwork elsewhere on the proposal. Doing so would detract from the original as any new brickwork would fail to achieve the aged, historic patina of the original façade.

A steel frame will be constructed internally to permanently support the existing façade and will deliberately be left exposed, this will also form part of the support for the first-floor walkway that connect the East and West elements. The existing Crittall fenestration will be replaced with is modern counterpart and will incorporate double glazed units. The two ground floor windows will be taken down to FFL in order to accommodate two pairs of Crittall French doors.

The Northwest facing wall of the central element (behind the existing brick façade) is to be constructed from local Knapped flint. This will be installed using a lime-based mortar mix. This is a traditional North Norfolk material and small sections are evident on the existing dwelling. This material is also being proposed to the sections of single storey wall situated to the West of the proposal and to the walls around the external pool pavilion structure. The areas of knapped flint will extend into the dwelling at certain locations, further questioning the boundaries between internal and external spaces.

The Small area of single storey flat roof situated to the West will feature a GRP (lead grey) roof covering with the fascia and soffit details being clad in Siberian Larch. Fenestration elements will consist of PC aluminium profiles and will be a considered combination of both traditional Crittall style units (as the original dwelling) and larger glazed areas featuring minimal width profiles. Double or triple glazed sealed units will be installed.

Rainwater goods will consist of recessed (inset) gutters to the Zinc clad roofs and Galvanised rainwater chains discharging into a new sustainable surface water system.

The new pitched roof slopes will consist of standing seam zinc (dark grey or naturally weathered in colour) zinc is a historic cladding material that requires little or no maintenance. This material appears quite agricultural when installed, minimal detailing and recessed gutters will result in a slightly contemporary take on this traditional aesthetic.

The external walls of both the East and West elements will be clad using Siberian Larch. This will be installed as vertical boards and be left to weather in its natural state. Siberian Larch achieves a natural patina extremely quickly (1 season) and is superior in this respect to alternative materials such as Cedar. No treatment or maintenance of this product is required as this slow growing timber contains natural preservatives.

The detached garage/workshop structure will be constructed around a traditional Oak frame. The pitched roof will be covered in clay Norfolk pantiles and the walls clad in Siberian Larch (to match the dwelling) Doors and windows will consist of painted hardwood double glazed units. Rainwater goods will be PC aluminium.

Refer to image of garage located on the right.

External materials will consist of gravel surfaced driveways and access roads. Natural stone external terraces and pathways. The vast majority of the application site will remain as lawn/ meadow land and the paddock area to the South will retain its current usage.

4.4 The NPPF supports occasions where it would be beneficial for an existing dwelling in the open countryside to be replaced, for example an older building could be replaced with a more energy efficient modern building, as noted above. In these circumstances it is important that the replacement dwelling does not result in a change to the local nature and character of the open countryside setting. It is also important for the replacement dwelling to be not dissimilar in size and scale to the existing dwelling (i.e., a similar footprint plus allowing for modest extensions, plus a similar ridge height). It is the latter of these which is the key issue as there are a number of trees within the locality which will continue to dominate the skyline, sitting considerably above (by 10 metres or more) both the existing and the proposed ridge height. It is also important that the new dwelling is located on or close to the position of the original dwelling to reduce the impact on the character of the area. This has been an essential part of the design journey and the ridge height of the proposed new building matches the existing.

4.5 The design of any dwelling should be considered against the obvious restriction that it should not significantly affect the character and appearance of the countryside and that any aspects of architectural or historic interest are retained.

4.6 There is no intention to enlarge the existing domestic curtilage which, as can be seen from the plans, consists of a considerable amount of arboricultural growth, planting and lawned areas. The curtilage has a metal estate fence which runs around its perimeter to the south, and it is considered that the proposal does not take away an undue amount of domestic curtilage, which was a concern expressed in the pre-application enquiry.

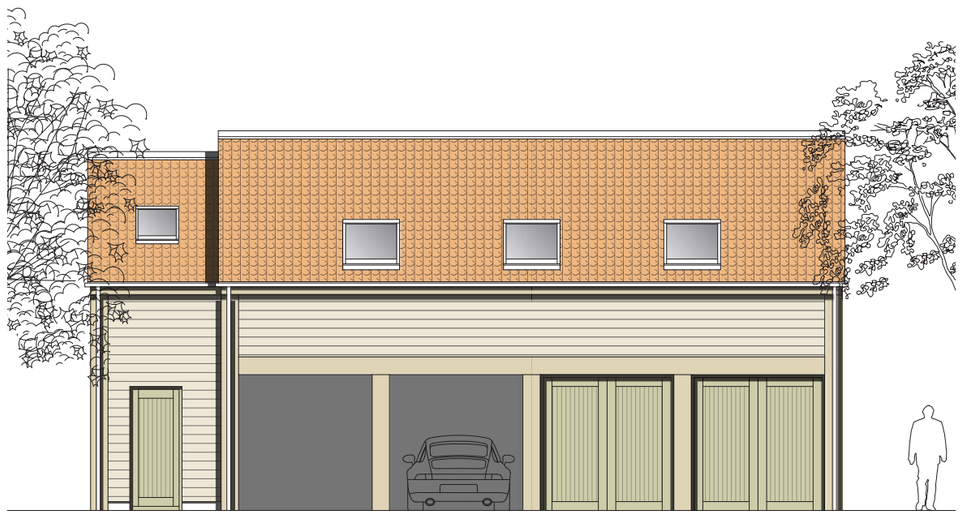


Photo showing proposed front elevation of garage

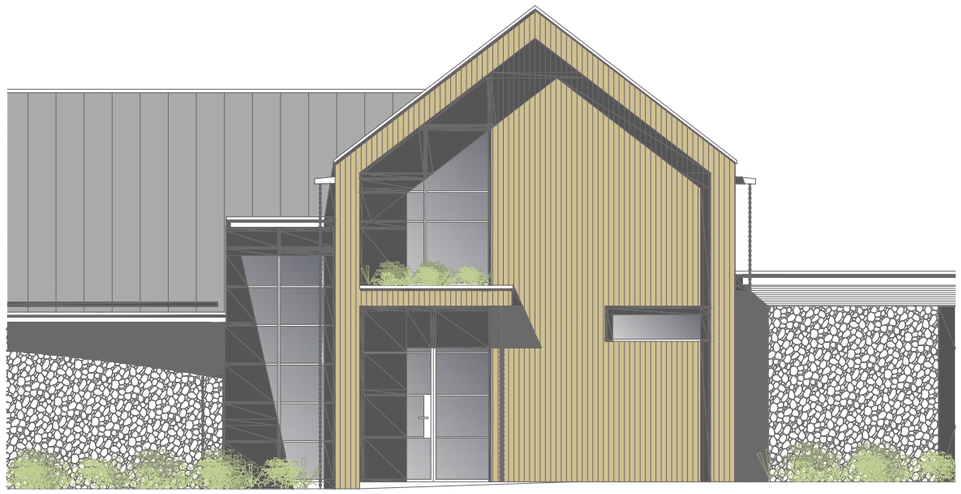


Photo showing the Siberian Larch working with the zinc roofing in proposed Dwelling elevation

5.1 It is proposed to demolish the existing property entirely and replace with a new property as detailed elsewhere.

5.2 Sustainable Development (the journey to a sustainable society) is becoming increasingly seen as a critical issue for present and future generations. The thermal performance of the existing building is poor and, although probably compliant with the regulations at the time of its construction, it falls well behind modern acceptable standards.

5.3 The new design is based upon these two maxims:

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (Brundtland Commission (United Nations), 1987).

Sustainability is an evolving paradigm for planning and decision-making. Sustainability is a promise. It is a dynamic condition, which requires a basic understanding of the interconnections and interdependency among ecological, economic, and social systems." (The Sustainability Education Centre, 2002)

5.4 With the encouragement of The Code for Sustainable Homes and Passivhaus technology designing sustainable new homes has become far simpler. The range of information, products and above all realisation of what is possible is infinite.

5.5 The new property will not:

- Rely on carbon-based fuels for its heating or hot water (as the picture on the front cover)
- Use short term life cycle products which will go to landfill
- Use toxic building materials
- Run rainwater into the mains collection zone

5.6 The new property will:

- Install heavily insulated walls, ceiling and under floor to aid heating and save on energy costs
- Insulation will be from sustainable sources compliant with at least 25% above current (September 2019) Part L Building Regulations
- Install triple or double-glazed windows, with thermal-backed curtains
- Utilise the sun through the natural south facing orientation for maximum sunshine
- Install solar water-heating, and consider passive heating options
- Select appliances with high energy-efficiency ratings
- Design for maximum natural light to reduce artificial lighting
- Choose non-toxic building materials
- Install a rainwater collection tank
- Utilise water-efficient appliances and low-flow sanitary fittings
- Minimise waste and recycle where possible, especially during the demolition of the existing building
- Build with comfort and the future in mind, particularly in relation to good indoor / outdoor access
- Choose native and local plant life for gardens and landscaping

5.7 The building is orientated to the south, with few north-facing openings, to maximise the benefits of passive solar gain throughout the year. Overhangs and opening windows control overheating in mid-summer. All primary accommodation has generous areas of glazing to maximise natural daylight.

5.8 The following sub-headings repeat the aims set out in item 5.3 above and explain how they will be achieved, subject to the statement at the head of this item.

Install heavily insulated walls, ceiling and under floor to aid heating and save on energy costs.

Insulation is a key component of sustainable building design. A well-insulated home reduces energy bills by keeping warm in the winter and cool in the summer, and this in turn cuts down carbon emissions linked to global climate change.

The critical components will achieve the minimum values set out in the table below:

Element	Reference U-value
Floor	0.13 W/m2K
Wall	0.18 W/m2K
Roof	0.13 W/m2K

The floor will be constructed in beam and block construction which is both quickest (to minimizes disturbance to neighbours) and also most cost-effective. Insulation will be provided through a combination of rigid foam board where hard surfaces are to be used and timber battens with sustainable insulation (such as sheep's wool) laid between the battens where either a timber floor or soft floor finish is to be used.

Walls will be of cavity construction with sheep's wool or other similar sustainable source. Similarly, the flat roof elements of the building, with insulation from natural materials such as sheep's wool and Tri-Iso Multifoil Insulation which is made from 50% recycled materials. This latter product is necessary to achieve the maximum efficiency as natural materials can only go so far at this current stage. For example, the thickness of the recycled insulation is approximately 20% that of quilt insulation and very much easier to install. The essential element is that the product is both made from recycled materials and is recyclable itself.

Install triple and double-glazed windows.

25% of heat escapes through windows and glazed apertures and to combat excessive heat loss the building will be provided with Pilkington Insulight glass (or similar) for the large, glazed areas with the Manufacturer's assessment as follows:

"Offering exceptional performance, Pilkington Insulight™ glazing units are preferred by many architects as they allow for maximum design flexibility and creativity. This has resulted in many of the innovative commercial buildings we see today. Pilkington Insulight™ is a technically advanced dual-sealed unit meeting British and European standards and is designed to offer a variety of performance options. A selection of dual-seal designs can be incorporated into a wide range of glazing systems and will withstand a number of contrasting environments e.g temperature, UV light and moisture vapour permeation. The unit design has survived severe life testing trials and is fully compliant with BS EN 1279 and is therefore covered by our Pilkington Insulight™ warranty. The range comprises of a variety of popular IGU options, each custom made, using multiple panes of glass.

Pilkington Insulight™ glazing units are available in a wide choice of glass thicknesses and glass types. They incorporate a specially designed high quality continuous rolled aluminium, steel or warm edge spacer options to separate the glass. These are available in a range of colours and varying widths as well as for specialist applications containing desiccant to keep the air or gas in the unit dry for optimum performance".

Very high air tightness standards will be achieved in construction, with a max. of 1m3/hr/m2 air leakage.

Utilise the sun through the natural south facing orientation for maximum sunshine

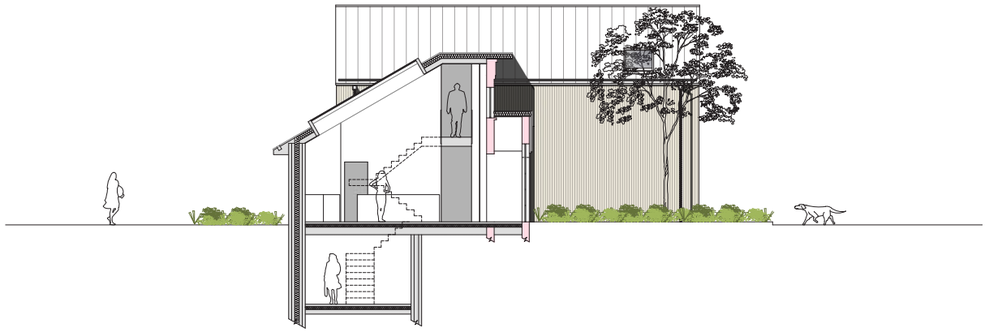
The low winter sun will flood into the building from this elevation, and this is one of true advantages of the proposed orientation.

Install solar water-heating, and consider passive heating options

The contribution to the total energy consumption of a very low energy house of domestic hot water is proportionally larger than in a normal building. For this reason, using solar thermal panels to warm the majority of the hot water is an important measure, although it is widely suggested that the efficiencies of air source heat pumps will negate such technology in the near future.

Hidden from view and lying low against the roof will be solar panels heating the water (the orientation is again perfect) with the hot water created linking to the heat producing source (see below for details), and directly into the hot water cylinder. It is estimated that, during the summer months, the heat producing source will not be required at a level of above 50% due to the generation of hot water from the panels.

Drawing of North-East elevation



Section through kitchen living area

Summary of heating proposals:

- Heating for the underfloor heating system will be provided by an air source heat pump as below, which will also provide cooling.
- Domestic hot water will be provided both by the air source heat pump and the solar panels indicated above, subject to detailed design and assessment of the efficiency of the latest technologies. Ventilation will be provided through mechanical extraction with heat recovery based upon a high efficiency unit.
- It is not proposed to install air conditioning to the property with extra summer ventilation achieved through window opening, using the large areas of South facing glass that exist. All of the bedrooms have such a facility. At least one window in each bedroom will open on a tilt, to provide security whilst being open and providing the ventilation required. The air source heat pump will also cool as noted above.

Select appliances with high energy-efficiency ratings

All appliances will have an A+++ rating which is due to be re-formatted in 2021 with a simple "A" being the most efficient rating.

Design for maximum natural light to reduce artificial lighting.

The large amount of glazing on the south side Will enable maximum light benefit to be gained naturally. Notwithstanding that premise, all lighting will be LED and fully compliant with current Building Regulations Part L.

Choose non-toxic building materials.

Where possible, non-toxic materials will be specified. In general, natural materials that haven't been substantially processed provide the best non-toxic options for such dwellings. The building will use natural timber, plaster and mortar, although there are not significant quantities of the latter proposed. The roofing material, for example, will be fibreglass utilising a minimum of 50% recyclable materials such as that.

Install a rainwater collection tank

A large rainwater tank, sitting above ground, will collect 25% of the rainwater run-off, which can then be used for watering the garden and plants accordingly. There will be an overflow to the underground drainage system to prevent flooding. Other rainwater run-off will go to underground soakaways, thus minimising the impact of any stormwater flooding into the main drainage system.

Utilise water-efficient appliances and low-flow sanitary fittings

There are now wide ranges of water efficient appliances available, all of which go to generate the highest rating outlined above. There are also low flow sanitary fittings, using minimal amounts of water, together with low flow shower heads which still deliver a powerful shower, yet to use 50% of the water they might have done previously.

Minimise waste and recycle where possible, especially during the demolition of the existing building

There is a significant amount of concrete, brickwork, block work and tarmac on the existing site. It is not proposed to remove any of this, but to recycle it for use as hardcore for the construction of the new property. Other waste materials, such as timber, will be carted away and reused as appropriate. The existing roof coverings will be stripped and sold to a reclamation yard for re-use. Leadwork work will be recycled, as will the copper fittings from the mechanical installation.

Build with comfort and the future in mind, particularly in relation to good indoor / outdoor access

The constraints of the domestic curtilage are well defined. However, access to the external areas is extremely easy and the long south elevation gives exceptional views across the fields and all of the primary rooms, including bedrooms, enjoy this wonderful aspect.

Choose native and local plantlife for gardens and landscaping

There are only small areas of planting, and it is anticipated that these will be a condition of the approval. Species and size details will be provided at that stage. However, there is an abundance of local availability, together with good advice.

Drawing of rear elevation

6.1 Description of Proposed Works and Timescale

The building work comprises the demolition of the existing property, excavation to a slightly lower level and the erection of a two-storey building sitting at the same ridge height as the existing structure.

It is envisaged that only small quantities and materials will have to be taken from the site and that all masonry, timber, concrete and other inert material will be crushed and/or disposed of, on the site through either re-use as hard core or, in the case of timber recycled for use within the structure or shredded and spread amongst the extensive woodland areas.

Appropriately experienced Contractors will be used throughout the project, very likely on the basis of a series of Sub-Contractors operating under the control of the Principal Contractor, and such Contractors will be readily identifiable.

The contract will be carried out on a formal Contract basis and the construction period on site is assessed at 12 months currently. This period can be divided relatively easily into three distinct phases. Firstly, the demolition and excavation phase, involving some noise and heavy machinery, secondly the erection of the shell and thirdly the finishing. The first period is approximately 10% of the period, the second 50% and the balance at 40%. Thus, heavy machinery and lorries will be required on site for the first six months of the project only. These will be managed and, as set out below, the building has been designed for both speed and ease of construction.

The design is likely to be steel frame, with blockwork infills, cladding with brickwork, stone, timber and render as the design dictates.

It is also not envisaged that there will be any piling, sheet or driven, thus removing any percussive noise during the construction phase.

6.2 Contact with neighbours and other interested parties

The site is within open countryside with a single neighbour and the applicant will seek to maintaining good neighbourly relations. Such relations are assisted greatly by good communication, and by keeping neighbours and appropriate third parties regularly informed of site activities likely to impact on adjoining residents. The contractors' representatives and the management team will be receptive to all reasonable concerns of the neighbour and will demonstrate a considerate and professional approach.

6.3 Registered Contractors

All Contractors will be registered within their own area of operation and will carry full insurance for both negligence and public liability purposes. A contact board will be displayed outside the site providing contact details.

6.4 Access

A temporary road may be laid down as described below. Access for any heavy deliveries will be restricted to the hours of 9.00 am – 12.00 noon to avoid busy periods. There will be adequate site notices at the head of the road, and it is not envisaged that there will be any additional site notification required throughout the village of Stanhoe, thus minimising the visual interference of everyday life.

6.5 Working Hours

Working hours will be 08.00-18.00 Monday to Friday only.

6.6 Site Security

All site personnel will have to sign in on arrival and sign out before leaving the site. This will be incorporated into the Site Rules and included as part of the site induction process.

6.7 Fire and Emergency Procedures

The Contractor will implement procedures to protect the site from fire. The site manager shall assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:

- Hot Work Permit regime.
- Installation of the site firefighting equipment e.g., establishing fire points and installing and maintaining fire extinguishers etc, evacuation alarm.
- Material storage and waste control.
- Fire Brigade access.

6.8 Health and Safety

A Construction Health and Safety Plan will be prepared for the works in accordance with the CDM Regulations. Risk Assessments will be developed and agreed. Sub-contractors' detailed method statements will also be produced, and safe methods of work established for each element of the works.

Site inductions will be held for all new site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time, and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

6.9 Environmental Issues

The selected constructor shall operate an environmental policy in which supports the following values, to:

- Conduct their activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that staff have a good understanding of the environmental impacts of construction work and how to minimise these impacts and ensure their suppliers and sub□constructors apply similar standards to their own work.

6.10 Waste and Material Management

Waste from this site will be dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection (Duty of Care) Regulations 1991 (b). Materials will be handled efficiently, and waste managed appropriately. The Contractor aim to minimise waste and to recycle as much material as possible.

6.11 Dust, noise and vibration

- Demolition activities will use water as a dust suppressant.
- Adjacent road surfaces will be cleaned of any debris arising from the site.
- All loads delivered to or collected from the site will be covered where appropriate.
- All road vehicles will be requested to comply with set emission standards.
- Skips will be securely covered.
- The Contractor will take reasonable steps to minimise any noise disruption to adjacent occupiers.
- Where it is necessary to carry out noisy activities, identify them in advance and give notice.
- Operatives working in noisy areas will be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- Electrically operated plant will be used where practical.
- Try to ensure all plant used on the site is effectively silenced.

6.12 Site set up

There will be a compound as indicated on the Management Plan overleaf. This will provide sufficient space for all vehicles involved in the construction.

7.0 PUBLIC RIGHTS OF WAY

It is acknowledged that there is a PROW which runs very close to the property (it is known as Stanhoe Restricted Byway 1) and is coincident with the access drive. The legal extent of the Restricted Byway will remain open and accessible for the duration of the development and subsequent occupation. There is no need to block the PROW either during the construction works or in the future – there being plenty of space for the Contractors compound etc. The location of the PROW is detailed on RTK drawings 1528-01 & 02.

8.0 ECOLOGY

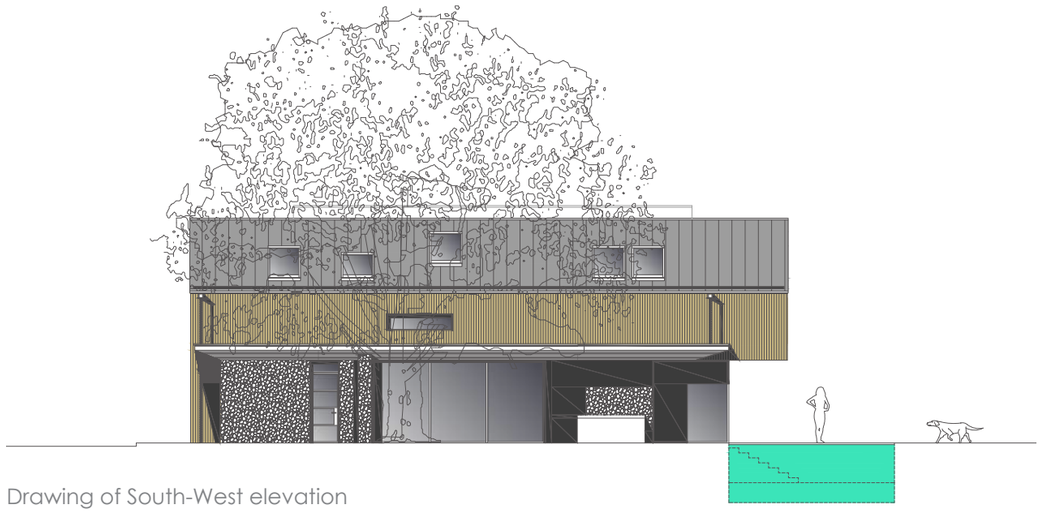
An ecological report carried out by Torc Ecology ltd, is included as part of this application.

9.0 HIGHWAYS

There is no proposal to alter the existing access and, on the basis that the property is being replaced on a single unit/unit status then the situation is not being made any more intensive. However, the Construction Management Plan may be adapted to allow for a safer access onto the main road, running to the east of the site, which would be there for construction purposes only.

10.0 TREES

A tree report by Golden Tree Surgeons Ltd is included within this application, but it should be noted that no trees are affected by the proposed works. Existing and retained trees are also detailed on RTK drawings 1528-01 & 02



Drawing of South-West elevation

11.0 HISTORIC BUILDING RECORDING

As requested in the pre-app advice a Report is included within this Application.

The existing property is described in detail in the attached Heritage Statement, prepared by Witham Archaeology (Report No. 453). Essentially, this establishes that the farmhouse has origins back to the mid-19th century but that the farmhouse as a working unit has disappeared with the farm buildings sold and converted to residential use.

The property itself has an attractive south facing facade and it is suggested that this should be kept as part of the redevelopment of the site. This is entirely possible, and comments are made elsewhere within this document as to how this can be achieved.

However, to the rear of the front facade the building is much altered and has been extended, generally in an unfortunate manner, to the rear. It is therefore considered that there is very little structure worthy of retention other than the front facade.

It is suggested that a Condition of the Approval should be that the Applicant should provide full details of how this is to remain supported and therefore intact during the construction process. This is actually quite a common procedure and can readily be done through the judicious use of scaffolding and other support mechanisms.

12.0 DRAINAGE & FLOODING

12.1 The pre-application enquiry was specific that any air handling units or other noisy apparatus should be sited well away from "Whaleback" – this has been achieved.

12.2 The drainage will be to the existing septic tank which may be upgraded if required in accordance with Building Regulations. Surface water will be to soakaways, as exists at present and the area does not sit within a Flood Risk Zone, nor an area of surface water concern.

Please refer to RTK drawings 1528-01 & 1528-02

The design rational is based around creating a rural/agricultural type of environment that is sympathetic to the existing site context and secluded location. The proposed landscaping scheme has therefore been kept to a minimum to what is required.

The existing access road will remain in its current form, although this will be repaired and resurfaced in gravel on completion of the construction works. A gravel surfaced turning and parking area will be formed in front of the replacement dwelling in a very similar location to the existing facilities. Additional gravel surfacing will be provided in front of the proposed garage/workshop structure to facilitate parking and access. The Public ROW will remain in its original location and will not be affected by the proposed works.

A new natural stone surfaced footpath will lead from the parking area up to the main entrance door, this footpath will extend along the front of the dwelling to provide access to the secondary entrance. Natural stone paving will also be installed to form the indicated external terrace areas to the South and West of the proposed dwelling. A small timber terrace will be constructed to the South end of the East aspect to provide a small external area directly accessible from the ground floor bedrooms. Additional natural stone surfaced paths will link the central kitchen area with the South orientated terrace. Natural stone paving is also proposed to the external area around the below ground level swimming pool situated to the West.

The remainder of the residential curtilage will remain as either lawn or areas of natural meadow. Any new planting will be localised and low key. All existing mature trees are to be retained and are not affected by the proposed works. Several semi-mature trees will likely be installed at certain locations, these will consist of native species that are already evident within the existing context.

RTK Architects December 2021

Proposed Site Plan