

The Granary Park Farm Aylmerton Norwich Norfolk NR11 8PT

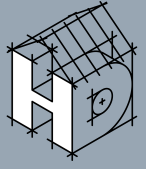
01263 838080

steven@howes-designs.co.uk

07799664321

www.howes-designs.co.uk

HOWES
DESIGNS



Design, Access & Heritage Statement

Client: Mr & Mrs Savory
Job No: 21.0426
Job Title: Replacement Outbuilding in the garden of Reeds Cottage, The Street, Kelling, NR25 7EL

General Location and Site Context

Reeds Cottage is situated to the South of the village of Kelling on the East side of The Street. A two storey brick and flint cottage (Originally a pair now used as one) under pantile roof typical of this part of Norfolk. With the Property run East - West on the site and close to the Northern boundary this although set within a large plot in effect has a very large front garden and is the reason for the application.

The proposal is to remove an existing shed / garage and greenhouse to the centre of the site and replace with a new timber built garden office. These are much needed in the current pandemic to allow family homes to function whilst having the flexibility of working from home. See drawing EX01 for details.

Layout & Scale

The proposed building is designed as standard to fit within Permitted development guidelines being 2.5m overall in height so would not require planning permission in normal circumstances. It consists of one room with a covered area over a set of French doors and three small windows.

The existing footprint of the buildings to be demolished are 21m² collectively with the proposed equating to 18m² so there will be a net reduction of 3m². See drawing PL01 for details.

Appearance

The building constructed of timber in a log cabin style for longevity and strength would be dark stained so very similar to that of the existing building standing on the site. The roof will be clad with a bitumen felt again following the style of the existing building.

Access

The access to the property by both car and pedestrian will remain unaffected. The current shed / garage is too small for modern vehicles so we are not losing a parking space by removing this.

Landscaping

No landscaping is proposed within this development and as seen in drawing PL02, the existing trees on the site will not have any building materials or machinery stored under them within the Construction Exclusion Zone.

Heritage Statement

The property is situated in the conservation area for Kelling, and also the Area of Outstanding Natural Beauty for North Norfolk. This would still allow garden outbuildings under permitted development rights although as previously stated, we would be in breach of this being forward of the front elevation to the dwelling. This said the current shed /garage and greenhouse are already situated here and this is in effect the private amenity - rear garden to the property given its size and mature hedge

running along side The Street. The proposal is to replace two current old garden structures with one new timber garden structure. This would be situated in the same spot as the current buildings so would have no adverse impact on the conservation area. The dark stain and roof covering would blend into the landscape and therefore accord with NNDC core strategy.

OS Map Extract 25 inch, 1892 - 1914

