

53 Crossdale Street, Northrepps

Design and Access Statement

January 2022

revA



Introduction

This planning application has been prepared by ENSEMBLE acting as agents on behalf of our client, Ms A. Kidd. The site is at Crossdale Street, Northrepps, Cromer, NR27 9LB. The building is not listed, is not within a conservation area, but is within an Area of Outstanding Natural Beauty. 53 Crossdale Street is currently the registered address of A.G. Tool hire and our client is currently downscaling the business. This has led to less of the building being used by A. G. Tool hire and our client is looking to change part of this building into a residence for their exclusive use, not to be sold on the open market.

Ms Kidd is currently in poor health and moving adjacent to the business will help her in its running while letting her live and work in the comfort of her own home for a greater amount of time. The original building was designed to mimic a domestic building and the form of it presents no challenge in its change of use. Additionally, there are no load bearing internal walls meaning no significant structural changes are required.

A planning pre-application was submitted to North Norfolk District Council in February 2021, and feedback received in October 2021 was positive. The proposal is therefore to consolidate AG Tool Hire's business operations into the southern-most building and renovate the northern building into a domestic bungalow for the applicant, allowing them to live independently but in proximity to both her family and her business.



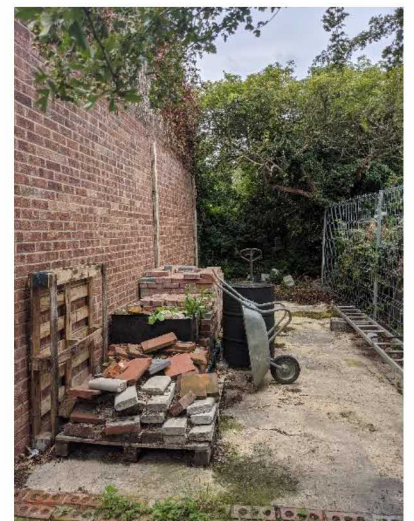
Interior of A.G. Tool Hire



53 Crossdale Street with store adjoining to the south (to be demolished)



View from the south across AG Toolhire Yard, with large timber shed (to be demolished)



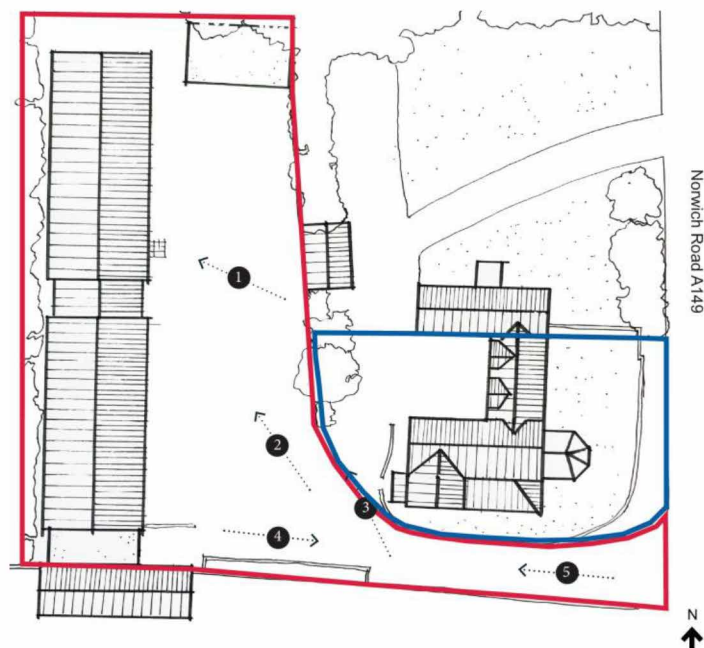
North facade of AG Toolhire

The Existing Site

Crossdale Street is a small settlement near Cromer and Northrepps that straddles the A149 Norwich Road. For its size, the settlement represents a peculiarly unique integration of commercial and domestic properties. Around 30 properties, generally built over the last 150 or so years, are surrounded by a variety of commercial activities. Most notably, the extensive Norfolk Heatwave photovoltaic array, the North Norfolk Business Centre, AG Tool Hire and a chicken farm amongst other enterprises.

The site itself is accessed from the Norwich Road via a private drive that runs along the boundary of No.53 Crossdale Street and serves both AG Tool Hire and two neighbouring properties. The site is surrounded by domestic properties to the north, east and south, with a chicken farm located to the west, from which it is buffered by dense foliage and a manmade bund at the boundary. The site is barely visible from the Norwich Road, with only the southern most end of the south building being seen at the top of the drive.

Within, the site is predominantly building or hard landscaping, with a raised planter to the southern boundary and hedging to the east.



View of AG tool hire from proposed garden



View of AG tool hire from site access



View of AG Tool Hire from site access



View of access towards Norwich Road A149



View from access from Norwich Road A149

The Proposal

The proposal is for the current premises of A.G. Tool hire to be split by removing the bunker storage between the north and south parts of the existing building. The south building will then house all commercial activities and be detached from the north. The building to the north will be converted into a residence for Ms Kidd allowing her to visually oversee the business from her home and making the day to day running easier for her.

The main change in form will be the addition of a veranda to the east, allowing a shaded outdoor space for Ms Kidd to enjoy the garden space as well as oversee the activities of the commercial side of the site. Level access on the east façade at the kitchen, morning room and main front door will afford ease of egress for Ms Kidd. A rear door to the south-west allows for an entrance that easily copes with muddy boots while French doors to the west allow the main living space to be opening up on summer days.



Appearance

The north building is to be distinguished from the south with a lime render that will improve the rough visual character of the existing brickwork and a veranda which will aide in Ms Kidd's duties as well as adding a practical outdoor space for her. The roof is to remain, albeit with relevant structural and thermal upgrades required to allow domestic use. Additional windows and doors are to be added in a way which minimises any impact on neighbouring properties, while maximising light and giving practical views over the downsized commercial yard. Internally rooms are generously sized to allow for a wheelchair should Ms Kidd require one in the future and provision has been created for a live-in carer.

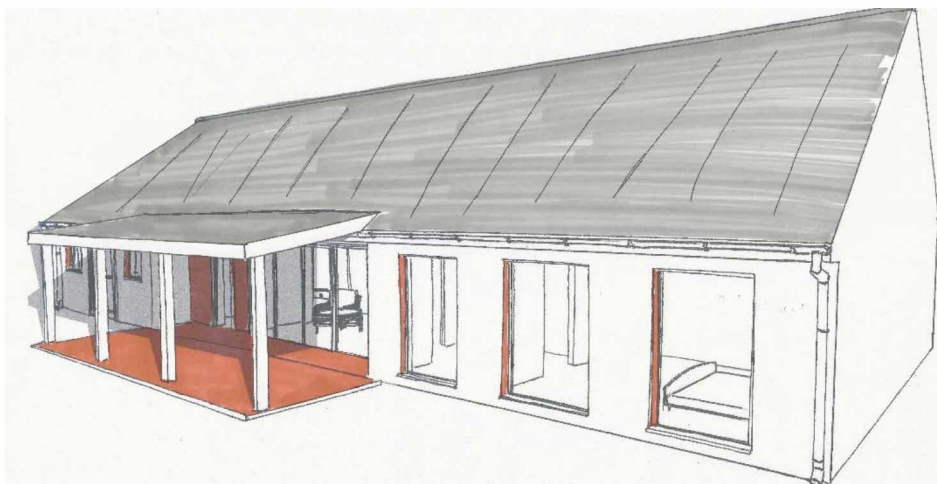
Layout

The layout focuses primary living areas to the south, and bedroom quarters to the north. Dedicated circulation space is minimised in favour of multi-purpose areas that can benefit from generous daylight and views over the newly formed garden to the east.

Externally, the existing timber sheds and concrete apron will be removed and replaced with a domestic garden layout. Primarily a mixture of gravel paths, lawn and native planting, the new garden will serve to improve the aesthetic appeal of the whole site whilst also improving biodiversity.



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|---|---------------|----|----------------|
| 1 | Entrance Hall | 8 | Dressing |
| 2 | Kitchen | 9 | Master Bedroom |
| 3 | Dining | 10 | Ensuite |
| 4 | Utility | 11 | Bedroom 2 |
| 5 | WC | 12 | Store |
| 6 | Sitting | 13 | Ensuite |
| 7 | Morning Room | | |



Ecology and Landscape

The splitting of the premises allows the north building to be given a boundary and a garden space which will be landscaped and include provision for vehicle parking and turning. This will create a positive visual impact on the yard which is currently completely hard surfaced. The landscaping will also create a positive impact on surface water drainage and biodiversity within the site. As much of the parking and turning areas as is practically possible will be created with plastic type grassed pavement as an alternative to grasscrete, this allows more natural grass to be grown while minimising the damage from vehicles. This will decrease time, cost and energy consumption in construction.



Reinforced grass paving

Access

Access from Norwich Road will remain unchanged with the new A.G.Tool Hire being immediately off this road. A new boundary will be created around the new dwelling which will be fenced and clearly defined as garden space that is separate from the commercial operations. Vehicular access will be created to the new dwelling with access and egress possible in a forward gear. No new pedestrian access is added, with the existing yard being used for this.

Waste Collection

The property will be registered for domestic use and will, therefore, benefit from separated waste collections for both General and Recycling. The occupant will have 120/240L wheelie bins (size to be determined by collecting Authority) and these will be located to the side of the property. On collection days, they will be brought forward to the side of the Norwich Road by Ms.Kidd, a carer or member of the AG Tool Hire team.

Services

Services will be maintained with mains electricity for power / heat and a new septic tank will be installed in the front garden with new soakaways for surface drainage

Contamination

Commercial use has generally been limited to office, storage, shop frontage and parking but any potential contamination arising from vehicles and general car park usage is expected to be contained within the current hard landscaping finishes, and these will be responsibly removed as part of the formation of the bungalow.

Environmental Health held no significant concerns in respect of drainage or flooding.

Landscaping

The western boundary is very mature and banded, providing significant visual and audio separation from activities to the west of the site. The north and south boundaries are also well established, as is the eastern boundary which benefits from a low-level wall and hedging that will be maintained.

Removal of a large part of concrete apron will allow the formation of a lawned garden for the occupant and associated planting to modestly improve the biodiversity of the site.

CONCLUSION

The proposal will sustainably re-use an almost defunct building to the benefit of the existing business and its owner while creating a new home at a fraction of the carbon cost of a new build.

The creation of a new dwelling and external landscaping works will revitalise this tired site. This will allow the applicant the opportunity to continue living adjacent to her family and business.