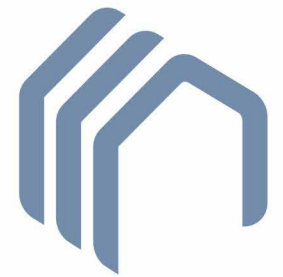




Replacement dwelling of Chandeler cottage, horse shoe corner
Design and Access and Refuse, Planning statement and Waste Strategy



THE RURAL ARCHITECT

Site Address: Chander Cottage,
Horse shoe corner
The Street
Corpusty
Norwich
NR11 6QP

Applicant: Mr and Mrs A Morris

Proposal: Demolition and rebuild of Chander cottage



Proposal:

Following a Structural review by Stephen Johns of Chandelier Cottage it has been found that the building is in a very poor state of repair. Please see the engineers report for details of the existing structure.

The Engineer has concluded that rebuilding the Cottage would be the best option.

We have tried to replicate the existing cottage as best as we can, the new cottage will have many benefits to the occupiers as it will be built with a cavity insulation and will not suffer from damp. The house will be more spacious as there will not be any huge chimney stacks and the property will be easier to heat with under floor heating to be built into the new floors.

The materials chosen will also replicate the existing cottage with a modern timber extension on the end.

Proposed Materials:



Black aluminium guttering and Fascias



Lime render



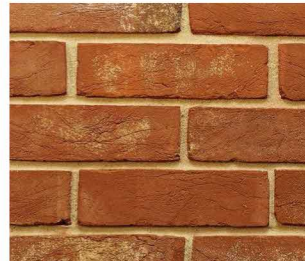
Cedar Cladding



Green windows and doors



Traditional red Pantiles



Traditional red bricks

S F Johns BSC(Hons)CEng, MICE, FStructE,
The Old Surgery Gardens,
Shotesham Lane,
Saxlingham Nethergate,
Norwich,
NR151SU.
15th May 2021

3078

Mr A Morris

Dear Mr Morris

Ref: Properties at Horseshoe Corner, Corpusty.

Further to our recent site meeting last week I would confirm my view with respect to the structural stability of the two specific areas as discussed and inspected.

- The small cottage fronting the garden
- The clay lump unit fronting the road

Marked on the attached plan.

I last inspected the properties December 2019 where general distress was recorded within the load bearing shell.

The small cottage.

My recent inspection of the south western elevation of the smaller cottage indicates further, more considerable distress has occurred.

Greater separation of the internal buttress wall at first floor has occurred and a beam supporting the roof/ceiling at first floor ceiling level has almost lost its entire bearing. This suggests the front elevation panel has now moved outward at eaves level by some 120mm.

The little effective lateral restraint offered by the first floor has been lost.

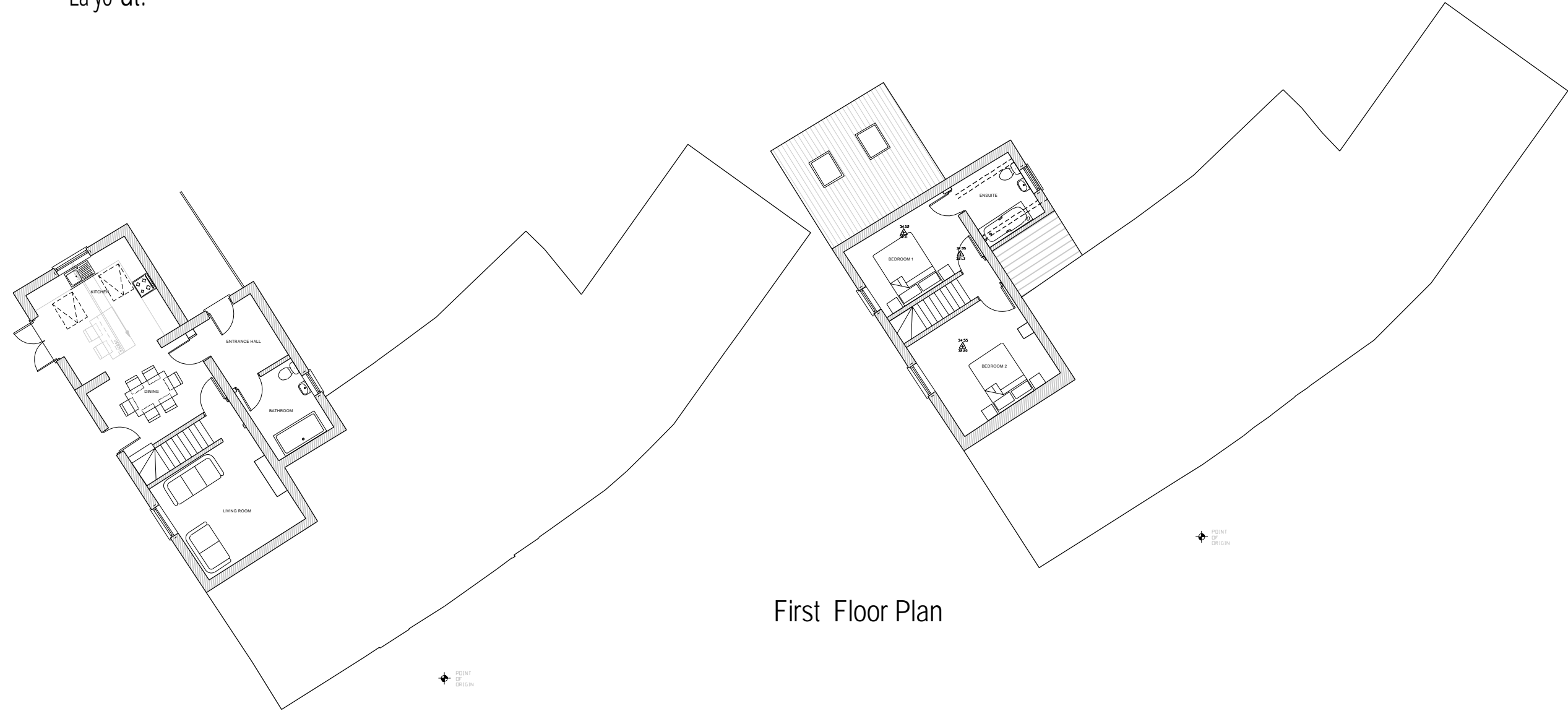
The buttress effect with adjoining cottage has also separated further as demonstrated within the ineffective masonry bond between the two cottages.

Damp penetration is evident to the walls throughout.

The considerable creeper growth to the elevations has recently been removed. The damage caused by the plant is obvious and the removal has almost certainly allowed further deterioration where the minor binding/restraining action of the creeper has been lost.

As the cottage needs refurbishment to the roof and foundations this work would require considerable temporary works to provide safety to the building and workforce. The wall and subsequently the roof has the serious potential for failure and as an economical and practical repair is unlikely it would be prudent to consider demolition of the small cottage and rebuilding in a similar style.

Layo ut:



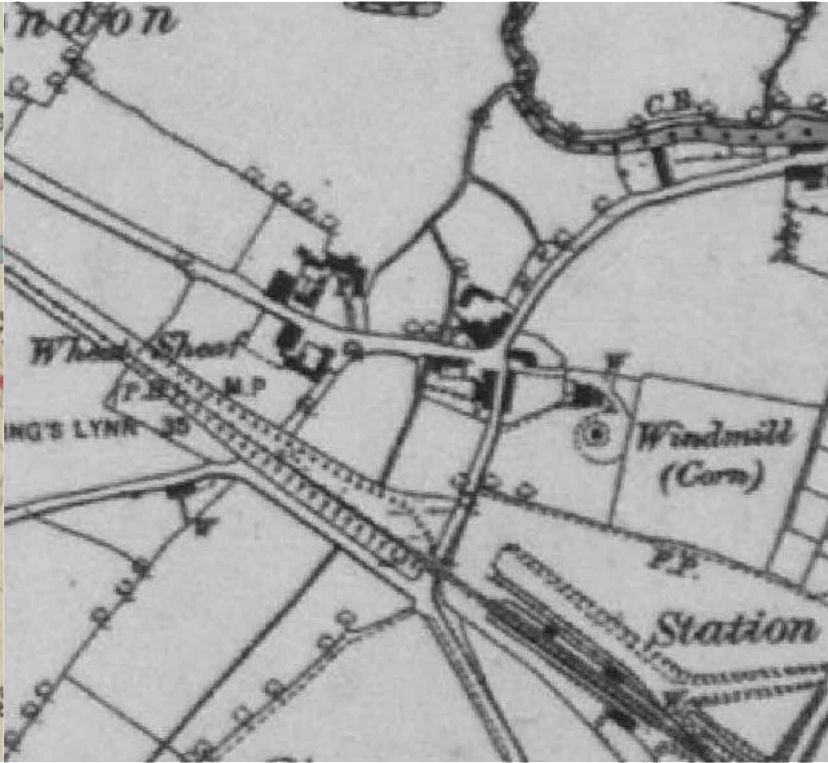
First Floor Plan

Ground Floor Plan

History :



1836 -1850



1879 -1886



1988

The First evidence of the cottages is the Tithe map dating between 1863-1850 as you can see from the other maps the property hasn't changed too much except extensions to the rear.

Planning Policy:

Policy HO8 House Extensions and Replacement Dwellings in the Countryside

Proposals to extend or replace existing dwellings within the area designated as Countryside will be permitted provided that the proposal:
would not result in a disproportionately large increase in the height or scale of the original dwelling, and
would not materially increase the impact of the dwelling on the appearance of the surrounding countryside .

In determining what constitutes a 'disproportionately large increase' account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.
For the purposes of this policy **original dwelling** means the house as it was built, or as existed on the 1st July 1948, whichever is the later.



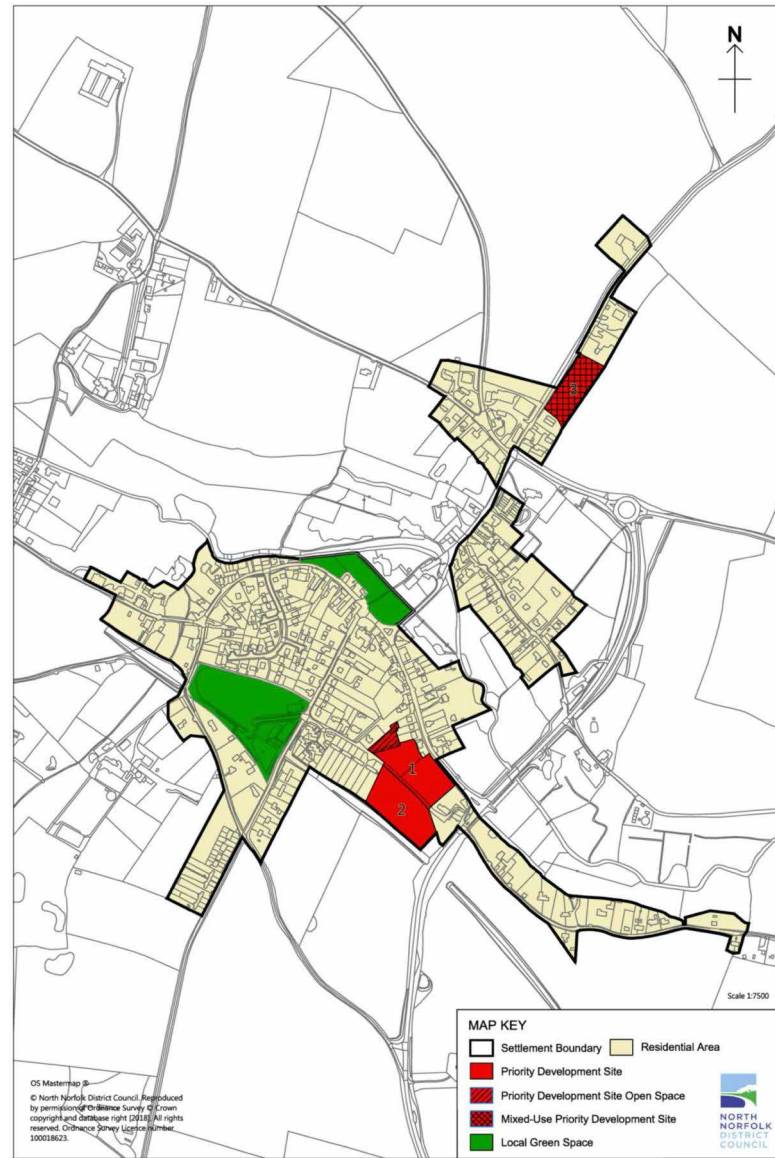
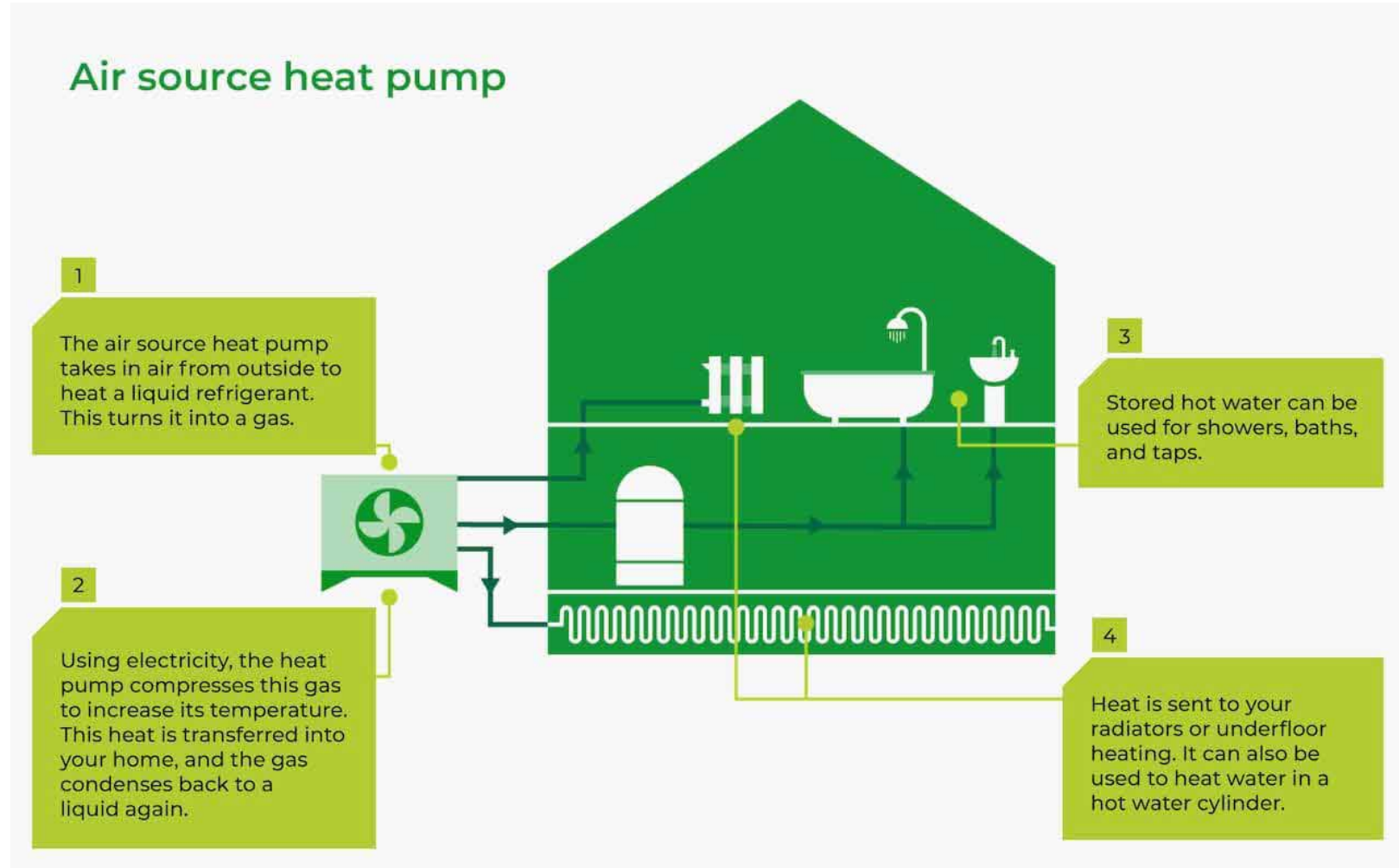


Figure 14 - Corpusty & Saxthorpe: Settlement Boundary

Heating :

Both Properties will be heated by an air source heat pump and under floor heating will be installed in the floors.



Flood Risk:



I can confirm that the floor levels to the properties will not be lower than the existing.