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Design & Access Statement & Flood Risk Assessment B

Proposed replacement 2-storey dwelling at 115 Burnham Road, North Creake, Norfolk, NR21 9LB.

Introduction

The following design and access statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwelling respects the local context that it will integrate with.

This application is being made on behalf of Mr & Mrs Smith, who own and live at No.115, an existing 1950's bungalow set back from Burnham Road. This application seeks approval to demolish the existing bungalow and erect a new 2 storey dwelling in its place.

The topography of the site is lower at road level with a consistent rise towards the rear of the site. From front to back of the site there is a level rise of 6.81m. The existing bungalow on site itself is considered to be out of character in terms of style and positioning with nearest dwelling being a row of traditional flint cottages which sit immediately on the road side edge.

The application site lies with North Creake Conservation Area (NCCA), and is the first residential property in the village and the NCCA when approaching from the North.

This application is a re-submission of the proposed replacement dwelling (ref: 21/01719/F) which was withdrawn following comments from the case officer and Conservation Officer. This re-submission sees a significant reduction in scale, height and impact upon the NCCA. The garage and garden room have also been removed from the proposal. A full list of amendments made are given below:

- The entire dwelling has then been brought forward on site to the position of the existing bungalow which has brought the finished floor level down from 29.62 to 27.85 (existing bungalow floor level), therefore a 1.77m reduction in height.
- The ridge line on the dwelling has been reduced by a further 1.73m.
- Total height lost from previous submission is therefore 3.50m
- The new ridge height is now 2.9m above the existing bungalow.
- Previous internal floor area was 651.41sqm and the revised proposed is 458.17sqm

- The garage and garden room buildings have now been omitted from the proposal.
- The driveway and hardstanding area have been vastly reduced in size.
- First floor side window to bedroom 2 removed to eliminate first floor overlooking to existing dwelling.
- The side elevations are now considered to be more traditional with a change from a mixture of render and flint to all flint with ashlar detail.
- The rear elevation has now also changes from render to red facing brick to match to the front façade.

Principle of Development

Pre-application comments from the Conservation Officer confirmed that the existing 1950's bungalow on site has little architectural or historical merit and its demolition in principle is acceptable subject to an appropriate replacement design. In the same comments, the Conservation Officer also confirms that an appropriately scaled house (2 storey) could be accepted on site to replace the bungalow.

The previous submission received approval from the local Parish Council in their September and October meetings during their consultation.

Design, Layout and Scale

The applicant's concept was to create a 2-storey dwelling from the existing site level to benefit on the first floor from the surrounding field views. The proposed dwelling has been rotated on site slightly so that it now sits more parallel to the main road (Burnham Road). This also gives more privacy for the neighbours in the flint cottages adjacent to the proposed dwelling.

Having the dwelling set back from the road on the existing footprint of the bungalow ensures the proposed dwelling does not detract from the existing traditional flint road side cottages adjacent to the site. The cottages are the first sight on the approach into North Creake from the North.

Please see detailed drawings submitted with this application. The frontage takes the form of a traditional Norfolk Georgian style, with window profiles, detailing and scale properties typical of the style, all details incorporated into the proposal have been taken from local North Norfolk examples carefully picked out by the applicants. In accordance with the NCCA Character Statement the proposed external materials chosen are considered traditional for the area and will be locally sourced.

The scale and height of the proposed dwelling has been significantly reduced since the original submission. Bringing the dwelling forward to the position of the existing bungalow has also reduced the overall height significantly. The finished floor level of the proposed dwelling now matches the existing bungalow (27.85 AOD) and the new roof line of the 2 storey dwelling proposed now sits 2.9m higher than the roof line of the existing bungalow, which is essentially the height of the extra storey.

Being 2 storey means the scale of the replacement is larger than the original bungalow on site, however it was felt that the spacious grounds that the dwelling sits within could sustain

a larger dwelling. The proposed dwelling's scale is now reflective of other dwellings along Burnham Road to the South of the site.

Access and Parking

The site's existing access onto Burnham Road will be upgraded and widened as shown on the proposed site plan, to highways specification for the first 5m off the carriageway edge.

The application site is located on a straight section of Burnham Road offering good visibility in both directions.

The proposed site plan illustrates how the proposed dwelling and its driveway will be laid out to provide adequate parking and turning so that all vehicles can park and leave the site in forward gear. The driveway has also been significantly reduced in scale to reduce impact on the NCCA.

Hard/Soft Landscaping

All side and rear boundary fencing/hedging be retained. The applications also intend to landscape the garden area with biodiversity-rich planting, with wild areas blending the garden into the fields and trees surrounding it. The garden will be designed by a local garden designer with a view to encouraging wildlife and providing habitats through a pond, natural hedging and planting.

The existing frontage hedge will be replaced with a like for like hedge (mixed hedging provides a better habitat for birds and other wildlife) in the new location shown on the proposed site plan.

A new gravel drive will lead up to the new dwelling and a new path and patio will wrap around the proposed dwelling as shown on the proposed site plan. A retaining wall is necessary to the rear of the patio area due to the existing site levels to split the patio level and the existing garden level.

Drainage

Surface water will discharge to new soakaways in the front and rear garden (To be designed as part of the building regulation process following percolation test on site). Foul water will discharge to the existing foul system on site used by the existing dwelling.

Sustainability

The proposed dwelling has been designed with an increased cavity size for high levels of insulation to the thermal fabric to reduce heat loss. Procedures will also be put in place during construction using accredited details/methods to ensure the dwelling achieves a low air test result and therefore reduced heat loss through air leakage.

The dwelling will also incorporate other sustainable features, such as air source heat pump for space and water heating.

As a result, the sustainability credentials of the proposal will far exceed the existing bungalow with its oil-fired heating.

Impact on the Conservation Area and Important Buildings

The application site lies with North Creake Conservation Area (NCCA), and is the first residential property in the village and the NCCA when approaching from the North.

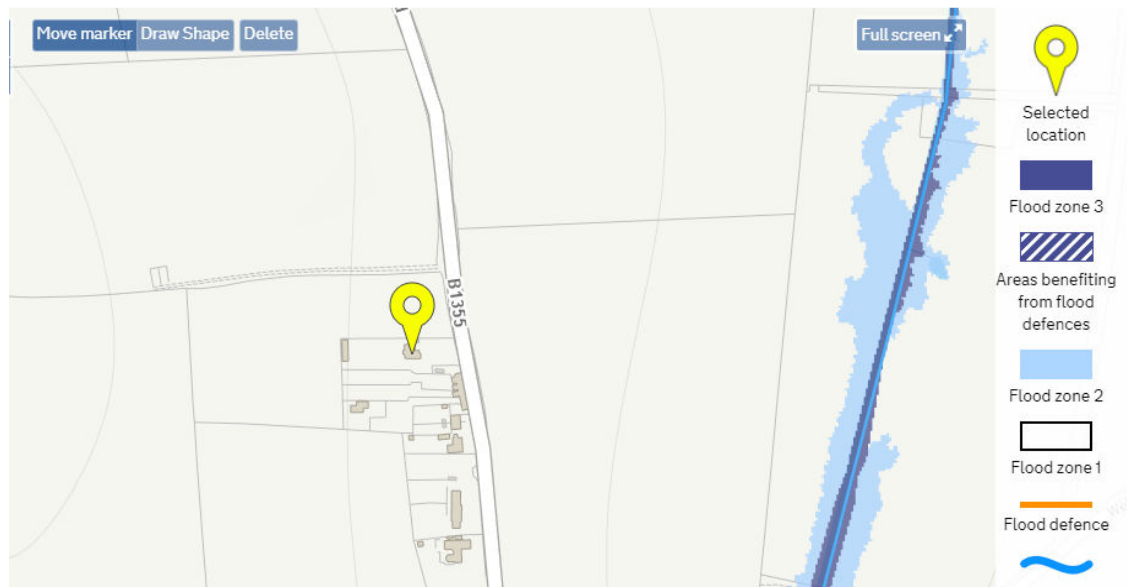
The NCCA Character Statement confirms that the character of the NCCA owes a great deal to the use of local and traditional materials, and that the ingenuity of local builders has resulted in some interesting combinations of wall materials on the main façade and the junctions between the front and rear. The proposed dwelling takes this on board, all external materials chosen for the proposed dwelling are listed within the Character Statement as traditional to the area, the statement also goes on to say that flint and brick is the general character for Burnham Road specifically.

The proposed dwelling adopts the aforementioned junction between the red facing brick front façade and the flint panelled side elevations using an Ashlar detail, as pictured within the Character Statement. It is considered that these materials and design details ensure the proposal remains in character with the area and therefore reduces its impact upon the NCCA.

In terms of other important buildings, the nearest listed buildings to the application site are some 300m South-East of the application site on Normans Lane. There is also a Scheduled Monument (Creak Abbey) some 800m North-East of the application site. It is not considered that the proposal impacts negatively on either.

Flood Risk Assessment

The application site is located within flood zone 1, as shown on the EA map extract below.



All sleeping accommodation is located at first floor level. The proposed dwelling is also located on higher ground.