



GROUND DESIGNS

REGISTERED ARCHITECT

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Meadow Cottage, North Street, Langham, Norfolk, NR25 7DG

For

Mrs Sarah Burles

Two storey front extension, single storey rear extension,
conversion of garage and new boat store



DESIGN AND ACCESS AND HERITAGE STATEMENT

Introduction

Ground Designs have been commissioned by Mr and Mrs Burles to submit a planning and application for a two storey front extension, single storey rear extension, conversion of a garage/boat store to habitable accommodation and a new boat store in the rear garden at Meadow Cottage, North Street, Langham, Norfolk, NR25 7DG.

The Site and its Surroundings

Meadow Cottage is an attached two storey dwelling, fronting North Street with a detached garage/boat store to the North.

The property has a generous garden to the rear, which is well screened with mature hedgerows. To the west is the rear garden and openable farmland. To the North is a two storey property separated by the detached garage/boat store. To the east is North Street with neighbour's gardens. To the south is the adjoined property.



Aerial Photograph

Planning History

There is no record of any planning applications for this property on the local authority planning website.

The Proposal

The proposal is extend the existing gable feature on the front elevation to form a two storey extension to house a utility on the ground floor and bedroom to the first floor.

A single storey front porch is also proposed to the front elevation to mark the principle entrance.

The existing garage/boat store is to be converted to habitable accommodation for the wider family.

A new boat store is proposed to the rear garden to house the boats previously stored in the garage.



As Proposed

Amount

The existing gable projection of the front elevation extends by 3.5m. with the entrance feature projection 1.5m . The rear extension replaces a small 2.7m wide extension with a 9m wide single storey extension.

Layout

The front extension provides a secondary access point to the front of the building entering a utility and shower room. The front porch reinstates what is believed to be the original access to the cottage. The separate kitchen and dining rooms are knocked into one larger room which benefits from the rear extension to create the principle living space of the property.

Appearance

The proposal matches the palette of materials of the original building, namely Norfolk red facing brickwork and flintwork. The existing brown upvc windows are to be replaced by new painted sage green timber windows more sympathetic to the original property.

Landscaping

The proposal has minimal impact on the existing landscape. The boat store is located in the north /west corner of the large garden next to the high existing mature hedge.

Crime and Security

The principle entrance is on the front elevation and is fully visible from the driveway. All windows and doors will comply with Part Q of the building regulations to ensure a secure and safe dwelling.

Access

The extension will be designed to comply with Part M of the building regulations.

Biodiversity

The development will have no detrimental effect on the bio-diversity of the site.

Infrastructure issues

There are existing mains water, gas and electrical connections.

Foul sewerage will be by the existing connection to mains sewer..

Surface water disposal will be to soakaways.

Contamination Issues

There are no contamination issues as this is a residential garden

Archaeological Issues

There are no known archaeological issues.

Access/Vehicular access

There is no affect on vehicle access with this application.

Neighbour Impact

The proposal has no adverse affect on any immediate neighbour. The new window does not impact on neighbours right to privacy.

Flood Risk

The site does not lie in any flood zones as identified by the Environment Agency

Conclusion

The proposal is sympathetic to the host building in palette of materials, scale and form. It has minimal impact on the wider conservation area and has no detrimental on neighbour's privacy.

