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DESIGN, ACCESS AND HERITAGE STATEMENT

For:

The Red Lion

44 Wells Road

Stiffkey

Wells-Next-The-Sea

Norfolk

NR23 1AJ

Plans & Building Design Norfolk Ltd

Design, Access and Heritage Statement:

The Red Lion

44 Wells Road, Stiffkey, Wells-Next-The-Sea NR23 1AJ

The Statement

This Design, Access and Heritage Statement has been prepared to support the planning application for Solar Thermal Collectors, Solar Photovoltaic Panels, Power Walls (Tesla Storage Batteries), Car Park Electric Charge Points, Air Source Heat Pump and Exterior Lighting (LED) for six holiday apartments (permission has already been granted for the apartments).

The Design, Access and Heritage Statement should be read in conjunction with the following drawings and report:

Drawing No: 114 / 22 Elevations, Floor Plan and Section.

The Development Site

The property sits in the Coastal Village of Stiffkey, North Norfolk. Stiffkey sits in the Conservation Area and AONB (Area of Outstanding Natural Beauty).

The Red Lion at Stiffkey currently employs 19 people increasing to 26 in the summer months. Out of the 19 people, 19 live locally or live close by. Also 6 different trades people employed on a regular basis who live in the area.

Stiffkey is a Village and Civil Parish on the North Coast of the English County of Norfolk. It is situated on the A149 Coast Road, some 3.7 miles East of Wells-Next-The-Sea and 3.5 miles West of Blakeney. The Civil Parish has an area of 5.62 square miles.

The Parish falls within the district of North Norfolk.

The Parish Church of St John the Baptist is a Grade I Listed Building.

The River Stiffkey runs through the village, from which it takes its name.

Stiffkey is noted for cockles *Cerastoderma edule* which still retain the old name of 'Stewkey blues'. These are stained blue by the mud in which they live.

Stiffkey is first evidenced in the Domesday Book of 1086, and means 'stump island, island with stumps of trees'.

The local historical pronunciation of the village is 'Stew-key'. This is primarily due to the underlying glauconitic clays (blue-green clays – formerly Blue Marl), BGS lexicon lithological description: Pale to dark grey or blue-grey clay or mudstone, glauconitic in part, with a sandy base. Discrete bands of phosphatic nodules (commonly preserving fossils), some pyrite and calcareous nodules.

The blue clays are known locally as 'Norfolk Stew', hence the name 'Stew-Key' [Stew-quay] as the flats there and the quays use the underlying blue clays (muds) weathered from Cretaceous bedrock.

The Norfolk Coastal Path runs between the village and the sea and further onto Blakeney to the East and Wells to the West. The village is provided with a bus service which links to King's Lynn to the West and Cromer to the East.

The Proposal

The scheme proposed is for planning permission for:

Solar Thermal Collectors

The Solar Thermal Collectors will heat all the water for the six En-Suite bathrooms.

Solar Photovoltaic Panels

The Solar Photovoltaic Panels will be installed for thermal energy into electricity for the use of running the six apartments' electricity. The use of Power Walls reduces your reliance on the grid by storing solar energy for use when the sun is not shining.

Power Walls (Tesla Storage Batteries)

Power Wall gives you the ability to store energy for later use and works with solar to provide key security and financial benefits. Each Powerwall system is equipped with energy monitoring, metering and smart controls for owner customization using the Tesla app. The system learns and adapts to your energy use over time and receives over-the-air updates to add new features and enhance existing ones.

Car Park Electric Charge Points

There will be four charging points positioned in the car park.

Air Source Heat Pump

The ASHP will supply underfloor heating for all six apartments generated from the Solar Photovoltaic Panels.

Exterior Lighting (LED)

The Exterior Lighting will be motion activated and installed under the canopy of the roof.

Proposed roof terrace giving access to maintaining the Solar Thermal Collectors and Solar Photovoltaic Panels. The overhang of the roof around the building does not allow access to the roof safely to maintain the panels.

The owner of the Red Lion wishes to make the new building independent from fossil fuels thus using green energy.

Green energy is renewable energy. It comes from renewable sources like the wind, sun and sea. This means we will never run out of them.

The production of green energy does not release toxic greenhouse gases into the atmosphere, meaning it causes little or no impact on the environment.

Green Energy that has been sustainably generated from green and renewable sources with no carbon offsetting, just 100% green electricity for people who genuinely care about the impact on the environment.

Planning: The property currently has planning permission for six new apartments under Planning Application No PF/11/1257.

Supporting photographs



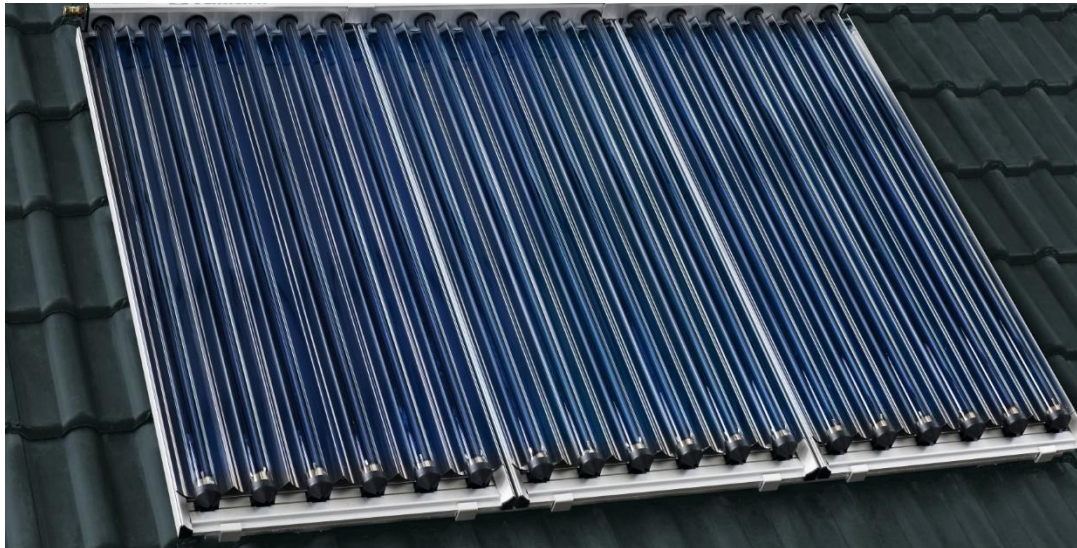
The Red Lion



Current Accommodation



Solar Photovoltaic Panels



Solar Thermal Collectors



Car Park Electric Charge Point (similar)