

The Nurseries, Theatre Road, Wells-Next-The-Sea Design & Access Statement



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Existing house

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1. Introduction

This Design & Access Statement accompanies the planning application for the proposed development of The Nurseries, Theatre Road, Wells-Next-The-Sea, NR23 1DS.

This document has been produced by Daniel Playfair on behalf of the client, Norfolk Coastal Developments Ltd. (the applicant), who is the owner of the site.

All documents referenced in this statement will be made available separately.



The proposed site on Theatre Road

2. Brief

The scheme will divide the application into two separate operations, the extension of the existing house and the creation of a new dwelling adjacent to the existing property, on the same site.

The scheme allows for a high quality house that is designed in accordance with the local vernacular style and will provide a much desired housing opportunity for potential occupants.

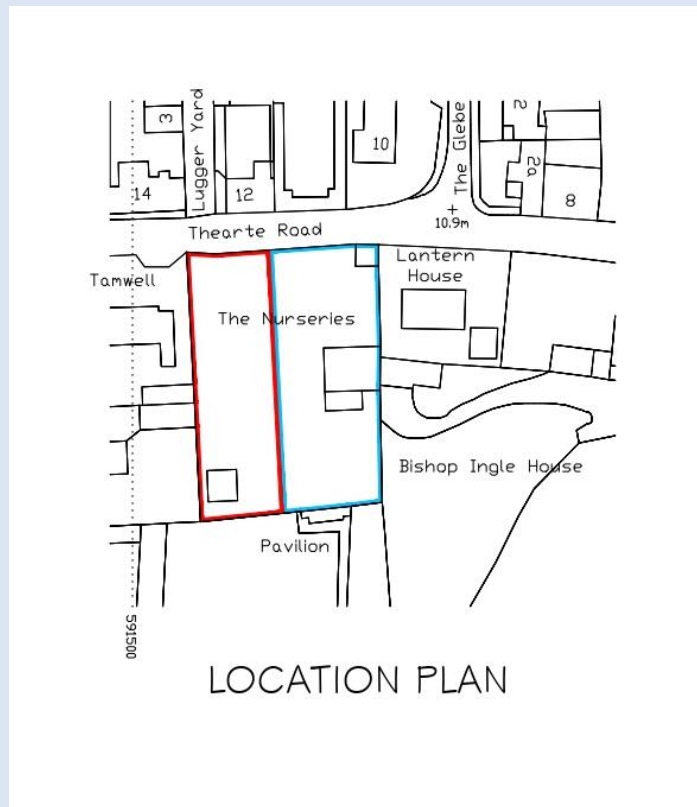
The details of materials proposed and styles are shown in Pg. 5 of this Design & Access Statement.

Although the site is partially inside the Wells-Next-the-Sea Conservation Area, the scheme will allow a visually appealing design that does not conflict with the surrounding area.



Rear of site

3. Existing Site



The site lies close to the junction of Theatre Road and Glebe Road in Wells-Next-The-Sea.

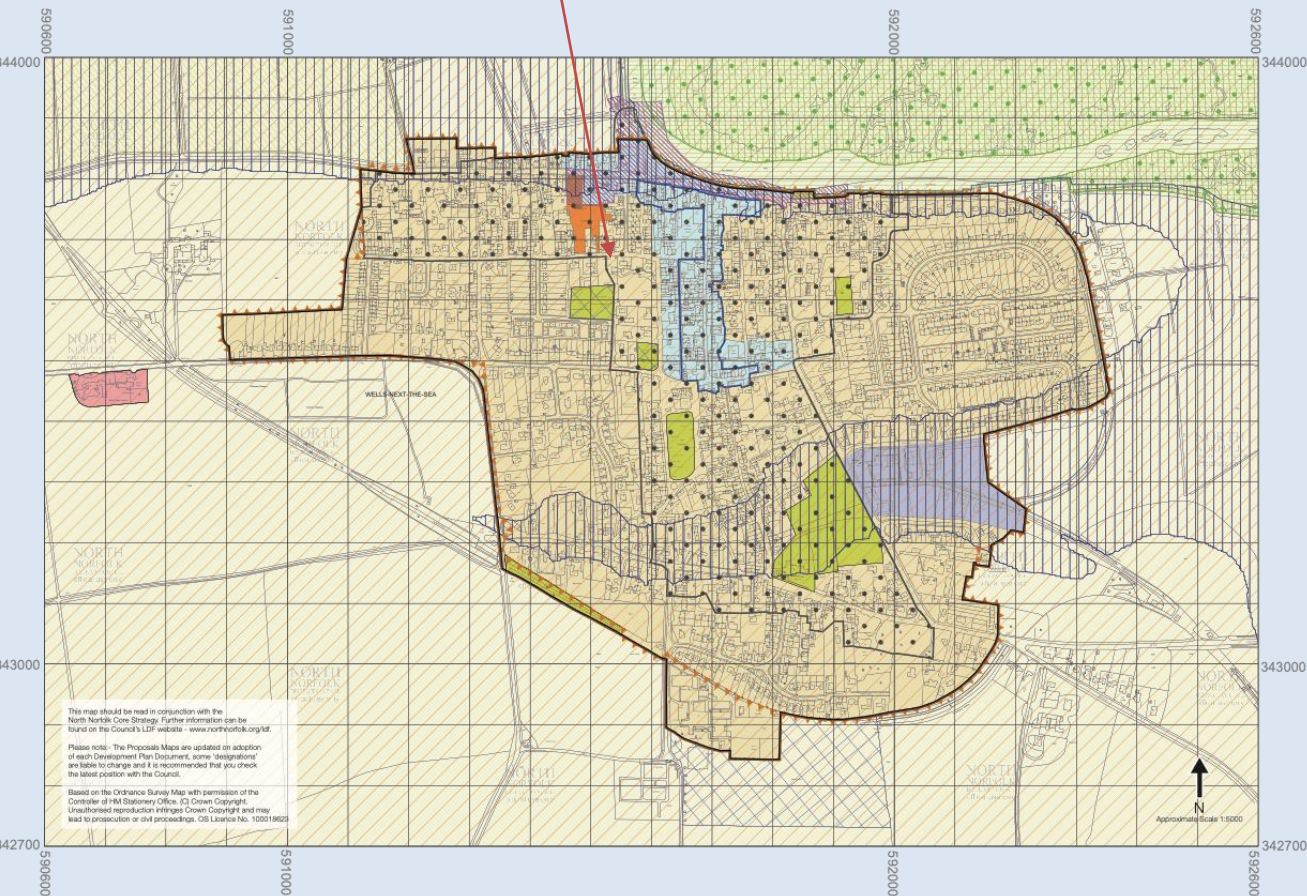
The eastern part of the site, where the existing building is sited, is located in the Wells conservation area while the undeveloped part of the site is outside of the conservation area.

The total area of the site is 1570m, providing ample space for amenities such as cycle storage and refuse and recycling storage, with enough room left to enjoy use of the garden.

The site sits in an area that is primarily of residential use, with a number of convenience stores and other local amenities within a short distance of the site.

4. Conservation Area

The site



The Wells-Next-The-Sea conservation area covers the eastern side of the site, but the western side is outside of the curtilage of this conservation area.

There are no other known constraints on the site, including:

- Greenbelt Land
- Area Of Natural Beauty (AONB)
- Flood Risk Zone 2 or 3

There are no known contaminants on the site and although the site lies in an area of Mineral Safeguarding for Sand and Gravel, this should not affect the build in any significant manner.

5. New Dwelling



In addition to the extension for the existing property, a new dwelling is proposed to the west of the site. This will allow for 5 no. double bedrooms and 1 no. single bedroom, with generous facilities available to all occupants.

This building will lie outside the conservation area but will still adhere to the design principles of the existing property and other properties inside the curtilage of the conservation area.

In addition to the 6 no. bedrooms available to this property, there will also be common areas including a large living room, dining room and kitchen, suitable for all occupants as well as a downstairs WC and utility room.

6. Photos



Existing dwelling



Rear of existing building



Section of wall inside conservation area



Existing site access to be altered, with improved visibility splays

7. Access

Access will be provided through the existing access route but with an improved layout and greater visibility to oncoming traffic. A gate will replace part of the existing walled entrance area and curvature will be added to allow for an improved sight splay. Permeable paving will replace gravel and some grass allowing for a safer and more pedestrian-friendly entrance and exit from the site.

This new access offers a great improvement over the current access arrangements which does not offer much visibility or safety on leaving the site.

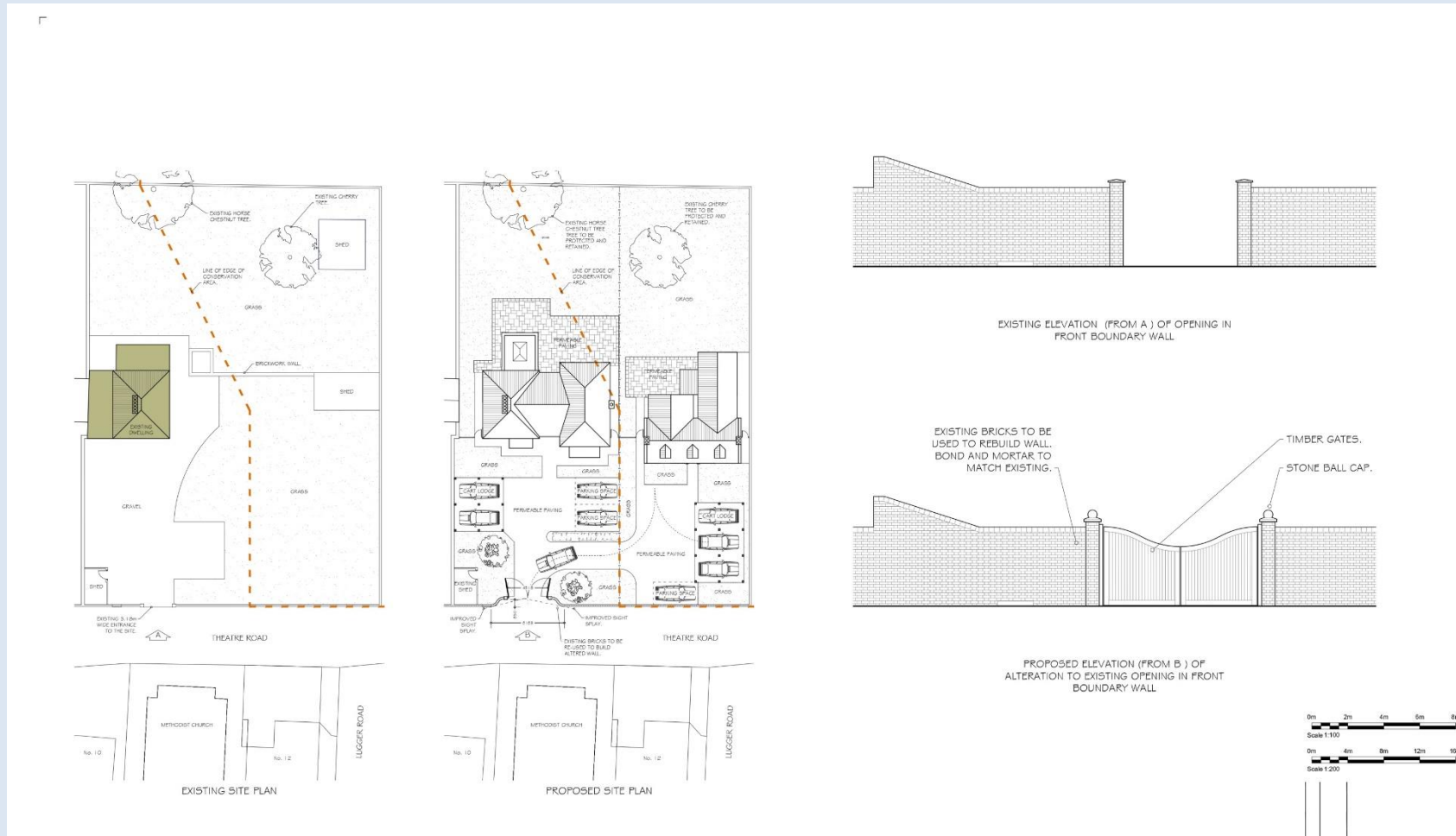
In July 2021, a site meeting was held with North Norfolk District Council's Conservation Officer Chris Young. The conservation issues concerning the front boundary wall and the entrance gateway were discussed and it was agreed that a limited modification to the entrance gateway could be acceptable. The design of the agreed alterations are shown on Site Plan C348/PL/02. Whilst not perhaps providing the sight splays desired by the Highways Department, it would be a significant safety improvement over the current situation.

The traffic survey showed that on this part of Theatre Road vehicles moved at speeds less than 10 mph (see section 3.6.2 of the NTP Transport Statement). Pedestrians and vehicles share the road surface of Theatre Road as it passes the site of The Nurseries. Pedestrians keep close to the boundary wall when walking down Theatre Road to avoid vehicles on the road. This is particularly dangerous for the pedestrians as they approach the gateway into The Nurseries as vehicles exiting the site cannot see them as they are hidden by the high boundary wall. The opening in the wall is only 3.18m wide and drivers must slowly edge their way forward until they are projecting their vehicles bonnet far enough into the road before they can see any approaching pedestrians or vehicles.

The proposed widening and setting back of the gateway pillars improve the sight splays in both directions would mean that pedestrians and vehicles will be able to see each other much sooner and this will vastly improve the safety aspects of this site entrance whilst being acceptable in conservation terms.

The proposed remodeling of the entrance gateway will improve the safety for the existing dwelling and the modest increase in traffic movements created by the addition of only one proposed new dwelling on the area to the west of The Nurseries. I believe that this would be a reasonable balance of improvements to safety provided by the remodeled gateway and the small increase in traffic movements and the interests of the status of the wall within its setting in the conservation area.

8. Access (Continued)



9. Conclusion

Several previous applications have been refused to the site at The Nurseries, Theatre Road. These applications have the reference numbers of DE21/16/0987, PO/17/0773 and PO/18/1281.

This design and access statement seeks to illustrate the improvements made regarding the access to the site, parking and aesthetics of the extension and new dwelling.

The proposed access allows for greater visibility than the site is currently afforded and has minimal impact on the conservation area portion of the wall.

The materials and design of the new building has been carefully considered in the context of the conservation area that it borders and will create a sense of continuity to the surrounding area.