



# claxton hall architectural ltd

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## Conversion of Outbuilding to Holiday Accommodation at Top Farm, Thursford Road, Great Snoring, Fakenham NR21 0HL

### Design & Access Statement and Heritage Statement

#### General Location and Site Context

Top Farm is a Grade II listed building situated within the Great Snoring conservation area. The property and outbuilding were constructed in circa early 17<sup>th</sup> century from flint walls with brick dressings and stone quoins under an orange pantile roof with a mixture of painted timber sash and tripartite casement windows. The predominant theme in the locality is large one to two storey Georgian properties constructed from flint and red brick. Permission was granted in 2005 under reference PF/05/0479 for the conversion of the outbuilding to one unit of holiday accommodation. The proposed use was implemented by the start of construction but no further work took place. In October 2014 due to the age of the outbuilding part of the roof collapsed resulting in the gable wall and walls to window level being dismantled to ensure the building was as safe as possible. Listed building consent was granted in July 2019 under LA/19/1025 to repair and reinstate the outbuilding with the future conversion in mind.

#### Proposed Development

The proposed development consists of converting the outbuilding into one unit of holiday accommodation.

#### Scale / Density/ Design

The proposals involve converting the outbuilding to provide 2 bedrooms and a bathroom on the first floor and a Living Room, Kitchen, Entrance Hall and WC on the ground floor. We do not seek to extend the outbuilding so the scale is set by the existing footprint and mass.

The proposals retain and make use of historic openings in the existing fabric where possible to facilitate the conversion. Conservation rooflights are required to provide natural daylight to the first floor rooms. These rooflights will be the traditional narrow frame provided by 'the Rooflight Company' and all replacement / new joinery will be bespoke hardwood as per the details on 427 - 05.

The proposals will make use of a redundant structure and preserve a listed building to ensure it does not fall into a state of disrepair again in the future.

#### Layout/Position

The outbuilding sits on the front elevation of the main dwelling and protrudes to the south.

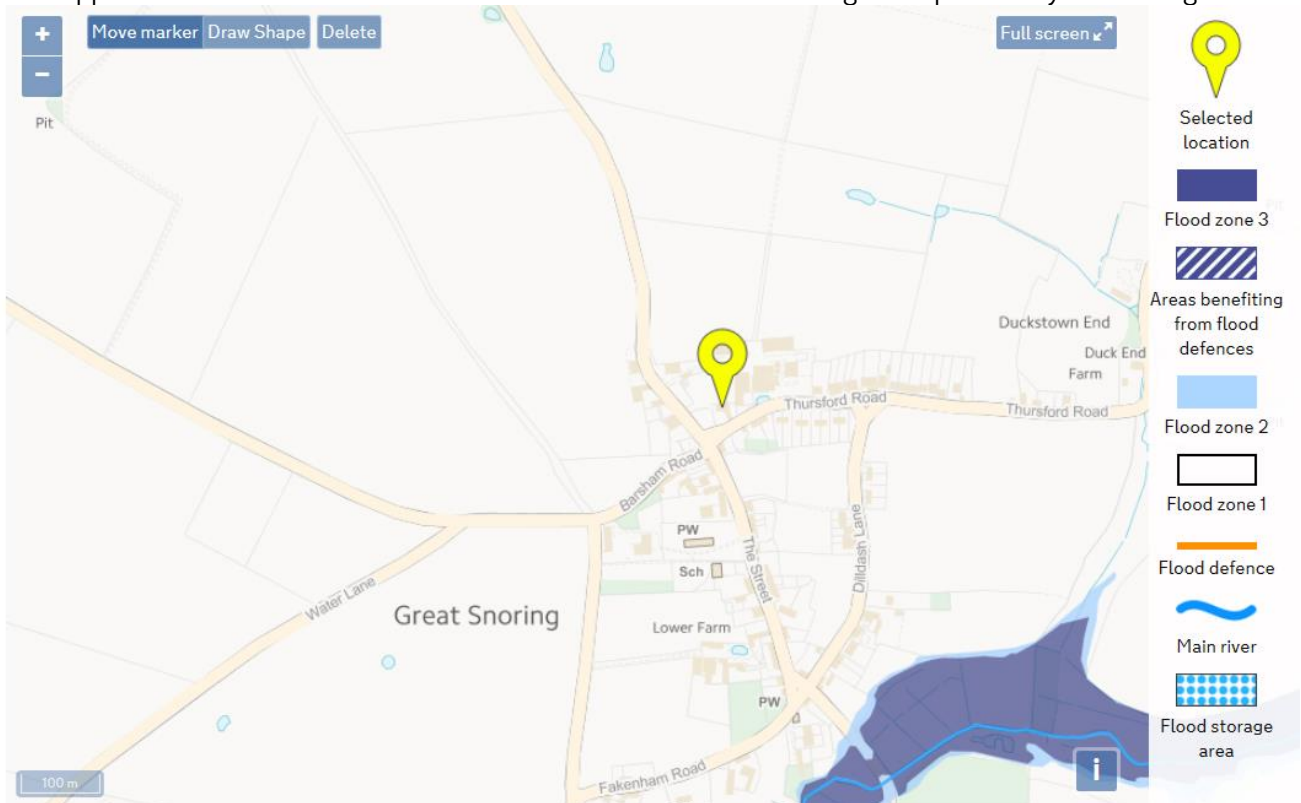


## Access / Parking

No changes will be made to the existing access as part of this application and two car parking spaces can be provided adjacent to the outbuilding next to the access. There is more than enough room to turnaround with the site

## Flood Risk

The application site is located in Flood Zone 1 - land assessed as having a low probability of flooding.



Show flood zones

## Listing

House. Datestone "1619 RNA". Flint walls with brick dressings and stone quoins, red pantiled roof. Two storey house with 2 storey south wing continued as single storey cottage forming a T plan. The main house, south entrance front: one late C19 sash window and 2 tripartite casements. First floor one tripartite sash, two 2-light casements. Brick dressings to apertures. Brick porch with bracketed canopy and C20 door. Dogtooth brick eaves cornice, kneeler, and parapet; end stack of brick with flue of brick flush with flint west gable with 2 blocked brick dressed attic windows. Off-center stack on axis with south wing of knapped flint with brick dressings. One ground and one first floor 2-light casement. Brick parapet and stack, red pantiled roof. One blocked window and door, one door and one 3-light casement window. Beyond to east a further bay of the main house, with one ground floor 3-light casement and one first floor C20 window. Rear with one blocked brick dressed mullioned window, extra stone courses at eaves level. Interior: central ground floor room with moulded spine beam and joists; room to west with roll moulded spine and



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bressumer beam.

## **Planning Statement**

### **Assessment of National Planning Policy Guidance**

#### **Proposals affecting heritage assets**

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on their significance. "*

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given on the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

We believe that the proposed scheme is in line with the NPPF for proposals affecting heritage assets. The re-instatement works have taken into consideration the fact that the property is grade II listed and situated within a conservation area. The repairs have been undertaken with materials of high quality and are inkeeping with the main property and the surrounding dwellings there fore the original character remains. Although additional openings will be required to facilitate the conversion we believe they will not detract from the

### **Assessment of the Core Strategy**

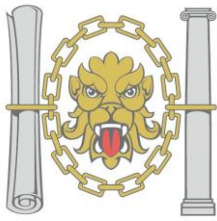
#### **Policy EN4 Design**

*All development will be designed to a high quality, reinforcing local distinctiveness. The innovative and energy efficient design will be particularly encouraged. The design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.*

*Development proposals, extensions, and alterations to existing buildings and structures will be expected to: Have regard to the North Norfolk Design Guide;*

- *Incorporate sustainable construction principles contained in policy EN6;*
- *Make efficient use of land while respecting the density, character, landscape, and biodiversity of the surrounding area;*
- *Be suitably designed for the context within which they are set;*
- *Ensure that the scale and massing of buildings relate sympathetically to the surrounding area;*
- *Proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide acceptable residential amenity.*





Chartered Institute of  
Architectural Technologists  
Registered Practice

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## Policy EN8

### Protecting and Enhancing the Historic Environment

*'Development proposals, including alterations and extensions should preserve or enhance the character and the appearance of designated assets, other important historic buildings, structures, monuments and landscapes, and their settings through high-quality sensitive design. Development that would have an adverse impact on their special historic or architectural interest will not be permitted.'*

We believe that the proposed development does have regard to the North Norfolk Design Guide. Section 5.2 Restorations and Renovations states when planning and restoration of a listed building

*"the very interest that makes a building special can be swept away with the over-zealous stripping of historic fabric and therefore it is vital that time is taken to get to know the building first and understand how it functions before work is proposed".*

In order to ensure that the character of the grade II listed building is not lost through the proposed works, we have considered what gives the building its interest and character, therefore limited external changes and using high-quality matching materials that are consistent with the existing are critical elements.

