

The Granary Park Farm Aylmerton Norwich Norfolk NR11 8PT

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Design & Access Statement

Client: Mr M Bacon
Job No: 22.0491
Job Title: Replacement Dwelling at Linda, The Street, Aylmerton, Norfolk, NR11 8AA



General Location and Site Context

The site of Linda, sits to the centre of the village of Aylmerton. The site extends to 70m in length to the North of The Street and has an existing vehicular access to the West side to the plot. The existing property is a red brick bungalow under pantile roof with a rear flat roof extension (See Fig. 1). The plot has a close boarded fence to the East boundary, a mix of trees to the North and West and hedge to the South.

The proposal is to demolish the existing bungalow and replace with a new four bed family dwelling with detached garage.

Layout & Scale

The property will comprise of two main reception rooms, study, w.c and utility room to the ground floor and 4 bedrooms and 3 bathrooms to the first floor. Windows will be orientated to face North and South to the first floor to eliminate any over looking with one obscure glazed window to the Ensuite of Bedroom 2.

The scale of the property will be following that of Viscount House adjacent and many other properties in the street being a full two storey. This said there will be a generous gap between the neighbouring properties and with the set back from The Street this will enhance the area.

To the rear is a single storey mono pitched outshoot with roof lights to maximise on light in the living space without the overheating due to the orientation.

Appearance

The predominant materials used in Aylmerton would be a red brick and clay pantile, so we have followed this vernacular with the development. The windows are proposed to be a flush casement upvc non white window



with a traditional timber design and brick arches over. Corbled brickwork detailing will be used to the eaves and verges to minimise maintenance required and longevity of the building. The garage set in front of the property will be covered to the South aspect with Solar PV panels to power the property and help with its sustainable credentials. The front of the property will be broken up with an oak framed porch creating a focal point for the main entrance again in a traditional form.

Access

The proposal is to fill in the existing access to the property and move this to the East side where there is currently a gap in the hedge. This will be widened and give better visibility in both directions than that of the current access. This will be 4.5m wide with a visibility splay of 43m in both directions as required by NCC.

Sustainability

As the current property is nearly at the end of its useful life, in order for this to be kept a dwelling something new would be needed. A family dwelling for a local person is suitable for the site, and can be built to the current high standards that building regulations require. As the owner is keen to make the property energy efficient, they will be using the latest insulations and technology to reduce its carbon footprint. This is by means of using a highly efficient air-source heat pump with Photovoltaic Panels for producing the energy for the dwelling. The orientation of the dwelling is such to make use of solar gain without the need for any mechanical cooling and therefore further reduce the heating need. The property is proposed to be constructed to the highest insulation standards to conserve energy with a "fabric first" approach. This will minimise resource consumption for the lifetime of the building.

Ecology

Please see the preliminary roost assessment carried out by Glaven Ecology.

Landscaping

The boundaries to the property are currently a mixture of native and non-native species of planting. It is the intentions of the owner to introduce a thickened hedge of native species to the property to retain the screening element already in place.

Refuse and Waste Strategy

Wheelie bins will be sought from the District council and taken to the curtilage of the property for collection weekly.

Fig. 1 Existing House Photo

