

# **Design, Access and Planning Statement DA01**

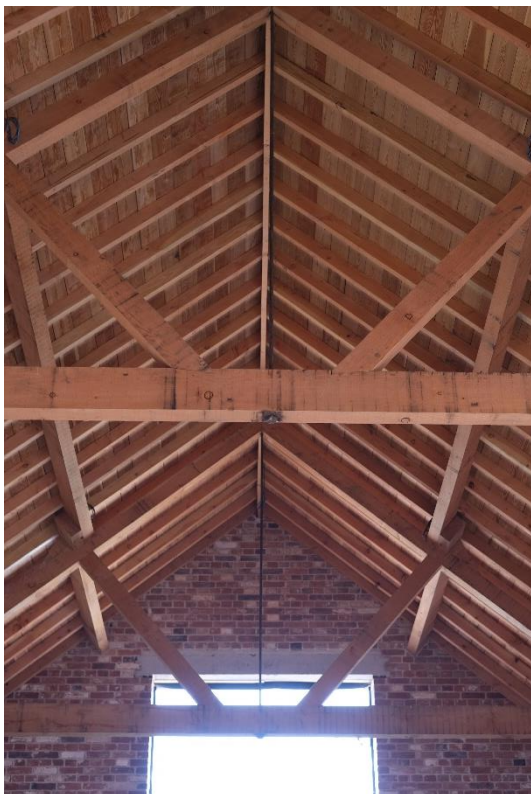
**Pavilion and staff welfare building**

**Gun Hill Farm**

**Wells Road**

**Burnham Overy Staithe**

**KING'S LYNN PE31 8JJ**



## 1.0 INTRODUCTION

1.1 Gun Hill Farm has been undergoing extensive refurbishment since planning and listed building consents were granted in 2018.

1.2 As the project has progressed a requirement for various ancillary buildings to complement the residential accommodation was identified and a planning application submitted and consented for a swimming pool and associated building, garage and garden store and entrance gates.

1.3 Included as part of this application was a pavilion to serve as a staff welfare facility, changing rooms for the tennis court and children's play room. This element was withdrawn from the application but the need remains for these functions and hence a separate application is being submitted.

## CONTEXT

### 2.0 PHYSICAL

2.1 Gun Hill Farm is situated on the Wells Road on the outskirts of Burnham Overy Staithe. Bounded to the north by the marshes between the estuary of the river Burn and the North Norfolk Coast Path and to the south by the Wells Road. To the east and west is agricultural land in cultivation.



2.2 The site is orientated north-south with the farmhouse and barn complex located at the northern end of the site.

2.3 The existing mature planting on the eastern boundary completely obscures views into the site from this aspect. Following the clearance of the mature tree



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planting on the western and southern boundary distant views are afforded into the site from the Wells Road. One of the conditions of the planning consent for the ancillary buildings required the planting of hedging to the northern, southern and western boundaries. This planting on the western boundary already restricts views into the site. The site for the pavilion is not visible from the North Norfolk Coast path.

2.4 Vehicular access is from the south via an existing roadway in the south-eastern corner of the site.

### 3.0 PHOTOS



Panorama view of Gun Hill Farm from the west



Views from east looking towards site from Wells Road



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**View towards site from Wells Road**



**View into Gun Hill Farm from entrance**



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**View into the site from the entrance**



**View from access road looking towards the pavilion site**



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**View of pavilion site from access road**



**View of pavilion site looking towards house and forecourt**



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**View looking towards house from access road from edge of pavilion site**



**View towards house and forecourt from junction with access road**



#### **4.0 HERITAGE**

**4.1 KDK Archaeology produced a comprehensive historic building appraisal as part of the original planning and listed building applications.**

#### **PLANNING**

##### **5.0 Recent planning history**

**Planning application reference:**

**17/01075/F - The refurbishment and single storey extensions of a Grade II listed Farmhouse, ancillary outbuilding conversions, the demolition of a cattleshed, the erection of a single storey ancillary residential annex and associated landscape works**

**Planning application reference:**

**17/01076/LB - Application for Listed Building Consent for the refurbishment and single storey extensions of a Grade II listed Farmhouse, ancillary outbuilding conversions, the demolition of a cattleshed, the erection of a single storey ancillary residential annex and associated landscape works**

**Planning application reference:**

**18/01383/LB - LISTED BUILDING: For the refurbishment and single storey extensions of a Grade II listed Farmhouse, ancillary outbuilding conversions, the demolition of a cattleshed, the erection of a single storey ancillary residential annex and associated landscape works**

**Planning application reference:**

**18/01387/F - Variation of condition 2 planning permission 17/01075/F to amend approved plans**

**Planning application reference:**

**21/00054/F - Retention and erection of buildings ancillary to the main house**

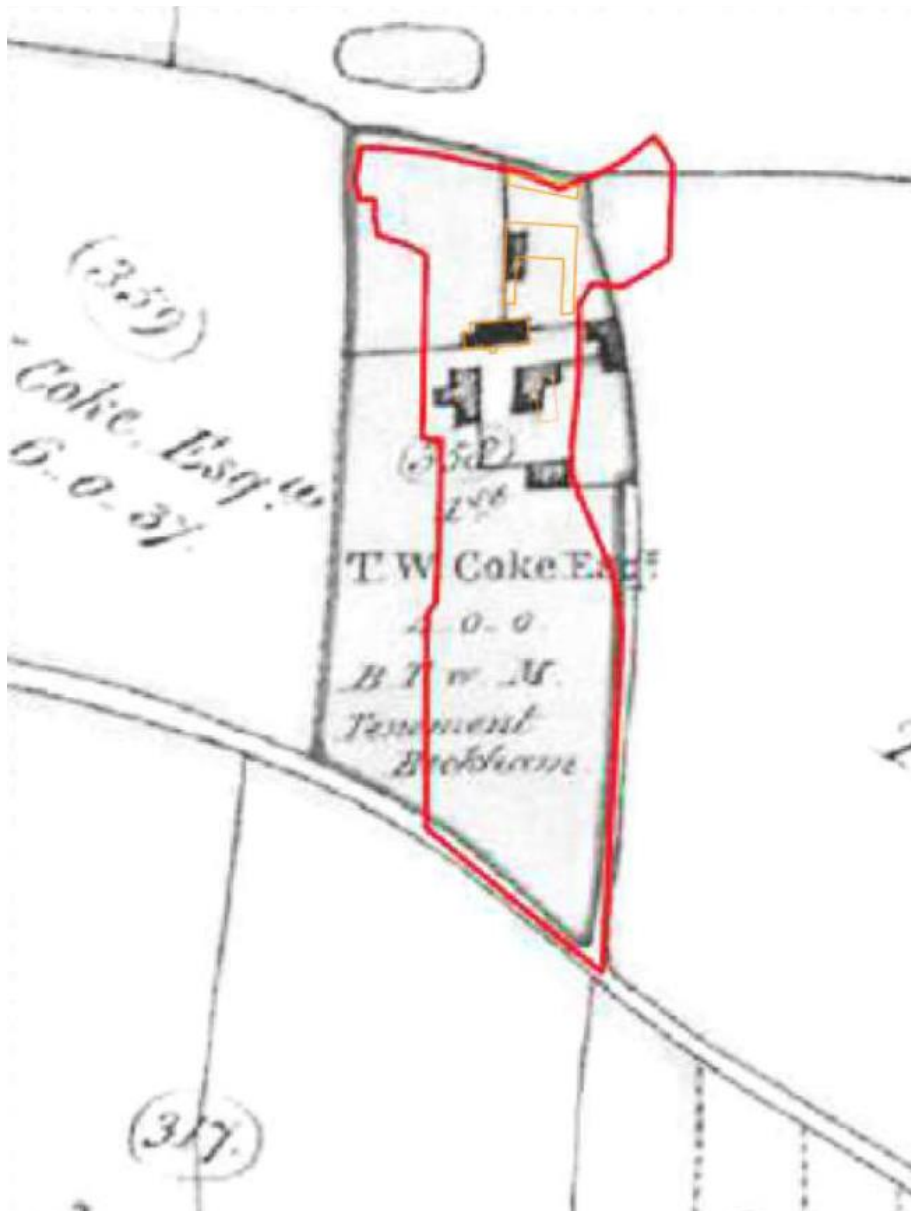
#### **DESIGN**

##### **6.0 Concept**

**6.1 The design for the pavilion is to integrate the building into the landscape of a model farm taking its design cues from the agricultural architectural vocabulary with pitched roof, brick and clunch walls and small openings to give the building the appearance of a converted barn.**

**6.2 The Enclosure Map of 1821 shows a series of buildings located between the house and the Wells Road, see below. These buildings were, assumedly, agricultural providing precedent for the location of the building. These buildings formed a courtyard in front of the house with a building orientated east-west forming a screen to the house and creating an entrance into the courtyard. A layout typical of the model farm with the house being part of the farmyard. The extensions and garage block previously consented begin to recreate this form of development and the pavilion will reinforce this by creating a gateway into the forecourt to the house.**





Extract from Enclosure Map 1821

6.3 The position of the pavilion is, obviously, dictated by the existing position of the tennis court and forms part of the approach to the main house as a procession of spaces developing from public to private. Approaching the property from the east or west there are glimpsed views across towards the house (see photos) although it remains screened by the field hedges. At the gates, the commencement of the private space, the house would be visible beyond the pavilion providing a visual guide to the ultimate destination. It should be remembered that whilst the southern façade of the house is symmetrical - a symmetry that is reinforced by the development of the wings to either side of the front - the approach to the house is oblique. As the visitor moves towards the house the tennis pavilion intentionally screens direct views of the house until the access diverges opening the view into the forecourt in front of the house leading the eye (and the visitor) into this space. Moving into the forecourt, views into and out of the forecourt are screened by the



garage enhancing the greater degree of privacy. At this point, the façade of the historic building becomes apparent with the new wings orientating the visitor towards the entrance. The final sequence in the approach is the walk through the formal walled garden to the front door – the final element of public space before entering into the private realm of the house.

6.4 The detailing of the building picks up on the agricultural building and the adjacent buildings. The pitch of the roof, width of the building and scale of the pavilion relate to the barn that was converted and incorporated into the extensions to the main house but avoiding the decorative crow's foot details of the gable parapets reflecting the lower status of the building.

6.5 The brick quoins including a central quoin on the gable picking up on the main house, neighbouring house on the edge of Burnham Overy Staithe and the cattle sheds originally located to the north of the house, see below.



6.6 The open character of the western elevation is intended to reflect the conversion of the building from an agricultural use – infilling with glazing and timber cladding providing contrast to the solidity of the brick and flint external walls.

6.7 The accommodation is divided into a staff area and family area.



**6.8** With a majority of the garden space situated on the southern side of the property there are limited the opportunities for the development of recreational space. The tennis court is pre-existing and, therefore, provides a focus for family play with the pavilion providing a space for the family to enjoy the southern areas of the garden and, obviously, having somewhere close by the tennis court to the shelter during the inevitable rain makes sense.

**6.9** The staff area is to provide the grounds staff with a welfare facility in accordance with the Workplace (Health, Safety and Welfare) Regulations 1992. These require that employees have toilet facilities, somewhere to eat, make hot drinks and get changed. (HSE guidance - <https://www.hse.gov.uk/pubns/indg293.pdf>). It enables these facilities to be used without the house having to be opened which is essential for security when the applicants are not on site.

#### **7.0 Access**

**7.1** The vehicular access remains unchanged entering the site in the south-east corner and curving to the forecourt of the house.

**7.2** As detailed above, the pavilion forms part of the processional approach to the house screening then revealing the main house for the approaching visitor.

#### **8.0 Flood Risk**

**8.1** The pavilion will be unaffected by potential flooding as highlighted within the flood risk assessment produced by Rossi Long as part of application reference 18/01383/LB.

#### **9.0 Heritage Impact Statement**

**9.1** The pavilion will enhance the setting of the house creating a procession from the entrance to the property culminating in the final entrance into the house.

**9.2** The pavilion is located away from the listed building and does not impact on the house.

**9.3** The building will not affect any of the other local heritage assets.