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Appearance : Although indicative at this stage, the proposal shows that traditional two storey style dwellings could sit particularly well in this location and would probably be best suited to rustic style materials so as to blend with the rural environment. Planning Ref: 16/00284/F has recently been implemented on a site immediately to the south on the opposite side of The Drove, and this indicative proposal indicates a similar type of dwelling. With the varied nature of development along The Drove, however, the opportunity could remain for perhaps a more interesting style of dwelling to be designed to a similar scale but with more attention paid to modern building techniques and ecologically sound technology, when finalised at the reserved matters stage.

Access : Access to the plot from the highway is historically established as shown on plan, and it is proposed to improve this existing successful arrangement, which already benefits from unrestricted highway visibility in both directions. A new cross-over and private driveway beyond will be formed to match in order to serve the additional dwelling. The plots themselves will allow for vehicles to turn easily within their own borders and thus always enter and exit the site looking forwards for maximum safety at all times. The manageable garden dimensions and potential patio areas could compliment a generously proportioned 'open plan' nature to the ground floor of the new dwellings to render the homes particularly suitable for adaptation and use for inhabitants of limited mobility and due to the measures required by flood risk implications in this location the ground floor will be sited at a 'safe' level above the surrounding area.

Other Matters : The village of Barroway Drove is ideally placed to access the vibrant centres of both Downham Market and King's Lynn. These nearby Market towns are particularly rich in cultural, leisure and employment opportunities and there is an excellent rail link to Cambridge and London to the South. This proposal caters for a specific housing need and is eminently suitable in : location, existing use, scale, and current 'state'. The development once approved will provide both a replacement for an existing, poor condition, inefficient and unsound dwelling whilst also filling a demonstrated need for good quality housing in the area. The proposal does not encroach any further into valuable agricultural land due to the generous size of the original plot and remains enclosed within an established and clearly defined cartilage. The services vital to development are already in place and safe highway access is already established.

Director: Francis Marshall