

# Norfolk Architectural Design Services Ltd.

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## DESIGN & ACCESS STATEMENT TO ACCOMPANY OUTLINE PLANNING APPLICATION

ref: PP - 11405933

Ref: 1139 – DAS

DATE 15/07/2022

### ***Proposed Replacement of Existing Bungalow with New Pair of Detached Dwellings.***

***at: 'The Ducks Nest' 189 The Drove, Barroway Drove, Downham Market, Norfolk. PE38 0AL***

***For: Mr Clive Shuttleworth***

***Use:*** The application seeks to replace the existing small, dilapidated Bungalow with a new domestic dwelling and garage and provide an additional detached dwelling and garage to match. The entire development is to be within the original garden curtilage on the South Eastern highway frontage of The Drove in the village of Barroway Drove near the town of Downham Market in Norfolk.

***Amount:*** The established curtilage has approximately 48.5 metres of highway frontage & area of some 1530 square metres. It is desirable to replace the existing bungalow with a single detached dwelling on the plot in a retained area of 780 square metres (approx. 1/5 Acre) and provide a separate, similar, dwelling and garage in an area of 750 square metres, this is entirely appropriate to the location and in keeping with the detached, mixed style of homes and commercial buildings which are to be found in the area especially the recently approved development of three new dwellings immediately to the South of the proposal site on the opposite side of The Drove at number 196 Planning ref: 16/00284/F and many recently built dwellings along 'The Drove'.

***Layout:*** The proposal is to site the new dwellings back within the plot so as to compliment as far as possible the predominant position of the existing buildings in the area and utilise the space in front for parking and turning whilst leaving a generous amount of garden space both beside and behind the dwellings. All existing, dilapidated outbuildings are to be removed. The existing 'unmade' highway access point will be upgraded at its junction with The Drove to serve the proposed additional dwelling and a further, matching, cross-over and driveway will be provided to serve the replacement dwelling. Whilst 'indicative only' at this stage the proposal indicates how the suitability of a traditional two storey dwelling could be employed to take best advantage of the South Eastern and North Western open farmland outlooks, eliminating the need to have any openings overlooking its neighbouring House and garden. It is proposed that the existing AWA foul drain collection and lifting chamber, positioned centrally on the plot in the highway verge to the South East, will serve both the replacement and the additional dwelling via a shared connection with the main foul sewer in the road. Surface water gathered from the dwellings etc. would discharge to new soakaways within the plot as shown.

***Scale:*** The scale of the anticipated dwellings has been designed to accommodate a family in comfortable surroundings, the total internal floor space being in the region of 170 square metres over two floors. The proposed dwellings sit well within their own plot and do not 'crowd' the each other or their own boundaries. Both dwellings benefit from ample yet manageable garden, amenity and parking areas, in keeping with modern living. It has been considered that two more modest dwellings would fulfil a greater need in the area rather than a single larger dwelling, a type which has been more than catered for in recent years.

***Landscaping:*** The areas to the rear of the buildings are intended to be remodelled as garden land featuring lawns, new specimen trees, planted borders etc. once the existing Outbuildings have been removed. The existing boundary planting will not be affected. The driveways will be largely (self-draining) shingle supplemented with areas laid to attractive block paving to compliment the dwellings (and be in line with current Building regulations regarding disabled access). Although only indicative at this stage appropriate fencing to the plots is anticipated to provide privacy whilst not impeding the open views available.