

Design and Access statement relating to proposals for the erection of a new house on land adjacent to The Maltings, The Street, Weybourne, Norfolk NR25 7SY

This statement should be read in conjunction with drawings HS / 05, 06, 07, 08, 09 and accompanying documents submitted as part of the planning application

Background

This planning application relates to the construction of a proposed single dwelling house on land which is redundant following the redevelopment proposals recently approved under application PF/21/2591 for The Maltings Hotel

The land is positioned on The Street between The Maltings Hotel and the residential property 'Gullies'. The land is a grassed area, presently vacant and unused by The Maltings hotel.

Given the immediate residential area it seems appropriate that this land is used for further residential use, rather than create a commercial use.

Proposals

The proposals are to provide a single two storey dwelling of 160 sq metres GIA with four bedrooms.

The dwelling is designed as a domestic property, which could be used as part of the hotel complex either as managers accommodation, large family group accommodation as guests of the hotel, or for resale into the property market.

The Design

The building is designed as a traditionally constructed building with traditional detailing suitable for the immediate Norfolk conservation area.

The gable ends are extended into strongly expressed parapet brick copings. The roofs are designed as traditional span structures with 45 degree pitches and will be clad in soft red second hand clay pantiles, with low profile saddleback ridge tiles. A traditional chimney is proposed, albeit the house may not necessarily have a fireplace

The walls are to be constructed in flint with brick quoins to the front and side elevations of the house and are a continuation of the strong theme of the existing buildings on The Street and which form a more cohesive and uniform solid appearance with small windows punctuating these walls.

All windows are traditional 'cottage' style timber framed with clear glass. At the rear of the property the windows are increased in size to provide more fully glazed, timber framed screens for greater aspect into the rear garden. This increased glazing is positioned on the rear of the property only where the 'solidness' of the front elevation can be modestly relaxed. Similarly the rear walls are proposed to be finished in shiplap timber boarding which has a lighter feel and is a response to a more 'Norfolk coastal' style and which breaks up the design and creates a more varied 'front' and 'back' elevation.

Unlike the design of the North house (see separate but concurrent planning application also on redundant land for The Maltings Hotel at Home Farm Rise), we are actively trying to ensure that this house looks like a small domestic cottage and which is more sympathetic to the surrounding buildings and in particular the The Street elevation.

The site is presently open and the design of this house attempts to be a sympathetic infill 'plugging the gap' in The Street. The immediate architecture to this part of The Street is a collection of small cottages grouped tightly together and positioned closely if not directly onto the road.

This character can be seen in most of the adjoining Norfolk villages and where the buildings traditionally become closely grouped and concentrated at the centre of each village hub.

The existing flint and brick wall to the front of the site is to be carefully repaired. The wall is to be maintained as a barrier against the fairly busy road. In this instance we have set the house back from this wall to protect it, provide some amenity for the house and maintain a sense of separation from the road. At the same time however it should also be close enough to maintain the notional building line and reinforce that enclosure and density of the existing adjoining buildings

There is very limited use of one conservation rooflight and which will be constructed with integral blinds to be used at night to protect the night sky from light interference

Setting

The house is designed to face The Street, but it is also designed to address the garden to the rear, which is obviously its key amenity area.

On the Eastern boundary the proposed house is positioned 4500mm from the existing Gullies house. Some of this space encompasses the right of way which is a strip of land which forms an existing and traditional 'snicket'. This pedestrian route provides a short cut through from The Street to Home Farm Rise and the right of way is to be fully maintained and not infringed.

The spacing of the 4500mm width between the two properties is also intended to mimic the approximate width of a small lane. It also serves to give Gullies more space visually and seems an appropriate distance to maintain, given the existing side windows on Gullies Western elevation, see drawing TM1 / 09. The existing windows to Gullies therefore maintain their rights of light, by virtue of this setting out.

On the Western side of the site there is an existing flint wall 2500 - 2800mm high which is to be maintained and forms the new boundary wall separating The Maltings Hotel from the new proposed dwelling. The proposed house generally abuts this wall, but at the front of the site the house is positioned away from this wall and the gable end wall to The Pump House

When viewed from the Southern / Street elevation, the proposed house is positioned in-board and away from the Pump House gable end. This is to ensure that the Pump House can stand more as an independent building and that's its prominence on The Street is not reduced by our proposals.

At the same time we are also trying to visually complete the infill which reinforces the pattern of the immediate street Architecture and thus avoid a 'missing tooth' appearance. To these ends we are proposing a single storey building which abuts the lower portion of the gable wall to the Pump house. This is seen as a lighter 'more transparent 'conservatory' type structure, but in an effort to protect the night sky has a solid slate roof.

This single storey 'lean-to' element continues the building massing to the street scene, but also allows the expression of the Pump house as an independent building and with the original wall still visible at the back.

Scale

The scale of the proposed dwelling is designed to sit with the surrounding buildings and have a similar scale.

Highways

The house is accessed via the existing single track driveway linking into Home Farm Rise at the rear of the property. No access onto The Street other than the existing pedestrian right of way is to be made.

The Norfolk Highway parking standards ask for 3 parking spaces for a dwelling with four bedrooms

Local requirements

(i). Affordable housing

The application is for a single dwelling which does not require an affordable home contribution

(ii). Air quality

No detrimental air quality issues will be created by this sustainable dwelling

(iii). Biodiversity

No protected species have been seen on this parcel of land. There have been no witnessed sightings of any owls or badgers

We attach copy of the original biodiversity report which centres on the examination of the Maltings buildings and possible bat habitats. However the report does review the site in general and examines the possibility of other animal species.

(iv). Daylight / Sunlight

Due to the sites' position relative to the sun's path, the proposed development will not have any detrimental effects to the neighbouring buildings in terms of daylight and sunlight. A formal assessment is therefore unnecessary

(v). Environmental assessment

A desk top study for the various environmental issues has been examined and no issues have been raised for the site . The site is not contaminated.

(vi). Flood risk assessment

The environmental Agency's flood risk assessment charts show no flood risk to this part of Weybourne.

(vii). Waste management

There is no requirement for a waste management system as this is a single dwelling. The various domestic waste bins will be stored in the garden area and wheeled out on the appropriate day for collection by the local authority's refuse collection service.

(viii). Foul sewage assessment

The proposed single dwelling will be connected to the existing mains sewer. This is a single dwelling and the marginal increase in foul sewage to the existing foul sewer system will be negligible. We understand that there is sufficient capacity in the local sewage treatment works.

(ix). Noise assessment

The new domestic dwelling will not create any substantially additional noise or unwanted and or unnecessarily intrusive sound above the existing ambient sound levels and as such a separate noise assessment is considered unnecessary.

In order to meet current building regulations a degree of non carbon burning energy generation has to be incorporated into the design of this dwelling. In terms of the two alternative non carbon energy generators available we have opted for a photovoltaic system which is quieter than the possible use of air source heat pumps (there is insufficient room for a ground source heat pump) and thus produces no additional noise contribution to the ambient levels.

(x). Heritage Statement

The site is a redundant part of the much larger Maltings hotel property, which comprised a group of former brewery buildings and which very originally would have formed an arrangement of agricultural farm buildings.

A fuller description is available for the history of these specific buildings in the original Heritage Statement submitted as part of the planning approval for the hotel. We attach this document as background and which explains the importance of this site within the context of its proposed redevelopment.

From the plans showing the earliest maps, the tithe map of 1839 showed a building on this site. This building was subsequently demolished as further maps of 1887 and 1907 show no building on this site. There are no obvious signs within the site of any old foundations.

(xi). Conservation Area

The property is positioned within the defined Weybourne conservation area for the village.

(xii). Listing

The adjoining buildings are not listed.

(xiii). Arboricultural implications

There is one multi-stemmed tree on this site, which is fully detailed as T1 on

drawing TM1 / 05 :

T1 Sycamore 7 metres diameter spread, 8 metres high

The tree is not seen as an important species and does not necessarily need protecting. However it is not our intention to remove this tree at this point in time and intend to build around it.

The proposed house is approximately 2 - 2.5 metres from the tree trunks of T1.

The construction of the foundation and ground slab of the proposed house represents an intrusion into the existing root ball. Assuming a root ball of 7 metres diameter, the proposed house foundation represents an intrusion of approximately 25 % of the total root area. On this basis the intrusion should not adversely effect the trees' health and long term welfare.

(xiv). Sustainability assessment

The proposed building is intended to be a high quality sustainable development. It will be insulated to a higher standard than the minimum standards contained in the Building Regs. The glazing will be double glazed clear glass with highly insulated double glazed units framed in timber.

Interestingly the flint used in the proposed wall construction is highly sustainable as it's a fully recovered material and has no carbon footprint. It can also be easily recovered and reused. The mortar will be a traditional lime rich mix, but will contain a small amount of white cement, however the overall construction along with the reclaimed roof tiles does make a reasonably effective sustainable case.

(xv) Renewable Energy Statement

To surpass current regulations we are proposing a minimum 5kW photovoltaic bank. In order to maintain efficiency and obtain the best results these photovoltaics are positioned on a south facing roof. These are positioned on the main roof but within the valley which is completely hidden from view and which we feel is particularly important in a conservation area.

(xvi) Landscaping details

The dwelling will have a private garden. It is assumed that this garden space will be planted to create an amenity for the dwelling, but also to allow for 3 No. car parking spaces, including the lean to garage space. No formal landscaping scheme is thought necessary for this application

(xvii). Lighting assessment

No external lighting is proposed for this dwelling and its garden area in line with the requirement to protect the night's sky in this village

(xviii). Open spaces assessment

The site is presently a private space. There are no public open spaces connected to this application and an assessment is therefore unnecessary.

(xix) Planning statement

We are unaware of any planning policies which prohibit the construction of a single dwelling in this village. Considerable recent house building has been approved and accepted in Weybourne. Current government policy is attempting to encourage the construction of dwellings and which is reinforced by the LPA's own policy statements to promote good quality housing that respects the amenity and environment of the village in question.

14 October 2022

Big Brown Dog Limited