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1 Introduction

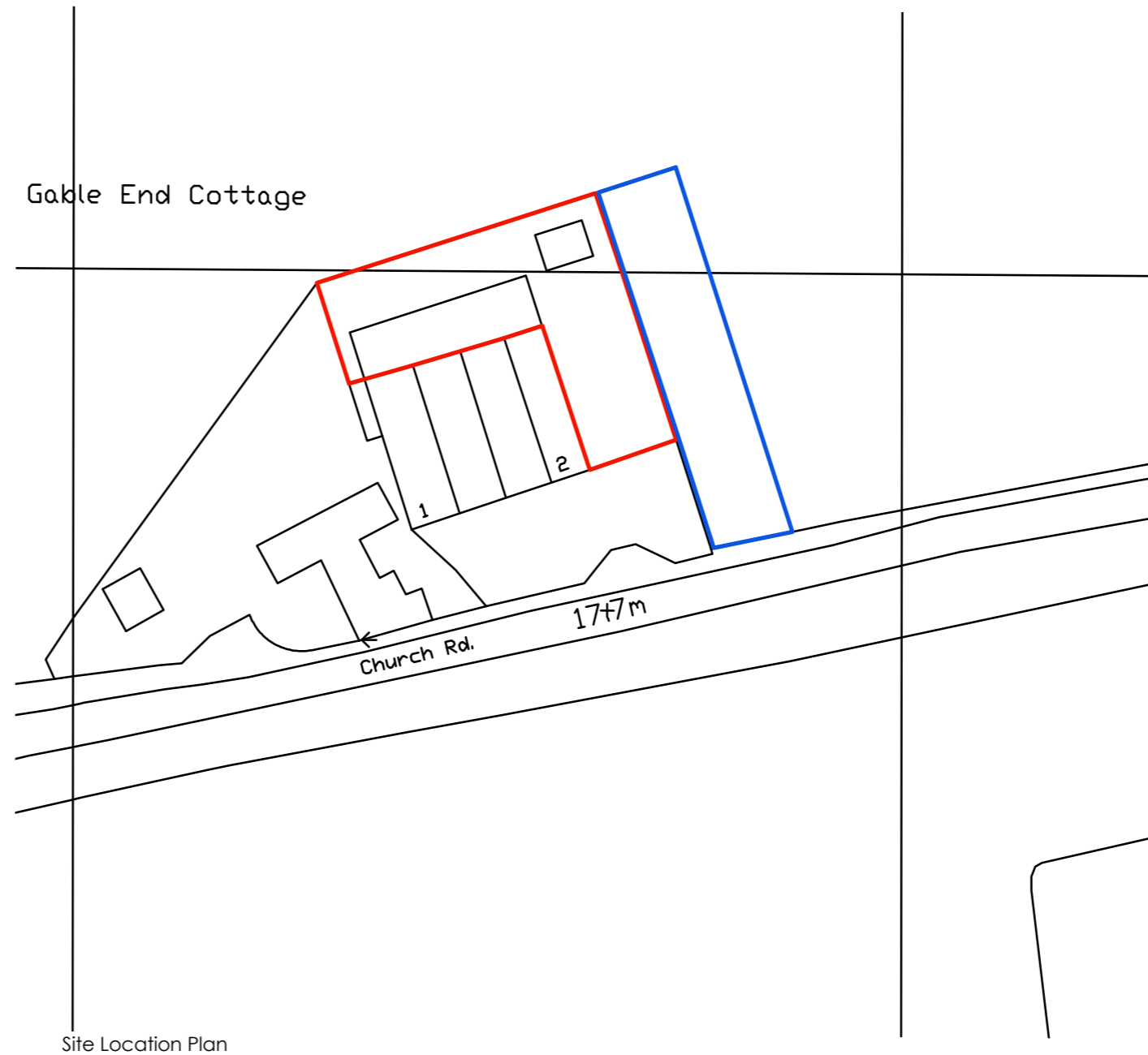
This document accompanies the submission of a Householder's Planning Application for a new Annex at the rear of Churchview Barn, Skepton. The purpose of this document is to demonstrate the process of assessment and evaluation that has been undertaken in relation to the physical, social, economic and planning policy content. It aims to establish: -

- The design concept for allowing a new rear annex in a rural vernacular, mirroring the existing barn complex style;
- To fit sensibly in the immediate development and rural setting;
- Provide suitable landscaping to balance the amount of built and hard form;
- Good means of access to both the proposed and existing dwellings.

Brief

The design brief was to prepare proposals to support a House Holder's Planning Application for a sensibly positioned and sized stand-alone Annex unit to provide care accommodation for the owner's elderly parent, respectful to the existing immediate development with appropriate access and sensible landscaping.

The application site boundary consists of 0.0665Ha site area (red line) with some agricultural land (area in blue) in ownership to Churchview Barn, as illustrated on the 'Site Location Plan' opposite.



2 Assessment

Site Location + Locality

The site is in the district of North Norfolk District Council and county of Norfolk. The site area is located approx. 1km south from Skeyton village hall along the north side of Church Road, to the west of the Black Horse Road crossroad amongst similar barn complexes and to the east of All Saints Church and wooded area.

Skeyton village and parish is located approx. 1km of other larger village settlements and within 7km of Alysham Market Town, it shares a parish with its neighbouring village Whinburge to form Whinburgh and Westfield Parish Council.

The site is in NN Landscape Character area 'LPF1' Low Plains Farmland and is relatively level with low rolling lanscape consisting of large arable farmland, open landscape disrupted by field edges / hedgerows, grassed banks to road, o/h power and ditch networks, similar barn complex settlements or former estate property and tree lined / dells / wooded areas.



Church Road, view N/W



Black Horse Road, view S/W



View N at Churchview Barn Access Drive/Gate



View into Shared Landscaped Court Yard



Churchview Barn Rear Garden view E



Rear view of Churchview Barn

The Site + Physical Context

Historically there has been building complex's at Churview Barn since the creation of the Enclosures Act circa 1770. Historic mapping exercises show that the north and eastern sections of the current 'U' shaped complex and the thatched roof farm Cottage to the south-east existing long before the south-western 'U' and the western single storey elements.

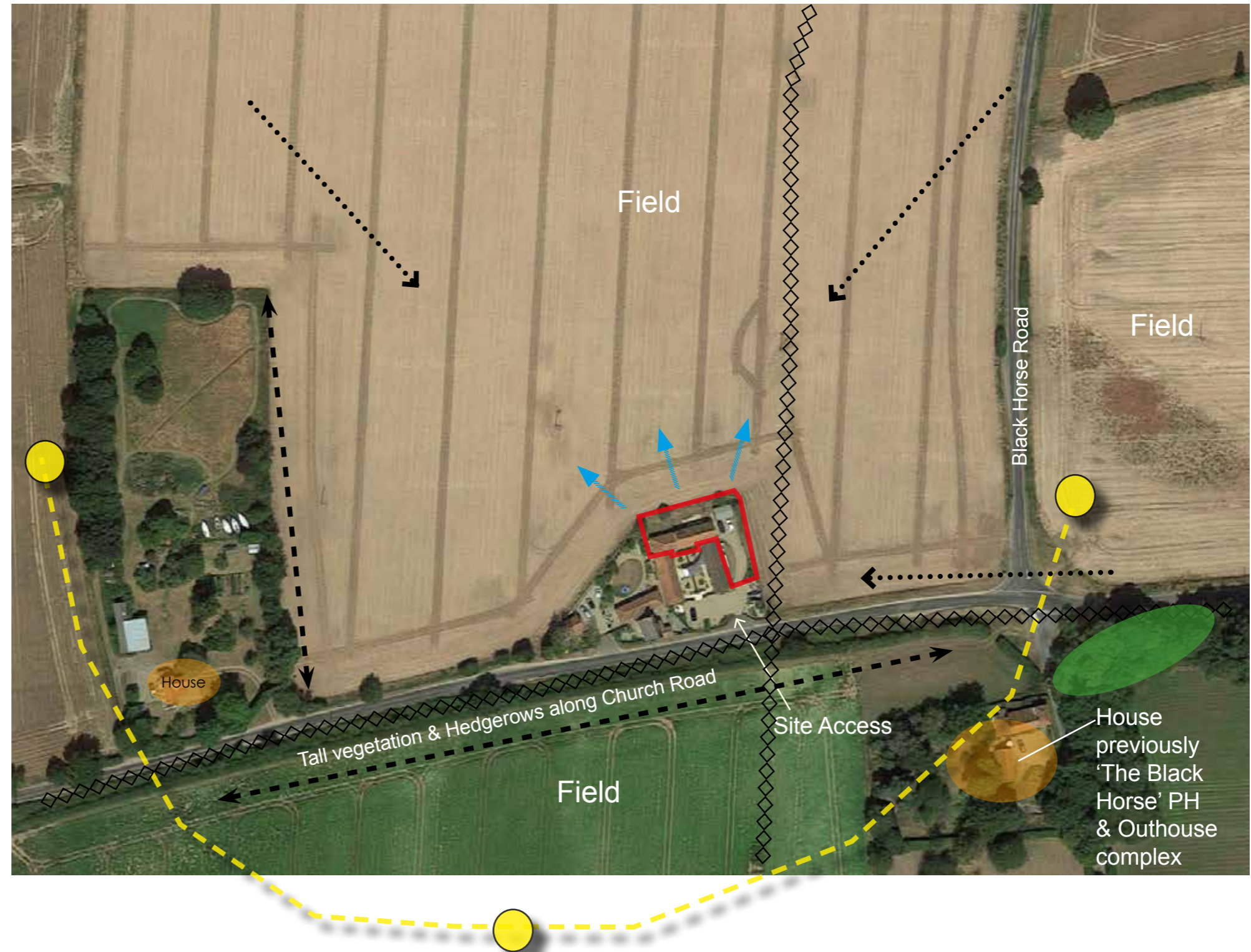
Historic Maps also show a crusiform form to Churchview Barn, indicating side and possibly rear (single-form) extensions, which have either been adapted or removed to form the current complex arrangement.

Planning

Relevant planning application searches immediate to the site entail creating workshops within the central courtyard garden area, the conversion of redundant cart sheds (ref: PF/04/1975) into three holiday accommodation unit, a variation of condition (ref: PF/13/0429) to permit permanent residential occupation, AND a removal of condition (ref: PF/17/1572) to allow for unrestricted residential occupancy.

Site area 0.0665Ha

- ◇◇◇◇◇◇◇◇◇◇ O/H Power Networks & Telecoms
- Existing structural planting
- ← - - - → Established green boundaries
- ▬▬▬▬▬▬▬▬▬▬ Rear properties with amenity views
- Long Views
- ▬▬▬▬▬▬▬▬▬▬ Fall of Land



3 Evaluation, Design & Conceptual Arrangements

Design Intention + Development

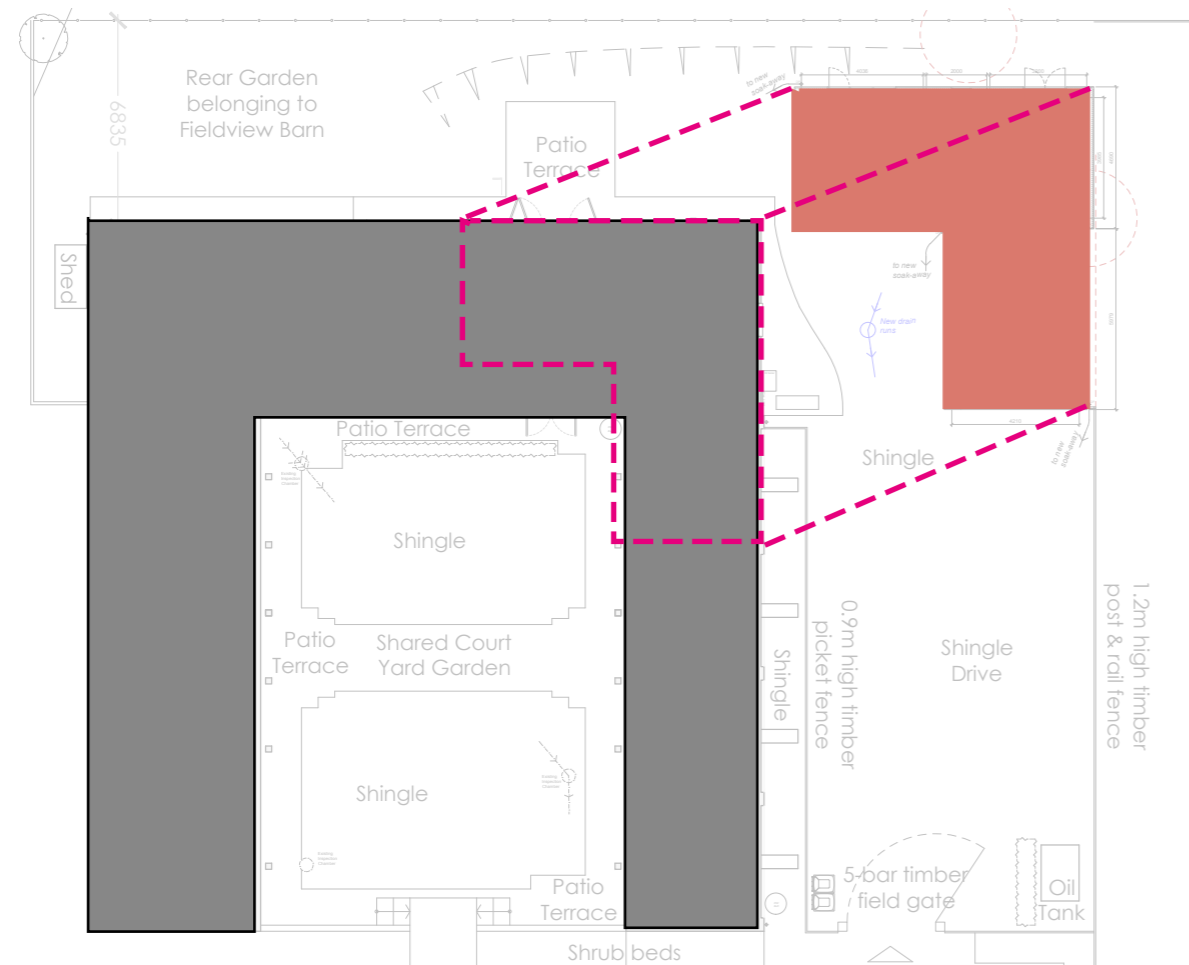
The proposals look to take precedence from the immediate complex and local vernacular, maintaining current access.

The Basic concept plan is to use similar: -

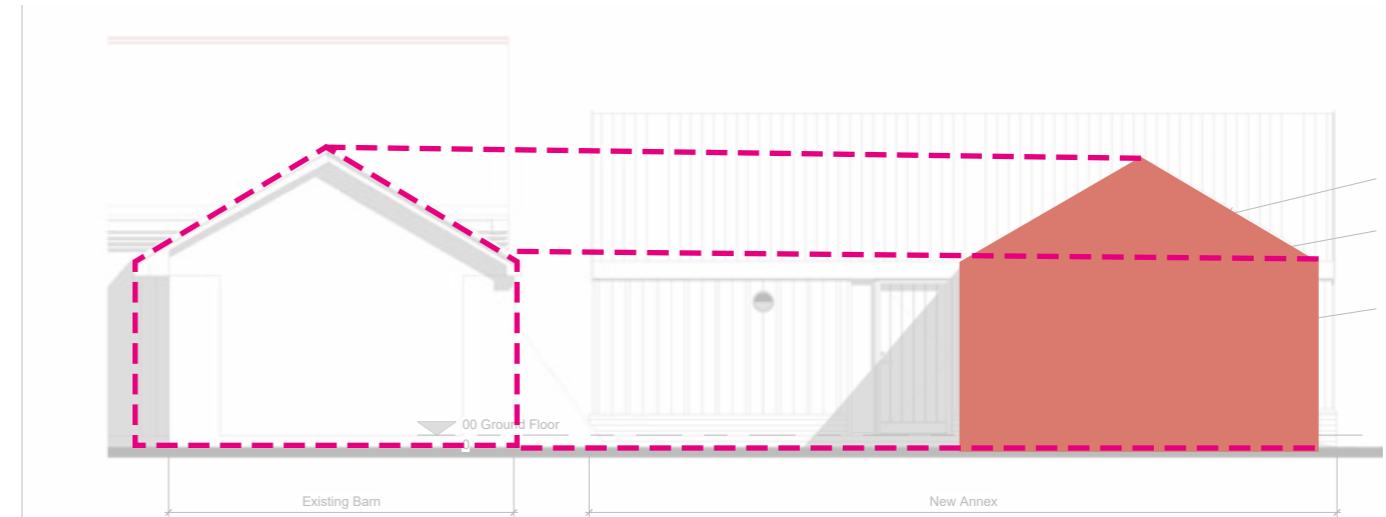
- proportional forms,
- materials, and
- roof-pitch arrangements

Constraints + Summary

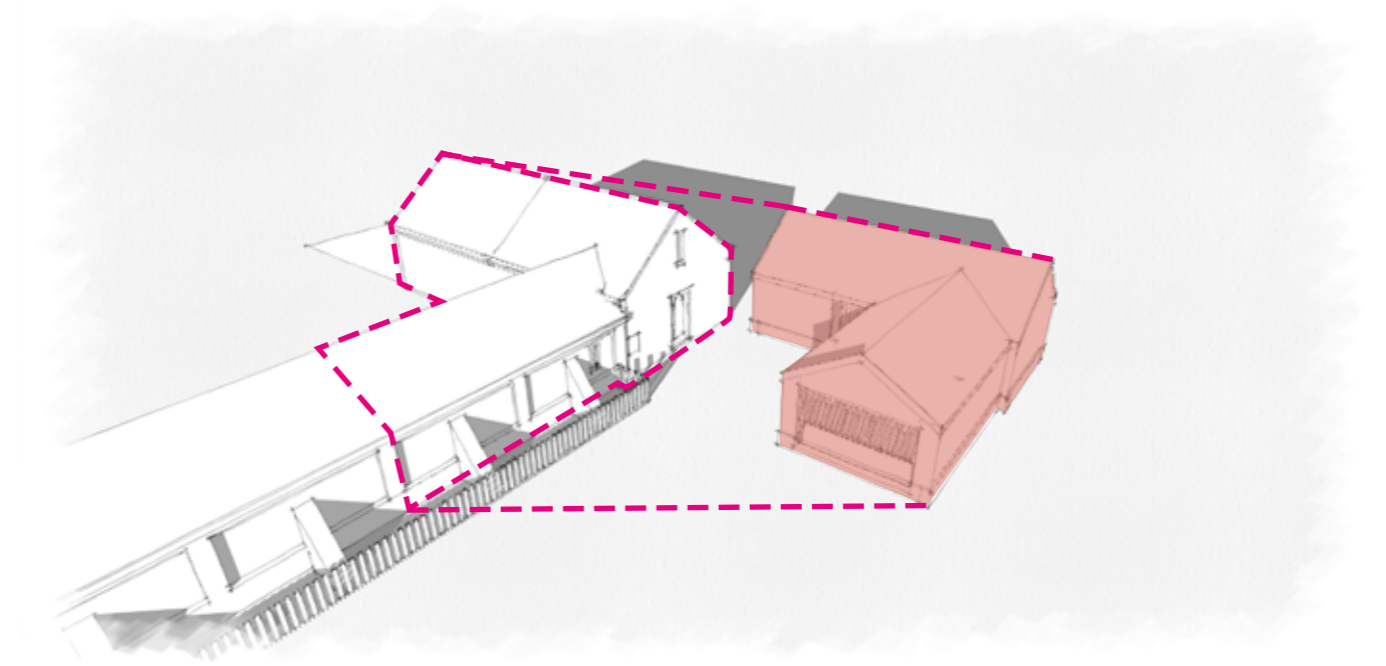
- Foul and surface drainage is dealt with within the site via the existing foul water treatment plant and surface water soak aways.
- Utilities will be accessed from Fieldview Barn,
- Design out inappropriate long views from the north;
- There will be some demolition works of the outhouses (see accompany drawings);
- To fit sensibly within existing immediate development and rural context.



1 - Plan View



2 - Front Elevation View



3 - Aerial View

4 Design Proposals

Strategy for the proposals as indicated in section 3 Evaluation, makes use of the open space where an existing shed/outhouse is at the end of the driveway for Fieldview Barn with an addition for a combined covered/secure parking facility and shed.

Use+Amount

The use looks to retain the residential creating additional 'Annex' accommodation.

Layout

The proposed layout sets development in similar form and historic progression to the existing barn complex.

Scale

The proposal are single storey, both have low eaves with plot 1 utilises the attic space for the first floor, similarly to Willow Cottages (see street elevation). Plot 1 is a 139m² attic space mock 3 bedroom cottage and plot 2 is 191.2m² low eave traditional build 4 bedroom house with modern functionality.

Landscaping

Landscaping to amenity spaces will be marginally impacted, minor recently planting small planting specimens and types are low.

Parking

The Parking Standards for Norfolk 2007 have been assessed and consider 4 plus car/vehicles could be positioned within the existing drive with additional covered parking in the combined garage / shed. Parking spaces of 2.5 x 5.0m are used with minimum internal garage dimensions of 7.0m x 3.0m, providing a 2.5m x 6.0m parking space in front of garages.

Access

The layout has been organised to provide good, safe and convenient access circulation for all users. New Vehicular access have been designed to the Norfolk Residential Design Guide, to achieve wide enough access with turning facilities. All highways requirements will be design in accordance with statutory requirements.

Inclusive Access

Level access to the principle entrance will conform to M4 and K of the Approved Documents, making reasonable provision for most people, including wheelchair users, to approach and enter the dwelling and to access habitable rooms and sanitary facilities on the entrance storey.

Appearance

The design character for the annex is proposed to look like a vernacular timber 'barn' design in style and form gathered from immediate/ existing development. Materials for external walls to have a red-brick plinth with black vertical 'hit-and-miss' timber cladding, black metal framed external openings, painting timber eaves-and-eave returns, wet verges, red-cley pantiles and ridge tiles, and black rain-water goods.

Drainage

Surface water and foul drainage will be treated within the site area via new surface water soak aways and sewage treatment plants for each plot

Utilities

The proposed utilities will link off Fieldview Barn, providing suitable connections installed to building regulatory and relevant utility provider standards.

Refuse

Refuse storage maintains existing location and access from Church Road.





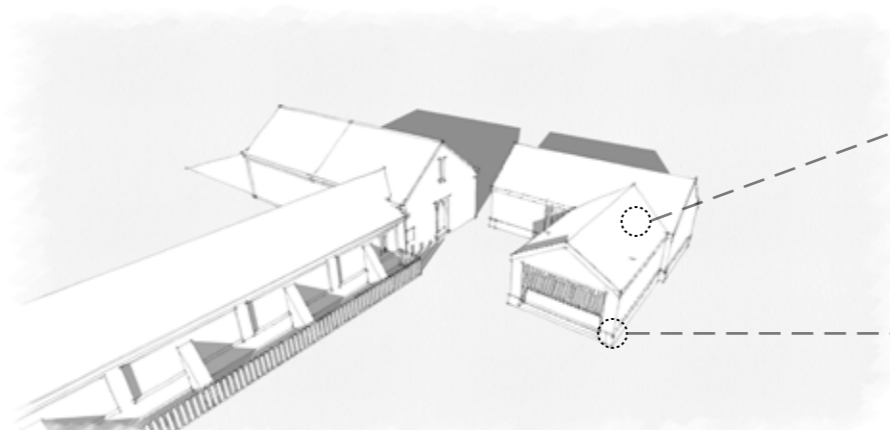
1 - View from Church Road, access gates



2 - Rear aerial View facing N/E



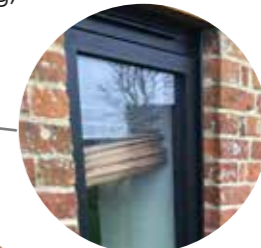
3 - View from Church Road, facing N/W



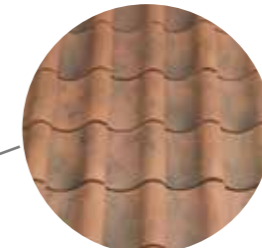
4 - Aerial View facing N/W



a) Timber cladding, eaves with wet verges



b) Slim-profile black metal frame to external openings



c) Red pantile



d) Light multi redbrick



5 - Long (pure) view from Black Horse Road across the arable land (N of Fieldview Barn)

6 Involvement, Implementation + Summary

Application Advice & Community Involvement

The project has been developing since early this year.

The clients also have informally discussed with the local community regarding development to the rear of Fieldview Barn. Through the application and statutory consultee period, the proposals welcome comments.

Wherever possible, comments have been taken into account in developing the final design submission.

Implementation

Following approval of the Planning Application the client will look forward as soon as possible to implement the proposal.

Conclusions

This Statement has demonstrated a co-ordinate response to site analysis, design opportunities and constraints and has illustrated how we intend to bring the proposals forward with high quality development which responds to its context.

The proposal contained in this statement, deals with the constraints in a cohesive way to add character to the design proposals.

This opportunity will create high quality traditional development to complement and enhance the existing setting.