

# **Design and Access Statement**

## **Proposed Extension & Alterations to the Approved Scheme for Change of Use from School House to Dwelling, School House, School Road, East Rudham.**

10.11.22

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### **1. Introduction**

- 1.1 The proposal consists of a single storey flat roofed extension and further internal alterations following the approval for the change of use of the vacant school dwelling from nursery back to a residential dwelling.
- 1.2 This document is in support of the architectural drawings and planning application submitted to the Borough Council of King's Lynn & West Norfolk.

### **2. The Site**

- 2.1 The site lies off School Road, East Rudham to the north side of the road.
- 2.2 The property is currently vacant and was previously used for pre-school purposes, but the property is now superfluous to the use of the school. The property was once a residence for the school master prior to it becoming pre-school. This is a

semi detached property which has previously been extended to the north-east elevation with a two storey extension. It is attached to what is now known as Rudham C of E Primary Academy and was designed by Daniel Penning of Eye in Suffolk. The school was opened in 1858. The main original school house is of two stories formed primarily in Norfolk red bricks in Flemish bond with buff brick quoin work to the external comers of the main elevations and openings. The front elevation is dominated by the gable end which has a sloping parapet with shaped stone copings which meet the corbelled brickwork kneeler at the eaves. There is a buff brick plinth 450mm above the ground floor level, also at ground floor level is a 4 light bay window with 45° splays, timber casement windows with a central horizontal glazing bar, painted white, above is a pitched roof with lead roll hips and natural slates. Above at the first floor is a 2 light timber casement window, with central glazing bar, buff brick quoin work surrounds this window, the brick reveal has canted corners to the brick and a moulded brick hood over, just below the ridge is a buff brick gable vent. The main roof is topped with natural slates with an angular ridge. Rainwater goods are a mixture of black cast iron or upvc. The roof has rather imposing and impressive chimneys, in single or double form, with solid rectangular brick bases below octagonal stacks, with corbelled brick above and topped with hexagonal clay pots. The side extension is also formed in red bricks in Flemish bond, the windows serving this part are timber sash windows with a single vertical glazing bar, painted white, these generally have a segmental brick arch over. Topped with natural slates with the plain gable side on with a standard chimney stack over. The main roof, at the rear, has a similar gable with parapet as the front elevation. To the rear there is rather a hotch potch of differing roofs at different heights, all single storey, lean-to up to a brick parapet over the kitchen, duo pitched roofs sit over the utility and WC/store, these have unflattering gable ends to the rear elevation. To the party wall line there is a high wall topped with a stone parapet coping which resembles that in profile of the front gable parapet coping. These roofs and wall create an inner courtyard which is reached via the dining space.

- 2.3 Internally there is little of any architectural merit, all original fire surrounds have been removed and blocked up. All rooms need major refurbishment.
- 2.4 Currently there is only a pedestrian access from the adjacent school.
- 2.5 Existing boundaries comprise fencing adjacent the school to the rear, other boundaries are low existing brick walls.

### **3. Site History**

- 3.1 The current owner obtained planning approval for the change of use from a school to dwelling under planning reference: 21/00992/F. This application was approved on 17<sup>th</sup> September 2021.

#### **4. Access**

- 4.1 As previously approved, a new vehicular access is proposed to the front, refer to the site plan for more detail, but this will need to be provided by removing a section of wall fronting the road. This wall in is a poor state of repair in any case and as part of the process the necessary remedial works will be undertaken.
- 4.2 A paved bin storage area will be provided to allow access and to facilitate the collection of refuse via refuse and recyclable wheelie bins by the local authority.

#### **5. Design**

- 5.1 Externally there will be little change to the existing main frontage other than new joinery. To the rear single storey part, it is proposed to raise the external wall and provide a similar parapet arrangement as that on the party wall at the rear, this will allow for the different poor quality roofs to be replaced with a new modern and well insulated flat roof behind and out of sight. It is proposed to carry this new flat roof over the enclosed courtyard to provide more internal floor space. Above the new floor space, which will become the kitchen it is proposed to install a good sized lantern rooflight to provide natural daylight into this area. External doors are proposed which will open to the patio area. There are no additional changes to the approved scheme at first floor level. Internally there will be additional alterations, but these are mainly the addition of partition to facilitate the new floor arrangement. Some existing openings will be blocked up and some will be enlarged, but these are not considered to be significant. To the right of the existing building, when viewed from the roadside, a new extension is proposed. This will be single storey and provide an addition 67m<sup>2</sup> of floor area. It is proposed to clad this in a dark weatherboard and to be of a design that contrasts with the existing. This is normally the design philosophy when adding an extension to an older building, the concept is to show the difference between the older part and the new addition and not pretend to be part of the original building.
- 5.2 It is proposed that surface water be discharged to the existing system.
- 5.3 Foul water will flow to the existing drain runs on site and on to the foul sewer in the main road.

## **6. Landscaping**

- 6.1 Minimal landscaping is required, other than a general tidy up and laying a lawn, a paved patio area will be provided to the rear. However, it is proposed to remove the Sweet Chestnut at the front eastern corner of the site, this tree is extremely close to the power lines that cross the front of the site, it will also restrict visibility from the new access which is required- additional semi-mature tree planting is proposed to the rear of the site to mitigate the removal of this tree. Free draining surfacing will be provided to the driveway and car parking areas, no-dig construction will be provided under the RPA of the remaining tree at the front of the property. New 1.8m high close boarded timber fencing will be provided alongside the boundaries, supplementing the existing wall to the rear to provide privacy, this will reduce to 1.2m high at the front.

## **7. Sustainability**

- 7.1 An area is to be provided for recyclable and non-recyclable refuse.
- 7.2 One rainwater butt is to be provided.
- 7.3 Water usage is to be limited to 125 litres per person per day by means of flow control fittings to taps, showers, WC's and maximum capacity to baths.
- 7.4 Low E glass and energy efficient double glazing to be provided to all doors and windows.
- 7.5 100% dedicated energy efficient light fittings to be provided.
- 7.6 A rated energy efficient white goods are to be installed.
- 7.7 The extension is to be built to building regulations standards that will be current at the time of construction and zero ozone depletion insulants will be utilised.

## **8. Conclusion**

- 8.1 Considering the submitted documents and the design proposals therein and the fact that the applicant has already obtained the planning approval for a change of use back to a dwelling, the proposed extension will provide a dwelling that fits and provides for todays modern living requirements. We therefore trust that the application will be recommended for approval.



Existing front elevation





Existing rear/side elevations





Visual from front





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Visual from rear