Redhead Architects

ORC - 4 Old Rectory close

4 Old Rectory close, Mulbarton, Norwich, Norfolk, NR14 8LX

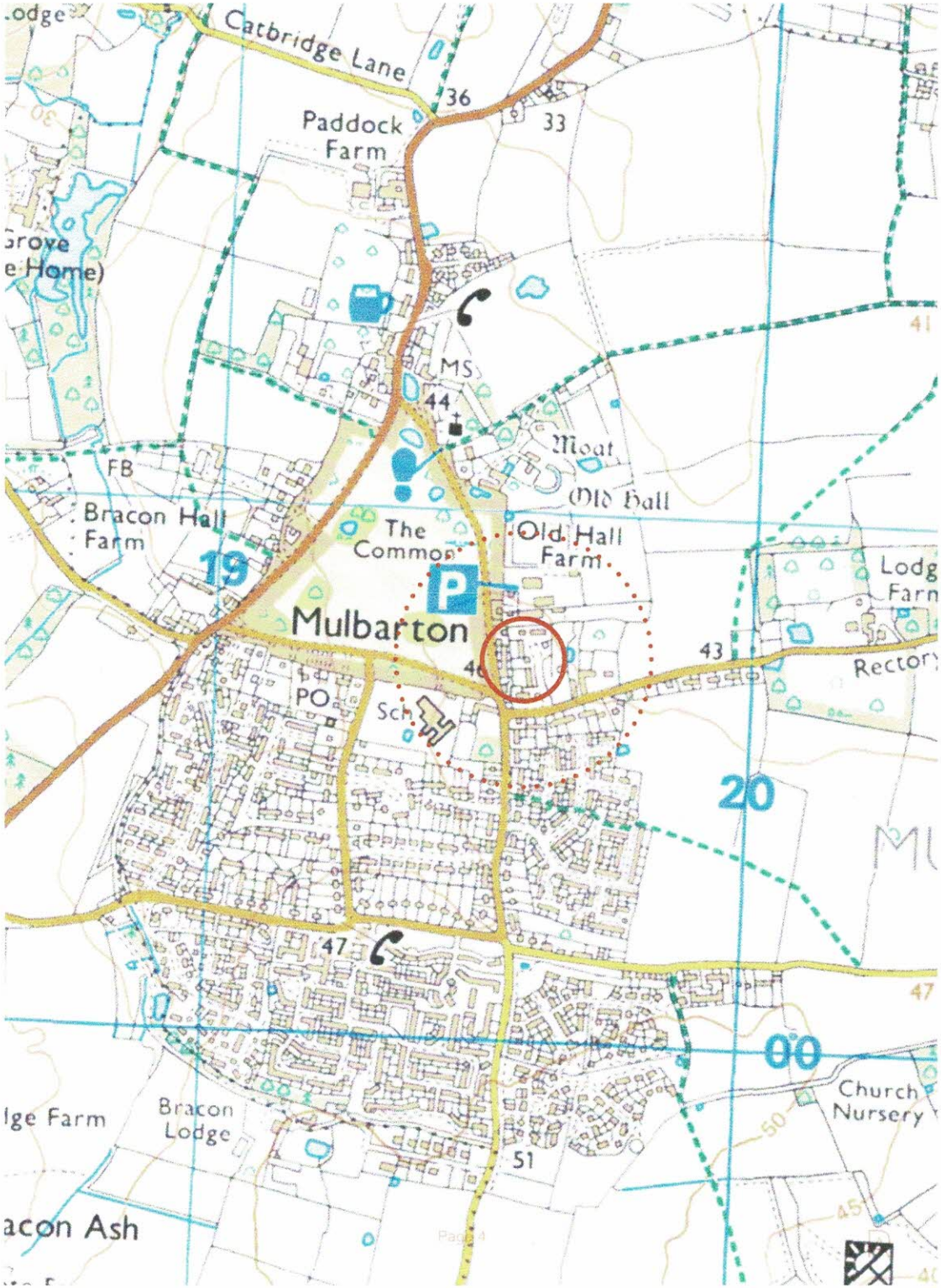
DESIGN & ACCESS STATEMENT

October 2022

Application for Householder Consent for the demolition of an existing single-storey extension, addition of a new double storey extension with pergola and associated landscape works. Retrofit to the existing ground and second floor including rendered walls, insulation and new windows to improve thermal performance.

CONTENTS

Please Note: Planning permission restrictions triggered by 'Nutrient Neutrality' should not impact this proposal as the number of family occupants will remain the same.



1.0 Introduction

This design and access statement has been prepared in relation to an application for the following works within the grounds of 4 Old Rectory close, Mulbarton, Norwich, Norfolk, NR14 8LX.

- Demolition of the existing single-storey extension to south of the house
- Erection of a new double storey extension to the south of the house
- Retrofit to existing building
- Associated landscape works

This statement forms an integral part of the submission and should be read in conjunction with the enclosed drawing package and application forms.

The structure and content of this document and has been informed by:

CABE's "Design and Access Statements: How to Write, Read and Use Them" 2006.

This statement demonstrates that a clear understanding of the site's characteristics and contexts has been gained, as well as an understanding of planning policy and guidance that has shaped and affected development of the site. This document seeks to:

- Provide a review of the site's immediate and wider context in terms of it's physical, social and economic characteristics and relevant planning policy and guidance;
- Provide a rationale for the scheme's design based on the above;
- Explain and illustrate the design principles in terms of the development's layout, density, scale, landscape and visual appearance;
- Explain how the owners (and users) of the site will continue to access the development from the existing transport network and how the main accesses have been maintained;
- Explain how the development will meet the local planning authorities objectives.

The house is currently in use by the client. The house is orientated from east to west (front to back) and has a poor connection to the back garden. The existing single storey extension is thermally unstable, being cold in winter and hot in summer.

The proposal seeks to improve the accommodation on site to allow the client to enjoy their house, use and enjoy the garden.

The principles underlying this design report are:

- To preserve and enhance the appearance of the existing building and site
- Improve the circulation between living spaces
- Be sensitive to the defining characteristics of the local area
- To improve the experience of the existing house and grounds
- Use a sensitive palette of materials
- Enhance the connection of the property to the surrounding grounds
- Improve thermal performance.

2.1 Site

Norwich is the county city of Norfolk, within the Wensum valley. Mulbarton is a popular village which lies six miles south of Norwich. The village is conveniently situated within reach of the A47, A11 and the A140 providing good public transport to Norwich,

Mulbarton is well known for its ancient common and duck pond. The village is well served by a range of local facilities for everyday needs, including a Post office/ general store, school, village hall, public house, doctors/ dental surgery and dispensing chemist.

The dwelling is within Mulbarton conservation area close to amenities such as a sports centre, school and public transport links. The immediate neighbouring properties are all residential.

Rectory lane has a speed limit of 30mph, however the speed limit lowers to 20mph as the tactile paving is approached from the east. Thus reducing vehicular speeds as the proximity of the school located on the Common (Lower) is approached. Egress routes from the Common (Lower) increase back to 30 mph once tactile paving is crossed.

The northern, southern and western boundary's adjoin neighbouring gardens. The eastern boundary abuts Old Rectory close.

The site's perimeter consists of fences. The interior of the site is formed of gardens in front and behind the property. The position of the house allows both the front and the rear of the dwelling to receive sunlight throughout the day.

Existing buildings on the site consist of:

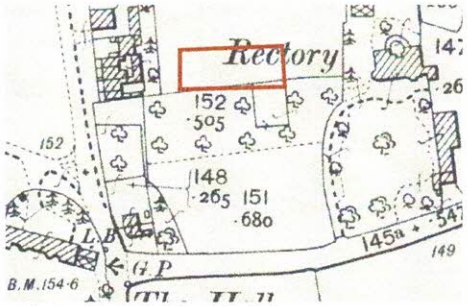
- 4 Old Rectory Close, the main house
- Garage

The site currently has electricity and water supplies and is connected to mains drainage.

The development will have no detrimental effect on the neighbours access to light.

KEY:
1. 4 Old Rectory Close (house)
2. Double Garage

2.2 Site History



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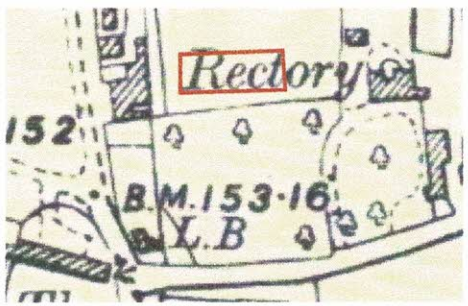


1951


1980


2022

4 Old Rectory close is a 1980's detached dwelling, located nearby the Common.

This plot benefits from a double garage, parking for several vehicles and large private garden in the west.

The house has a running brick bond with uPVC windows.

The rear of the 4 Old Rectory close backs onto residential property's that overlook the common. Both buildings on the plot are of sound construction, brick, roof tiles but the garage has poor thermal performance.

The house was bought by the current owner in 2021


2022

2.3 Planning History

RELEVANT APPLICATIONS NEARBY

2016/1621 (Permitted 19.08.2016)
1 Old Rectory Close Mulbarton NR14 8LX
Single storey ground floor extension with an element of 2nd storey forming a bathroom extension.

2004/1584 (Permitted 08.09.2004)
8 Old Rectory Close Mulbarton Norwich NR14 8LX
Proposed single storey extensions to front & rear of dwelling.

1999/0842 (Permitted 30,07.1999)
9 Old Rectory Close Mulbarton Norwich NR14 8LX
Extension to side of dwelling.

1999/0142 (Permitted 22.03.1999)
1 Old Rectory Close Mulbarton Norwich NR14 8LX
Erection of 1st floor extension.

1993/1629 (Permitted 12.01.1994)
2 Old Rectory Close Mulbarton Norwich NR14 8LX
Erection of extension to dwelling.

The house is within Mulbarton conversation area and is not listed.

2.4 Existing Site Plan

Existing site plan

The pedestrian approach and Vehicular access is from Rectory Lane along Old Rectory Close. The site is surrounded by neighbouring residential dwellings.

The orientation and position of the house within the site results in the front garden receiving morning sun and the rear garden subject to late afternoon sun. The gable end as seen in V3 receives direct sun throughout the day.

The site restricts direct light to the living space near the northern boundary, hence the patio doors as seen in V2.

The formal front door as seen in V1 is indicated by a red triangle in the existing plan opposite. The front of the dwelling overlooks Old Rectory close on the eastern boundary.

A fence and the garage wall runs adjacent to the application boundary to the south.

The western boundary is indicated by a fence that abuts a neighbouring property's The rear of the property is accessible via a gate identified with a white triangle. Alternative access points into the dwelling are shown with a green triangle

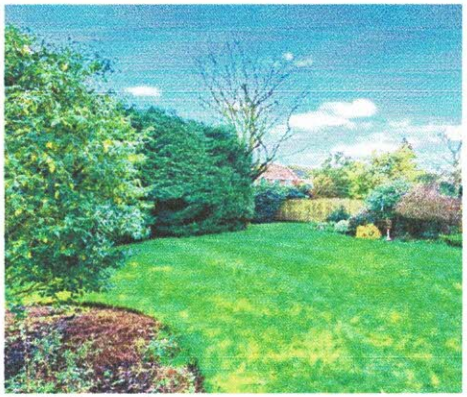
A fence and hedge runs along the northern boundary.


V1 - Facade with gable end extension.


V2 - Rear elevation of dwelling


V3 - Existing garden

2.5 Site Photos



V1 - Western boundary

V2 - Access and Egress to Old Rectory close from Rectory lane

Key plan

V3 - View of the Common

V4 - The house and garage in relation to the southern neighbouring property

V5 - The rear of the property and its relation to the northern neighbouring property

V6 - Rear view of dwelling

V7 - View of rear garden from rear patio door

2.6 Existing Building

The existing house consists of living and sleeping accommodation from a large central hallway. At ground floor, the living room occupies the north of the house, so receives little direct light.

The kitchen that is west facing, is accessible via a single story extension. As a result it receives direct light in the late afternoon. At first floor, three bedrooms face the east, benefiting from the morning sun.

However the double storey gable end extension to the front restricts direct light to the northern side of the dwelling.

The rear garden has been landscaped with a mix of paving and grass.

View of the rear of the house and existing single storey extension

3.1 Use & Amount

The existing use class of the site is currently C3 Dwellinghouse. The overall use class is unchanged by this application, and the entire site will remains in the use of the current occupier.

The proposed extension on ground floor will function as a Kitchen, Utility and Gym. Whilst the existing kitchen will be retrofitted into a dining space. The enlarged kitchen and dining space will become the heart of the house, overlooking a newly landscaped garden during sunset.

As a result the internal functionality of the building provides greater visuals and direct access into the garden.

The second storey extension will provide an added master bedroom that will include an en-suite and walk in wardrobe. The existing bathroom layout will be improved.

Overall the proposed extension is arranged to improve the internal and external circulation. Visual and physical connections with the garden are enhanced.

The location of the extension will ensure that there is no detrimental impact on nearby residences.

EXISTING HOUSE	G.I.A.
Ground Floor	78 m²
First Floor	74 m²
TOTAL EXISTING ACCOMMODATION	**152 m²**
DEMOLITION	
Existing Single Storey Extension	4 m²
PROPOSED HOUSE	
Ground Floor Extension	48 m²
First Floor Extension	48 m²
TOTAL NEW ACCOMMODATION	**96 m²**
TOTAL GROUND FLOOR	**126 m²**
TOTAL FIRST FLOOR	**122 m²**
TOTAL PROPOSED ACCOMMODATION	**228 m²**

View of proposed double storey extension and pergola

First Floor

Ground Floor

Rear view of proposal

3.2 Layout

The arrangement of the proposed extension responds to the internal plan and the site.

The existing dwelling will gain a new double storey extension. The existing kitchen has been opened into the extension to create a kitchen-dining space, with a direct connection to the garden,

A timber pergola provides shading to the diners glazing to minimise overheating.

On the first floor, a retrofit to the existing bathroom and the double storey extension has resulted in a generous master bedroom which includes an en-suite and walk in wardrobe.

The proposed planters introduces an element of biophilic design into the proposal, which will improve the western view from the kitchen, dining and living space.

3.3 Access

Site

The building will continue to be accessed by vehicles via the existing site access along Old Rectory close.

This proposal is a remodelling of an existing property and does not affect the current traffic patterns or the free flow of traffic.

The development does not restrict or alter access for emergency and refuse vehicles.

The existing parking provision will be unchanged by this proposal, but access into the garage is improved by opening into the site boundary.

House

Access to the front of the property is unchanged by these proposals.

The proposed circulation on the ground floor improves flow from within the south side of the dwelling.

The thermal performance of the house will be improved by providing the dwelling with insulation when the buildings fabric is rendered.

Proposed interior view of dining space from kitchen

View of the proposed dwelling

View of proposed extension and pergola from the garden

View of proposal from Old Rectory close

3.4 Scale

The scale of the extension is derived from the proportions of the existing house and has been designed to complement the existing form.

The double storey extension is designed in keeping with the existing building.

The size and rhythm of new windows and door openings is informed by the existing building.

The planter on the ground floor and pergola help break up the form in the rear elevation whilst providing some privacy to the occupant.

View of existing house from Old Rectory close

View of the rear proposed dwelling

Dining looking onto kitchen

View from gym

3.5 Building Appearance

The form and proportion of the extension are informed by the existing building. The proposed materials are intended to complement the building, whilst clearly being a modern addition.

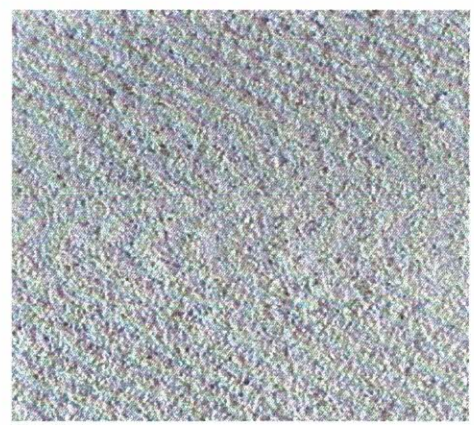
The timber pergola will enhance the contemporary feel of the extension, whilst allowing for simple construction.

The external palette of materials is intended to be simple in order to avoid overcomplicating the scheme. By applying render, the proposal will blend into the existing building.

Windows and doors are proposed as metal framed glazing systems. The generous proportions will provide good levels of daylight and views into the surrounding garden.

By rendering the proposed and existing walls, insulation will be installed thus improving thermal perfromance.

Example of swimming pool



Rendered wall

3.6 Structure & Drainage

The extension is envisaged as a block structure.

New rainwater goods will be plastic to remain in keeping with existing.

Foul and surface water will connect into the existing surface water drainage system.

Planning permission restrictions triggered by 'Nutrient Neutrality' should not impact this proposal as the number of family occupants will remain the same.

Example of timber pergola

3.7 Landscape & Visual Impact

The landscape is an integral part of the successful development at 4 Old Rectory close, where existing paths remain.

The landscaping around the house is currently laid in paving and grass.

The landscaping around the extension will be in sympathy with the ecological values of the owners, and will provide habitat as well as amenity. The inclusion of new planting / shrubs and trees will encourage wildlife.

There are no significant trees on this site, so none will be affected by this proposal.

3.8 Sustainability & Energy

It is the intention that the double storey extension adopts the best principles of new construction:

- High thermal performance envelope
- Minimise thermal bridging
- Good levels of airtightness
- Low heating / cooling demand

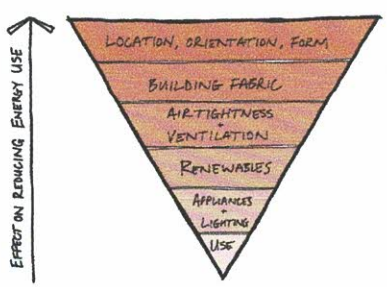
It is envisaged that natural ventilation will be employed.

Spaces in the extension are naturally lit to suit the use of the spaces. Artificial light will be LED operated, with smart switching and timers.

Thermal performance of the extension will be targeted in excess of building regulations in order to minimise the requirement for heating.

Hot water and space heating for the extension will draw from the existing system.

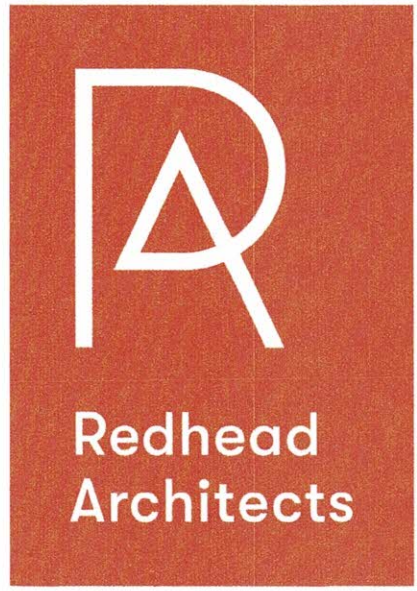
The proposal includes the installation of fossil-free energy generation and heating using Photovoltaic panels, and Air Source Heat Pump. This is an important step working towards the house becoming Carbon Neutral in the future.



4.0 Virtual Reality

The project has been modelled extensively to see how the proposals work with the existing building and landscape. The images in this report are 2D outputs from that process.

In addition to 2D imagery, we use Virtual Reality as a design and communication tool. We are more than happy to meet in person and demonstrate the project using this technique.



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