
SMG ARCHITECTS



Planning Statement

Design, Access and
Heritage Statement



Replacement Dwelling
Garden of Eden
The Street, Morston
Holt, Norfolk NR25 7AA

CONTENTS

1.0 INTRODUCTION

2.0 SITE CONTEXT

3.0 THE PROPOSAL

Design

Access

Waste and refuse

4.0 LANDSCAPING AND BIODIVERSITY

5.0 SUSTAINABILITY OF DEVELOPMENT

6.0 PLANNING POLICIES

7.0 HERITAGE STATEMENT

Assessment of heritage significance

Assessment of impact and Mitigation

1.0 INTRODUCTION

The following Planning Statement including Design and Access Statement and Heritage Statement has been prepared by SMG Architects and is to be read in conjunction with the relevant SMG drawings.

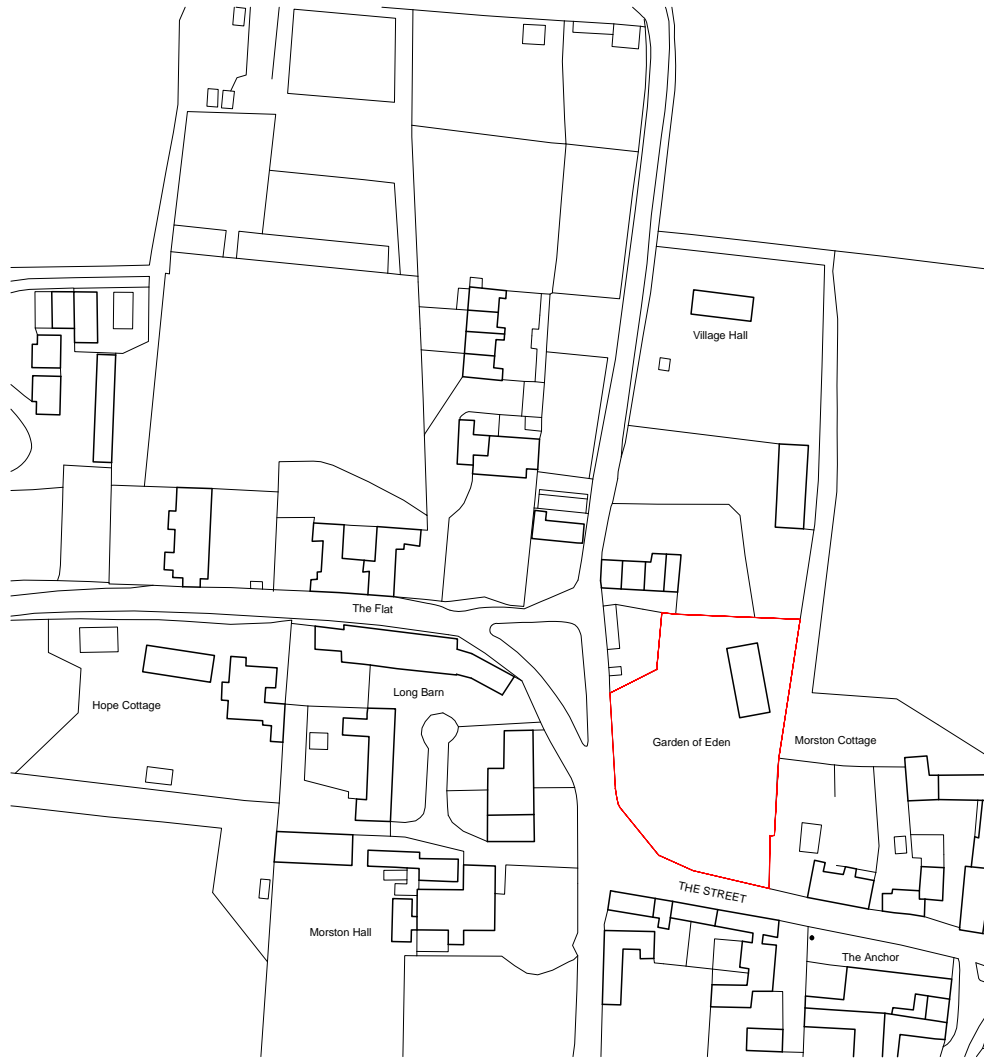
Site location and development proposal have been carefully considered against the planning policies.

The applicants family have owned the site since the 1950s and built the current single storey dwelling as a holiday home in the 1960s. Since then generations have spent many summers enjoying the many amenities that Morston and the surrounding area has to offer with fishing and sailing being the highlights.

The applicant has decided that Morston will become their only permanent residence. The proposed house with garage & studio will enable them to achieve this dream with space for family and friends to enjoy the beauty of the North Norfolk Coast.

The existing property currently has six bedrooms and therefore there will be no increase in bedroom provision with the proposal.

2.0 SITE CONTEXT



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Existing Site Plan



Site Photos

The site is an approximately 2450 sqm plot situated on the Street adjacent to The Green and diagonally opposite the entrance to Morston Hall. It is approached via Quay Lane which is just off The Street. It comprises of the large mature garden with a mixture of well-established trees and a 137 sqm single storey dwelling which was built in the 1960s. The northwest corner of the site houses some timber outbuildings which total 37 sqm.

3.0 THE PROPOSAL

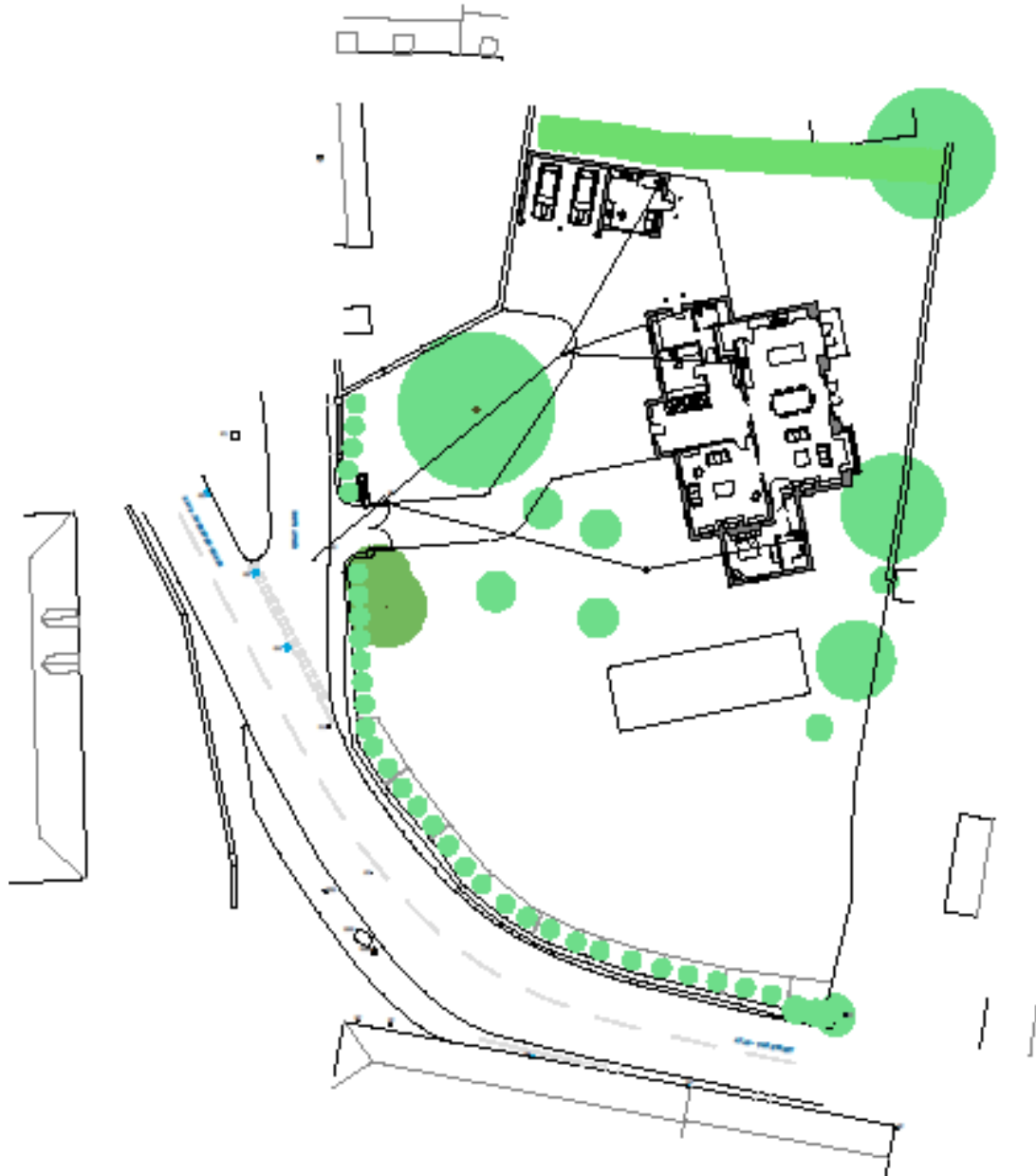
Design

The proposal set out within this application is to demolish the 1960's single storey dwelling along with outbuildings and replace with a new dwelling with detached single storey open garage with a small studio. The existing dwelling is of low-quality design and construction and its age would suggest that it has elements containing asbestos. It does not lend itself to modification and extension and it has therefore been determined that a new dwelling suitable for 21st century living replace it.



Existing dwelling

The proposed property would be sited and orientated in a very similar location to the current property with the garage / studio taking up the position of the current outbuildings. An outside swimming pool is proposed to the immediate south of the new property. The aim is to tie in with the surrounding properties in scale and style. The footprint of the proposed dwelling would be 248sqm, the garage / studio 59 sqm.



Proposed Site Showing Ground Floor Layout

The proposed dwelling, garage has been designed using simple material palette comprising Norfolk red multi brick and flintwork in lime mortar, horizontal cedar cladding, painted timber joinery & clay Norfolk pantiles. The new proposal is to utilise sustainable technology including ground source heat pump, photovoltaic cells, low energy lighting and modern construction techniques, built to high quality standards, making it durable and low maintenance.

The use of local materials and forms will add character and enhance the local area. The scheme with strategic new planting and hedge and flower beds planting will ensure that the dwelling fits sensitively within the surrounding rural character of the village.

The main house is positioned 24m away from the west boundary and 33m west boundary that face existing residential properties which is over and beyond the recommended distances set out in Policy EN4, thus eliminating detrimental effect on the residential amenity of the neighbours.

Access

The current site access is to be relocated approximately 7.5m south of the existing but set back 2.6m from Quay Lane. A new shingle access drive will lead to the front of the property and annex with terminating in a large manoeuvrability area to provide a safe area for vehicles to enter and leave the site.

Waste and refuse

Waste and recycling storage bins are to be located in the garden and will be brought to the designated collection area on the days of refuse collection. Please refer to drawing PL01G for the waste bins location.

4.0 LANDSCAPING AND BIODIVERSITY

The owner of the property has a great interest in landscaping and has already undertaken significant measures to improve the existing landscaping through re-planting at the west and southern boundary with 32 Photina evergreens which will screen the site. Recent tree removal and

surgery has been undertaken under Tree Works TW/20/0246. The owner also plans to carry out further planting of new shrubs and some flower beds which will enhance the biodiversity of the site.

Please refer to Protected species report produced by Wild Frontier for full details of the Biodiversity proposals.

5.0 SUSTAINABILITY OF DEVELOPMENT

The new building will be constructed from modern construction materials with insulation values in excess of the basic building regulations. To improve the sustainability and local distinctiveness, the use of locally sourced materials will be encouraged as well as use of green technologies to heat the dwellings through the use of ground source heat pump with photovoltaic cells.

6.0 PLANNING POLICIES

While designing the proposed developments SMG has taken in consideration North Norfolk District Council Planning Policies within the Conservation area.

- Policy SS 1 - Spatial Strategy for North Norfolk;
- Policy SS 4 - Environment
- Policy EN1 - Norfolk Coast Area of Outstanding Natural Beauty
- Policy EN 2 - Protection and Enhancement of Landscape and Settlement Character
- Policy EN 4 - Design
- Policy EN 9 - Biodiversity & Geology
- Policy EN 13 - Pollution and Hazzard Prevention and Minimisation
- Policy CT 6 - Parking provision

7.0 HERITAGE STATEMENT

Assessment of heritage significance

The site in question is situated close to the centre of village of Morston within a Conservation area.

The Morston Conservation Area was originally designated in 1975. The designation covers most of the built development of the village, from the

church to the east, along The Street and leading into Morston Chase to the west. Two unmade lanes branching off to the Quay to the north and in the direction of Langham to the south are also included, as well as Hall Farm at the southern end of the Conservation Area.

First use of the site for residential use would tie in with the erection of the current property in the 1960s. Before its residential use the site was an orchard which may have been part of the Anchor Inn.

Assessment of impact and Mitigation

The proposal seeks to replace the previous dwelling with a larger two storey property which will be located in a very similar location to the existing, in order to keep the main building set back on the site. It also seeks to improve the appearance of the site and to mitigate its impact on the setting of the heritage assets and the character and appearance of the Conservation Area, whilst improving the living conditions.

To ensure the character of the area is preserved, material choices as well as style has been carefully considered so that the new dwelling will be within the character and in keeping of the conservation area.