

Design, Access and Planning Statement

Proposed Pilates Studio - Queen Margaret Cottage, Saxlingham Nethergate, NR15 1TG

Site

Saxlingham Nethergate is a village and civil parish in Norfolk, England, about 9.5 miles south of Norwich. It is surrounded by residential dwellings and mixed farmland (figure 1). The overall site use is currently a single dwelling house with some small outbuildings used for storage.



figure 1

Access

The site has an existing private vehicle access point from the highway on the South boundary, which benefits from good visibility splays. The scheme proposes to use the existing highways access and access points within the site area to serve the new building. Therefore, no alteration or change is required to the Highways access or crossover to provide vehicle access.

Design and layout

We were given the task of creating an open plan space, with a generous ceiling height and lots of natural light for the purpose of a Pilates studio. The proposal is single storey measuring 4.4m to the ridge height to not negatively impact the neighboring properties or the character of the area further afield. Furthermore, the ceiling will be vaulted allowing for a high ceiling within a single storey space. There will be a small bathroom and storage cupboard for equipment and two sets of glazed double doors connecting the studio to the garden.

Appearance

The proposed building will consist of a small brick plinth in Suffolk red Bricks. The elevations will be timber frame, covered in feather edge horizontal boarding painted black. Windows, doors and timber barge, fascia and soffit painted black to match the feather edge boarding. The roof will consist of red clay plain tiles, with a half round red clay ridge tile. Black UPVC gutters and downpipes will be used.

Heritage Statement

Farmhouse converted into two dwellings. Late C16 and later. Rendered timber frame re-faced with brick to front and sides. Thatched roof. Two storeys. C18 or early C19 re-facing with three-light windows with metal casements and horizontal glazing bars. Ground floor windows beneath segmental arches. Later gabled porch and later extensions to rear. One off-centre axial stack and one later gable-end stack. Remains of one queen post truss to west of stack. Large bridging joist with broach chamfer stops.

Planning policy

Materials have been carefully selected and scale and design have both been carefully considered in accordance with the local plan and the NPPF.