



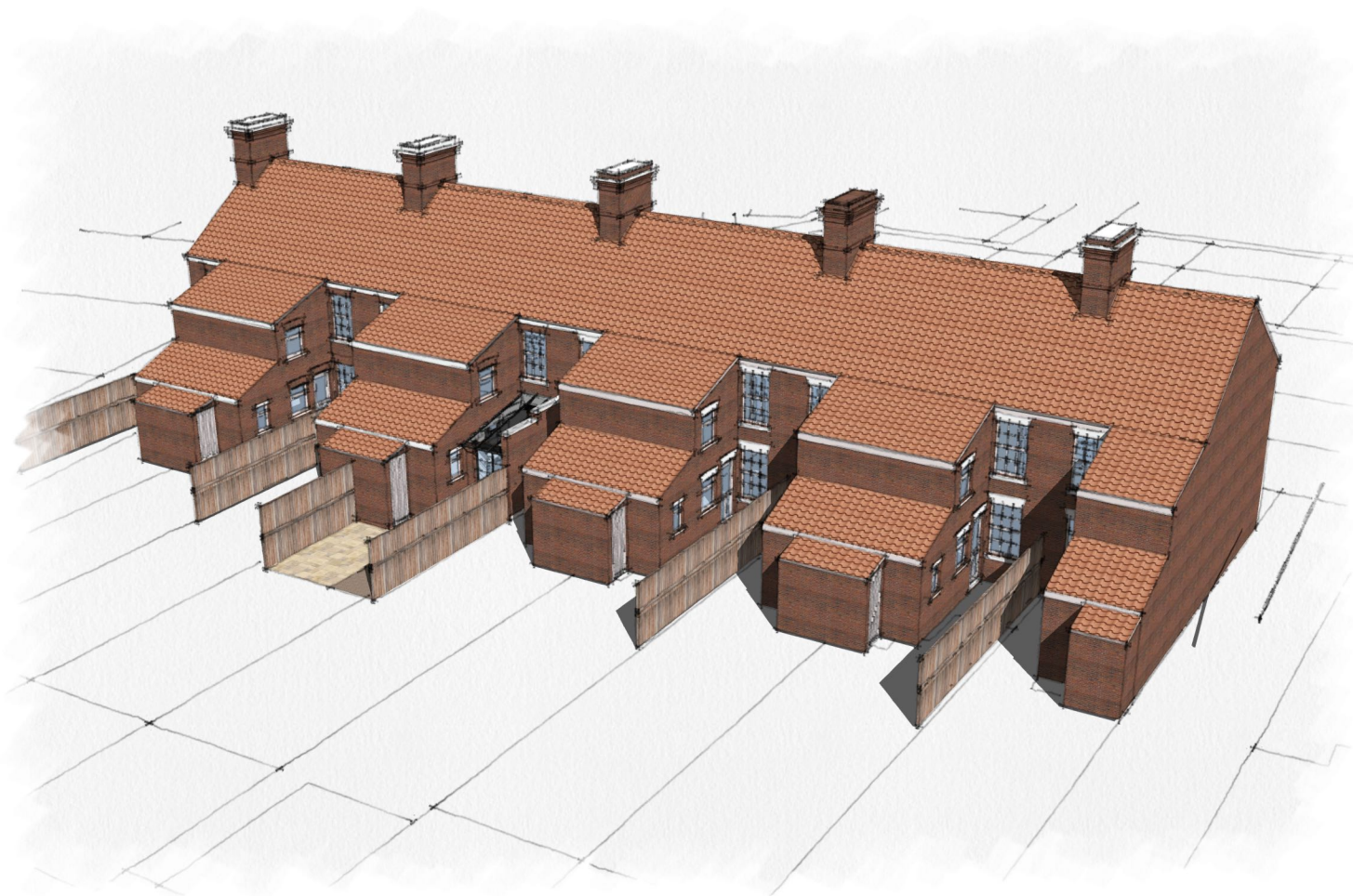
Proposed Single Storey Rear Extension

4 School Terrace, Trowse, NR14 8TJ
for Ms Clarke

Design and Access Statement

November 2022

Design and Access Statement - Proposed Single Storey Rear Extension



INTRODUCTION

This Design and Access Statement has been prepared to accompany a householder planning application for a rear single storey extension to 4 School Terrace, Trowse for Ms Clarke

The purpose of this document is to explain the rationale behind design proposals forming part of the planning application and follows guidelines set out in 'Design and Access Statements: How to Write, Read and Use Them' published by CABE. These guidelines set up an assessment, involvement, evaluation and design process which explains how the final design has been informed by the wider context of the site in terms of its physical, social, economic and planning policy context and how the final design has considered and responded to different opportunities and constraints surrounding the project.

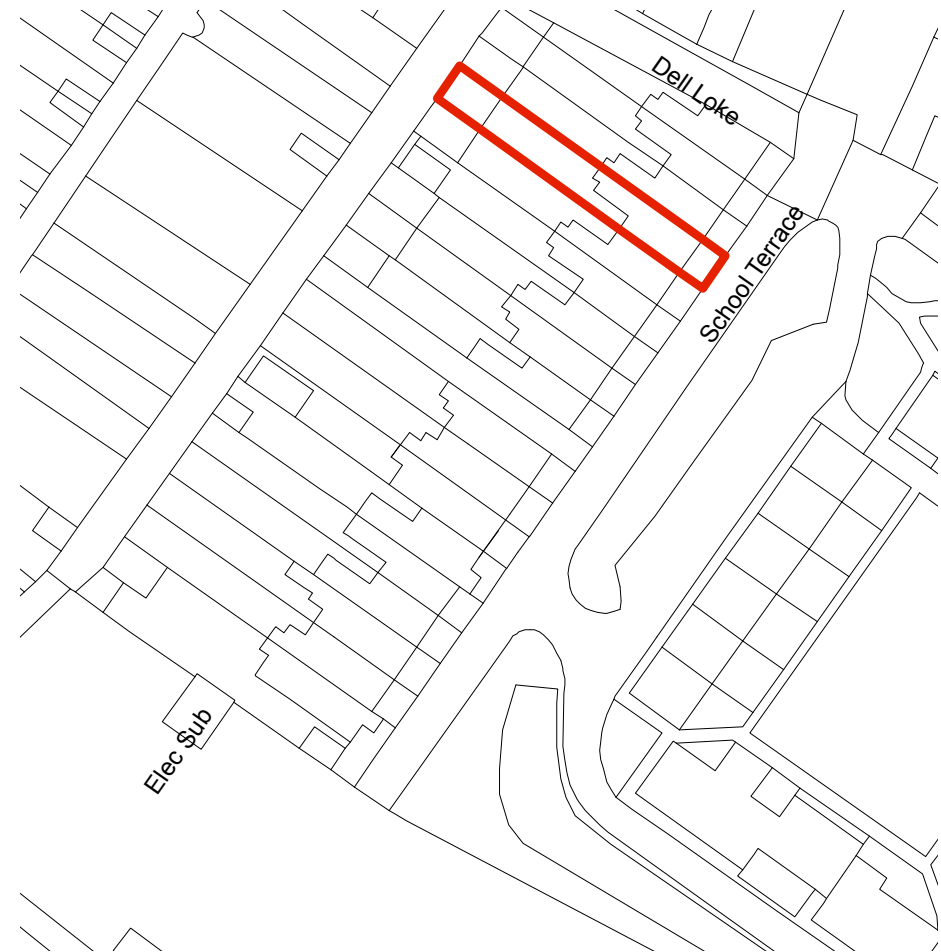
HISTORY, SITE LOCATION AND GENERAL CONTEXT

The village of Trowse is situated approximately 2 kilometres south east of the City of Norwich and is in the South Norfolk local government district.

The correct name for the village is Trowse Newton or Trowse-with-Newton. The manor of Newton was originally larger than that of Trowse, which was its berewic or outlier. Trowse has been known at various times as Trows, Treus or Treussa and the name is said to derive from the Saxon term tree-house, meaning a wooden house.

The Colman family is largely responsible for Trowse as we know it today. At the time they acquired the village it was very poor. Indeed one of its yards, Lent Yard, was nicknamed 'the slums of Trowse', and it would seem that the village attracted people of ill repute, who had been expelled from Norwich. The Colmans set about transforming Trowse into a "model village" as a part of a miniature "cradle to grave" welfare state.

In their enlightened attitude towards their employees, the Colmans were typical of a number of successful industrialists of the nineteenth century. They



Site Location

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had themselves risen from humble beginnings and were Nonconformists. They believed it was their duty to preserve their workers from sin and squalor and to set them on the path of virtue and self-improvement, while also noting that a contented work force was a hard working one. They were following in the tradition of Sir Robert Owen, the founder of New Lanark in the early years of the century. Their contemporaries were the Lever Brothers at Port Sunlight and Sir Titus Salt at Saltaire and they pre-dated the Rowntrees at New Earswick and the Cadburys at Bournville.

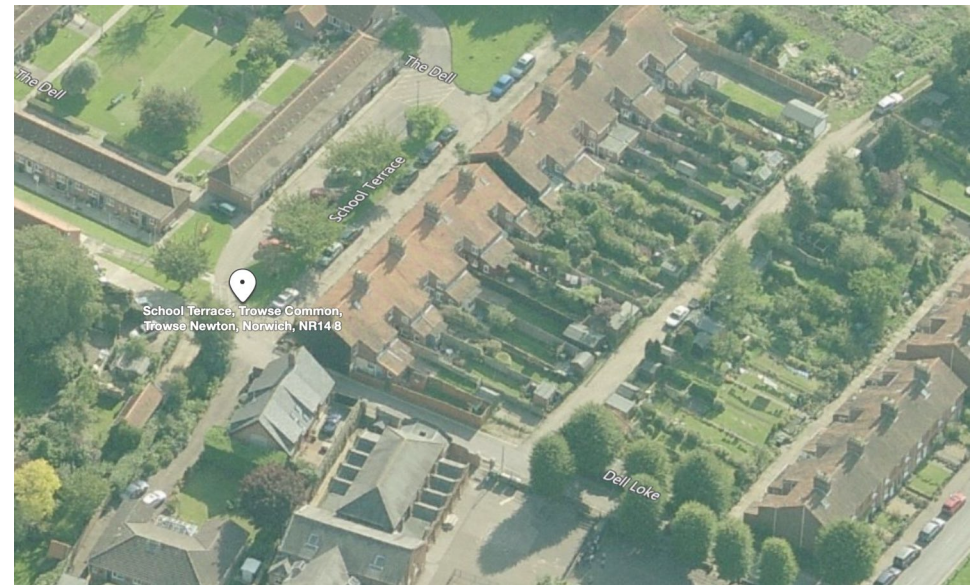
At Trowse the Colmans built terraced houses for their workers and semi-detached ones for their foremen. In 1870 they built the present village school and a Congregational Chapel. The chapel stood immediately east of Chapel Terrace but was unfortunately demolished some years ago. Houses for pensioners in the Dell followed in 1890. In 1899 the seventeenth century Manor House was restored and extended as a Reading Room.

The house situated at no. 4 is part of a late 19th century terrace of houses in red brick and pantile known as School Terrace. Despite their late 19th century date, it has an almost Georgian simplicity and dignity.

School terrace faces south west and serves as the background of the single storey housing known as the Dell. The terrace features back to back rear gardens with the two most north-easterly block of Russell terrace.



Aerial View of the Site and Area Looking North



Aerial View of the Site and Area Looking South

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Aerial View of the Site



School Terrace - Front Elevation



School Terrace - Rear Elevation



School Terrace - Rear Elevation

TROWSE CONSERVATION AREA

The Conservation area, as designated in 1978, includes properties on both sides of the Street from St. Andrew's Church and Whitlingham Lane to Crown Point public house; Blockhill Cottages and the frontage on the north side of Kirby Road as far as Stone Cottages; the Common and properties on both sides of White Horse Lane to a little beyond the converted farm buildings; Dell Loke, School Terrace and the Dell, together with land to the south (allotments) and to the east (Barn Meadow); meadows northwest of Whitlingham Lane, which fall within the Broads Authority and west of the Common, stretching to the stream which by-passes Trowse Mill; and meadows between this stream and the river Yare itself.

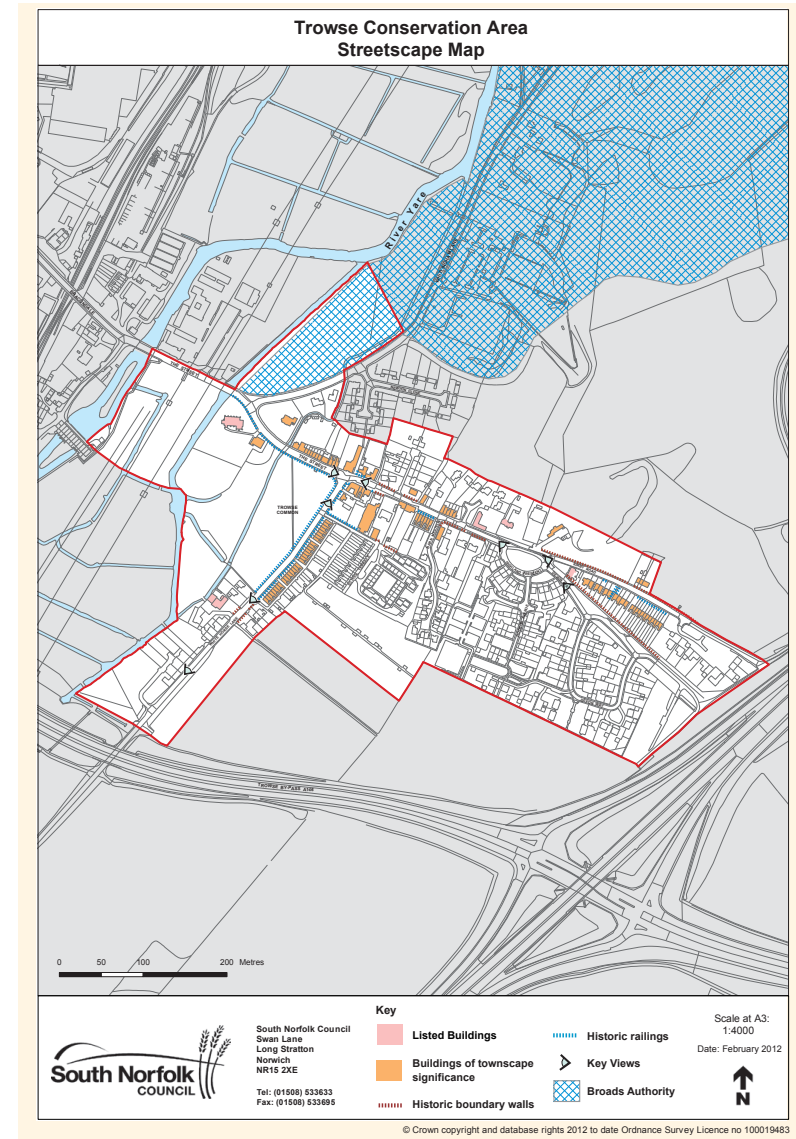
Trowse owes its unique character to its development by Colman's in the late nineteenth century as a "model" village for their employees. Trowse was close to their new works at Carrow and much of the village was in need of rebuilding or improvement.

The 'model' village comprises of both housing and public buildings, as well as extensive areas set aside for allotment gardens: housing at Russell Terrace, School Terrace, Stanton Terrace, Chapel Place, Vulcan Cottages, Crown Point Villas, Blockhill Cottages and the pensioners' cottages in the Dell; public buildings include the School, a Congregational Chapel (east of Chapel Place, but now demolished) and the Reading Room (in the former Manor House). Some allotment areas were developed in the 20th century for housing such as those at Newton Close, but others still survive such as those adjacent to The Dell and behind the new houses on Devon Way.

The Conservation area contains five buildings on the statutory list of Buildings of Special Architectural or Historic Interest. There are also a large number of buildings, which, though not listed, are considered to be of townscape significance.

The houses built by Colman's for their employees and their pensioners are of great interest historically. They are also of architectural interest and of townscape value.

In an effort to influence the changes, and help maintain the character of the buildings, an Article 4 Direction was approved in 2017



28. Trowse Conservation Area Character Appraisal

PROPOSALS

USE

The proposals will retain the use of the site as a residential property.

AMOUNT

The aim of the project is to provide a new single storey rear infill extension. This amount of development is considered appropriate and ancillary to the use of the existing dwelling.

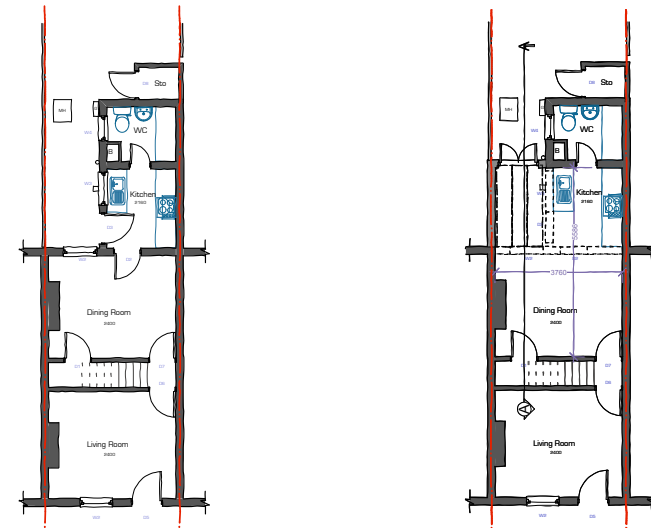
The internal layout of the original terrace remains unaltered by the proposals.

LAYOUT

The infill extension to the rear of the property, will facilitate a larger kitchen alongside an open plan kitchen dining. The design is based on the simple principle of 'appending' to the existing house an element that has similar characteristics to the original structure. It will also provide a central space for the resident to receive and entertain visitors.

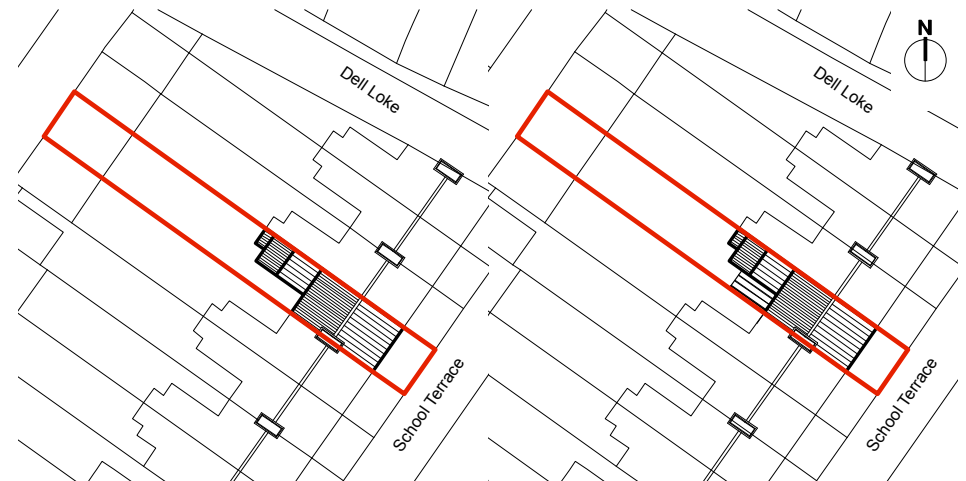
Access to the rear garden will be through a new set of patio doors.

It is clear to see that the traditional arrangement of the property is restrictive for modern day living and therefore this proposal seeks a sensitive adaptation to expand the layout.



Ground Floor Plan as Existing

Ground Floor Plan as Proposed



Site Plan as Existing and as Proposed

SCALE

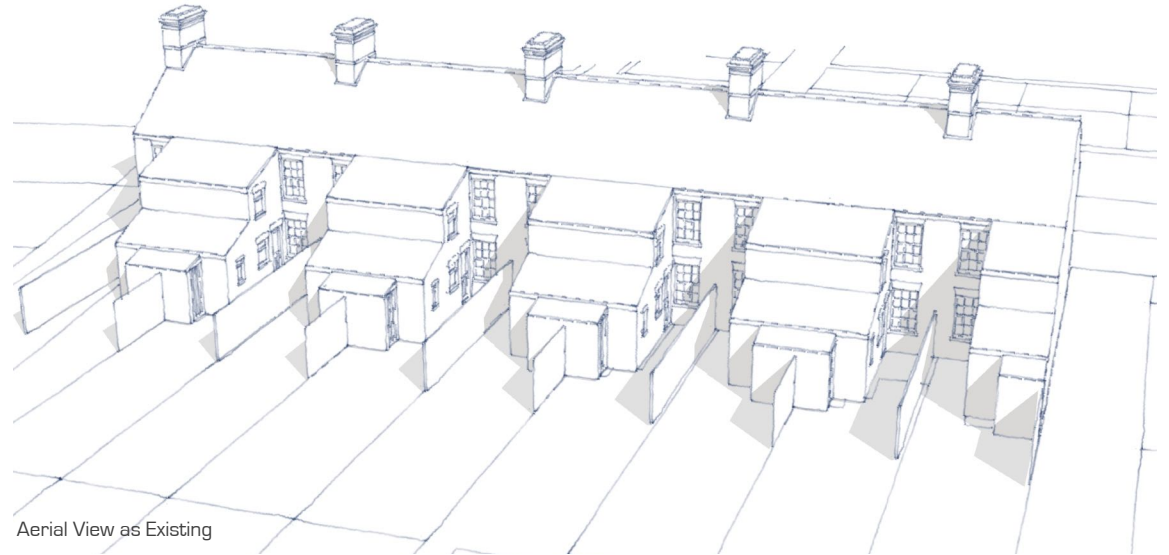
The size and therefore the scale of the single rear extension has been kept to a minimum to fulfil the brief. The proposed extension is of a scale and size that adds rather than detracts from the form and character of the existing building.



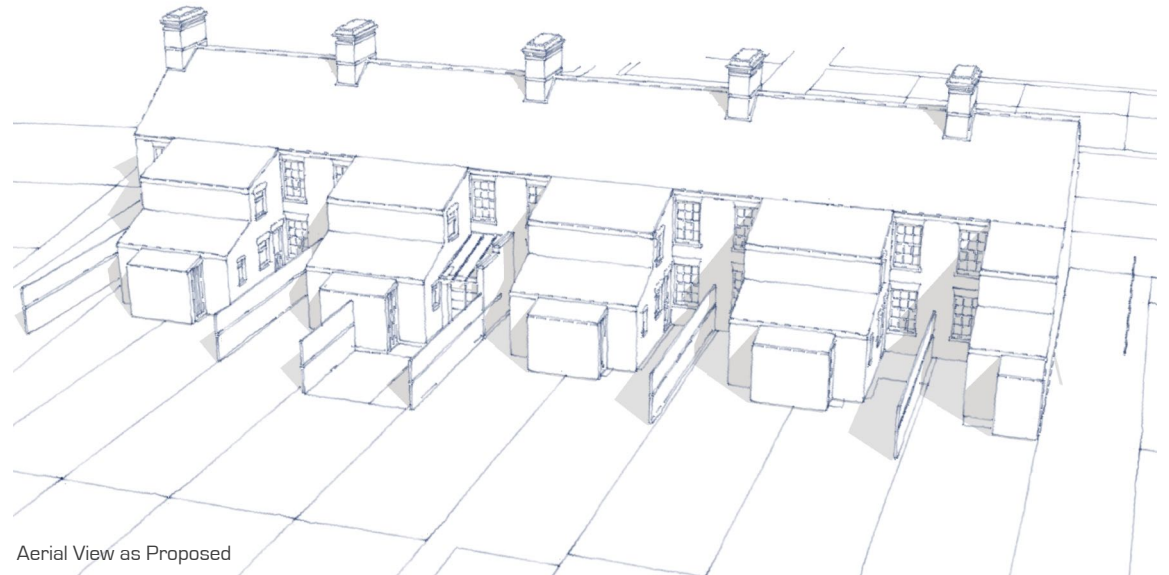
School Terrace - Rear Elevation as Existing



School Terrace - Rear Elevation as Proposed



Aerial View as Existing



Aerial View as Proposed

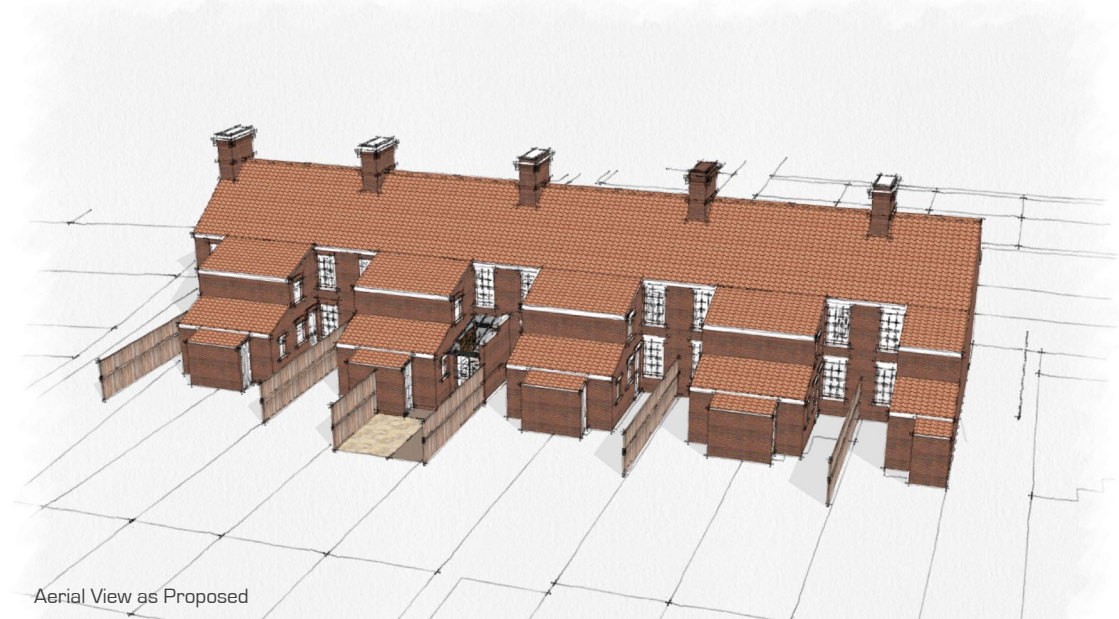
Appearance

The appearance and design of the proposals have been arrived at after careful consideration of the existing building and its environs.

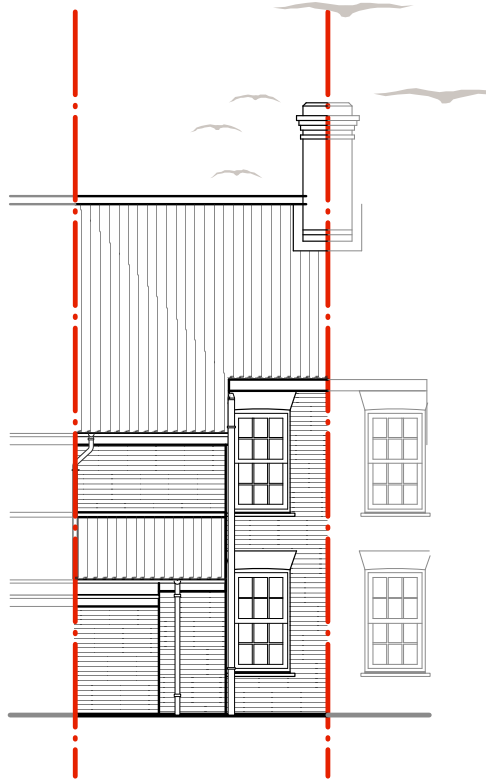
The rear extension will feature red facing brick with a stone capping. The roof will comprise patent-glazing with rainwater goods to match the existing over a new crittal style patio door.

The proposed materials and detailing will help preserve the character and appearance of the conservation area and help retain the traditional character of the terrace whilst allowing the property to be inhabited successfully for many years to come.

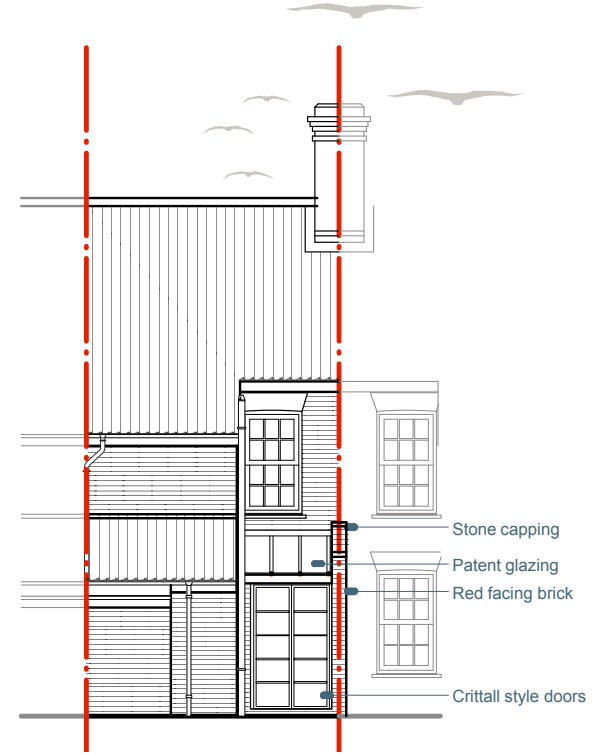
The extension won't be visible along the front elevation of School Terrace. There is however an access road which runs along the rear of the terrace, leading to the parking areas and rear gardens. The extension will be visible from this road however, the existing collection of outbuildings, boundary treatments and parking spaces make the rear elevation of the terrace as a whole to some extent eclectic. Nevertheless the form, massing and finishes of the proposed extension will allow it to blend in.



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Rear Elevation as Existing



Rear Elevation as Proposed



School Terrace - Rear Elevation as Existing



School Terrace - Rear Elevation as Proposed

ASSESSMENT OF PLANNING CONSIDERATIONS

Principle of Development

The principle of residential extension is acceptable

National Planning Policy Framework

NPPF 12: Achieving well-designed places

NPPF 13: Conserving and enhancing the historic environment

Joint Core Strategy

Policy 2 Promoting good design

South Norfolk Local Plan Development Management Policies

DM3.4 Residential extensions and conversions within settlements

DM3.8 Design Principles

DM3.12 Provision of Vehicle Parking

DM3.13 Amenity, noise and quality of life

DM4.10 Heritage Assets

Statutory duties relating to Conservation Areas:

S72 Planning (Listed Buildings and Conservation Areas) Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Planning History

None

Design

- Height, scale and form
- Materials and details
- Local distinctiveness and character

Assessment

As the property is a heritage asset and situated in a conservation area the proposal is assessed against policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015 which requires that all development proposals have regard to the historic environment taking into account the significance of any heritage assets. Policies DM3.8 and DM3.13 of the same Local Plan also apply here. The policies in the Joint Core Strategy, Local Plan and the requirements of the National Planning Policy Framework seek to ensure that the proposal is of a good design and does not adversely affect the residential amenity of the neighbouring properties. The impact on the conservation area has been considered under the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Article 4 Direction was put on the houses to help ensure that changes to the properties are of a sympathetic design, in keeping with the general character and appearance of the terrace and wider setting of the conservation area. A few properties within the terrace have undertaken alterations, including the addition of front porches and replacement of windows. The terrace is not covered by any listing, so alterations are acceptable subject to the design details being agreed.

With reference to design, the scale, form, choice of materials and overall design details these have been considered to complement the existing dwelling and surrounding area. The single storey extension infills the existing space outside the kitchen. This results in a single enlarged open kitchen-dining area. The scale of the extension, single storey, is acceptable as it is not overbearing on neighbouring properties. The proposed material will match

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those on the existing dwelling and therefore, the design of the extension is in keeping with the local character. The extension will not change the appearance of the dwelling from the front elevation therefore it has less than significant impact on the character of the area.

Overall, the design of the extension is considered acceptable.

Amenity

- Impact on neighbouring occupiers (overlooking, overshadowing, outlook)
- Impact on occupiers of subject property

Assessment

With regard to impact upon residential amenity, there is not considered to be an adverse impact on privacy, daylight, direct sunlight, or outlook by virtue of the siting and scale of the proposed extension and the relationship of this to the nearest neighbouring residential property. The proposal features a low pitch glass roof and will not appear much taller than the traditional single storey extensions that feature on the back of School Terrace nor will it extend beyond than the existing single storey extensions that feature along the back of the terrace.

The proposal will not impact the provision of parking or turning at the property.

In light of the requirements of section 72 of the Act the proposal will not cause harm to the character of the conservation area and accords with section 16 of the NPPF regarding conserving and enhancing the historic environment and also satisfies policies DM3.8 and DM4.10 of the Local Plan 2015.

The proposed works are in keeping with the general character of the terrace in so much that the materials are closely matched to the existing and will not harm the character of the conservation area or have any impact on neighbouring amenity. Therefore, the proposal is considered in accordance with all the above policies and is acceptable.