

Design & Access Statement



ACS ARCHITECTURAL



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| PROJECT | Proposed Extension and Alterations |
| ADDRESS | Victoria Cottage Gong Lane Burnham Overy Staithe PE31 8JG |
| ON BEHALF OF | Ms Vandeur |

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For and on behalf of ACS Architectural Ltd

PROJECT REF. NO. 654/21

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CONTENTS

| | | |
|-----|---------------------------------|--------|
| 1. | Application | Page 1 |
| 2. | Site and Surroundings | Page 1 |
| 3. | Historic Land Use | Page 2 |
| 4. | Use | Page 3 |
| 5. | Planning History | Page 3 |
| 6. | Planning Policy | Page 4 |
| 6.1 | Planning Policies | Page 4 |
| 6.2 | LDF Core Strategy Policies | Page 4 |
| 6.3 | Development Management Policies | Page 4 |
| 7. | Layout | Page 5 |
| 8. | Scale | Page 6 |
| 9. | Appearance | Page 7 |
| 10. | Landscaping | Page 8 |
| 11. | Access | Page 8 |
| 12. | Conclusion | Page 9 |

1. Application

This application is for single storey rear extensions incorporating internal alterations. The proposal is to provide an open plan Kitchen, Living and Dining Area, along with a Store and Utility/WC. The reconfigured ground floor will also consist of two Bedrooms and a Bathroom. The proposed first floor layout will provide a further two Bedrooms, a Living Room and Shower Room. The existing, but not original timber windows and doors are in disrepair and are to be replaced with aluminium units. A deeper replacement oriel window is proposed, as is a new pantiles catslide roof to the existing west facing dormer. An existing external stair at the rear providing access to the roof terrace is to be replaced with a spiral stair.

The existing access is proposed to be altered by introducing a curved section of flint wall providing a more practical access. The south boundary wall is to be rebuilt in a suitable red brick if not to be found structurally sound. A section of willow fencing is proposed on top of the existing north wall to ensure no overlooking into the private amenity of the neighbouring property.

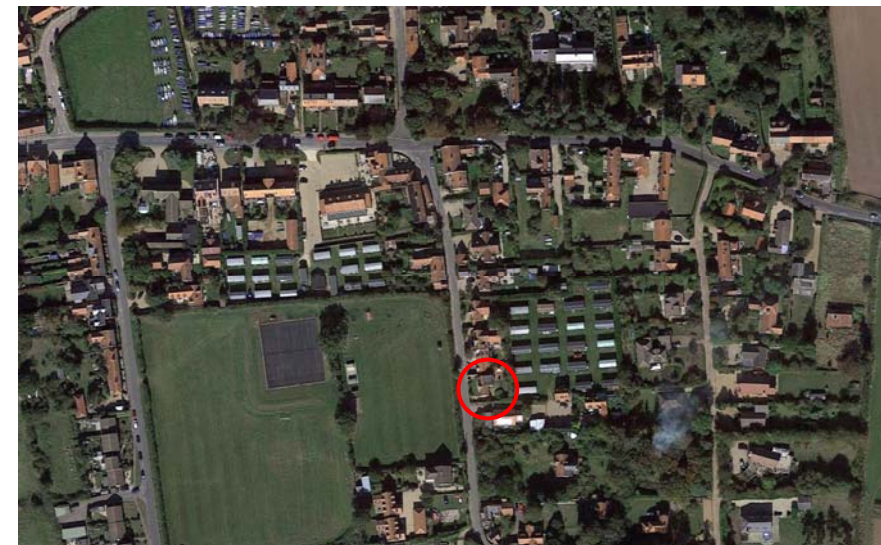
The property is a non-designated heritage asset located within Burnham Overy Staithe conservation area and consideration has been taken to ensure the proposals will not cause harm or be of a detriment to the area.

2. Site & Surroundings

The property is located on Gong Lane in the village of Burnham Overy Staithe situated 3 miles east of Holkham and 20 miles south-west of Kings Lynn. The site is to the south-west of the village. Burnham Overy Staithe is within the



Photograph – Existing Property, Victoria Cottage (west elevation)



Aerial photograph – Google Maps not to scale.

North Norfolk Area of Outstanding Natural Beauty and situated on the coast road (A149).

The site is bounded by a historic random filled flint wall to the west, a newer red brick and flint wall to the north, a poorly constructed concrete block wall to the south and fencing and mixed hedging upon the other boundaries. The property is a detached one and a half storey building. It is a non-designated heritage asset within the conservation area due to its contribution to the building group of three (Cressy Cottage, Lazy Winds, and Victoria Cottage). The three similar one and a half storey cottages are believed to have been built in the 1930's by a local builder.

The site is located within the "Settlement Boundary" as show on the inset map for Burnham Overy Staithe. The current use of the area is mainly residential with Eastcote Caravan Park to the rear of the site. The structures on Gong Lane are a mix of single storey, one and a half storey and two storey dwellings.

3. Historic Land Use

From studying Norfolk County Council's historic maps and aerial photographs of Burnham Overy Staithe it is clear that modern era development has been limited in line with the local planning policies. The village is characterized by small groups of traditional buildings along the main coast road and later infills and extensions mainly in keeping with the traditional vernacular of the village.

The Tithe map (1836-1850) shows the site to be undeveloped and much of Gong Lane too. The surrounding area is mainly agricultural. The Ordnance



Tithe Map - 1836-1850



Ordnance Survey 1st Edition - 1879-1886

Survey 1st Edition (1879-1886) shows little development to Gong Lane. However, properties along the main coast road have seen much development.

The earliest information available on the development of the property is the 1946 – 1960 MOD Aerial photograph. It shows the property and other dwellings on Gong Lane in situ. The 1988 photographs show extensions to neighbouring properties and the development of Eastcote Caravan Park to the rear of the site and other small developments throughout the village.

4. Use

The site identifies as residential use. It comprises of a detached one and a half storey dwelling with a later addition of a flat roof full two storey extension. The flat roof terrace can currently be accessed via an external stair to the rear of the property at first floor level. The site also benefits from off road parking, a front and rear garden.

The property is in poor condition and is in need of refurbishment.

5. Planning History

The property has a small history of planning applications as listed below.

16/00078/TREECA

T1 Oak - Remove within Conservation Area- **No objection**



Aerial Photograph – 1946-1960



Aerial Photograph - 1988

19/01953/F

Proposal for the renovation of the existing house, demolition of the existing flat roof rear extension. Construction of a two-storey rear extension and the replacement of the roof terrace – **Refused**

6. Planning Policy

6.1 Planning Policies

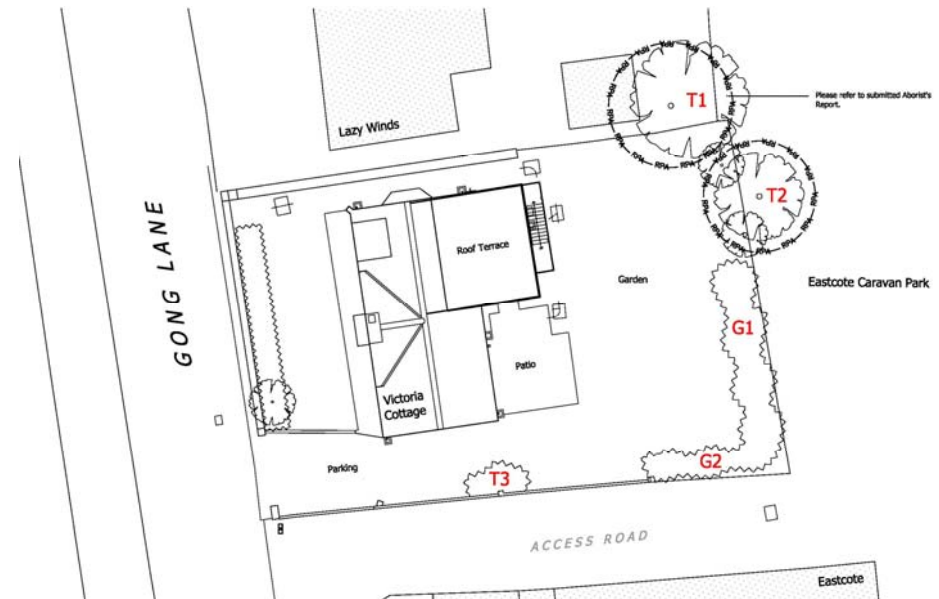
The King’s Lynn and West Norfolk Local Plan (Adopted Version July 2011) contains saved policies that are considered relevant to the proposal:

6.2 LDF Core Strategy Policies

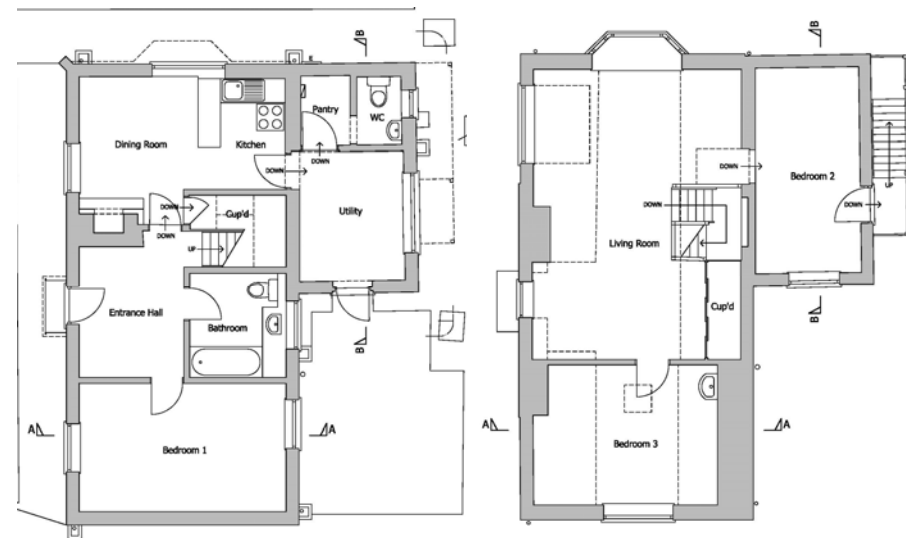
- CS01 - The Spatial Strategy
- CS02 - The Settlement Hierarchy
- CS06 - Development in Rural Areas
- CS07 – Coastal Areas
- CS08 - Sustainable Development
- CS09 - Housing
- CS11 – Transportation
- CS12 - Environmental Assets

6.3 Development Management Policies

- DM1 – Presumption in Favour of Sustainable Development
- DM2 – Development Boundaries
- DM3 – Development in the Smaller Villages and Hamlets
- DM15 – Environment, Design and Amenity



Existing site plan – refer to drawing 654/21/02A – Not to scale



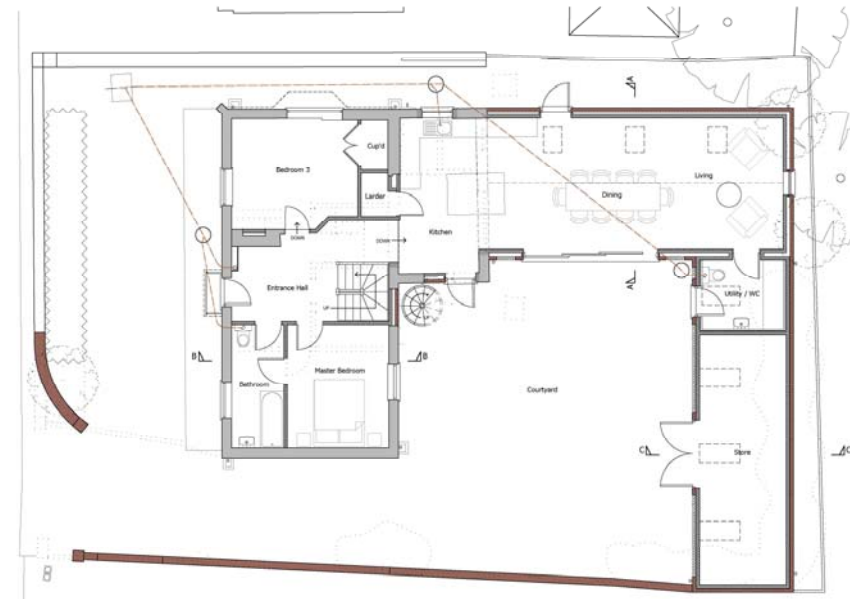
Existing Ground Floor and First Floor Plans – refer to drawing 654/21/01A – Not to scale

7. Layout

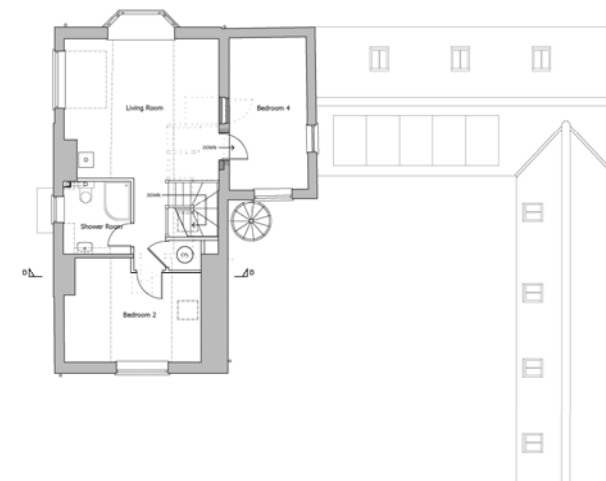
At ground floor it is proposed to remodel the existing layout incorporating the extension. The reconfigured layout will provide two Bedrooms and a Bathroom off the Entrance Hall. A new stair will provide improved access to the first floor. The Hall will lead to open plan Kitchen, Dining and Living areas. It will incorporate conservation roof lights, a circular window and sliding doors to a courtyard. Consideration has been taken to ensure that the extension is subservient to the existing dwelling. The proposed Kitchen will be sited in the existing extension to the property. Although this is a later addition, consideration has been taken to retain the existing extension and incorporate it into the proposals. A previous planning application saw the refusal of the demolition of the existing flat roof element and the construction of a two-storey rear extension. The conservation panel wished for the existing dwelling to be retained in its entirety. Their comment was that the two-storey extension was too large but were not against a rear extension in principle. Therefore, great care and consideration has been given to the scale, design, and materials of this proposal.

The proposal also seeks the addition of a Store and Utility/WC. Consideration has again been taken to ensure this is subservient to the main property.

At first floor, the proposal sees the addition of a Shower Room as well as a new stair. It is proposed to replace and deepen the existing oriel window to make it more usable as a window seat. Furthermore, the existing flat roof to the dormer will be replaced with a clay pantile cat slide roof. The flat roof dormer looks out of place in the village and was not original to the property. Cat slide dormers can be seen on many other properties throughout the village including the neighbouring property Lazy Winds.



Proposed Ground Floor Plan – refer to drawing 654/21/03J – Not to scale



Proposed First Floor Plan – refer to drawing 654/21/04H – Not to scale

The Roof Terrace can currently be accessed via an external stair to the rear of the property at first floor level. The proposal seeks the replacement of this with a new external spiral staircase.

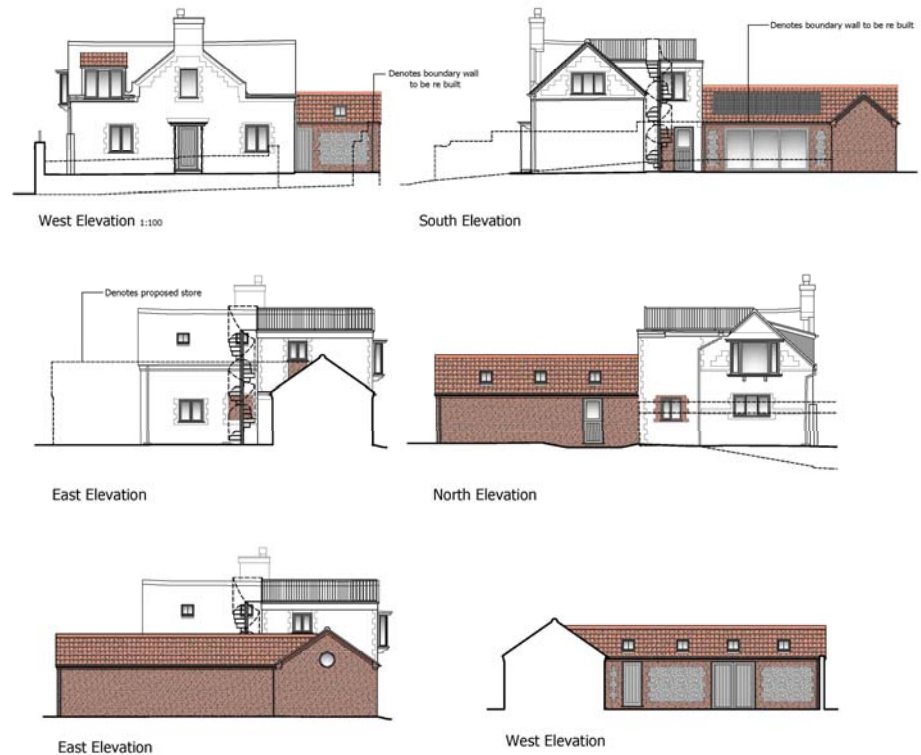
8. Scale

Gong Lane houses the three similar properties which are to be considered as non-designated heritage assets. They are of very similar designs, scale and mass, although they have seen differing alterations over time including extensions.

The proposed extensions are single storey comprising clay pantile roofs and red facing brick work with flint infill. They have differing ridge heights and are subservient to the main dwelling. Great care and attention have been taken when considering the scale and mass of the proposals. It will have minimal impact on neighbouring properties.

The extension is set at least 1.3m away from the north boundary and due to its single-story nature, it will have minimal impact on the neighbouring property. It will not cause overbearing or overshadowing. The extensions are set between 0.5-0.9m away from the east boundary. This will allow for access and maintenance and will not cause harm to the neighbouring caravan park and will enhance privacy to the application dwelling.

The proposal will only see minor changes to the front elevation. These have been carefully considered so as not to detract from the street scene.



Proposed Elevations – refer to drawing 654/21/03J – Not to scale

9. Appearance

The form and character of properties in Burnham Overy Staithe is defined by the use of local traditional materials. Red facing brickwork, clay pantiles, flint and chalk are prominent in the area.

The immediate surrounding area houses the three similar properties which are to be considered as non-designated heritage assets. They utilise the same materials but have seen differing alterations over time such as replacement windows and doors.

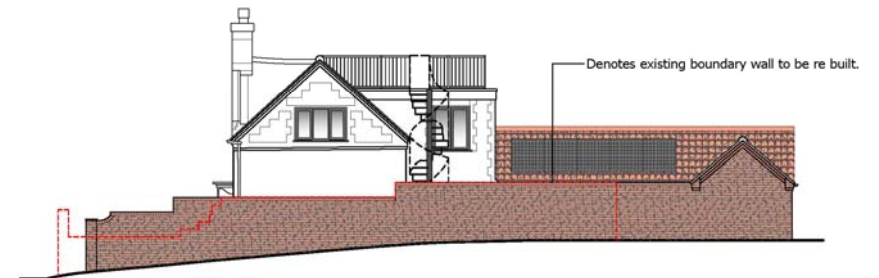
The property is constructed in red facing brickwork and concrete blocks with clay pantiles and timber windows.

The proposal will be in harmony and aesthetically pleasing to their surroundings with the use of the following indicative material pallet;

- Red facing brickwork
- Flint infill
- Natural clay pantiles
- Aluminium windows (colour TBC)
- Aluminium bi-folding doors (colour TBC)
- Black uPVC gutters and downpipes
- Conservation roof lights



West Elevation 1:100



South Elevation



North Elevation

Proposed Elevations – refer to drawing 654/21/05I – Not to scale

10. Landscaping

The site is bounded by a historic infill flint wall to the west, a newer red brick and flint wall to the north, a concrete block wall to the south and fencing and mixed hedging upon the other boundaries. The south boundary wall is to be rebuilt in a suitable red brick if not to be found structurally sound. The proposal will also see the creation of a courtyard area to the rear of the property. A section of willow fencing is proposed on top of the existing north wall to ensure no overlooking into the private amenity of the neighbouring property.

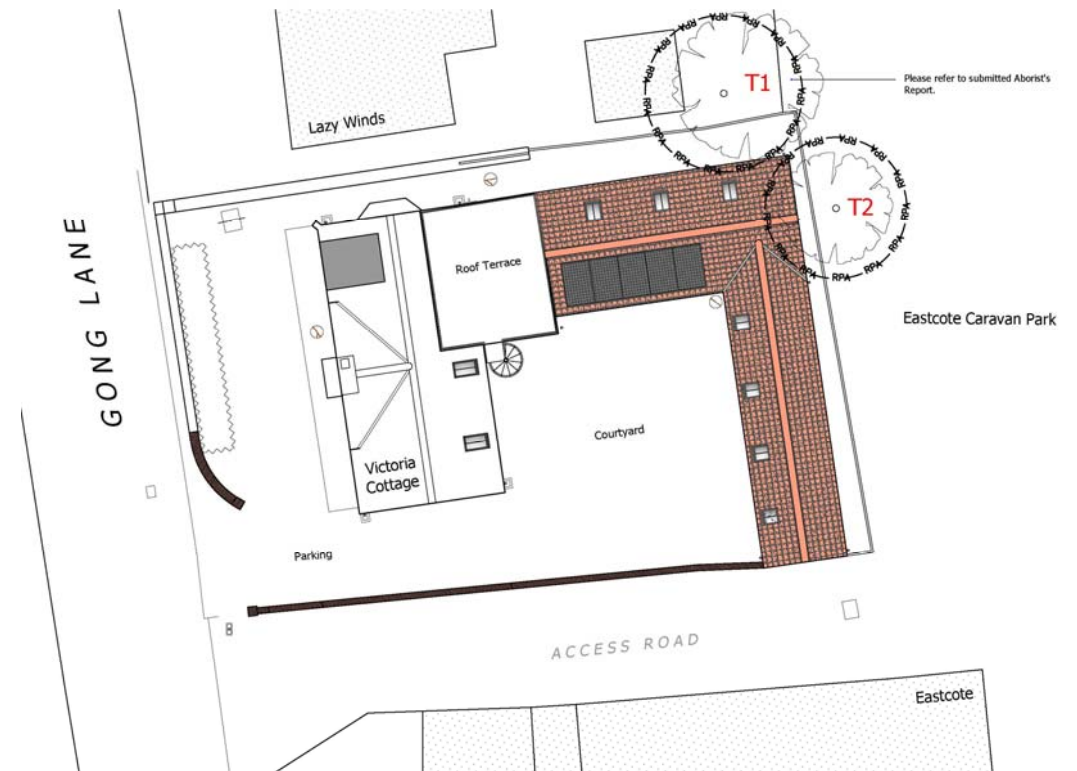
11. Access

The site is accessed off Gong Lane. The existing access is proposed to be altered by introducing a curved section of flint wall of similar style and appearance to the neighbouring property Lazy Winds. The south of the access is also proposed to be altered. A new brick pier will be set in from the highway. This will provide a more practical access to the site.

VEHICLE AND TRANSPORT LINKS

The site is in the south-east of the village with access onto Gong Lane, which meets with the junction on to the main coast road (A149) with Holkham to the east and Burnham Market to the west.

There are daily bus routes through the village however, Burnham Overy Staithe has little amenities. Its main attraction is the harbour.



Proposed Site Plan – refer to drawing 654/21/05I – Not to scale

12. Conclusion

This application is for single storey rear extensions incorporating internal alterations. The proposal is to provide an open plan Kitchen, Living and Dining Area, along with a Store and Utility/WC. The reconfigured ground floor will also consist of two Bedrooms and a Bathroom. The proposed first floor layout will provide a further two Bedrooms, a Living Room and Shower Room. The existing, but not original timber windows and doors are in disrepair and are to be replaced with aluminium units. A deeper replacement oriel window is proposed, as is a new pantiles catslide roof to the existing west facing dormer. An existing external stair at the rear providing access to the roof terrace is to be replaced with a spiral stair.

The existing access is proposed to be altered by introducing a curved section of flint wall providing a more practical access. The south boundary wall is to be rebuilt in a suitable red brick if not to be found structurally sound. A section of willow fencing is proposed on top of the existing north wall to ensure no overlooking into the private amenity of the neighbouring property.

The proposals meet the requirements of local and national policies with special emphasis placed upon the properties position within a conservation area.

The property is a non-designated heritage asset located within Burnham Ovary Staithe conservation area and consideration has been taken to ensure the proposals will not cause harm or be a detriment to the area.

The scale, form and design of the proposals are to be sympathetic with the surrounding area and will see the much needed refurbishment of the dwelling.



Photograph – Existing Property, Victoria Cottage (west elevation)



Google maps photograph 2011 (west elevation)

The appearance and layout of the proposal will make an attractive contribution to the site and street scene and will have minimal impact on neighbouring properties.



Photograph – Existing Property, Victoria Cottage (west elevation)



Photograph – existing east elevation



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