

DESIGN ACCESS AND HERITAGE STATEMENT

FOR

61 Westgate Old Farm, Warham Road
Binham, NR21 0DQ

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1- INTRODUCTION:

1.2 This Design Access and Heritage Statement is part of the planning application package, which includes relevant drawings and reports as instructed by the applicants. The proposal refers to the raising of the lean-to shed (approved in planning application PF/21/3473), insertion of wood burner and flue, change to existing coping detail on existing brick and flint wall to match traditional detail as seen in Binham to follow the approved coping detail as per planning application PF/23/0339 and garden feature wall with swan-neck detail.

1.3 The property is not part of the register of listed buildings in accordance with the information provided by Historic England's map of listed buildings.

1.4 The site is located within the Binham Conservation area as Designated in North Norfolk's Binham Conservation Area as at December 2012.

2- LOCATION:

2.1 61 Westgate Old Farm
Warham Road
Binham
NR21 0DQ



Fig 01: Image of immediate site context. Source: Google Earth

3- APPLICATION BRIEF:

3.1 The application brief consists of the following aspects: -

- Raising of approved lean-to shed: The reason this is to provide further protection as required to the tree root area.
- Insertion of wood burner: The reason for this is to provide extra heating system to the annexe.
- Change to existing coping detail: The reason for this is to provide a coping detail that is more in keeping with the conservation area of Binham.
- Garden feature wall in front of replacement hedge: The reason for this is to create height consistency with the flint wall as approved in planning application PF/23/0339.

4 PROPOSAL:

4.1 Raising of approved lean-to shed.

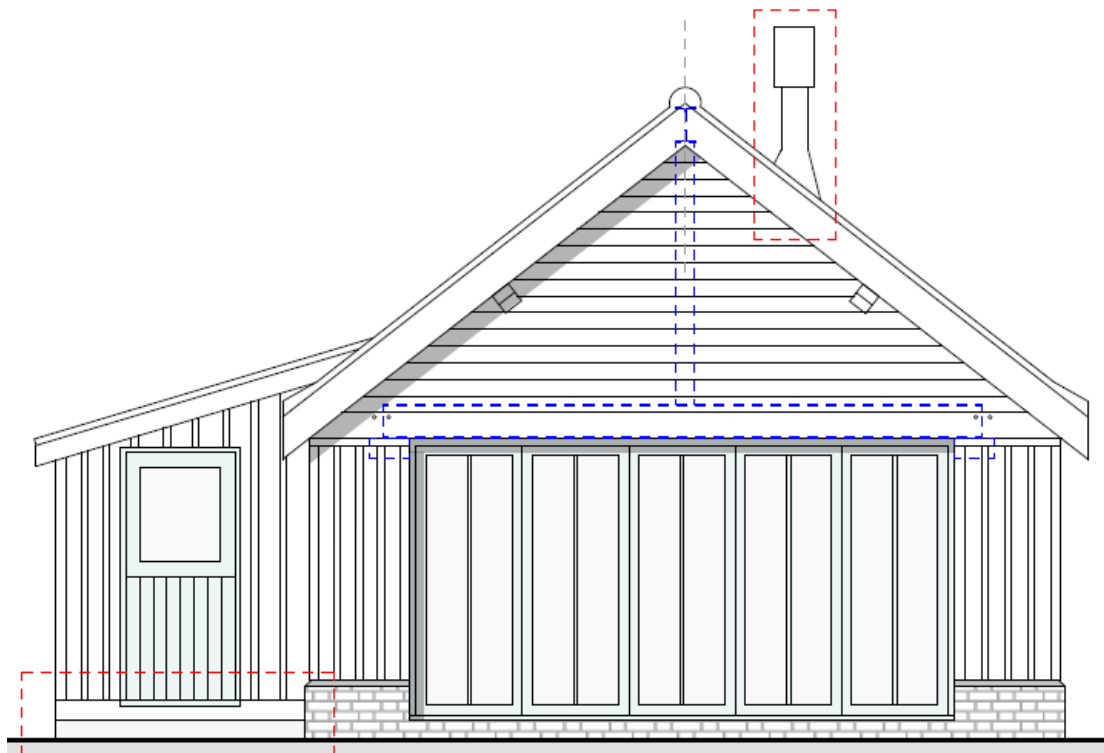


Fig 02: South elevation of approved annexe demonstrating the raising of the lean-to and the insertion of flue.

4.2 Change to existing coping detail.

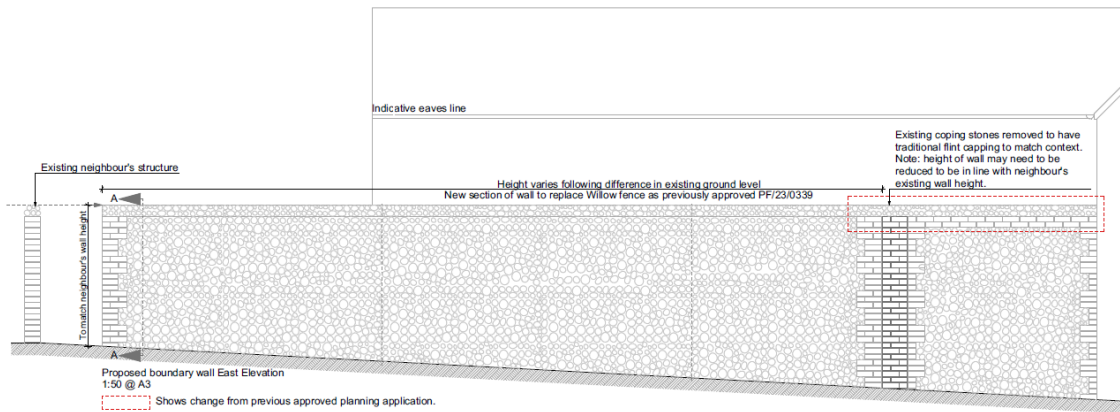


Fig. 03: elevation showing proposed change to coping detail over existing brick and flint wall.

4.3 Garden feature wall in front of replacement hedge.

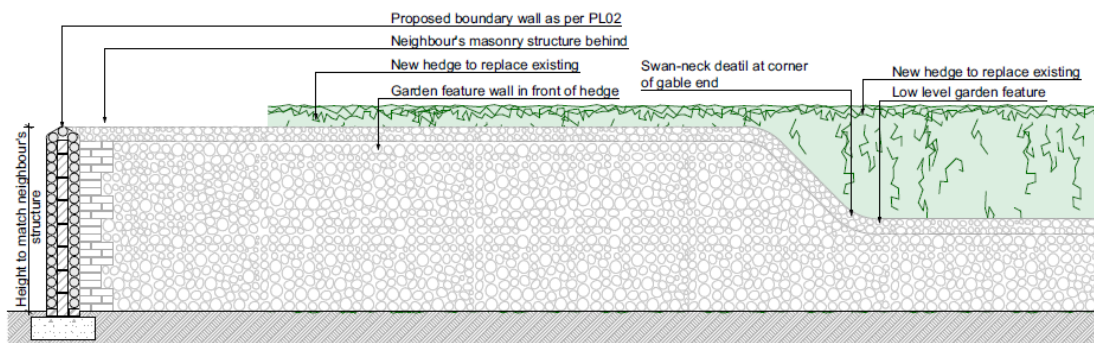


Fig. 04: Proposed feature garden wall in front of replacement hedge – north elevation.

5 USE:

5.1 The main building comprises C3 Dwelling house use. The proposal does not seek to change the current use for the property.

6 AMOUNT:

6.1 N/A.

7 LAYOUT:

7.1 The raising of the lean-to and insertion of flue to the approved annexed do not intend to change the original layout.

7.2 The change of the existing coping details will follow the height of the previously approved eastern boundary wall.

7.3 The proposed garden feature wall will be located close to the south boundary of the plot, opposite to the existing main house's gable end.

8 SCALE:

8.1 The raising of the lean-to extension is proposed to be 200mm, to provide further protection to the protected root zone.

8.2 The walls in this application are proposed to follow the height of the existing brick and flint structure in the neighbour's property. The height of the eastern boundary wall will vary in accordance to the change in ground level.

9 APPEARANCE:

9.1 No change is proposed to the appearance of the annexe, apart form the small height change.

9.2 The walls are proposed to replicate the existing low flint wall and traditional brick and flint walls as seen in the Norfolk rural context.



Fig 05: Existing low wall to be replicated along western boundary.

10 ACCESS:

10.1 N/A.

11 HERITAGE STATEMENT:

- 11.1 The proposed change to the height of the approved annexe's lean-to shed comes from the intention to provide extra protection between the ground surface and the floor, not to affect the existing tree root zone. All materials and details are proposed to stay the same, not changing the appearance of the building.
- 11.2 Based on the location of the approved annexe, the change will not affect members of the public or immediate neighbours. This proposal is a small change to the approved planning application PF/21/3473.
- 11.3 The proposed change to the existing coping stone detail seeks to create a wall that is more in keeping with its surroundings. The proposed coping treatment is a traditional capping method utilised in Binham and in the surrounding villages. This proposal is a small change to the approved planning application PF/23/0339.
- 11.4 The feature garden wall will also follow the style of garden and boundary walls seen in Binham, having flint stone as the main finishing material. The height of the wall will be dictated by the neighbour's masonry structure, providing consistency and privacy. The wall will be positioned in front of the boundary treatment, a new hedge which will replace the old one removed.
- 11.5 In conclusion, all changes can be seen as beneficial for the project for aesthetical and technical aspects. The conservation area of Binham will also benefit from having a more consistent context where details are all in accordance to what is seen in older built elements.