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ACRE WOOD, TOWER ROAD, AYLMERTON, NORFOLK NR11 8QG

DESIGN, ACCESS AND PLANNING STATEMENT

ACRE WOOD, TOWER ROAD, AYLMERTON, NORFOLK NR11 8QG

Design & Access Statement in support of a householder application for the renovation and extension of the existing dwelling

April 2023 | Planning

Ref: 2122.PL.230220.Planning Statement

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1.0 INTRODUCTION

This design & access statement has been prepared by FAL- Architects on behalf of the owners of Acre Wood, in support of a householder planning application for the renovation and extension of the existing dwelling.

The dwelling is situated between Sheringham and Cromer in Aylmerton. The original building was conceived as a modernist home and stands in a wonderful landscaped plot adjacent to other dwellings along Tower Road.

The dwelling has changed little since it was first self built by an architect and its layout is now somewhat dated. The proposals seek to remodel, renovate and extend the existing building to become a high quality dwelling conducive to modern living which takes full advantage of its delightful setting and location in Norfolk.

The purpose of this report is to demonstrate the design evolution in respect of the site context and an overview of the proposals to enable a positive determination of the application

This document is to be read in relation to the accompanying design drawings. The submission contains the following documents:

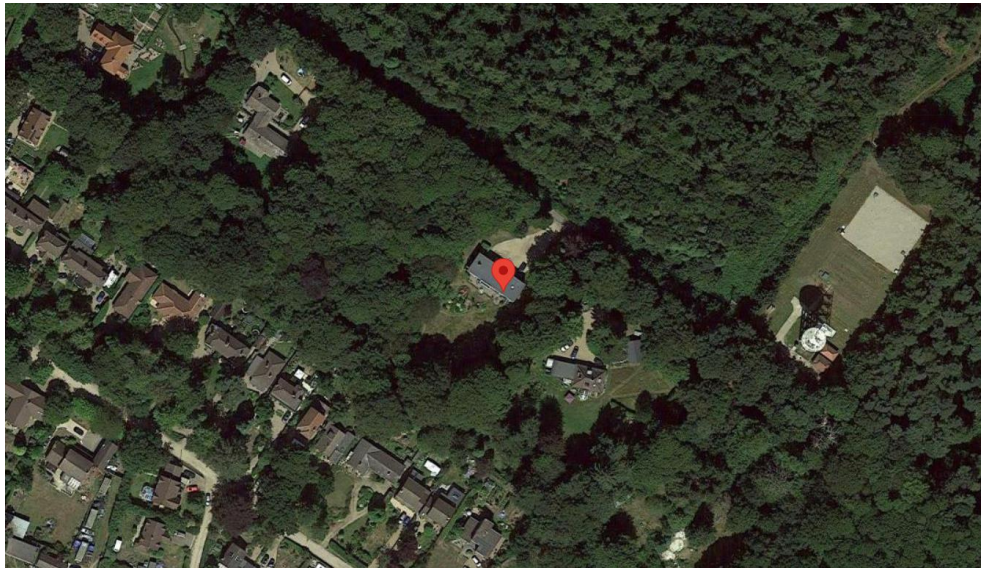
- 2122 Acre wood Site Location Plan
- West Runton, Acre Wood, Tower Road - FAL Architects - als9476-A1 1-200
- 2122 1000 Existing Plan and elevations
- 2122 PL-01 Concept design
- 2122 PL-02 Proposed site plan
- 2122 PL-03 Proposed Elevations

2.0 SITE LOCATION

Wider Location

The existing dwelling is located within the North Norfolk Area of Outstanding natural beauty and is situated along Tower road in Aylmerton. It is well located for access to West Runton train station and the A148 to Cromer and Sheringham. The nearest city is Norwich, 25 miles away to the south east.

North Norfolk has a growing array of stunning contemporary dwellings which builds on the many centuries worth of diverse and nationally important buildings across the county. Unspoiled views, a rich coastal heritage and secluded rural village plots provide opportunities for responsive and exemplar architecture.



(Above) Aerial view showing site location in relation to Dwellings along Tower road
(Image courtesy of google maps)

(Right) Site location in relation to Tower Road
(Image courtesy of ordnance survey)

3.0 SITE CONTEXT

The existing site forms a rectangular parcel of land of approx. 4080 sqm which is approx 92m metres deep with a frontage of approx. 45m.

The site is located within a string of detached dwellings along Tower Road. There is an existing vehicle hardstanding to the front of the site with access from Tower Road. The site is generally level with mature trees and landscaping surrounding the property

To the South of the site is a large detached dwelling (Breckwood) screened by the site by mature trees

To the West are further additional dwellings with gardens backing onto the rear garden of Acre Wood

To the north is an area of woodland between Acre Wood and Cedar wood.

(Images courtesy of google maps & street view)

View North along Tower Road

View South along Tower Road

View of Access from Tower Road

3.0 SITE CONTEXT

View of eastern boundary from the front

View of front elevation from entrance gates

View of front screening from tower road

View of western boundary from the rear garden

View of rear elevation

View of eastern boundary from the rear garden

4.0 SITE APPRAISAL

Dense vegetation and boundary trees to the western boundary

Unsightly spiral staircase to first floor balcony. Potential for this to be removed if living area is moved to the ground floor

Opportunity for the landscaped gardens to the main garden area and western boundary to be redesigned to integrate with a contemporary extension

View of the existing building from the rear

Eastern boundary is well screened. Extension along this boundary with minimal openings will further aid in garden privacy

Scope for rear extension along eastern boundary to take advantage of southerly and evening sun

Garage entrance from the front. Potential for this to be hidden from view.

Historic infill of eastern cantilever

View of the existing building from the front

Strong linear form with massing along the width of the site

Poor articulation of window openings to the front elevation provides a disjointed unbalanced visual appearance

Large area of hardstanding to the front available for parking and possible extension

5.0 PRE-APP CONSULTATION

Pre-app:

A pre-app consultation was registered on 25/11/22 under reference IS1/22/2788. A written response was received on 23/01/23. The 3d images from the pre-app submission are included opposite. Overall the written response was very supportive of the proposals.

The officer concludes with the following summary:

''On the basis of the above and subject to the matters referred to being dealt with, in my opinion the proposed development would be acceptable and if a formal planning application is submitted it is likely to receive officer's support''.

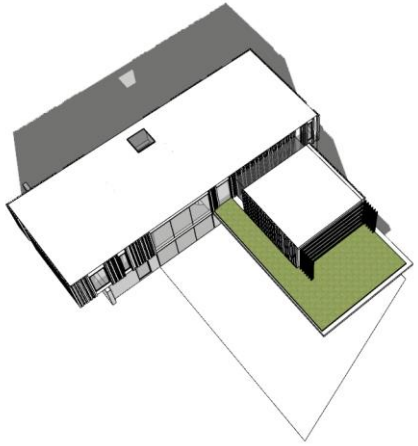
Following the pre-app consultation the applicant has carried out an arboricultural report and an Ecology assessment at the property. The reports are included within the application package.

The applicant has made the following minor amendments to the design following the pre-app.

- fenestration amendments to first floor ensuite
- Addition of juliette balcony to master bedroom
- Additional rooflight added to bedroom 4
- Glazing added adjacent to front door
- Solar pv panels added to main roof
- gas flue to living room

Front perspective view

Rear perspective view



Aerial plan

6.0 FLOOD RISK

Flood Zone:

The site is located within a zone 1 low probability flood risk area, defined by the Environment Agency as land having a less than 1in 1,000 annual probability of river or sea flooding.

Flood risk Vulnerability classification

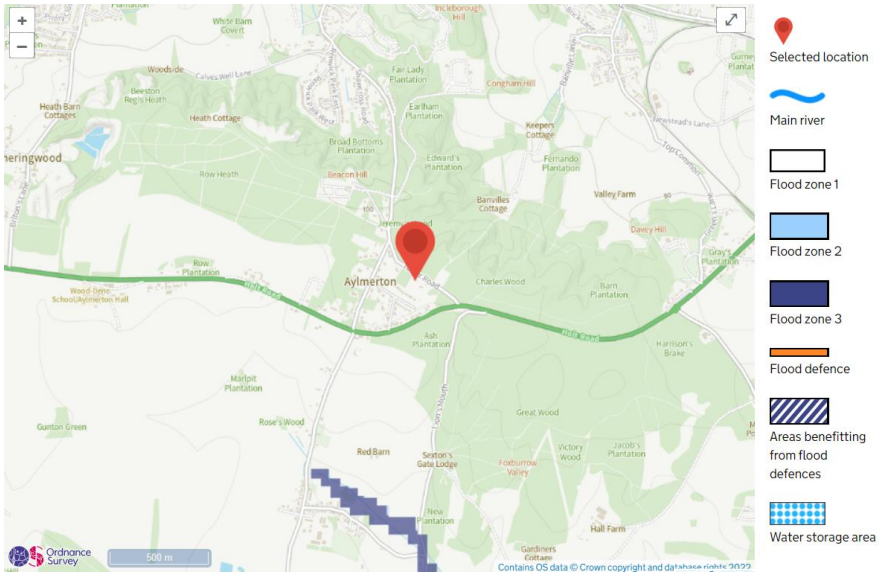
The site currently has residential use. This is classified as ‘more vulnerable’. There will be no change to the flood risk classification of the site.

Flood risk vulnerability and flood zone compatibility:

The Planning practice guidance flood risk vulnerability and flood zone compatibility tables confirm that development is appropriate. Sequential and Exception tests do not need to be applied.

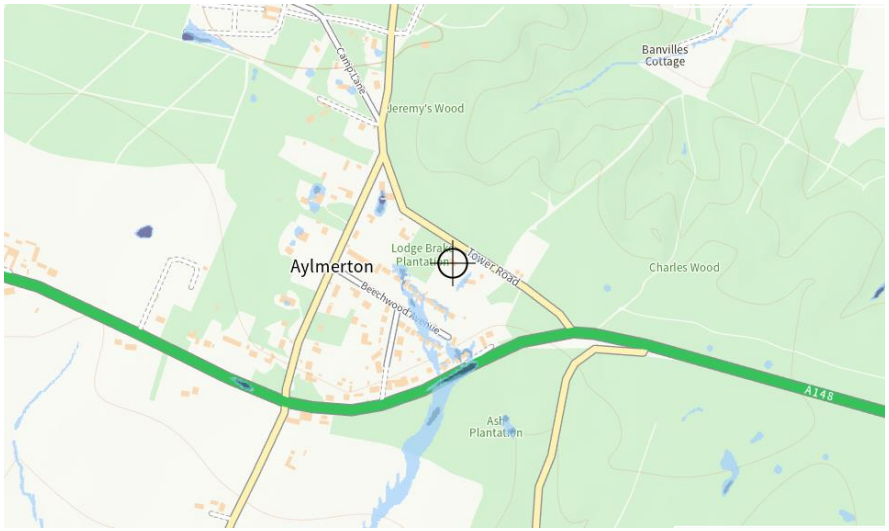
Flood risk Assessment

The development is in flood zone 1 and under 1ha in area. There is no change to the highest classification of the site and so it is considered that a flood risk assessment is not required. New soakaways will be constructed for surface water runoff and permeable paving and driveways will be specified to alleviate surface runoff.



Flood risk from sea

(Image courtesy of environment agency)



Flood risk from surface water

(Image courtesy of environment agency)

7.0 ECOLOGY

A preliminary bat roost assessment and ecological appraisal of the site was carried out on the 2nd May 2023. A report dated 16th May is included in the planning package. The existing dwelling falls within the Norfolk coast AONB. The building falls outside of all SSSI impact risk zones. Although the site is located within the GIRAMS zone of influence and the Broads SAC nutrient neutrality catchment area, there will be no net gain in residential units.

Bats

The proposed works are expected to result in a low scale loss of potential roosting , foraging and commuting habitats for bats through increased noise and light levels. As a precautionary measure a lighting condition will be implemented as part of the proposals and one integrated bat box will be installed on the extended building. No further licenses or further surveys will be required.

Birds

Any management works to tress or hedgerows will be carried out outside the main nesting season. The following enhancements will be implemented:

- One integrated swift box on the extended building
- One small bird box installed on a suitable tree on the site.

Other animals

General mitigation to protect wildlife will include the following measures.

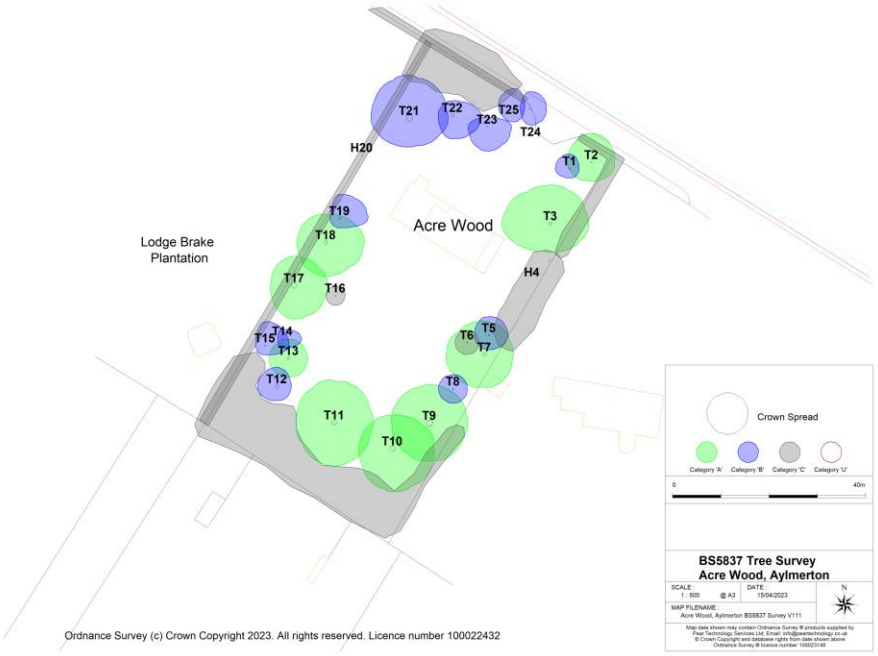
- Any future fencing will be porous and have openings suitable for hedgehogs
- Excavations will be checked to remove any trapped animals.
- Construction materials will be stored off the ground on pallets to prevent harm to sheltering animals

8.0 ARBORICULTURE

An arboricultural assessment and report dated 21st April 2023 has been commissioned to review the impact of the proposals on nearby trees.

There are high quality trees on the site but no trees are proposed for removal. The development can be accommodated with minimal impacts on the retained arboricultural interest of the site.

A small area of no dig construction is proposed within the root protection area of Tree T3 to facilitate the realigned driveway and access to garaging. A method statement is included In the report.



9.0 DESIGN – PRECEDENT

Materials

Examples are shown of high quality residential developments in Norfolk utilising a similar palette of materials to that proposed.

Blackwood - West Runton

Marsh View - Burnham Market

Octagon Park - Plumstead

9.0 DESIGN – PRECEDENT

Carrowbreck Meadow, Norwich

Dwelling in High Kelling Norfolk

Salthouse, Norfolk

Bungalow Extension - Wymondham

10.0 DESIGN – PROPOSED WORKS

Proposed works

The design allows for the remodelling of the existing building to create a high quality 4/5 bedroom home conducive to modern living.

The main focus is a new single storey rear extension to provide an open plan living and kitchen space with connection to the garden. Currently the living spaces are located on the first floor, moving these to the ground floor allows easier access to the beautiful gardens. The design is unashamedly contemporary as was the original design when it was conceived in the 1970's.

A small infill extension on the ground floor to the eastern cantilever will provide an enlarged garage space to allow for the parking of two cars.

Infill extension of the existing carport allows for additional living space shown as a media room. This extension futureproofs the building by allowing this space to be easily adapted to provide a ground floor bedroom suite.

Amount

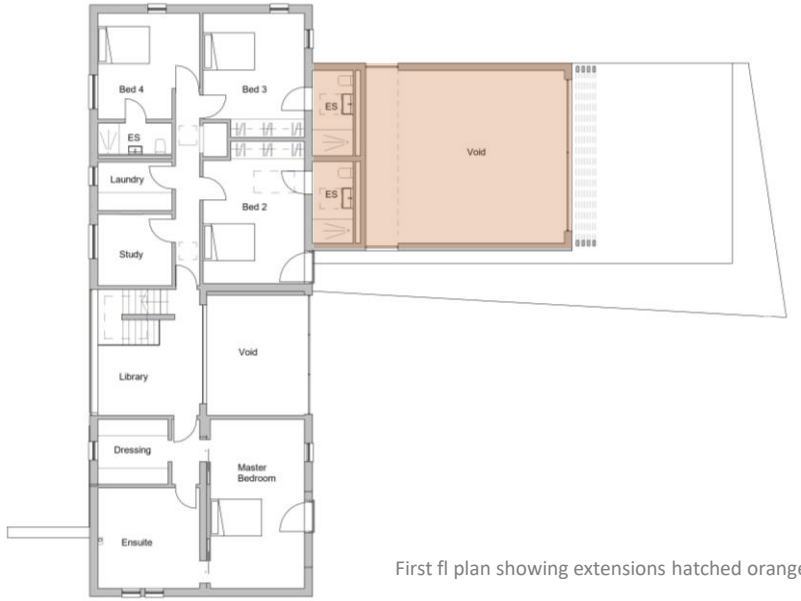
The plot size of the dwelling is 4080 sqm. The existing building has a GIA floor area of 260 sqm. The floor space of the proposed rear extension equates to 98 sqm. Small infill extensions to the eastern cantilever and carport provide additional garage space and living space respectively.

Appearance

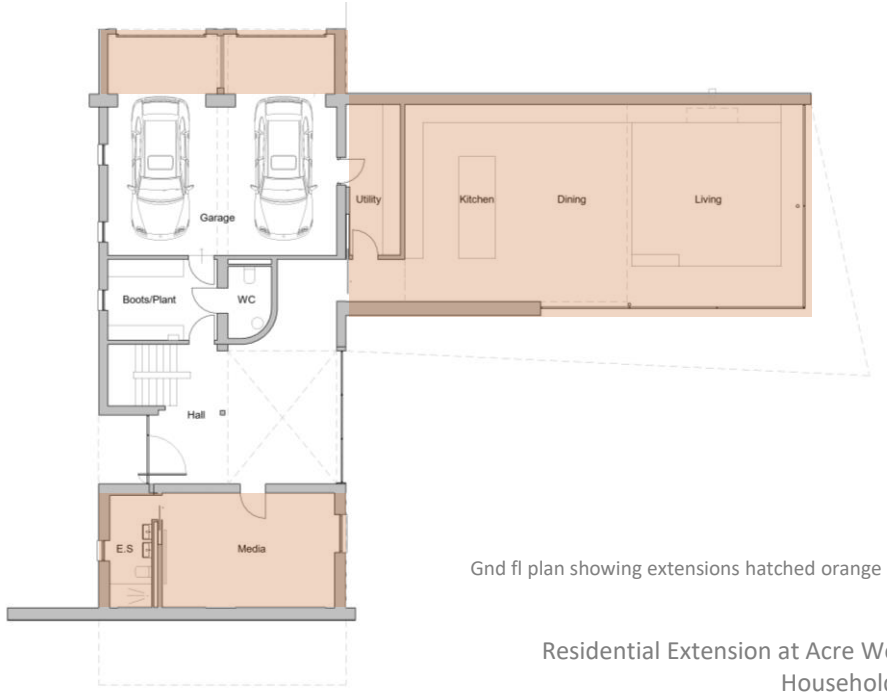
The materials proposed have been carefully chosen to allow the building to sit comfortably within its setting. Please refer to material section for details

Use

The building will remain a single residential dwelling.



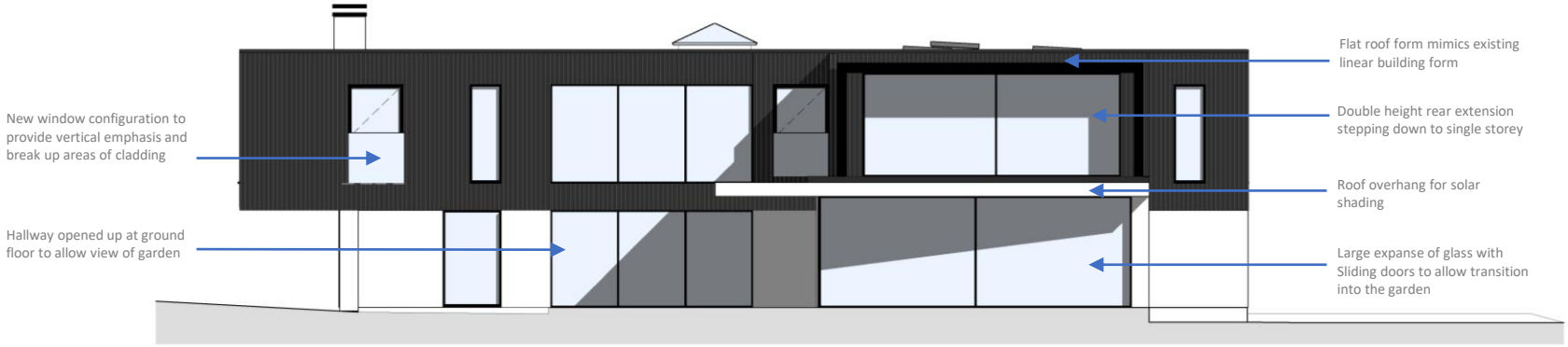
First fl plan showing extensions hatched orange



Gnd fl plan showing extensions hatched orange

10.0 DESIGN – PROPOSED WORKS

Front Elevation view



Rear Elevation view

10.0 DESIGN - MATERIALS

The materials chosen for the design form a palette with natural texture and colour that enhance the façade of the existing building providing a contemporary feel and aesthetic. The materials will allow the building to sit comfortably in its environment. The glazing will be high quality with slim glazing frames finished in a black RAL colour to match the cladding. Fascia's will be colour matched to provide continuity to the design.

Black Timber Cladding

Through coloured render

Minimal sliding doors/glazing profile

Front perspective view

11.0 ACCESS & AMENITY

Access

The building is set back from the road allowing the use of the front gravelled area for parking and drop off adjacent to the main entrance. In addition an Integral garage is provided within the left hand side of the property. This will provide vehicular storage as well as storage for bicycles. Parking provision is in excess of minimum NNDC parking standards. The driveway will be realigned to allow access to the new garaging. A no dig system will be employed within the RPA of the adjacent tree and finished with 20mm gravel to match existing.

The front door is positioned legibly in the centre of the property allowing clear access and vision from the street. Existing site levels dictate a step into the property. However a flush transition will be achieved for the rear extension allowing wheelchair users access into the ground floor.

Currently the living spaces are located on the first floor with access to a small balcony and spiral staircase to the garden. The proposals seek to reorientate the living spaces and kitchen into the proposed extension on ground floor level, therefore allowing direct access to the garden and entrance.

Amenity

The main garden space is located to the rear of the property. Whilst the proposed extension will use some of the rear garden space the large plot adequately accommodates the increased floor area while providing a large amenity space for the applicant

12.0 CONCLUSION

Following review of the site, its context, local precedent and the careful design to update and reconfigure the existing building. The renovation and extension of the building would provide the following benefits:

- Relocates living and kitchen spaces to the ground floor from the first floor
- Provides better link and transition to the gardens
- Retrofit first solution of the existing building rather than demolition and rebuild
- Improves aesthetic of the building and raises standard of design in this location.
- Improves privacy in the garden
- Orientation takes advantage of gardens and sun path while providing solar gain in the winter.
- Use of high quality materials, sympathetic to the location of the site and the existing building
- High quality architectural detailing enhances the character of the area and standard of design

The report demonstrates that the proposals can be carried out in a manner that enhances the character and appearance of the building through a high standard of design and distinctive quality of development which provides significant visual and ecological enhancements to the building.

The scale and appearance of the extensions would respect the character of the building and the historical context by mimicking the existing built form. There would be no intrusion past the existing front building line.

The proposals seek to upgrade the energy efficiency of the dwelling by insulating the envelope of the building. Together with new windows and heating systems this should provide a comfortable home.

We trust the local authority will review this proposal positively and we look forward to working together to realise the full potential of this dwelling.