

GROUND DESIGNS

REGISTERED ARCHITECT

Sedum House

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1 and 2 Nelson House Back Street Reepham, NR10 5JQ

For

Mr and Mrs Rodwell

Single storey side extension and internal alterations



DESIGN AND ACCESS AND HERITAGE STATEMENT

Introduction

Ground Designs have been commissioned by Mr and Mrs Rodwell to submit a planning and listed building consent application for a single storey extension linking house to garage, scheme of repairs, installation of conservation rooflights to rear elevation, and internal re-ordering at 1 and 2 Nelson House, Back Street, Reepham NR10 5JQ.

The Site and Surroundings

1 and 2 Nelson House are a former public house, located on Back Street, Reepham surrounded closely by other residential properties. The property presents a blank gable to Back Street and it's built form runs perpendicular away from the public highway. There are two small detached garages to the East side of the plot with an access drive between these buildings and 1 and 2 Nelson House.

The former public house has been split into 2 separate residential properties in recent past. It is now under the sole ownership of Mr and Mrs Rodwell who wish return this to a single property.

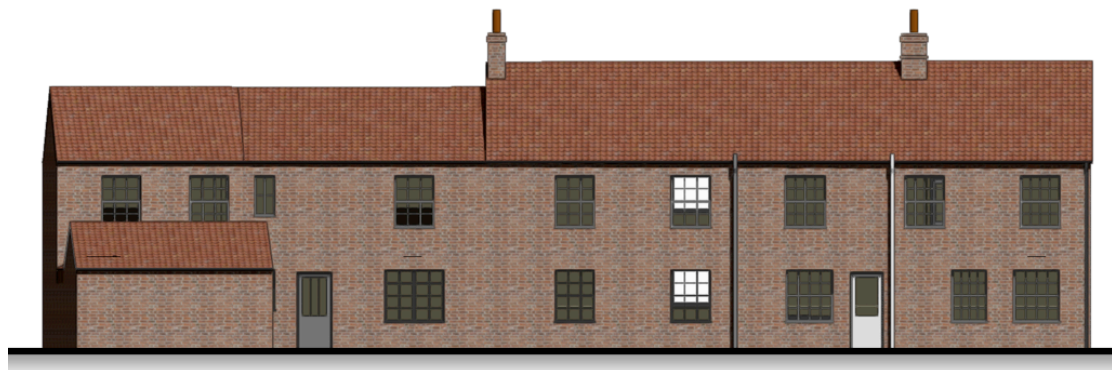


Aerial Photograph

Planning History

On checking the local authority planning website there have several applications for the following applications:

- Installation Of Window In Rear Elevation (Listed Building)1 Nelson House Back Street Reepham NR104SJ
Ref. No: 20020311 | Received: Thu 21 Feb 2002 | Validated: Mon 04 Mar 2002 | Status: Decided
- Erection Of Railings And Gates On Existing Walls (Listed Building)
1 Nelson House Back Street Reepham.
Ref. No: 010782 | Received: Wed 13 Jun 2001 | Validated: Wed 13 Jun 2001 | Status: Decided
- Erection Of Decorative Railing On Existing Boundary Wall1 Nelson House Back Street Reepham.
Ref. No: 010542 | Received: Mon 30 Apr 2001 | Validated: Mon 30 Apr 2001 | Status: Decided
- Part Demolition Of Garden Wall To Form Access (Within The Curtilage Of A Listed Building)2 Nelson House Back Street Reepham.
Ref. No: 902322 | Received: Fri 04 Jan 1991 | Validated: Fri 04 Jan 1991 | Status: Decided
- Demolition, Alteration & Extension Of Existing Dwelling To Form Two DwellingsNelson House Back Street Reepham.
Ref. No: 851422 | Received: Thu 18 Jul 1985 | Validated: Thu 18 Jul 1985 | Status: Decided
- Change Of Use Of Existing Two Storey Dwelling Into Two DwellingsNelson House Back Street Reepham.
Ref. No: 851423 | Received: Thu 18 Jul 1985 | Validated: Thu 18 Jul 1985 | Status: Decided



EAST ELEVATION 1:50

Listing Description

TG 0922 REEPHAM BACK STREET

(south)

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Nelson House.

GV II

House, early C18 extended in early C19. Red brick, colourwashed brick with pantile roof. Now divided into two cottages. 2 storeys, with 2 storey and single storey outbuildings to the south. Moulded brick string course at first floor level delineates the C18 section. 5 windows. Brick plinth, flint work in northern gable wall. 3 C19 4 panel doors with moulded timber architraves face east. To the left of the central door an early C18 oak casement window with rectangular quarrys. C20 casement window to left of left hand door. Windows, sashes with glazing bars and at ground floor level segmental brick arches. Brick corbelled eaves. Southern decayed gable chimney and off centre axial stack. West elevation has early C18 oak casement with rectangular quarrys. Southern outbuildings not of special interest.

Listing NGR: TG0998422805

The Proposal

The proposal seeks to re-order the internal arrangement to bring the property back in to a single dwelling. This requires a new internal door way to be formed in the party wall from No.2 Living Room to No.1 kitchen. The existing door of No. 2 on the west side of the ingle-nook fire place in the Living Room will be blocked and moved to the east side to improve the circulation flow. The stud work partitions forming the entrance hall and wc/cloakroom will be removed to provide for an open plan kitchen and Snug area.

The relatively modern split flight stair of No. Will be removed and be replaced by a single flight stair requiring some minor alteration at first floor providing a revised landing area serving 2 bedrooms to the north and south with the existing ensuite re-ordered accordingly. The applicant wish to create a master bedroom suite with dressing area and ensuite. This will require removal of modern stud partitions and the removal of a section of party wall to give open plan arrangement between bedroom and dressing area.

It is proposed to remove the flat ceiling above the master bedroom and insulate and plasterboard with a vaulted ceiling together with a new conservation roof light above the bed. This roof light will be on the rear roof slope so has no impact on principle elevation.

It is proposed to remove the ladder stair within the larger bedroom in No.1 and form a new stair case by removing the fitted wardrobes in the smaller bedroom to gain access with a new stair to the roof space to form a proposed Hobby Room. To increase the size of this room an opening will be formed in the party wall with 2no. new conservation roof lights installed to the new room area. Again these roof lights are on the rear roof slope so have no impact on the front elevation.

The only new built form is at the furthest point away from the public highway, visually recessive with a new link between the former public house and adjacent garage. This is a simple single storey link with duo pitched roof with rooflight over the entrance door. The former garage will be subdivided to create a store for bicycles etc and an Utility room with ground floor cloakroom.

In recent years No.1 has been painted white to distinguish different ownership between the two properties. Now both are under the same ownership it is proposed unify the external appearance.

As part of the proposal it is intended to improve the thermal performance of the property. This will require drylining/insulating the external solid brick walls and increasing insulation to the roof. It is also proposed to replace the single glazed windows of No.1 with slim line sealed conservation units to match those of No.2. The fenestration style will match existing.



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Landscaping

Externally, given the relative small area around the property the area will remain essentially in its current form.

Crime and Security

The principle entrance is on the front elevation and is fully visible from the driveway.

Access

The main entrance to the property will be formed with an accessible threshold.

Biodiversity

The development will have no detrimental effect on the bio-diversity of the site.

Infrastructure issues

There are existing mains water, gas and electrical connections.

Foul sewerage will be by the existing connection to mains sewer.

Surface water disposal will be to soakaways.

Contamination Issues

There are no contamination issues as this is a residential garden

Archaeological Issues

There are no known archaeological issues.

Access/Vehicular access

There is no adverse affect on vehicle access with this application.

Neighbour Impact

The proposal has no adverse affect on any immediate neighbour. The only new rooflights are at high level does not impact on neighbours right to privacy.

Flood Risk

The site does not lie in any flood zones as identified by the Environment Agency

Conclusion

The proposal is a sympathetic scheme of repairs and remodelling to bring the properties into a single dwelling. This will improve the internal layout arrangement but be respectful to the original built form. It also improves the thermal performance of the property. It has no adverse affect on the wider setting or neighbours.

