

North View, 29 The Street, West Raynham, Fakenham Norfolk NR21 7EZ

Planning Application

August 2023

Design + Access Statement

North View is located close to the northern perimeter of the West Raynham Conservation Area. It is set back from The Street beyond what was the car park to the former Greyhound Public House.

It is approached and accessed by a driveway, shared with St Margaret's House, which adjoins St Margaret's Churchyard.

Its relationship with the existing context is illustrated in two appended sheets of photographic illustrations nos. A+B.

In essence, the north side of North View where the proposed development is located is a relatively discreet location within the West Raynham Conservation Area.

The proposed internal floor area of additional accommodation is modest, totalling approximately 7.7m².

The design as currently proposed should be seen as a response both to the concerns expressed in the pre-application comment and the need to find an affordable solution to the provision of an additional bedroom.

Regarding the four Main Considerations:

Principle, it is noted that the proposal 'is likely considered appropriate in principle.'

Design + Heritage, again, it is noted that given the withdrawn position of the property that there are no 'in principle' Conservation and Design objections to the first floor bedroom.

The concern expressed with the almost flat roof form has been addressed. The interior of the proposed bedroom remains as originally proposed, however the roof has been replaced with a low pitch clay tiled roof finish to match the existing.

The proposed new windows, Nos. W 1-3 the replacement window W4 are to be selected from the Rationel Aura Plus Range. They are timber windows with a discreet aluminium finish, painted (Grey RAL 7012) to match the windows, which has a life expectancy of 83 years.

The new front door, D1 and the replacement French Windows, W2 will both be from the same Rationel range and painted grey RAL 7012 RAL 7012. A simple black painted metal canopy will be located above the front door.

The proposed rooflight will be a Velux Conservation Model 660x978mm.

The remaining areas of flat roof will have a sedum finish.

The external light is to be relocated beside front door.

It is hoped that the amended proposal will meet with approval.

Amenity + Highways

There do not appear to be any matters that require consideration.