

DESIGN & ACCESS STATEMENT

Nutmeg Cottage, Thwaite Common, Erpingham, NR11 7QG

SMG ARCHITECTS



C O N T E N T S

1. Project Details

2. Introduction

3. Project Brief

4. Site History & Analysis

5. Proposal

1 . 0 P R O J E C T D E T A I L S

1.1 PROJECT TITLE

Outbuilding conversion to Nutmeg Cottage

1.2 SITE ADDRESS

Nutmeg Cottage,
Thwaite Common,
Erpingham,
NR11 7QG

1.3 CLIENT

Mr & Mrs Keki

1.4 ARCHITECT

SMG Architects Ltd
Rachel Camp (Project Lead)

2 . 0 I N T R O D U C T I O N

This document has been produced to support the householder application for the conversion of an outbuilding at Nutmeg Cottage.

This document will contain information about the existing site and the proposal.

3 . 0 P R O J E C T B R I E F

The brief is to the convert the outbuilding within the grounds of Nutmeg Cottage to form a workshop, with associated washing facilities and a home office.

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4 . 0 S I T E H I S T O R Y & A N A L Y S I S

4.1 LOCATION & SETTING

Nutmeg Cottage is located in Thwaite Common on the outskirts of Erpingham village which is approximately 4 miles North of Aylsham.

Thwaite Common is approximately a 4 minute drive from Erpingham village where there are a few amenities, including a pub and primary school. A 10 minute drive to Aylsham provides access to shops, supermarkets and other local amenities.

Erpingham does not have a conservation area.



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4.2 EXISTING BUILDING

Nutmeg Cottage is a grade II listed cottage dating back to the 17th century.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1049887

Date first listed: 24-Apr-1987

Statutory Address 1: NUTMEG COTTAGE

Cottage. Dated 1670. Brick, part timber-framed. Thatched roof. Lobby- entrance type plan. Front of 4 bays, 1½ storeys. Brick plinth. Double doors of 3 panels each, top 2 glazed, to second bay. To left of door wall in Flemish bond with black headers. C19 casements. C20 eyebrow dormers. Kneelered parapet gable. Right hand gable end internal stack; axial stack. Central part to rear has flint plinth with timber frame above. Interior. Date of 1670 on fireplace bressumer. Jewel stop to spine beam.

Nutmeg cottage is a 1.5 storey dwelling and is constructed from red brick with plinth detail and has a thatched roof, there are eyebrow dormers on the front and rear, with white painted timber windows throughout. On the North elevation, two small extensions have been constructed recently to form a WC on ground floor and a utility which is noticeable due to the difference in age of the bricks. These consist of different pitched roofs and there is no notable connection with the main garden.

To the rear of site, there is a brick barn located which is currently used as a workshop and storage. A staircase has been installed to reach an upper mezzanine, however, this is only used for storage due to the lack of headroom. Behind the barn there is a timber carport which leads from the drive. This allows for approximately 4 car parking spaces in total.

PREVIOUS APPLICATIONS

Application Reference: PF/22/2592

Proposal: Erection of single-storey rear extension, re-roofing of existing single-storey rear extensions

Date of decision: 20.04.2023

Decision: Approved

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4 . 0 S I T E H I S T O R Y & A N A L Y S I S

4.3 EXISTING PHOTOS



1. South Elevation - Front of Nutmeg cottage



2. North-East corner



3. North Elevation - Rear of Nutmeg Cottage



4. North Elevation



5. South Elevation - Barn



6. East Elevation - Barn

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4 . 0 S I T E H I S T O R Y & A N A L Y S I S

4.4 SUN PATH

The sun moves from East to West in a Southerly direction. Nutmeg Cottage is on a North-South orientation, meaning the front elevation of the outbuilding benefits from sunlight throughout the day.

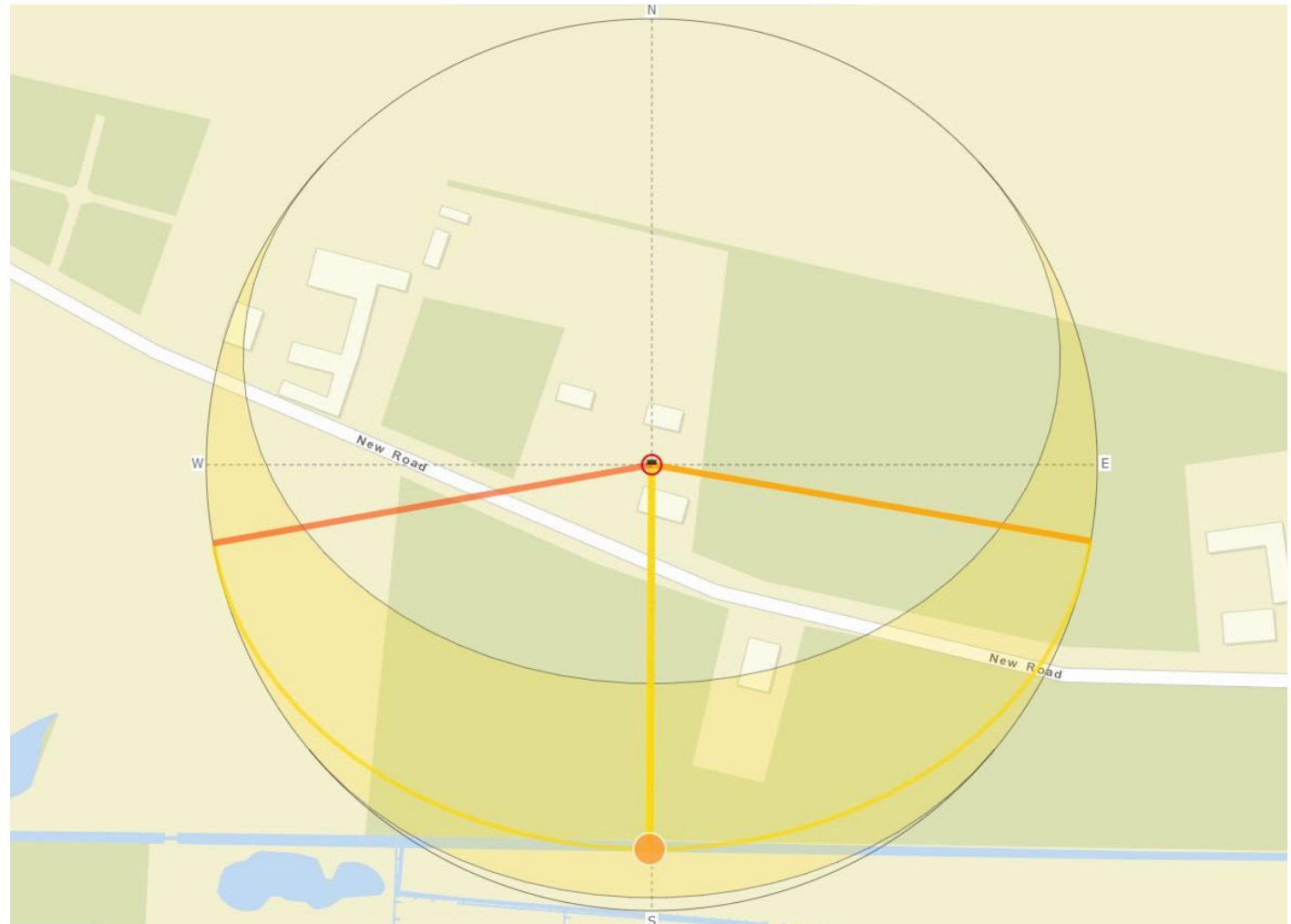


Image from Suncalc.org

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5 . 0 P R O P O S A L

5.1 PROPOSAL

The barn to rear of site is proposed to have the current first floor lowered, with the introduction of a pitched dormer on the North elevation, which cannot be seen from any public views. This will allow for adequate headheight so this space can be used as a home office. At ground floor, the space will be converted to an additional workshop with the inclusion of a shower room.

Externally, on the South elevation, it is proposed that PV panels are to be installed to provide better energy efficiency for the site.