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## Design and Access Statement

for

Proposed garden room extension, first-floor en-suite extension, internal alterations and improvements and the replacement of the existing with new windows and doors

at

Greenways Farm : Flaxlands : Carleton Rode : Norfolk : NR16 1AD

for

Heinrich Hollis and Alice McKay-Hill

Greenways Farm : Flaxlands : Carleton Rode : Norfolk : NR16 1AD

Job ref. HH/1824

30<sup>th</sup>. October 2023

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# The Approach to the Design Element

## Introduction

This supporting Design, Access and Heritage Statement has been prepared by Andy Love of Andrew P R Love architecture.design.planning Ltd. on behalf of Heinrich Hollis and Alice McKay-Hill.

This statement accompanies a detailed Planning/Listed Building application for a proposed garden room extension, first-floor en-suite extension, internal alterations and improvements and the replacement of the existing with new windows and doors.

The site as a whole is owned by Heinrich Hollis and Alice McKay-Hill of Greenways Farm, Flaxlands Road, Carleton Rode, Norfolk, Nr16 1AD.

Heinrich Hollis and Alice McKay-Hill are the Applicant, and this application is submitted, as Agent, by Andy Love of Andrew P R Love architecture.design.planning Ltd.

The Planning Portal application reference no. is PP-12569645.

## The Site & Surrounding Area

Greenways Farm is located on the South side of Flaxlands/Flaxlands Road in the south Norfolk village of Carleton Rode.

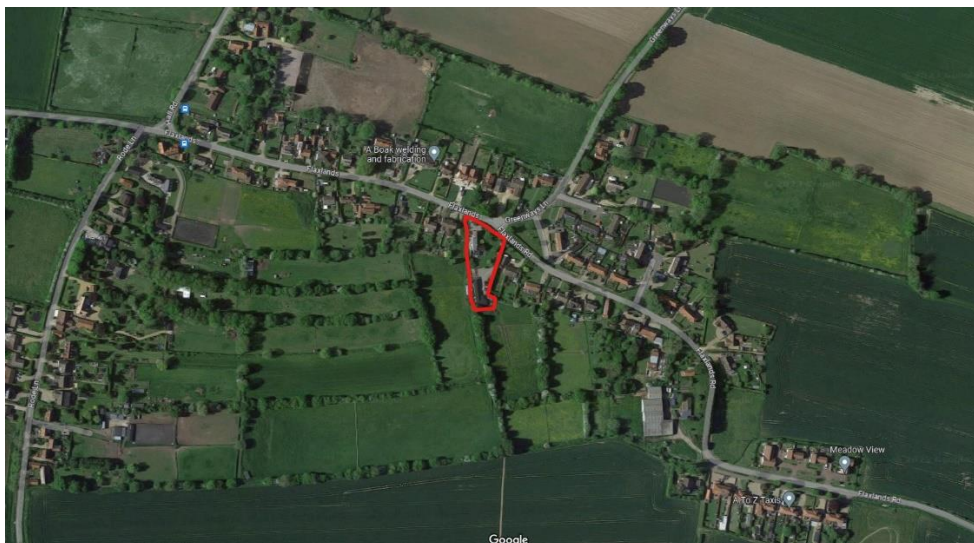


Figure 1. Google Maps extract showing the application site and immediate surrounding area

The application dwelling is set towards the north-west area of the application site, surrounded immediately by garden and patio areas, and there are detached stables out-buildings to the south.

The two vehicular and pedestrian site accesses are directly off Flaxlands/Flaxlands Road.



Figure 2. South facing view of Greenways Farm from the vehicular site access off Flaxlands



Figure 3. South facing view of Greenways Farm from Greenways Lane

The existing, original, main section of the property is timber-framed and typical of the 'long house' style being one room in depth.

The original historic dwelling was empty and semi-derelict for many years until it was purchased and refurbished in the late 1970's/early 1980's.

As part of the refurbishment works the existing dwelling has two-storey extensions to the north gable, and to the south-east, both with painted render and pantiled roof to match the existing dwelling.



There is a single-storey detached neighbouring residential property, directly east of the application site, and two-storey semi-detached neighbouring properties to the west.

The dwelling is immediately surrounded by residential garden land to the south, east and north, with gravel drive to the west. Approximately 40m south of the dwelling is a range of timber stables.

The north and east boundaries comprise of mature native species hedge and tree planting with areas of hedging to the west boundary. The remainder of the site within the ownership of the applicant, but not forming part of the application site, is bounded by mature tree and hedge planting.

The curtilage of the application site extends approximately to some 2,010 square metres and the overall site area, within the ownership of the applicant extends to 12,140 square metres.

All existing areas of garden, tree, hedge and shrub planting are to be retained and will not be affected by the proposed scheme.

The site has undergone considerable landscaping and external works generally to the east, west and south of the existing dwelling comprising paved paths, paved patio areas, a large pond, BBQ area and timber pergola structure.



Figure 4. View from the south showing the pond, patio and BBQ areas

The proposed works involve a small amount of landscaping and external works to the west side of the existing dwelling in the area of the proposed garden room structure.

## The Design Brief and Concept

The original historic part of the main house was subject to a major refurbishment and two-storey extensions to form additional accommodation back in the late 1970's/ early 1980's.

All the original windows and doors and all the new windows and doors, which are standard softwood joinery units, were installed at the time of the refurbishment and extension.

Apart from minimal periodic maintenance and decoration very little has been carried out on the Listed Building since that time.

The original Client brief originated from the desire to consider all the possible 'wish-list' projects that would improve and complete the property for modern living in a family home. The Client 'wish-list' was thoroughly discussed and finally agreed as the works proposed within this application.

### First Floor Works

Currently the first floor accommodation comprises 4 bedrooms, including a guest bedroom with en-suite shower room.

There is currently no other bathroom or shower room on the first floor.

The brief required a first floor family shower room, which is proposed to be located within the existing in the landing area. The landing is in the original timber-frame part of the dwelling and the proposed works simply involve a new lightweight timber partition wall and door opening being introduced, thus avoiding disturbing the historic fabric.



Figure 5. View showing the existing landing area to be the new first floor shower room

An additional requirement was for an en-suite shower room accessible from the main bedroom. To avoid the unsatisfactory, usual way of fitting the en-suite within the corner of the room, thus ruining the squareness of the space, the proposal is to provide the en-suite directly above the ground floor entrance hall, accessed directly through the modern extension external wall, thus avoiding disturbing the historic fabric.

The existing first floor timber-frame has long ago been treated with a thick, black coating. The brief requires the removal of this coating, and the proposal includes using the dry ice system to clean all existing historic timber-frame. The timber-frame following cleaning is to be treated with a proprietary clear, matt finish, brush applied coating, as recommended by Classic Finishes, Norwich.



Figure 6. View showing the existing black treatment to the first floor historic timber frame members

All the existing first floor painted softwood windows are to be removed and replaced with new painted/stained, double- or triple-glazed units. The new window units are to be purpose made to fit directly within the existing openings.

The only other works to the first floor is the introduction of a new window opening to bedroom two within the one-brick thick, south facing, gable wall. The original timber-frame gable has obviously been replaced with a brick gable, as is so often the case with timber-framed buildings.

### Ground Floor Works

The existing ground floor layout, flow and level of accommodation is generally acceptable.



The brief required new window openings to be installed within the existing home office/garden room. This area is an original out-building structure comprising clay-lump and modern blockworks, rendered walls. The proposed new openings are to provide views of the garden area from the room and allow natural south facing sunlight to enter the space.



Figure 7. View showing the existing garden room wall where new window openings are proposed

It is proposed to open the home officer/garden room directly into the existing sitting area by providing a new formed structural opening within the one-brick thick, south facing, gable wall. The original timber-frame gable has obviously been replaced with a brick gable, as noted for the first floor works. The proposed opening is to be framed with oak beams and vertical studs/posts as shown on the accompanying application drawings.

The existing sitting room original ingle-nook fire opening was removed as part of the original refurbishment of the property, along with the introduction of a modern internal red brick wall with decorative 'wheel' window.



Figure 7. View showing the existing sitting room fire place opening and decorative 'wheel' – top part



Figure 8. View showing the existing sitting room fire place opening and decorative 'wheel' – bottom part

It is proposed to remove this decorative window and make good with matching brickwork and mortar beds.

It is also proposed to introduce a reclaimed red clay facing brick flanking wall and, possibly, a reclaimed bressummer beam, to re-introduce the original size ingle-nook fire opening. A new wood-burning stove is to be inserted within the new fireplace.

The existing south facing external modern wall to the dining area is to be removed to provide a new opening for matching bi-fold doors as the existing home office/garden room. The existing dining area external doors are white uPVC and need to be removed.



Figure 9. View showing the existing dining area external wall where the proposed bi-fold door opening is proposed

The existing ground floor timber-frame has been treated with a thick, black coating. The brief requires the removal of this coating, and the proposal includes using the dry ice system to clean all existing historic timber-frame. The



timber-frame following cleaning is to be treated with a proprietary clear, matt finish, brush applied coating as recommended by Classic Finishes, Norwich. All the existing ground floor painted softwood windows and doors are to be removed and replaced with new painted/stained, double- or triple-glazed units. The new window and door units are to be purpose made to fit directly within the existing openings.



Figure 10. View showing the existing black treatment to the ground floor historic timber frame members

The existing family area is to have a new formed opening within the external wall to access the proposed new garden room structure. The opening is to be formed with the existing window opening and the original, historic, adjacent door opening. This door opening has been infilled in the past, but the outline is clearly visible within the external render.



Figures 11 & 12. Views showing the external original door and window opening and internal view of the window opening

Careful investigation is to be carried out to establish if any original, and solid, timber-frame is present. If any timber-frame is found to be in good condition,

then the glazed opening proposal will have to be rethought and an alternative solution agreed with the conservation officer.

The brief called for a proposed garden room to the west of the existing family area, accessed directly off the existing dwelling, with south facing glazed doors, to provide access to the existing patio area. The proposed extension, together with a facing brick garden wall and gated access, would provide good screening of the private patio area when viewed from Flaxlands Road. The form of the proposed garden room is generally based on the existing home office/garden room to the south of the main dwelling and is designed to give the appearance of a capped garden wall when viewed from the north.



Figure 13. View showing the proposed location of the new garden room and red brick garden wall with oak gate

The scale, form and choice of external materials for the proposed works all pay sympathetic respect to the existing dwelling. The architectural treatment of the new-build areas also takes into account the existing building features and materials.

The proposal has considered the attractive quality of the existing dwelling and through the careful and thoughtful design of the proposal will both enhance itself and the contribution it brings to its landscape setting.

The overall scheme as proposed would greatly benefit and improve the existing dwelling and ensure its retention and continued use as a large family home for the future.

## External & internal Materials

The external materials for the proposed alteration and extension works all make reference to, and compliment, the existing dwelling external, internal materials, and finishes.

The first floor en-suite extension will comprise white painted external wall render with painted/stained timber barge and fascia boards with glazed pantiles and ridge tiles all to match the existing dwelling external materials.

The overhanging first floor structure will be supported on oak posts and bearers.

The north and part west facing, garden room extension will comprise white painted lime render over a reclaimed red clay facing brick plinth, with matching plinth stretchers, all laid in a lime, or white cement, mortar, in Flemish bond. The wall is to be capped with red clay special bricks and cappings.

The part west and south facing, garden room extension will comprise reclaimed red clay facing bricks, with matching plinth stretchers, all laid in a lime, or white cement, mortar, in Flemish bond. The wall is to be capped with a colour-coated aluminium section to match the roof covering. The wall above the bi-fold doors will comprise dark grey painted render to match the existing south gable wall.

All new replacement windows and doors are to comprise painted/stained timber units with double- or triple-glazed high performance sealed units.

## Landscaping/External Works

The existing site accesses and driveways are to be retained and are unaltered as part of this application.

The existing garden areas including paved paths, paved patios, raised beds, trees and shrubs are to be retained and are unaltered as part of this application.

The existing gravelled surface and planted bed within the area of the proposed garden room are to be altered as shown on the accompanying application drawings.

A new section of facing brick garden wall and capping with oak gate is proposed to provide privacy between the new garden room and the west boundary.

The wall is to be constructed in reclaimed red clay facing bricks, with matching plinth stretchers, all laid in a lime, or white cement, mortar, in Flemish bond. The wall is to be capped with red clay special bricks and cappings.



Other than the above, and as shown on the application drawings, there are no landscaping or external works proposed as part of this application.

## Environmental Impact

The Agent recently prepared and submitted a planning/Listed Building application for solar PV panels on the main roof and flat roof south elevation. The approval reference numbers are 2023/0865 and 2023/0866. The recently installed solar photovoltaic roof panels and storage battery facility will reduce the requirement for nationally generated electricity. The installation will generate, and store electricity produced for consumption by the property. The environmental impact of the proposed installation is extremely positive.



Figure 14. View from the south showing the solar PV panels, garden area and timber pergola structure

The proposed extension and improvement works to the existing dwelling will include insulating to a high standard, and the new replacement windows and doors are all to be double- or triple-glazed with high performance sealed units in compliance with the Building Regulations Approved Documents.

All new and replacement windows and doors are to be fully sealed within the new and existing openings in accordance with the Building Regulations Approved Documents.

Low-energy light fittings and energy and water-efficient appliances will be fitted throughout where any existing fittings are to be replaced.

Although the works include a new first floor family bathroom and en-suite facility, the actual number of occupants at the property will not increase, therefore no additional foul-water will be generated by the proposed works.

All surface-water from the proposed extension works will discharge into the existing on-site pond or be collected for re-use and discharged into new on-site surface-water soakaways.

The additional space heating and hot water required as a result of the proposed works will be provided by the existing oil-fired boiler and hot water storage system.

The introduction of additional wood-burning stoves will further reduce the requirement for oil-fired heating.

## Flood Risk

The entire application site is located within flood zone 1 and falls outside flood zones 2 & 3 as designated by the Environment Agency as below.

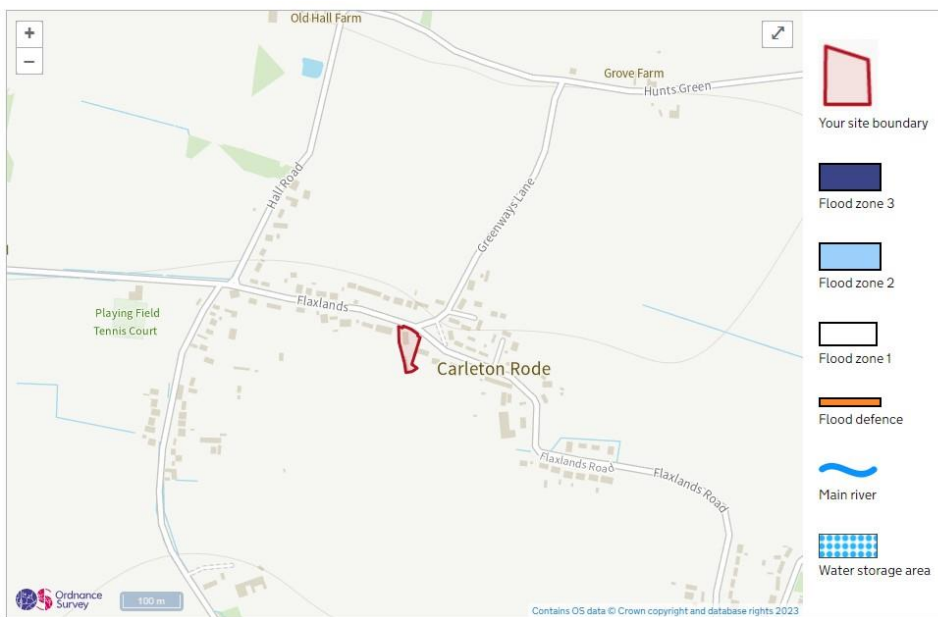
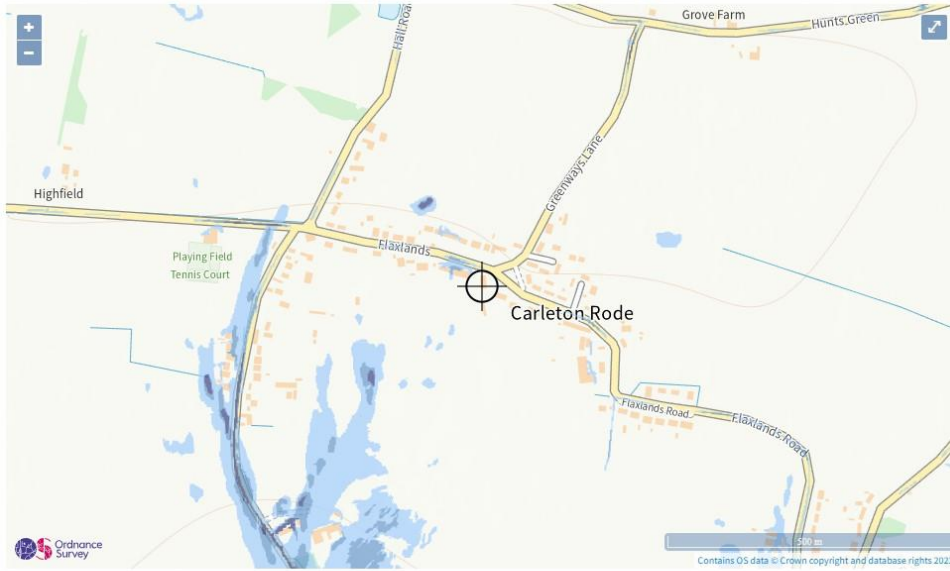


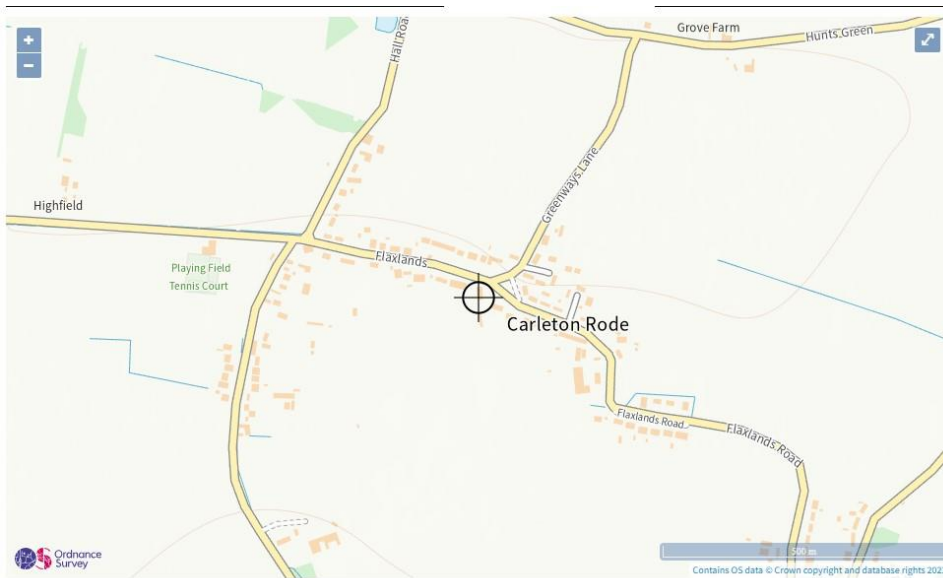
Figure 15. Flood Map extract provided by the Environment Agency



Extent of flooding from surface water

● High ● Medium ● Low ● Very Low ⊕ Location you selected

Figure 16. Extent of Flooding from Surface Water Map extract provided by the Environment Agency



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very Low ⊕ Location you selected

Figure 17. Extent of Flooding from Rivers or the Sea Map extract provided by the Environment Agency



# Heritage Statement

The existing building is a designated Grade II Listed Building.

The proposed development externally takes into account the contribution the existing Listed Building makes to the local character of the area, and it is considered that the proposed works will not have an adverse effect on the building, site and the street scene as a whole and will, in fact, improve the building grouping within the built environment.

The external material choice will ensure that the appearance of the building is extended and altered in a sympathetic manner and will therefore minimise the visual impact of this application.

The design has considered the neighbouring residential properties and will not present any over-looking issues.

The Historic England Listed Building extract for the property is included below.

**Heritage Category:**

Listed Building

**Grade:**

II

**List Entry Number:**

1373599

**Date first listed:**

26-Jun-1981

**List Entry Name:**

GREENWAYS FARMHOUSE

**Statutory Address 1:**

GREENWAYS FARMHOUSE, FLAXLANDS

**Location**

**Statutory Address:**

GREENWAYS FARMHOUSE, FLAXLANDS

The building or site itself may lie within the boundary of more than one authority.

**County:**

Norfolk

**District:**

South Norfolk (District Authority)

**Parish:**

Carleton Rode

**National Grid Reference:**

TM 10821 93080

**Details**

1. 5321 CARLETON RODE FLAXLANDS Greenways Farmhouse TM 19 SW 7/672

II

2. C17 timber-frame house. Plastered and brick faced. Steep black glazed pantile roof with gabled ends. Two storeys. Three widely spaced windows. Casements. Panelled door in front of brick chimney stack off centre. Interior: chamfered beams. In ruins at time of survey 1977.

Listing NGR: TM1082193080

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

225178

Legacy System:

LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

### Map



## The Approach to the Access Element

### Vehicular Access

The two existing site accesses directly off Flaxlands Road are to be retained and used for both vehicular and pedestrian access to the proposed development.

No works or changes are proposed to the existing site accesses.

The existing driveway and turning areas are satisfactory to ensure that all vehicles will be able to leave the site in a forward gear.

### Inclusive Access

The proposed works do not affect the existing internal/inclusive access.

The proposed new formed areas and buildings will be wheelchair accessible wherever possible and appropriate.

Any new internal doors will comply with all the relevant Building Regulations Approved Documents including Part M where applicable and practicable.

The nature of the existing historic building makes wheelchair access to all areas impractical.

Provision for the following will be included:

**Means of escape:** the provision of a safe means of escape from the building is to be provided via compliance with Building Regulations Approved Document Part B.

**Door widths and openings:** All door widths and openings to meet the minimum requirements of Approved Document M and BS 8300 (for clear openings, type and height of handles, vision panels, door closers etc).

This Design and Access Statement is also to be read in accordance with the following drawings and documents.

- HH/1824
  - 9900 - site location plan
  - 9901 - existing site block plan
  - 9902 - existing floor layouts – survey
  - 9903 - existing elevations – survey



- SK10 - proposed layouts – scheme one
- SK11 - proposed elevations – scheme one
- SK12 - proposed site block plan

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