
SMG ARCHITECTS



Design and Access & Heritage Statement



Replacement dwelling - Claia Bourne

Church Lane
Cley-next-the-Sea
Norfolk

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1.0 INTRODUCTION

The following Design and Access Statement and Heritage Statement has been prepared by SMG Architects and is to be read in conjunction with the relevant SMG drawings.

Site location and development proposal have been carefully considered against the planning policies.

2.0 SITE CONTEXT



Existing Block Plan

The site is approximately 1210sqm situated off the Church Lane in Cley-next-the-Sea. It comprises of a landscaped garden and a one and a half storey dwelling with a outbuilding.

The house was built in the traditional Norfolk style but unfortunately not out of quality materials and craftsmanship with insufficient insulation to walls and roof and no insulation to floor.

3.0 THE PROPOSAL

Design

The proposal set out within this application is to demolish the existing dwelling which is in rundown state. After evaluating and investigating the existing structure it was deemed that the existing walls and floor build-ups were unsuitable for renovation due to lack of insulation as it would require extensive refurbishment measures to insulate the current structure and will require a new roof structure all together. Therefore, a replacement dwelling is proposed to replace the existing one on the same footprint and of similar form and scale.

Proposed materials for the dwelling are traditional brick and coursed flint with contemporary zinc entrance, rear single storey projection and dormers.

There is also an existing outbuilding and timber shed on the site which applicant would like to convert into annexe since the current house currently provides separate annexe withing the dwelling, however, it would be more useful to utilise the existing outbuilding and replace the shed with the timber structure in similar position and similar scale to the existing one in order to have an independent annexe on the site.

Access

There are no changes proposed to current access.

Waste and refuse

There are no changes proposed to waste and refuse arrangements.

4.0 SUSTAINABILITY OF DEVELOPMENT

The new dwelling will be constructed from modern construction materials with insulation values in excess of the basic building regulations and using ASHP.

To improve the sustainability and local distinctiveness, local materials will be used wherever possible.

5.0 PLANNING POLICIES

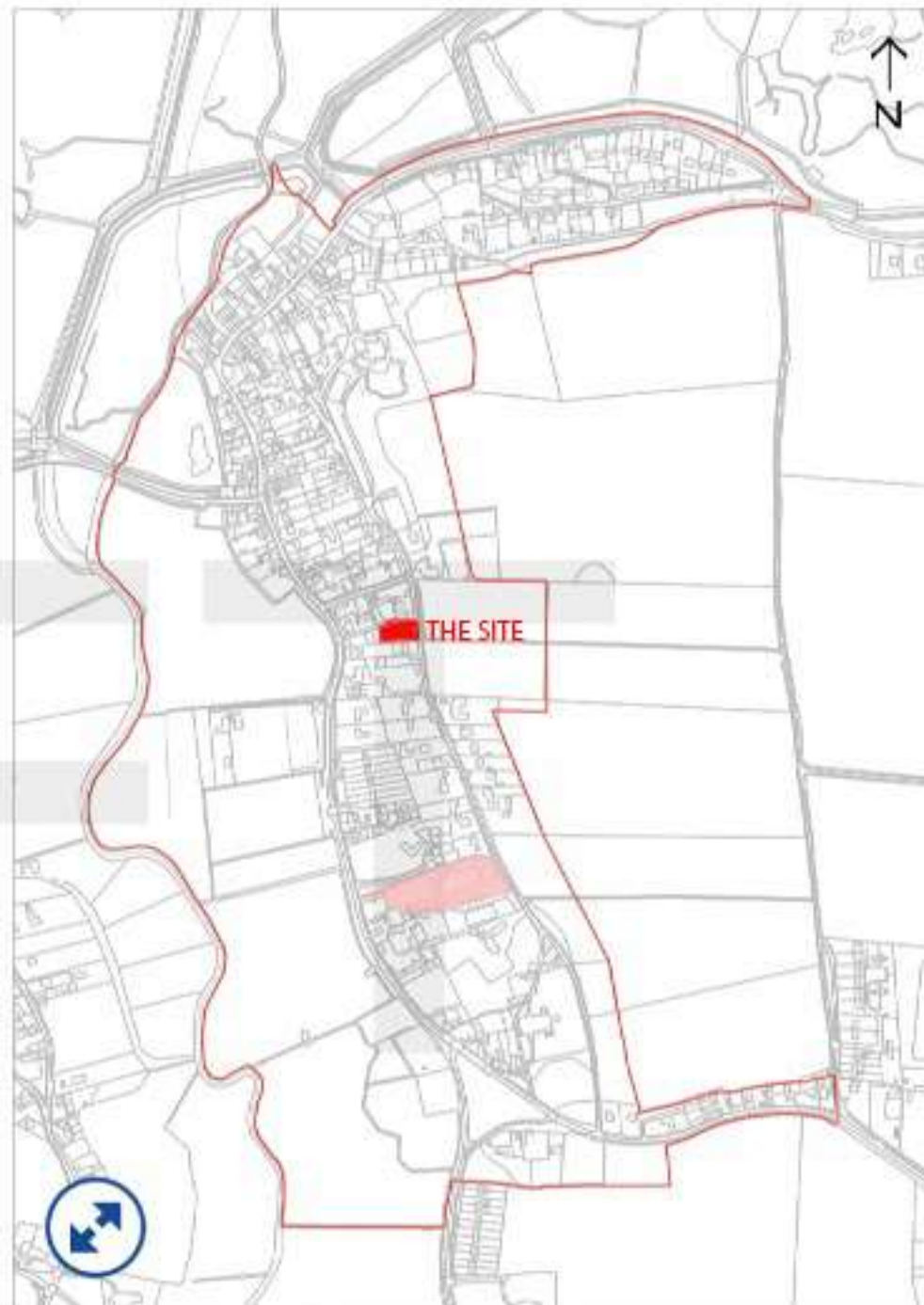
While designing the proposed developments SMG has taken in consideration North Norfolk District Council Planning Policies within the Conservation area.

- Policy SS 1 - Spatial Strategy for North Norfolk;
- Policy SS 4 – Environment
- Policy EN 2 - Protection and Enhancement of Landscape and Settlement Character
- Policy EN 4 – Design
- Policy EN 13 – Pollution and Hazzard Prevention and Minimisation

6.0 HERITAGE STATEMENT

Assessment of heritage significance

The site in question is situated within the Cley Conservation area.



Adopted from Cley-next-the-Sea Conservation Area Appraisal and Management Plan Draft with permission of Ordnance Survey

The Cley-next-the-Sea Conservation Area was designated in 1974 recognising the unique quality of an area as a whole. The aim is to preserve the quality and the character of the historic fabric.

Assessment of heritage significance

- Significance of the dwelling: **LOW**
No particular value or merit.
- Historic Value: **LOW**
No historical events or significant people related to the dwelling
- Aesthetic and Architectural Value of the dwelling: **LOW**
Poor aesthetic characteristics. No real architectural value or merit.

The existing dwelling is of no heritage value. It is constructed in traditional style but the quality of the existing materials is poor.

Assessment of impact and Mitigation

Impact Assessment Criteria:

High Benefit – The proposed considerably enhances the heritage assets or the ability to appreciate their significance.

Medium Benefit– The proposed enhances to a clearly discernible extent the heritage assets or the ability to appreciate their significance.

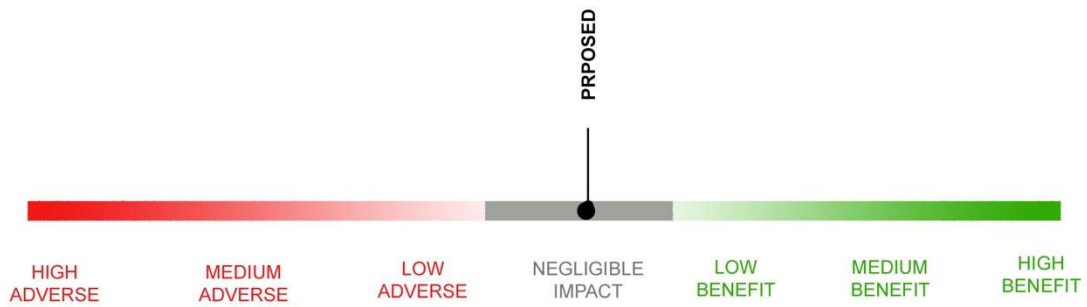
Low Benefit – The proposed enhances to a minor extent the heritage assets or the ability to appreciate their significance.

Negligible Impact – The proposed does not affect the heritage assets or the ability to appreciate their significance.

Low Adverse – The proposed harms to a minor extent the heritage assets or the ability to appreciate their significance.

Medium Adverse – The proposed harms to a clearly discernible extent the heritage assets or the ability to appreciate their significance.

High Adverse – The proposed severely harms the heritage assets or the ability to appreciate their significance.



Impact Assessment of the existing: **LOW ADVERSE**

The existing house does little to compliment the character of the conservation area and is deemed to have a Low Adverse impact to the character of the Conservation area.

Impact Assessment of the proposed: **NEGLECTIBLE IMPACT / LOW BENEFIT**

The proposed development looks to mitigate negative impact on the area allowing for an improvement to the aesthetics of the existing house providing a low benefit to the wider character and appearance of the Conservation Area.

7.0 CONCLUSION

It is considered that the proposal has been carefully developed with a view to enhance the existing area offering aesthetically pleasing dwelling which should not affect the heritage assets or the ability to appreciate their significance.

We trust that the proposed will meet the Council’s policy requirements and bring enhancement to the area.