

claxton hall architectural ltd

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Chartered Institute of
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Registered Practice

Proposed two-storey replacement dwelling following demolition of existing bungalow

Planning, Design & Access Statement



Rear View of Church View Cottage, Thursford

Introduction / Site Context / Proposed Developments

The site in question is situated in the small village of Thursford. The village is situated just off the A148 which connects Fakenham to Holt. The current dwelling is situated on Church Lane and has an unobstructed view of St Andrews Church. The building is currently in use as a residential dwelling, this application seeks to retain that status, whilst providing a more modern dwelling, which meets modern living standards.

Our proposals include the demolition of the current dwelling and the building of a replacement dwelling on the same footprint as the existing structure, with the addition of a first-floor extension to convert the bungalow into a two-storey property.

Site History



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The dwelling was previously a two-storey building which was originally used as a School House. This had the facilities for the classrooms as well as the head teacher's house since before 1948. Even when the school was relocated, the property was kept as a two-storey building until the mid 1960's where the owners at the time decided it was the correct decision to demolish the upper floor of the property due to the state it was in which then created the bungalow that is still there to this day.

The property had already obtained permission for the bungalow to be reinstated as a two-storey dwelling, this was decided on 10th May 2011 under application PF/11/0336. However, due to other commitments, the works were not completed and the planning approval expired. The proposed works are closely aligned with the previously approved, however, do incorporate revision to the original design.

Additionally, we propose to demolish the lean-to style roof extension on the northern elevation of the property and instead construct a flat roof arrangement that can then also be used as a balcony for the master bedroom on the first floor, which will offer additional recreational space and take advantage of the view over to St. Andrews Church. Lastly, we propose to add a garden art studio which will be situated on the northern boundary of the site. This will measure 3,660 x 6,322 externally and will house a W/C and Brush Cleaning station, this can be seen on drawing sheet 537 - 03 - C.

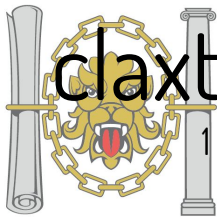
Materials

The majority of the materials used on the project will match the existing. We propose a brick and flint finish to the property and garden studio. The brick and flint will be reclaimed and additionally we will explore the potential to re-use the materials within the existing structure, this will include the Bricks/Flint and the roof tiles. The re-use of materials on our proposals will also ensure the local vernacular is maintained and will allow the property to seamlessly nestle into its surroundings. We have also proposed a small amount of 'Scotlarch board on board' cladding to the link connecting the main footprint of the dwelling to the snug/office. This will be placed vertically and it will show a clear distinction between the original footprint of the property and the snug/office to the rear.

The original property also features some 'Fleur de Lys' insets. We plan to salvage these and use them in our proposals. We feel this will maintain some of the character from the original property and give it that traditional feeling.

For the window and door element, we have proposed a Crittall-style arrangement. This style of door and window features thin steel frames and glazing bars which focuses on allowing large levels of natural light into the property.





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Original Fleur de Lys insets at Church View Cottage, Thursford

Crittall-style Window Arrangement

Scale / Density / Design

The proposed dwelling will be placed on the footprint of the original dwelling. The external design features the same materials as the previous bungalow did. We have also placed window and door apertures (where possible) in the same position as they were previously, meaning the property will have the same view and feel as it did before.

The Property, as it stands, has fallen into some level of disrepair, and is in urgent need of renovation, with damp and decay present throughout the property. The current energy efficiency rating at Church View Cottage is 'G'. This is due to a number of reasons and factors, mainly stemming from the original construction methods, which include solid Brick & Flint walls and solid Concrete floors. The property currently also has a poor heating system and is in desperate need of an upgrade.

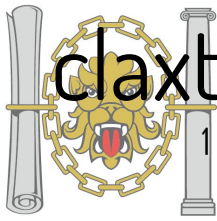
We also propose to add a solar panel arrangement to the property, as well as an Air Source Heating system which will greatly increase the sustainability and energy efficiency of the property.

Layout / Position

Due to the Footprint remaining the same as existing, the amenity land will not be reduced and no overlooking issues with other neighbours will be introduced and there will still be a strong amount of privacy for all affected parties. The new garden Studio, will be sited in a different location to the existing, this can be seen on the site plan, see sheet 537 - 05 - B, which shows the location is similar, although it is on a larger scale. The garden studio has also been positioned so the views of St. Andrews Church can be admired through the provided window on the western elevation. We propose the garden studio to be constructed with the same materials as the new dwelling will be constructed with and this can be seen on drawing sheet 537 - 03 - C.

In regards to the layout internally, this remains largely unaltered to the previous permission under PF/11/0336. There are however a few revisions which will have minimal impact upon the proposal. In terms of the ground floor, the bulk remains the same with a large sitting room to the right of the entrance hall with





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a fireplace and wood burner being the focal point of the room. On the other side of the entrance hall are the large kitchen/dining room with a walkway leading through to a larder and utility room. Unlike the sitting room which boasts two sets of French doors, the kitchen and dining room has a large set of bi-fold doors which open out onto the rear garden, we also propose to add a small lobby and a shower room which will then lead into the snug/office. We have featured some pieces of feature glazing in the proposed snug/office. The shape of the new glazing reflects the period in which this was first a schoolhouse and also has ecclesiastical links which is fitting due to the views of St. Andrews Church present. Our proposed ground floor plan along with elevations can be seen on drawing sheet 537 - 04 - B.

In terms of the first-floor layout, this again remains widely unaltered from the original granted planning permission, with small revisions. Such as the addition of built in storage in all bedrooms. We have also added a set of French doors to the master bedroom which lead out to the balcony. The location of the balcony will provide views of the surrounding countryside whilst ensuring no overlooking issues are encountered. A larger revision to the original approval, is that of the removal of the glazing area to the top of the stairwell, we have omitted this and instead replaced it with two windows which will match the rest of the proposed glazing. Removing the large glazing will increase the traditional vernacular of the property. The first-floor layout can be seen on drawing sheet 537 - 05 - B

Landscaping

The bulk of our proposals include no revision to current landscaping. We have however, included the addition of a brick garden wall at the front of the property (South West) where the current garden wall, is in need of desperate repair. We propose to rebuild with existing materials, which will result in the existing vernacular remaining unaltered. Once this wall has been rebuilt it will provide a natural and practical walkway around the front of the house.

Access / Parking

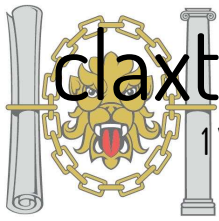
No changes will be made to the long established access point of the property as it will be kept in the same position throughout and at the end of the building works. The parking arrangements at the property will also remain unchanged as that part of the site, near and around the existing garage, is not being touched and will be kept as it is.

Flood Risk

The application site is situated within Flood Zone 1. This is described as land having less than a 1 in 1,000 annual probability of river or sea flooding. (<0.1%). When discussing Policy EN10 Development and Flood Risk,



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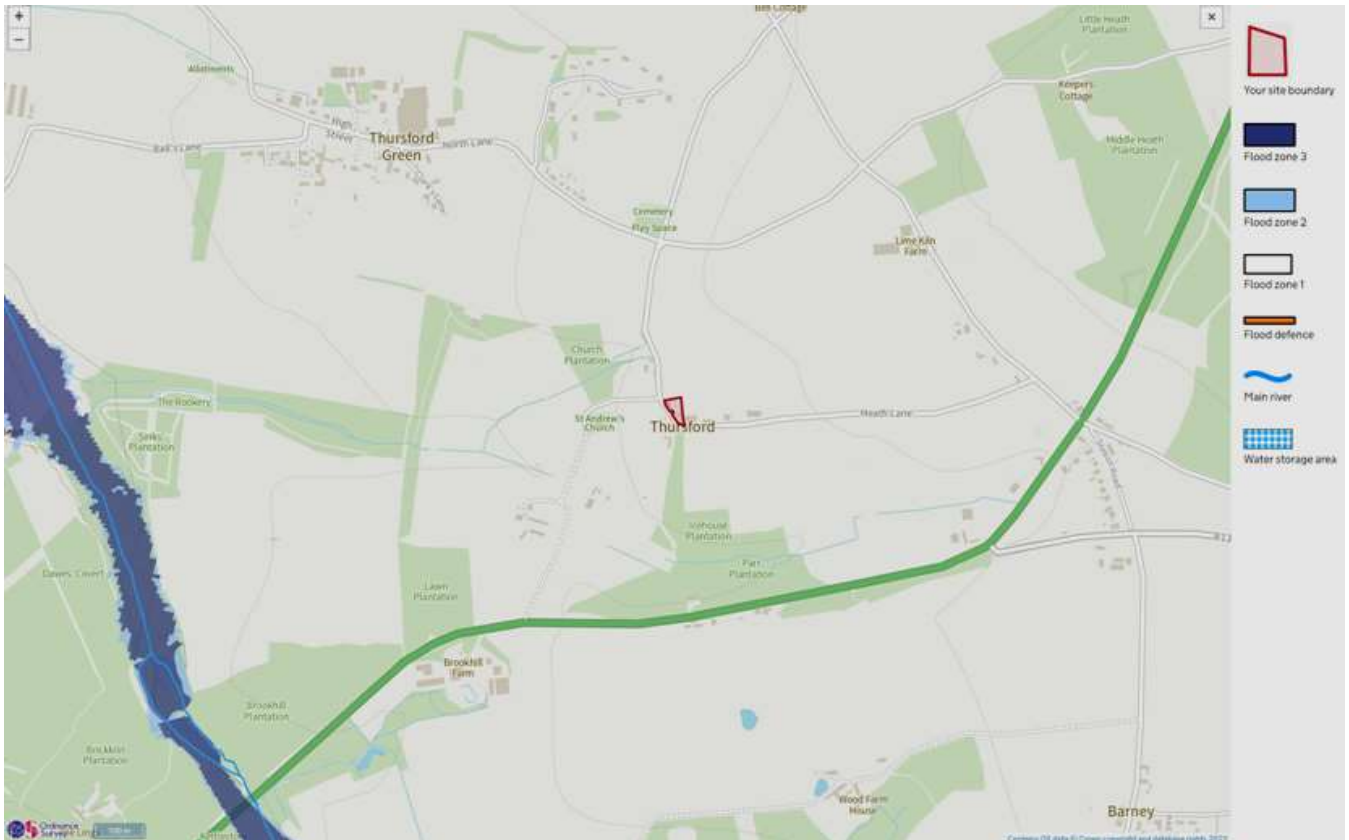
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it states that most new developments in North Norfolk should be located in Flood Risk Zone 1 as this is where the risk of flooding is at its lowest.



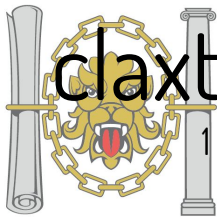
Planning Policy

"Current Local Plan -

Policy H08 House Extensions and Replacement Dwellings in the Countryside



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Proposals to extend or replace existing dwellings within the area designated as Countryside will be permitted provided that the proposal:

- *Would not result in a disproportionately large increase in the height or scale of the original dwelling, and*
- *Would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.*

In determining what constitutes a 'disproportionately large increase' account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

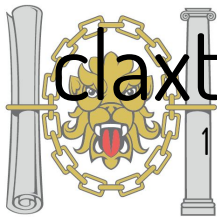
*For the purposes of this policy **original dwelling** means the house as it was built, or as existed on the 1st July 1948, whichever is the later."*

In regards to our proposals, we feel we achieve both points which must be satisfied when dealing with Policy H08:

- *Would not result in a disproportionately large increase in the height or scale of the original dwelling, and:*
 - Our proposals are based on the same footprint as the previous dwelling. This means the scale of the existing property will not be dwarfed by the new dwelling as the external measurements are almost identical to what is previously on the site. As well as this, there is not a significant height increase. The ridge and eaves height will obviously be altered and moved; however, this will not be disproportionate to the rest of the property. It should also be remembered that the property, at one time, was a two-storey building meaning we are re-instating what was originally there.
- *Would not materially increase the impact of the dwelling on the appearance of the surrounding countryside:*
 - Our proposals would not have an adverse affect on the appearance of the surrounding countryside for a number of reasons. We plan to salvage the existing materials and use them on our proposals. This will give the property the same feel as it had originally. It should also



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be known that the majority of the other properties around the site use the same traditional construction with the use of brick and flint as this property will continue to do so. This means it will be in-keeping with the local vernacular and will not look out of place. The proposed dwelling will nestle into its natural surroundings with the large trees and shrubbery that border the site and property.

As well as ensuring our proposals coincide with Policy H08, we have also ensured our designs meet the criteria to meet Policy EN4 Design. We feel our design meets all the policy guidelines listed, the proposal will be constructed to the highest quality and levels of workmanship whilst reinforcing local distinctiveness. Our proposals will not have a detrimental effect on the residential amenity of nearby occupiers.

It should also be noted, as previously mentioned above, this property has already achieved planning approval, 12 years ago, for a very similar scheme and whilst our proposals differ slightly, the bulk of both schemes are remain largely identical.

Conclusion

To conclude, it has been demonstrated within this statement that our proposals are, in largely line with Council's Policy H08 and EN4 and furthermore the site has previously received permission for proposals almost identical in nature, aesthetic and scale. The proposal will also ensure all works are to be completed using appropriate materials of a high quality, and to the highest standards of workmanship. The Proposal also seeks provide a more practical and useable dwelling that will meet modern living standards and requirements, whilst also incorporating greener and more energy efficient heating systems, it therefore can be concluded, that the proposal as a whole, conforms to the relevant policies and should therefore be viewed with a positive outcome, and can be deemed as negligible when considering the effect the proposal would have on the local vicinity.



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