



claxton hall architectural ltd

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Chartered Institute of
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Registered Practice

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Statement for Variation of Condition 2 and 3 of PF/20/2002

This variation application seeks to alter the layouts of various plots and some of the materials / methods used in the development from that of the originally approved scheme. **The original approved planning permission has the reference PF/20/2002.** Our new proposals can be seen on drawing sheets 609 - 01 - D, 609 - 02 - F, 609 - 03 - F, 609 - 04 - F, 609 - 05 - F, 609 - 06 - E, 609 - 07 - E, 609 - 08 - E, 609 - 09 - E, 609 - 10 - E, 609 - 11 - E, 609 - 12 - D, 609 - 13.

Firstly, we plan to change the current approved window arrangement. currently approved is that of a hardwood timber joinery arrangement painted in Green Grey. We propose to alter the window arrangement to a UPVC flush casement arrangement in pebble.

Externally, our initial variation is that of changing the brick bond from the original Flemish bond to that of a stretcher bond. We are also seeking to add masonry arches to the windows and doors where we can on the associated two-storey plots. This will not be the case for the single storey dwellings.

We also propose to change the rear elevation of plot 6. Currently approved is a 'lean-to' style roof which runs into the hipped roof above the 2nd storey. Instead, we propose a hipped gable roof which will run in line with the roof on the main part of the plot. This will mean the rear part of plot 6 will no longer be single storey and the first floor will now house the master bedroom with an En-suite and wardrobe, the eastern elevation of which, will contain 2 windows at first floor level to offer a view of the rear garden amenity land, no overlooking issues will be encountered by this due to the large number of tall trees and vegetation present along the boundaries of the site. These alterations are not only more practical, making better use of the available space; but also succeed in making plot 6 more aesthetically pleasing.

In terms of the driveway and access to the development, at the moment it is stabilised permeable gravel the in its entirety, we are however proposing to change part of this to a typical loose gravel surface, until you Once you have turned the corner, this will then stay the same as previous permission and be stabilised gravel until it reaches the separate driveways for each individual plot.

Internally, in plot 1, we plan to add an en-suite and dressing room in to the rear of the garage space, which is somewhat oversized and unnecessarily large for a Garage, this offers a much more practical use of the space, replacing the dead space that will be present with the current arrangement, The garage will still measure 6 metres long so there is still more than enough room for vehicles.

Another internal change will mean the ceiling heights are lowered on all plots. We propose to bring the eaves level down by 2 brick courses on all single storey plots, as this will not only make the construction much easier and more practical, but will allow the brick corbelling details to sit atop the window and door





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headers in a much neater and aesthetically attractive manner. Internal ceiling heights as a result will be much more in keeping with current building techniques and have a height of 2.43 meters, which is commonly found in new build developments.

We are also planning to eliminate two mechanical systems throughout the development. Firstly, we plan to remove the grey water system and subsequently also plan to remove the air duct system between the rooms.



New Builds - Conversions - Extensions - Renovation - Alterations