

Design & Access Statement

62 Charles Close, Wroxham, NR12 8TT

6th January 2024



Proposed:

The proposed development comprises a two-storey rear extension, and single storey side extension, along with a single storey attached Garage. These extensions will replace the existing single storey rear conservatory and adjoined garage.

The Use:

The land consists of a large gravel driveway, mixture of trees / shrubbery and a grassed area to the front; with an outside covered up swimming pool, large patio area, shed, mixture of trees, a brick wall, hedges and fence panelling along the boundaries at the rear.

Immediate Area & Site:

Charles Close is within the Conservation Area of Wroxham to the East side of Norwich Road. The street forms a large central circular route with two access 'legs' off The Avenue, which leads directly to Norwich Road. There is a diverse mixture of properties along both sides of the street consisting of detached bungalows, chalet bungalows and a few houses set within substantial plots. Most of the properties are built in either brick with render, cladding or faux stone panels or purely rendered. Most of the properties have prominent garages which are either pitched or flat roofed.

62 Charles Close is one of the few houses within the street and is positioned on one of the access 'legs' of the road layout. The site is a rectangular shape, approximately 95m x 26m, with a long straight access drive to the front, forming a circular parking area in front of the house. The plot is open to the road, with fencing along the sides of the site once level with the house and along the rear boundaries. There are a large number of trees both at the front and the rear of the site.

Layout & Design:

The house is sized as a forever home for the applicants' family and future generations to visit. There are 5 double bedrooms and 1 home office, along with entertaining spaces and a linked single garage. The front door is wide, with space for potential ramps possible to all the accesses at a future date if desired. There is a wide main corridor, along with larger than average rooms to aid disabled circulation and usage. A downstairs bedroom has also been formed which could have the ensuite adapted to a wet room.

Although this will be a large property due to the surrounding trees the property will not create a large impact on the area. There has been a lot of thought put into the design in order to transform the property into something more pleasing within the neighbourhood, whilst embodying the fact that this property has always been different to the other properties on Charles Close.

Architecturally the two-storey extension will be clearly distinguishable as new and distinct from the original property. The unusual butterfly roofed double garage will be replaced with a more suitably proportioned single, flat roofed garage and brought forward but still behind next-door's building line. Flat roofed garages are a prevalent style along Charles Close, which this one will reflect, whilst acknowledging the more favourable modern chunkier fascias of this era.

Landscaping:

The front section seen from the road will continue to be a gravelled driveway with the open soft landscaped area and mature trees. There will be no change to the trees and vegetation as the more prominent single storey front garage will be encroaching on existing hard standing/gravel.

Appearance:

Although the proposal will slightly increase the existing footprint of the house, the footprint will not extend any closer to the side boundaries; and the proposed scale will reflect the existing scale of other houses on Charles Close to their plots. We believe the proposed changes will improve the current architectural style of the house. The material palate of a painted render finish with subsidiary cladding is both reflective of the surrounding properties and will visually break-up the front façade.

The property already has some modern materials such as grey windows and a very modern grey front door. However, these are currently set against much older styled materials. We believe the proposed materials will create a more pleasing look to the property as a whole.