

Prepared by: Ian Knowles

Checked by:

Project Number: 23070

Date: December 2023

Information provided within this design and access statement will be read in conjunction with the submitted documents forming this planning application.

1. INTRODUCTION

This document has been produced in support of a replacement dwelling at The Street, Edingthorpe Lane in North Norfolk.

This document should be read alongside the submitted drawing package and the supporting statement that provides additional detail into the site's history and justification.

The site had a previous dwelling which was demolished due to its poor state of repair in 2021. This proposal is for a replacement dwelling that is influenced by the previous building but provides improved use of the site.

Pre-application advice (reference IS2/23/1684) has been given and the initial proposal supplied during the pre-application has been changed to reflect the response and client's engagement with relevant stakeholders. Further information regarding the preapplication will be submitted separately.

(This document contains elements from the preapplication and the revised design.)



Google Earth Image

Red lines illustrative refer to location plan and site plans

2. SITE ASSESSMENT

The site's history will be expanded in more detail within the separately submitted planning statement. In summary, the building partially collapsed, and was subsequently demolished in 2021.

Before this, the land has been in constant residential use for over a hundred and fifty years. The site still maintains a residential feel with planting and features that are consistent with the surrounding landscape.

The site had a storey and a half dwelling on it. This had three single-storey elements and two lean-to structures that appear from photographs to be either built with the main element or added historically. A third element was a flat roof infill between the two lean-to's this is more contemporary potential 1970's or later.

Adjacent to the main dwelling was a garage which was accessed from the retained access point.

The wall adjacent to the access remains, as do several other items, such as the garages to the south of the site, an outbuilding on the eastern boundary and two smaller shed structures.

There is an existing overhead (OHL) line running across the site, the client is contacting relevant authorities to adjust this or bury the OHL.

Total ground floor footprint of the cottage : 67 sqm



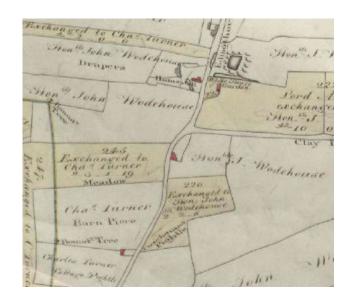
Current Site

43 sqm building coverage

Prior to Demolition

143 sqm building coverage

3. PREVIOUS PROPERTY







Enclosure Map Extract

1999 Google Maps image of the site

August 2009 Google Street View image

Historic mapping notes

Historic mapping and google images show the site in use as a residential unit since before the Enclosure maps were produced.

The enclosure map appears to show an L-shaped building which would make the two lean-tos likely built at the same time as the main dwelling.

4. PREVIOUS PROPERTY - DESIGN FEATURES



Design notes

- ► Storey and a half dwelling with single-storey lean-to elements
- ► Mainly brick construction
- ► Splayed brick lintels over window and doors openings
- ► Brick detail at eaves
- ► Red bricks, flints and red pantiles with some render
- ► Brick supporting buttress









5. LOCAL CONTEXT





















6. LOCAL MATERIALS

Design Notes

- ► Brick and flint gables.
- ► Mix of two and one and half storey buildings.
- ► Brick quoin details with flint infill
- ► Some properties have a brick band running horizontally within the flint work.
- ► Chimney features.
- ► Close proximity to the road.

Materials

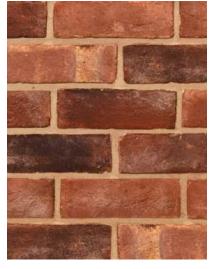
- ► Red brick
- ► Flint
- ► Red pantiles
- ► White Render

These are the core materials however these can be seen as tonal variations.

- ► The white, ivory and greys of the render and flint
- ► The reds and browns of the red bricks and red pantiles.

4.1 Primary Materials













1. flint

Soft red bricks

2.

3.
Red Pantiles

PRE-APPLICATION DESIGN AND DESIGN DEVELOPMENT

7. CONCEPT DESIGN

Design Notes

- ► The proposals utilise the existing crossover and site access.
- ► Design assumes the redirection of OHL.



Option 1

Rebuild the original plot with a new layout but referencing the original building. This would split the site into two and the northern section will be disconnected to the house. Potential overshadowing from the existing established tree.



Option 2

A long thin building which provides equal access to the north and south sections. Will likely require a lot of circulation space, and spaces may feel disconnected. Would suit more agricultural detailing of a barn than a historic dwelling replacement

Initial Preferred option



Option 3 - Preferred option

Maximise the connection between the north and south with an L-shaped plan. This will allow for more freedom with roof pitches and design details. The proposed building and boundary treatments will create an access courtyard with a public frontage but the

8. PRE-APPLICATION CONCEPT DESIGN



Developed concept design

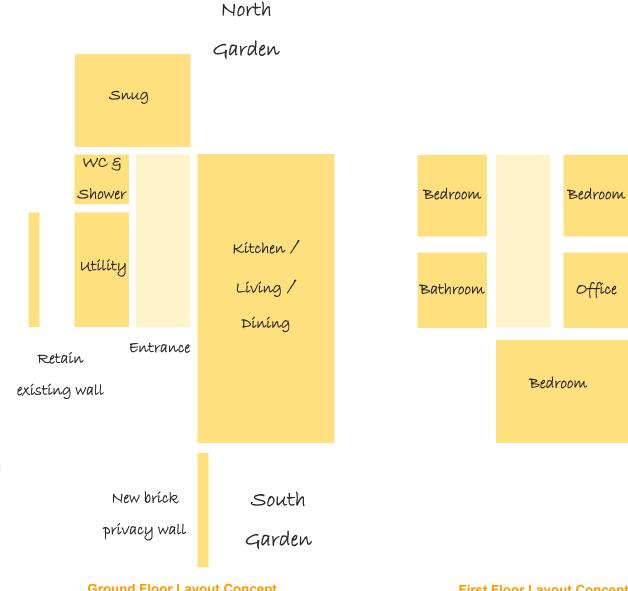
Following the initial layout design for the site we worked with the client to develop the layout to maximise their enjoyment of the site. One key element they wished to achieve was to have a connection to the garden spaces which they felt was key to this proposal.

The kitchen dining and living space has an almost 360 -degree relationship to the site, they are able to access and enjoy the northern and southern gardens while having a positive overlooking of the access courtyard.

The secondary living spaces such as the utility, shower room and snug are adjacent to the road to create a buffer to the rest of the property.

The primary bedroom like the kitchen, living and dining space can connect with the east, south and western elements of the site.

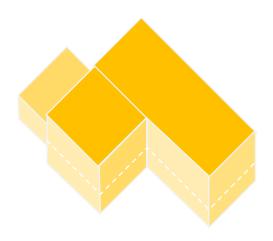
The floor plan has been kept as tight as possible to create a dwelling that will be in keeping with the site.

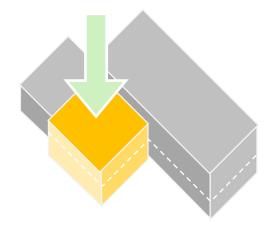


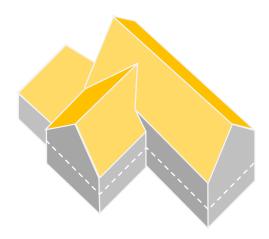
Ground Floor Layout Concept

First Floor Layout Concept

9. MASSING CONCEPT







Basic massing

In relation to the concept floor plan, two-storey elements with single-storey rear elements.

Stepped form

Reduce the height of the element facing onto the street, referencing back to the original building on the site and other examples locally.

Concept form for the dwelling

Finalised form with roof pitches and gables.

This approach has been taken to balance the replacement dwelling, and maximise the use of the site while still ensuring its design is contextual to its location and references the original building on the site.

10. PRE-APPLICATION DESIGN

West elevation

Faces directly onto the street and has been designed to be more traditional and has been influenced by the demolished dwelling. These details include the ground floor window and door arrangement with the skewed brick lintel detail, the eaves brickwork detail and a reduced ridge height to step down towards the road. The existing brick and flint wall will be retained with a new post and rail fence with native species hedgerows behind.

South Elevation

Feature brick and flint gable on the first floor that references local examples, with the contemporary elements limited to the ground floor, which will be shielded from view behind the new brick wall.

North and East Elevation

Maintaining a more traditional first floor, except for the solar panels, with the more contemporary details on the ground floor. A limited palette of materials has been used so as not to overcomplicate the proposal and still retain its contextual relationship to the other locally built form.

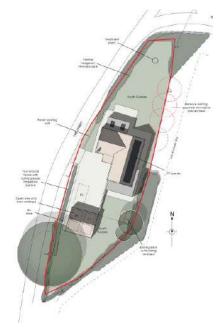
The existing vehicular access will be retained and the dwelling is designed to be a visitable dwelling.

Pre-Application and consultation design notes

- ► Reduce the buildings volume, with greater reference to the original dwelling
- ► Reduce the quantity of window openings
- ► Remove the contemporary design elements, referencing the original dwelling in concept











12. KEY DESIGN INFLUENCES

Key Local Precedents







Key Local Materials









13. DESIGN AND ACCESS NOTES

- ► Eaves reduced to form a one and half storey dwelling
- ► Raised gable brick detail referencing the original dwelling.
- ► Contemporary snug and picture window removed.
- ► Window openings at first floor reduced.
- ► Reduce frontage to form a catslide lean-to.
- ► Retaining the use of brick, flint, red pantiles and a small amount of timber cladding.
- ► Solar panels to the east elevation roof pitch





West Elevation

North Elevation







East Elevation

2-3 NORTHGATE PRECINCT,

HUNSTANTON PE36 6EA

01485 532286

info@vertexarchitecture.co.uk