

DESIGN AND
ACCESS STATEMENT
**CLAY LANE, REPLACEMENT
DWELLING**
2023

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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 pre-application will be submitted separately.

(This document contains elements from the pre-application and the revised design.)



Google Earth Image

Red lines illustrative refer to location plan and site plans

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.

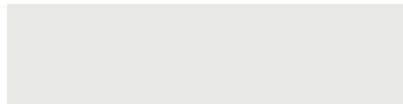
Materials

- ▶ 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



2.
Soft red bricks



3.
Red Pantiles

The background of the slide is a repeating pattern of small, light yellow triangles pointing downwards, arranged in a staggered grid. A white rectangular box with a thin grey border is centered on the slide, containing the main text.

**PRE-APPLICATION DESIGN AND
DESIGN DEVELOPMENT**

7. CONCEPT DESIGN

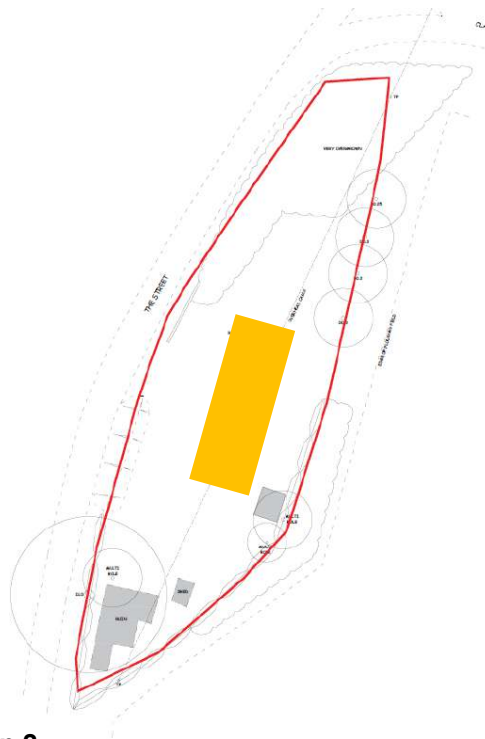
Design Notes

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



Option 1

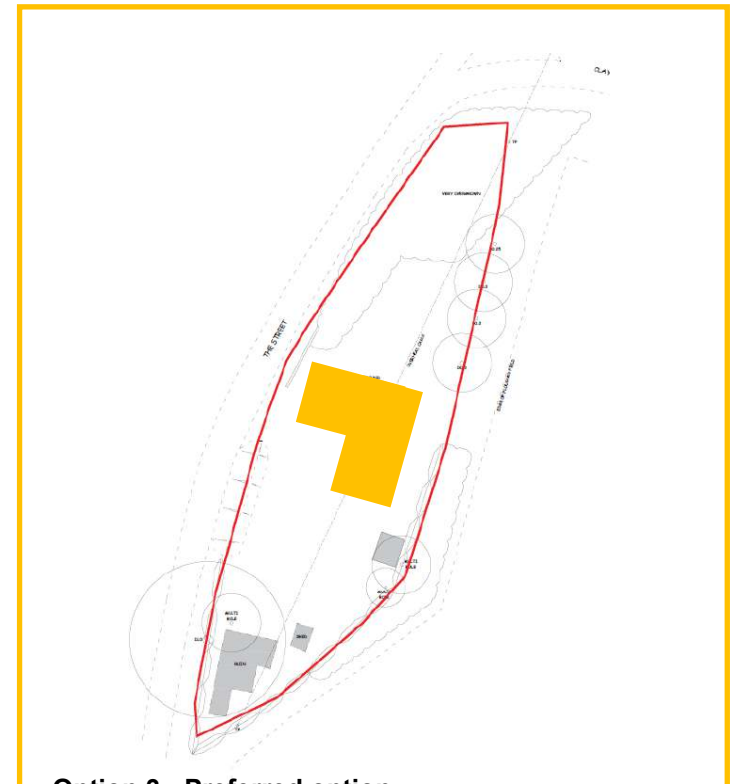
Rebuild the original plot with a new layout but referencing the original building. This would split the site into two and the northern section will be disconnected to the house. Potential overshadowing from the existing established tree.



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

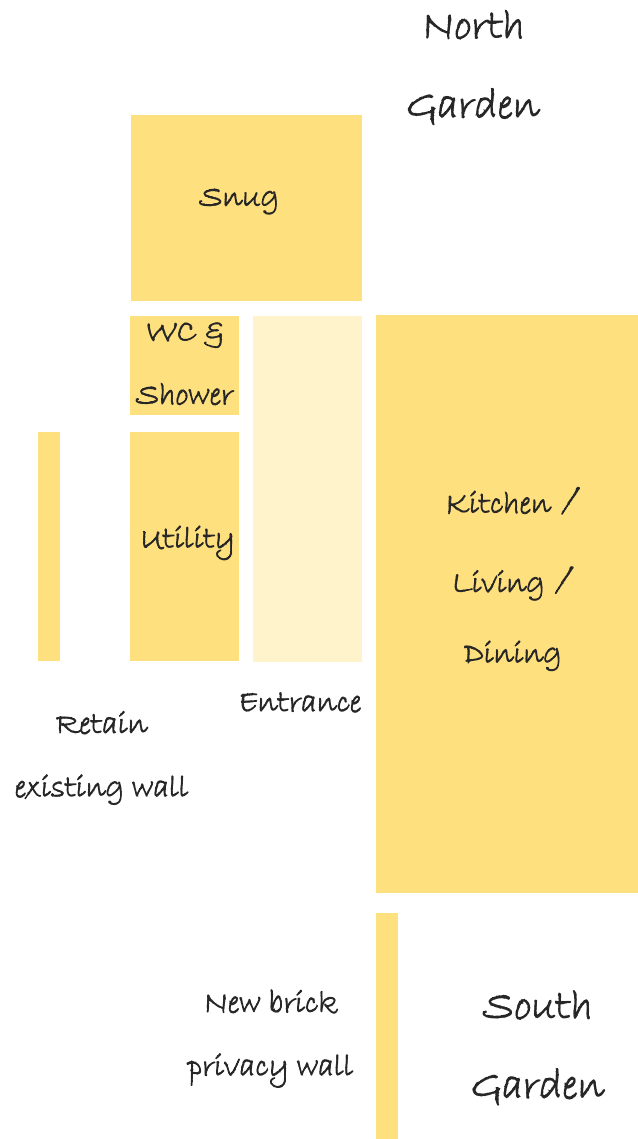
Following the initial layout design for the site we worked with the client to develop the layout to maximise their enjoyment of the site. One key element they wished to achieve was to have a connection to the garden spaces which they felt was key to this proposal.

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.

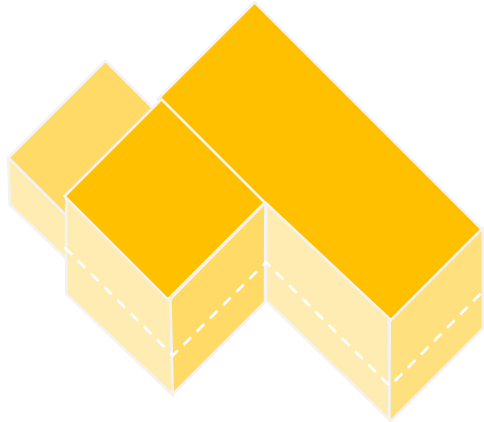


Ground Floor Layout Concept



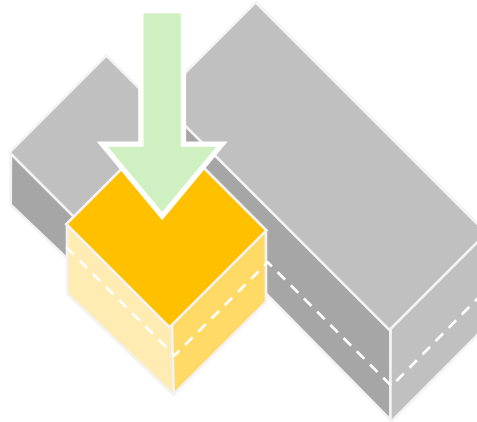
First Floor Layout Concept

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.

PROPOSED SCHEME

11. REVISED CONCEPT

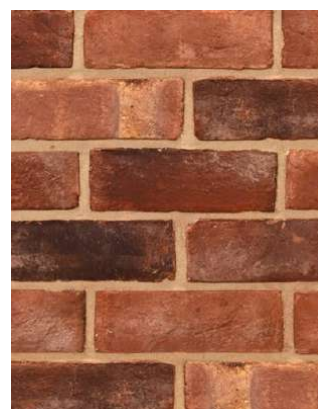


12. KEY DESIGN INFLUENCES

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



South Elevation



East Elevation

2-3 NORTHGATE PRECINCT,

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