

**Design, Access and Heritage Statement
Proposed Vehicular Access
at 19 Geldeston Hill, Geldeston, Beccles
for Bromley Homes**



January 2024



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ARCHITECTURAL DESIGN + PLANNING

The Hollies :: Station Road :: Earsham

Bungay :: Suffolk :: NR35 2TS

01 Proposed Use:

The application is for a new vehicular access at 19 Geldeston Hill, Geldeston, Beccles.

02 The Site:

The site consists of a single storey one bedroom dwelling and garden within the Geldeston Conservation Area. It is part of the Kells Estate built by Loddon Rural District Council in 1950. Designed by Taylor and Green in 1947, the estate is one of several designed by the practice in the early 1950's, way ahead of their time and incorporating many ideas to improve social interactivity. The estate was the product of post war theory to bring social housing to the rural environment.

The whole of the Kells Estate is noted in the section "Buildings that make a positive contribution to the character of the conservation area" in the South Norfolk and Broads Authority Geldeston Conservation Area Appraisal (2013).

An extract from the Conservation Area Appraisal (2013) is included as Appendix 1.

Note that the address is 19 Geldeston Hill, at variance with the house number 1 (one) indicated on the Ordnance Survey map.

A Google Earth extract indicates the location of the site within its surroundings:



02.01: Objective:

The proposal seeks to update the site with the provision of a new vehicular access and parking for up to two cars. The scheme has the added benefits of relocating parking away from the verge on Geldeston Hill further towards the village crossroads. Please see Appendix 2 for photographs showing the verge parking which adversely affects the Conservation Area.

The proposed alteration seeks to ensure that the fabric and appearance of the Conservation Area are not adversely affected by the works, by using soft landscaping where allowable and by reinstating the front boundary hedge of No.19 whilst providing the visibility splay.

The neighbouring owner at No.20 has given his consent to the trimming back of his hedge as part of the North looking visibility splay.

02.02 Design Considerations

Siting:

Siting is dictated by the existing site and levels. The bungalow sits approx 900mm above the level of the road, and the compliance with NCC requirements for a 1:12 gradient for the first 5.0m will necessitate some excavation.

Neighbour Amenity:

The scheme is configured to ensure that there is no adverse effect on neighbourhood amenity.

Scale:

The proposed building works are of a domestic scale and will not affect the character of the dwelling. Materials used will not adversely affect the character of the wider Conservation Area.

Massing:

See above.

Character:

The proposed works will respect the character and features of the locality.

Accessibility:

The work will be compliant with Part M of the Building Regulations.

Boundaries:

Boundaries will remain as existing.

Landscaping:

The replacement hedge will consist of beech hedging which retains its foliage in winter and is an indigenous species suitable for the Conservation Area. Edges of the reduced levels will be marked by timber sleepers set vertically. Driveway surfacing beyond the 5.0m TRAD 5 area will be in gravel grids to provide a soft looking permeable surface.

Overall Design:

It is submitted that the materials and form will respect the building and its locality, with appropriate character in harmony with its surroundings which will therefore enhance the dwelling and wider area.

02.03 Environmental Considerations

There are no relevant environmental considerations. Surface water run off will be intercepted at the highway to a new soakaway.

02.04 Highway Aspects

The submitted plans show that it is possible to provide a new access with the correct visibility splays (2.4m x 43m in the 30mph limit), and to construct a standard TRAD 5 NCC access. The present access formed without consent will require modifications to accommodate the requirements of TRAD 5.

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Extract from the Geldeston Conservation Area Appraisal (2

The Kells estate

The Kells estate is a major part of the conservation area and is equivalent to nearly a half of it. It is particularly striking because of its contrast with the rest of the village which, as the preceding description suggests, is still effectively an eighteenth century environment. Kells by contrast is entirely twentieth century and post second world war. The buildings are the familiar modest terraces and groups of houses which are now the chief evidence of the advent of the welfare state into the English countryside. But unlike the majority of their contemporaries, constrained by utility and the austerity of the period into a cramped ugliness, Kells has the quality of true architecture.

The estate was designed by the celebrated architectural practice of Tayler and Green in the years between 1947 and 1971. Commissioned and built for Loddon Rural District Council, Kells Way (designed in 1947 and built in 1950) was the first development of single storey houses by Taylor and Green. It was followed by terraces of family housing (Kells Walk, Kells Acre and Geldeston Hill 1952 -1971), in line with the Council's policy of integrating pensioners housing within the wider community. This development at Geldeston is an example of where the Tayler and Green housing has served to unite a scattered village and given it a focus.

It is composed of four elements, each of which is carefully related to the landscape and topography of the site and all of which interrelate to form a clear sense of place. The relationship with the pre- existing village is almost tenuous but arranged in such a way as to complement the existing settlement. This is achieved by building close to the edge of Geldeston Hill which leads downhill to the crossroads and the corner of the old village.

The furthest of the elements which make up Kells is a green with single storey houses on two of its sides. The south side of this green is left open to the road which carries vehicles around the back of the houses. This is screened and the composition of the whole southern edge of the estate is framed by a grove of alders and poplars with cut grass below edged with low white painted posts and rails. The same type of edging protects the green from the road and the two terraces of houses are set along the western and northern sides of this. These are white painted with deep eaves below pantiled roofs with simple chimneys. The mature trees dominate the scene. Low evergreen hedges front the gardens of the houses. The eastern side of the green is flanked by the two storey gable

of the terrace of houses adjacent. The enclosure of the space is thus achieved in a relaxed and almost casual way, in striking contrast to the crudity of most estate layouts of the period.

The terrace of two storeys is six houses long and has a continuous ridge line above a low pitched roof of pantiles to match those on the single storey houses. The details of the façade of these colour-washed houses are simply achieved and the trellis of their lower storey is identical with that of the single storey houses so that there is visual continuity between them. The whole is clearly in the local and Suffolk tradition of colour washed clay lump, low pitched roofed cottages. Some of the details have dated, notably the Scandinavian metal railing of the porch to the house carrying the 1951 Festival of Britain award plaque.

East of the terrace and standing uphill from it so as to create a second green are four rows of single storey cottages. The green incorporates and conserves existing large hedgerow willow trees of great beauty. The terraces of cottages here are of a later date than the rest of the estate. The brick chosen for these cottages is a sand faced mix with buff as its base colour and speaks of its date, the early 1970's. The terraces are set at right angles to the road with footpaths between them, creating pleasant supervised spaces belonging to the residents. Each individual house has a small front garden space next to the footpath which has steps down from it leading to the back doors of the terraces below. The Tayler and Green keynotes are still in evidence with fretted bargeboards to the gables and careful attention to the paving and footpath details. A zigzag screen wall against the roads and footpath edge carries a date stone with the architects' names. Individual house owners have planted shrubs in scale with the whole to create a delightful series of planted pedestrian ways.

At the top of the estate is a terrace of houses arranged so as to enclose a further green, sloping gently downhill. This is open to the road on the east and is enclosed by the north wall of the single storey terrace cottages. At the western edge of the green, another short terrace of three houses encloses Kells Walk and creates a short street which closes the vista from the green. The subtle stepping of the terraces on plan and in section and their simple differences of detail make a very satisfactory environment. The attention to the minor detail of ground and landscape treatment, with low rails, bollards and mature trees retained as key features, is strikingly in contrast with later examples of local authority housing. The materials of this part of the estate are more noticeably local, with red brick walls, clay pantiled roofs and one house picked out in white gault brick. The houses clearly belong in this part of Norfolk.

Behind this upper part of the estate is a footpath zig-zagging back to the rear of the single storey cottages which began this description. The footpath links house, backland and allotment gardens in true imitation of the traditional form of villages in this part of Norfolk.

In recent years original windows have been replaced in and that in Kells Acre two of the open porches (a typical Tayler and Green feature) have been enclosed with glass and framing.

APPENDIX 2

Photographs of Verge Parking on Geldeston Hill

