

17 THE STREET  
BROOKE  
NR15 1JW

DESIGN AND ACCESS STATEMENT

REV -

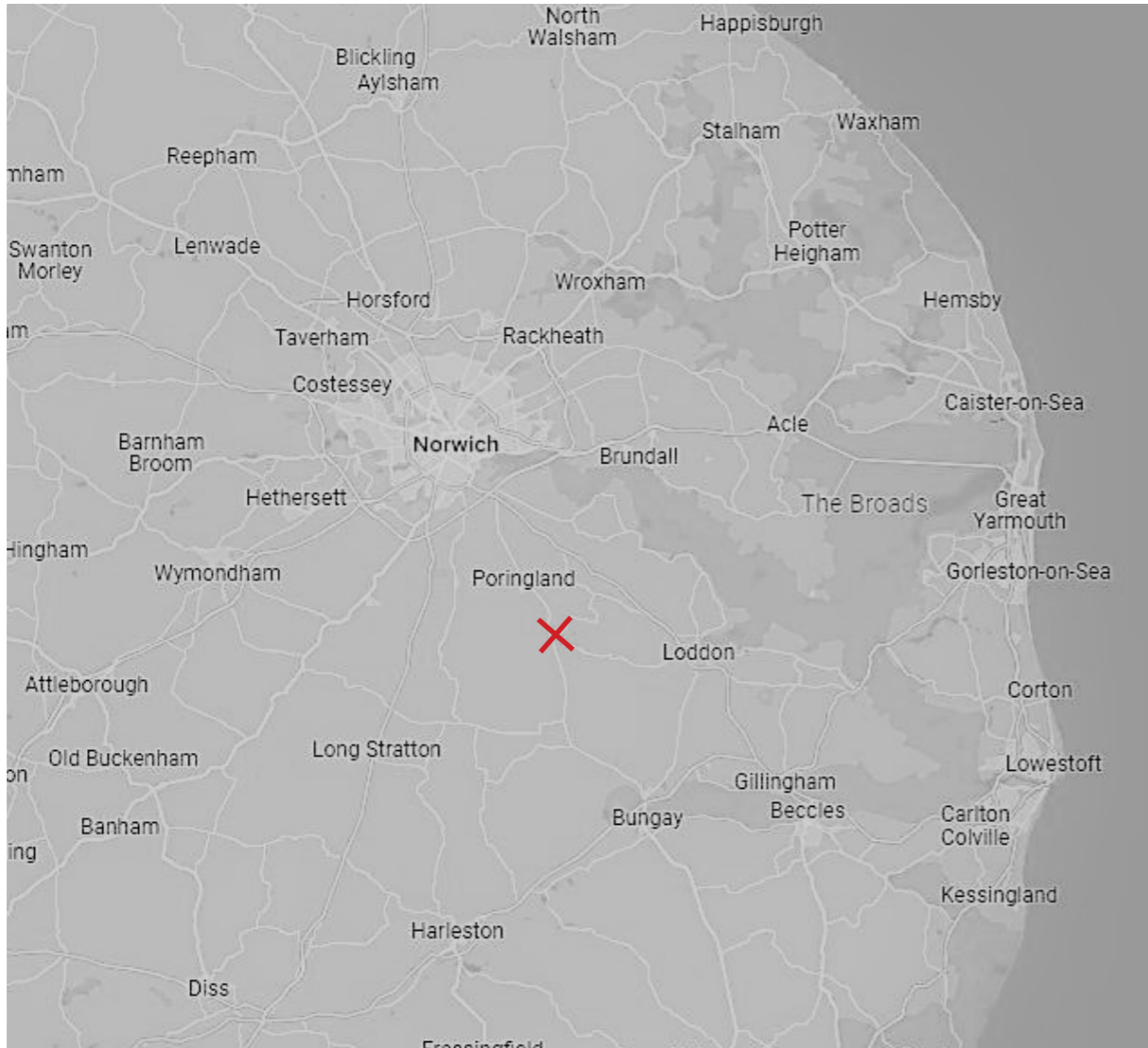
# INTRODUCTION

This design and access statement presents the detailed design process for refurbishment and extension of a residential dwelling at 17 The Street, Brooke, Norfolk.

This report has been prepared by Cannon Clarke Architects on behalf of their client to accompany a planning application. It should be read alongside all other reports and documents submitted as part of the application.



# EXISTING SITE / BUILDING



SITE LOCATION



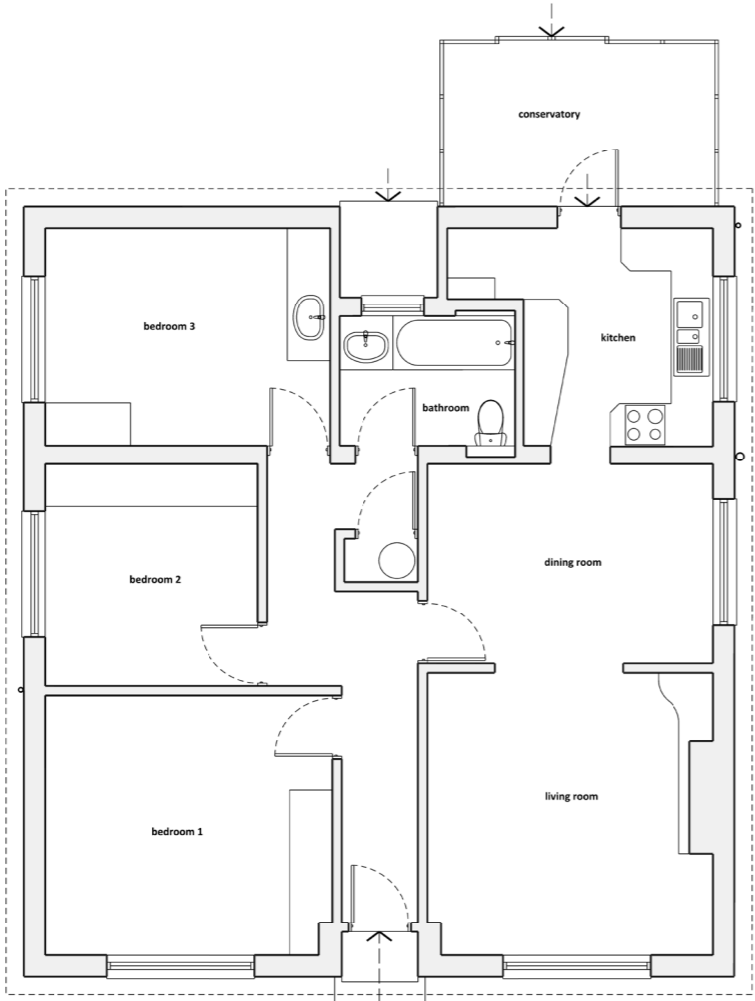
SITE LOCATION



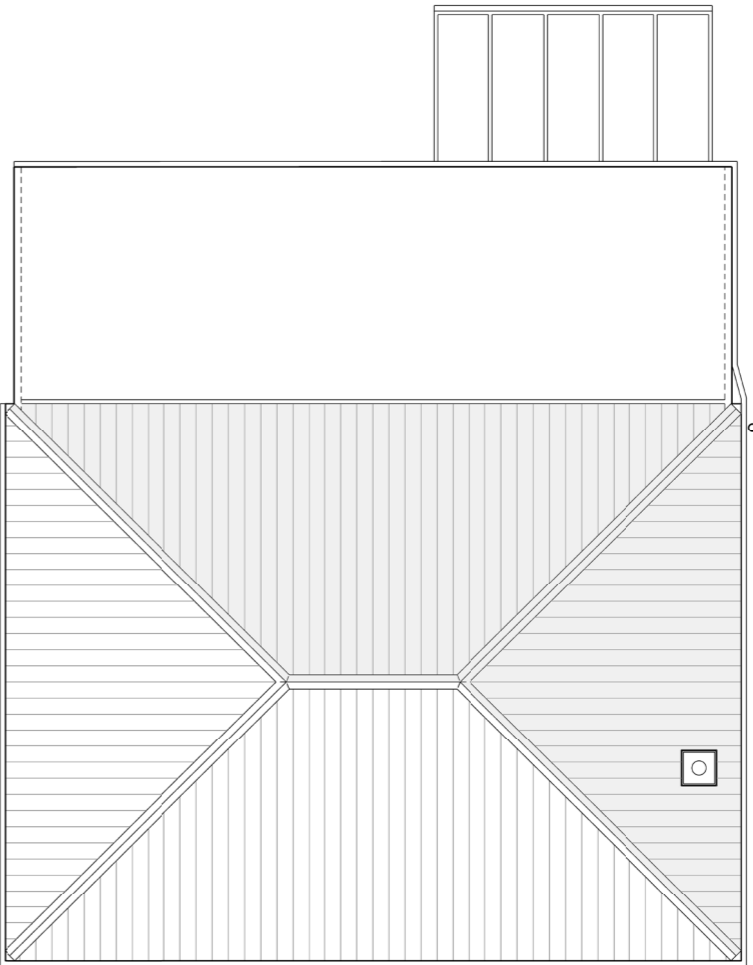
SITE BOUNDARY



# EXISTING PLANS

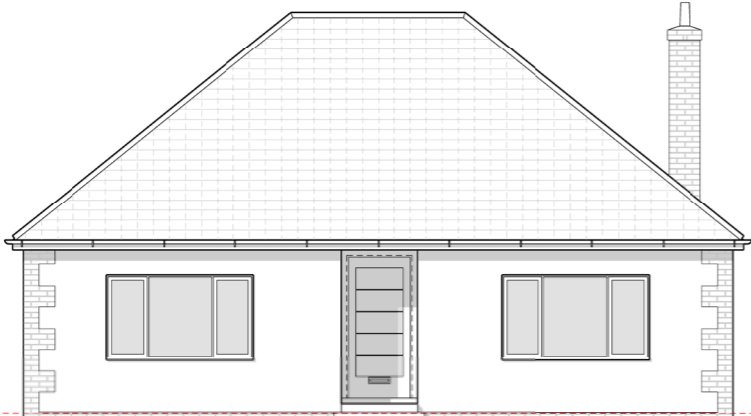


EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN

# EXISTING ELEVATIONS



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING\_VIEW 1 - FRONT



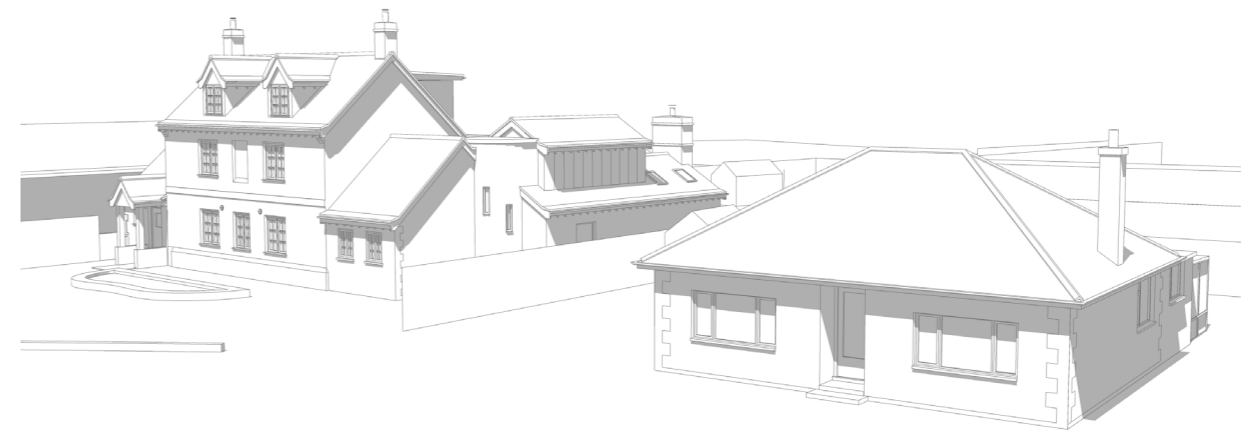
EXISTING\_VIEW 2 - REAR



# EXISTING 3D MASSING

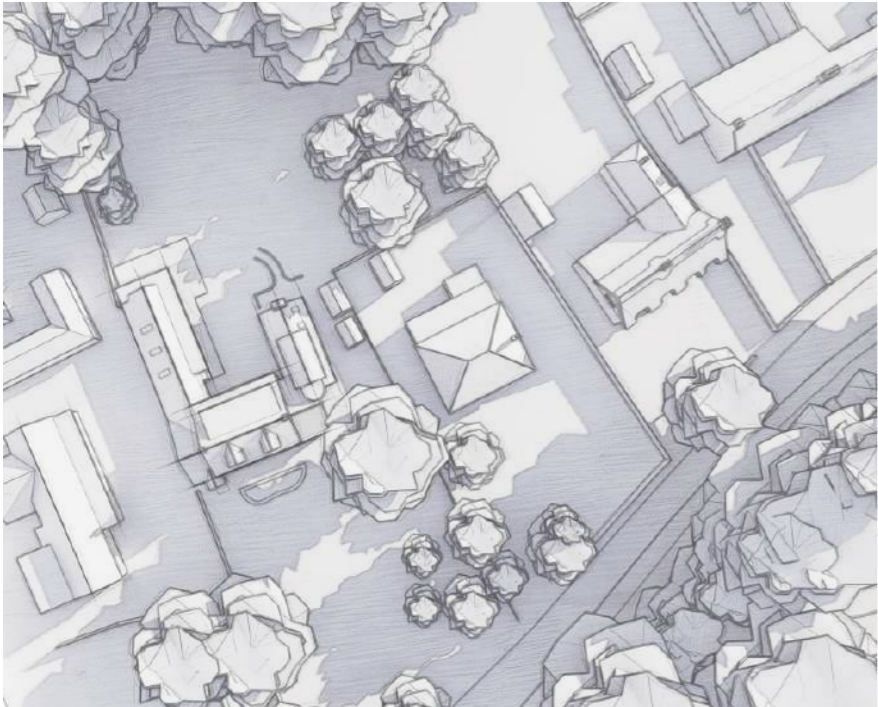


EXISTING MASSING

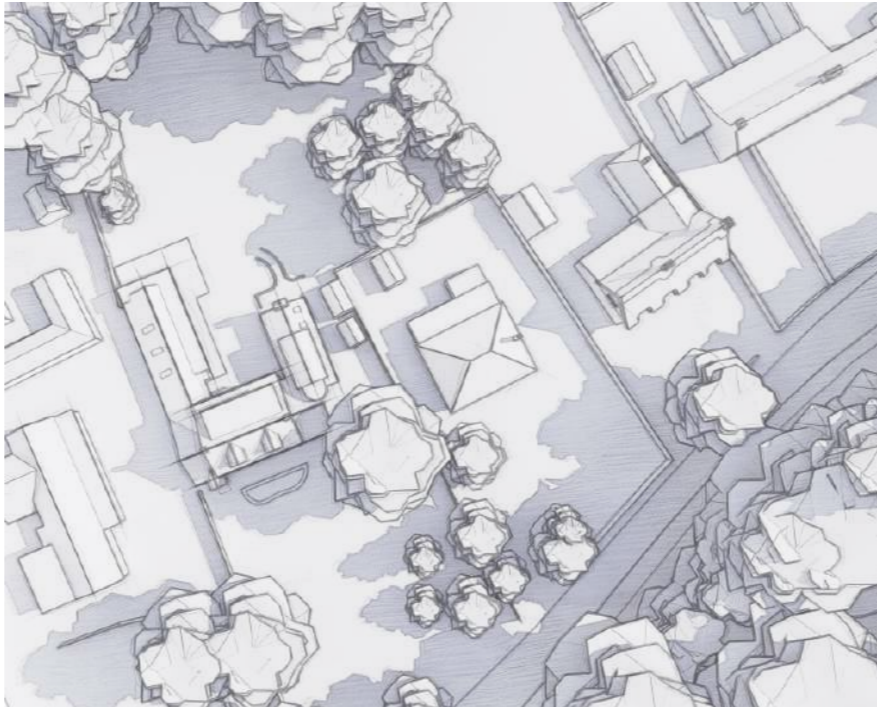


EXISTING MASSING (WITHOUT TREES)

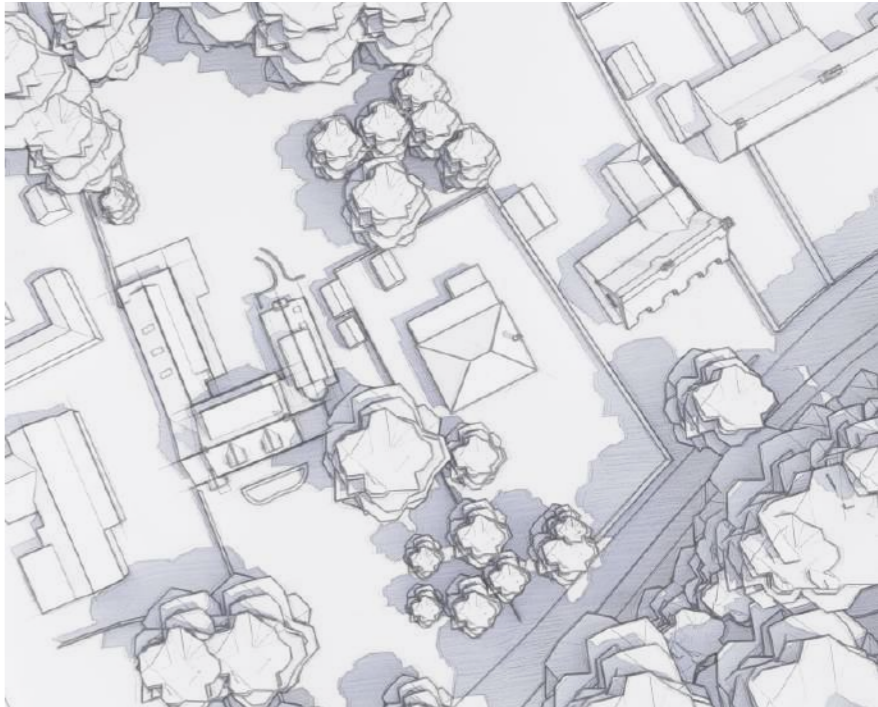
# EXISTING SUN STUDY



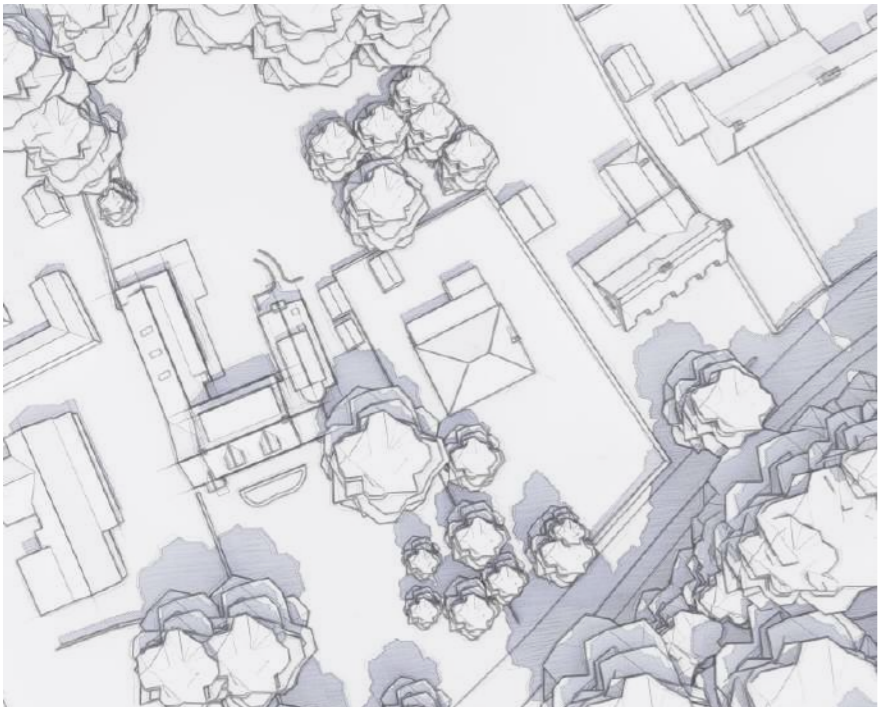
08.00am\_June 2022



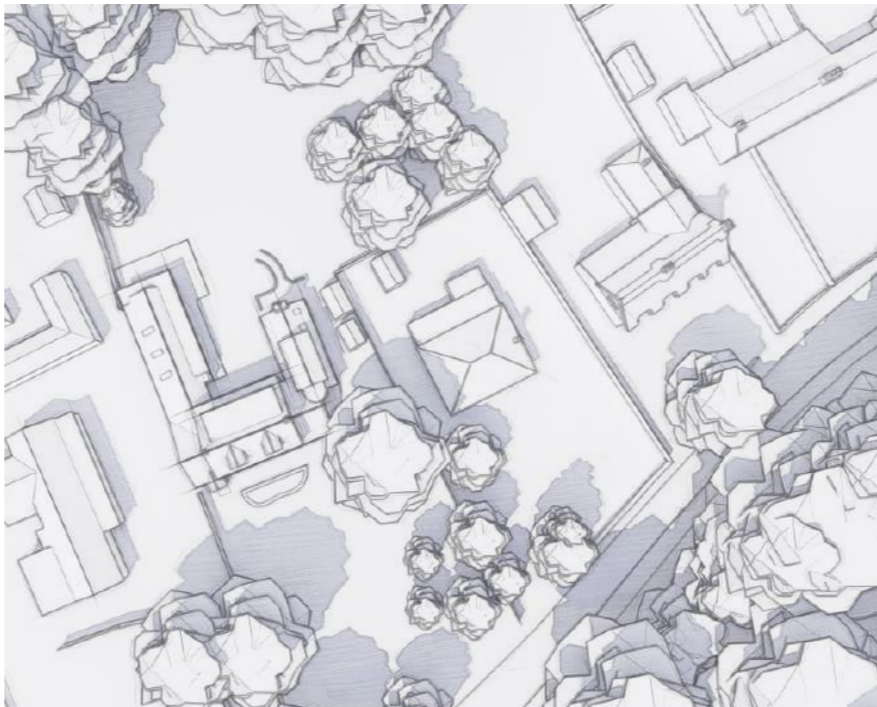
10.00am\_June 2022



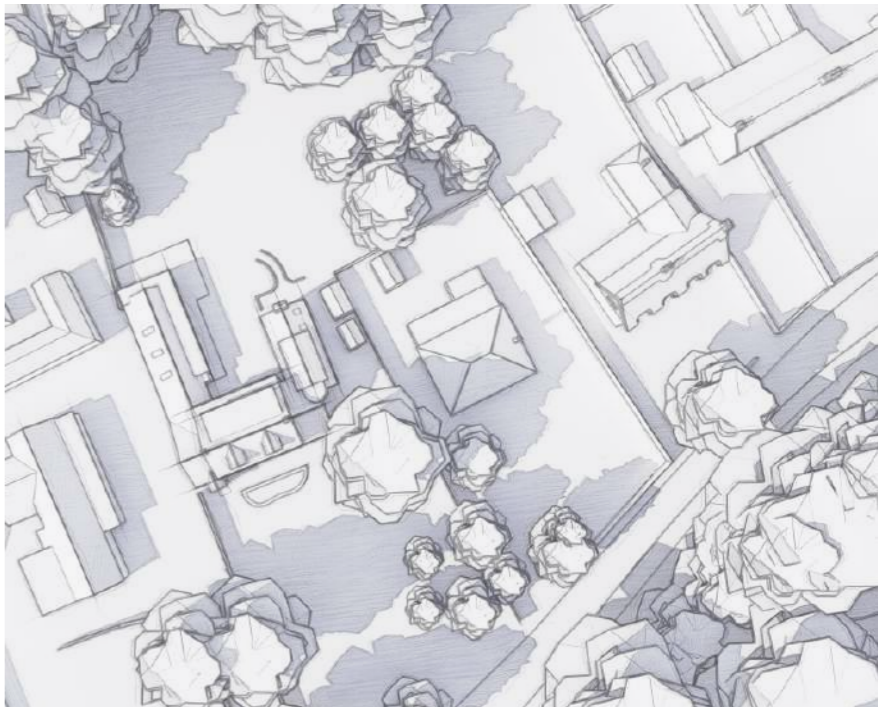
12.00am\_June 2022



14.00pm\_June 2022

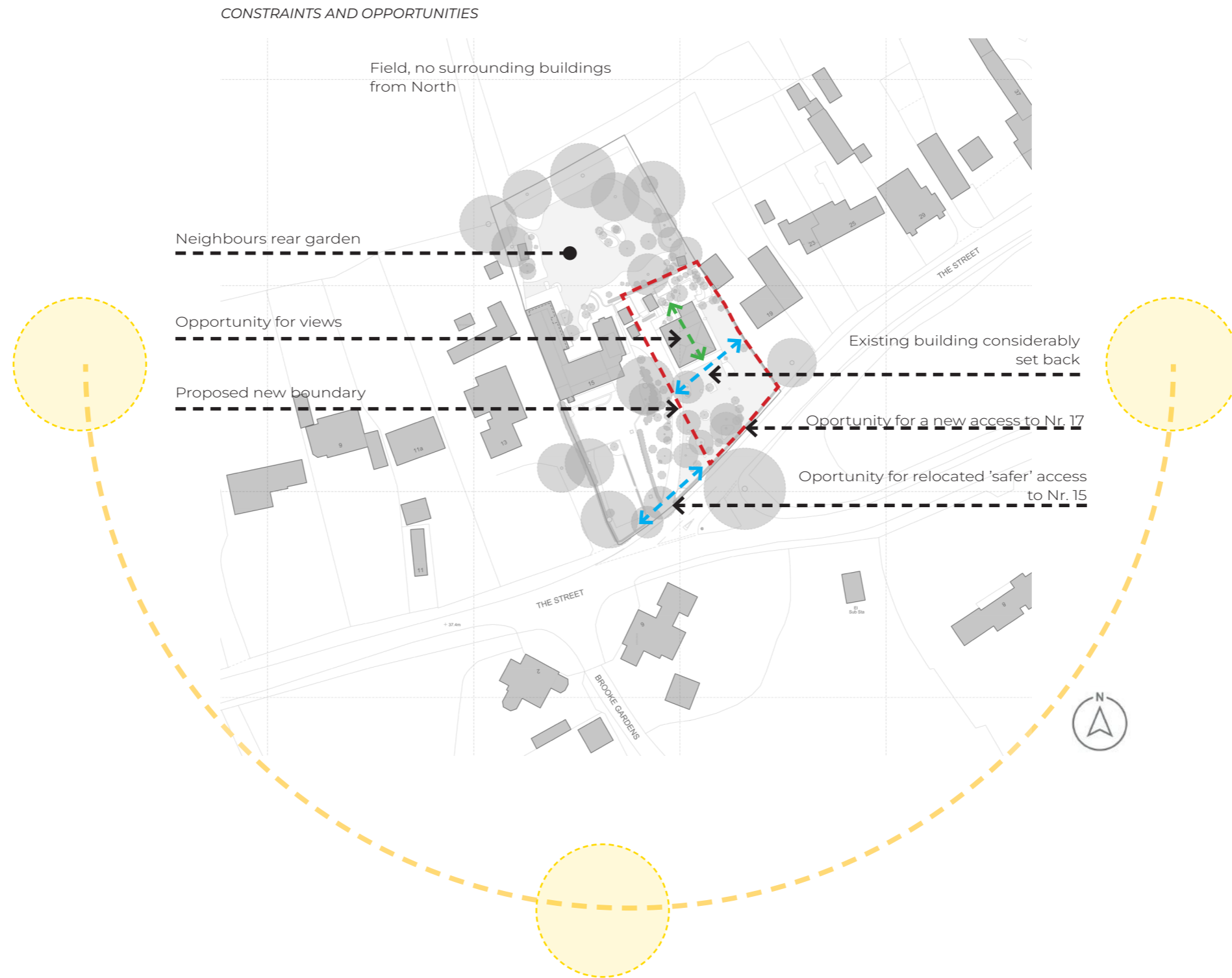


16.00pm\_June 2022



18.00pm\_June 2022

# EXISTING SITE ANALYSIS



# NORWICH POLICY AREA SETTLEMENTS

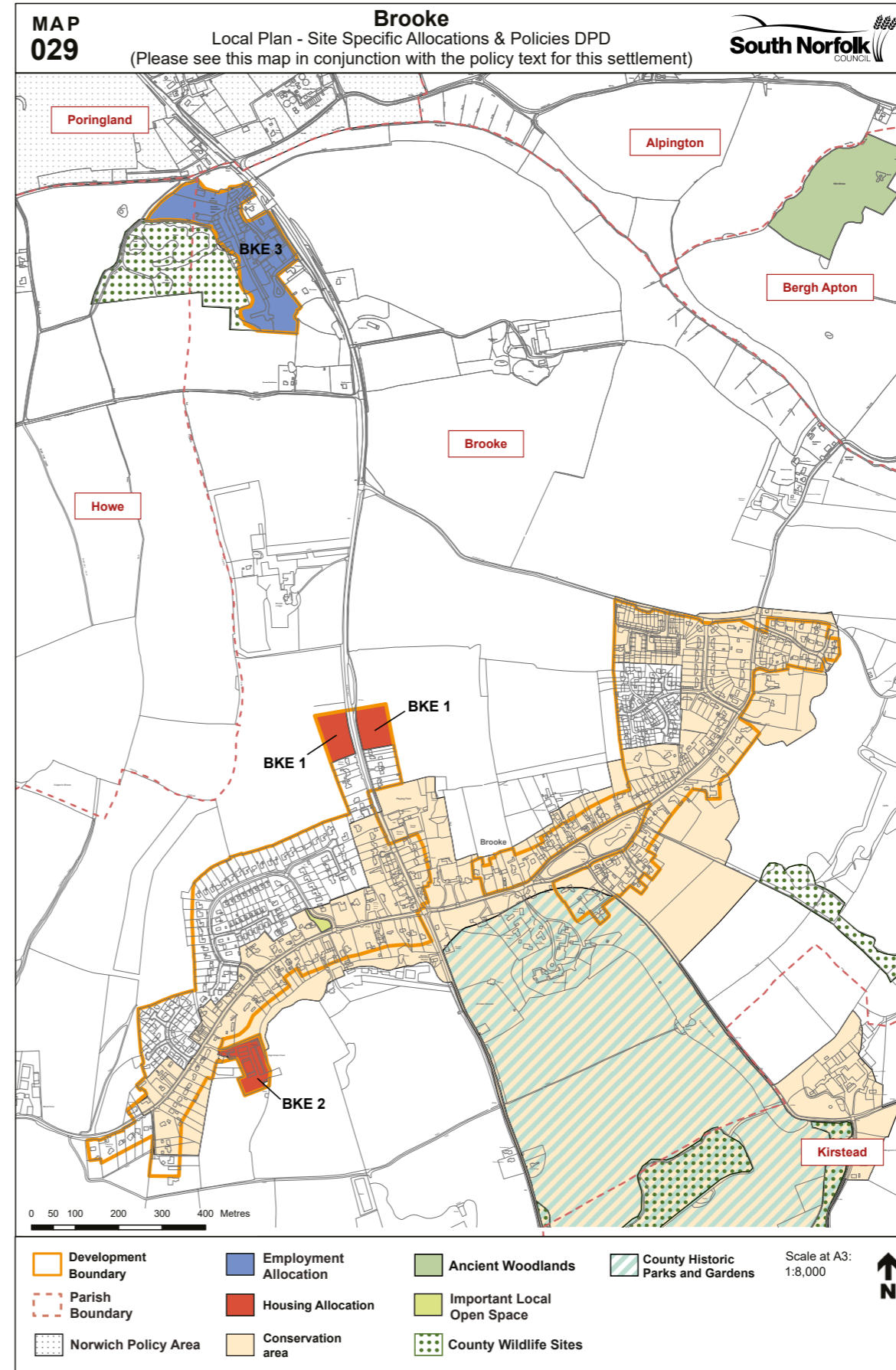
Policy 15 of the Joint Core Strategy (JCS) identifies Brooke as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.

## Form and Character

The village is situated on the B1332 Norwich – Bungay Road with development traditional located in a linear form running eastwards and westwards from the Norwich Road (B1332) along The Street and High Green. Some modern estate development has occurred off both these roads.

The village is characterised by a mixture of dwellings, especially on The Street and High Green where there are many historic buildings. These combine with trees, hedges, water features and undeveloped spaces to create an attractive area which is encompassed by a conservation area.

Note: There is no Conservation Area Character Appraisal and Management Guidelines available from the Broadland and South Norfolk website.



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## SURROUNDING CHARACTER

The surrounding area has no overriding architectural vernacular.

The village comprises of dwellings from different periods, of different size and forms, and of varying materials.

The following photographs highlight the surrounding character.



TERRACED / SEMI - 18TH / 19th C



DETACHED - 18TH / 19th C



DETACHED - EARLY 20th C



RETAIL - 20th C



TERRACED / SEMI - EARLY 20th C



TERRACED - LOCKE 19th C



DETACHED - 19th C



DETACHED - MID 20th C



DETACHED - 18 / 19th C

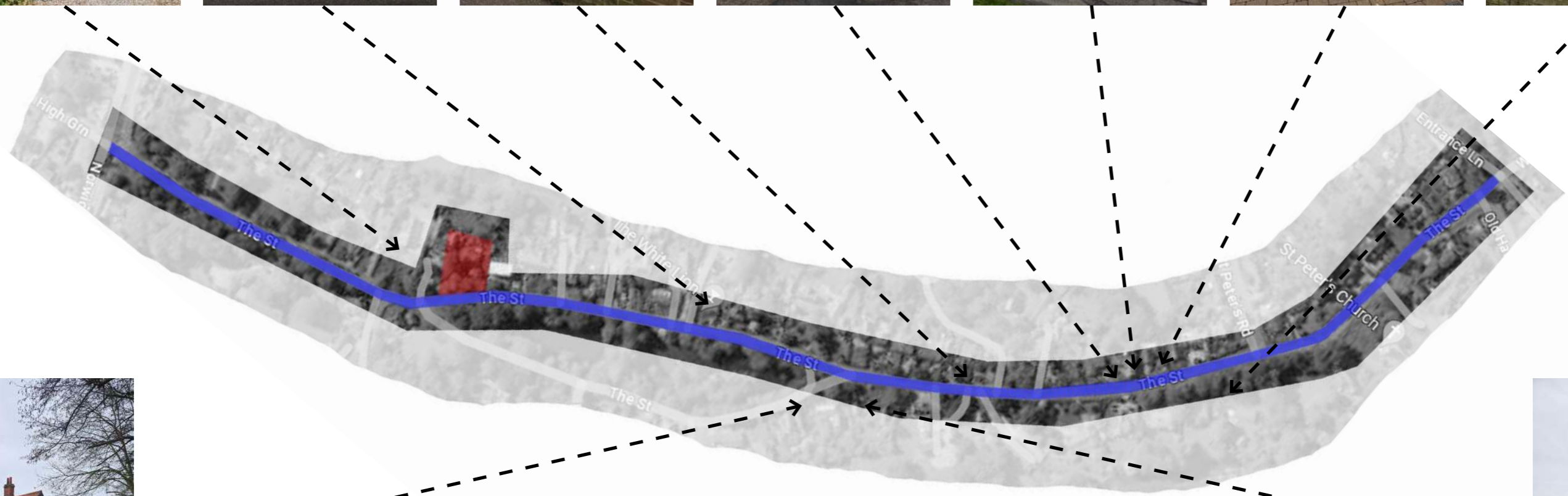


DETACHED - MID 20th C



DETACHED - LATE 19th C

# THE STREET



Although the majority of the dwellings do have roof planes that face the highway it is evident that there are many examples where there are gable facing dwellings, as we have demonstrated.



# HERITAGE STATEMENT

The site is located within within the Brooke Conservation Area and is adjacent to a listed building.

The details of the listed building is as follows:

## Official List Entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1170429
Date First Listed:	18-Feb-1991
List Entry Name:	19 AND 21, The STREET

## Details

TM 2899 BROOKE THE STREET 6/88 Nos. 19 and 21 GV. II

Pair of 2 dwellings. Mid C18 cottage extended to left (No. 19) in early C19 to make 2 cottages. C18 timber-framed cottage, rendered, extended to left in early C19 Flemish bond brick; brick end stacks. Each cottage of one-unit plan. One storey and attic; 4- window range. No 21 to right has C19 plank door and mid C20 three- light casements to ground floor and eyebrow dormers. No. 19 has C19 segmental brick arches over mid C20 three- light casements with glazing bars; C19 three-light leaded casements to eyebrow dormers. C20 rear door to No. 19 and rear extension to No. 21. Interior: No. 21 has stop-chamfered beam, exposed timber framing and queen-strut truss, C19 plank doors and winder stair adjoining stack. Included for group value.

Listing NGR: TM2887099143

It is our opinion that the proposal will have limited impact on the adjacent listed building.





# PRE-APPLICATION ENQUIRY

(Ref: ENQMIM/2023/0230)

A pre-application enquiry was submitted in March 2023 seeking advice for the demolition of one single storey dwelling and the erection of 3 dwellings.

A written response from Ellie Yarham was received on 26th May 2023. The response concluded:

*“The principle of development is considered acceptable in terms of location, however there are concerns regarding the number of dwellings / scale of development proposed on this infill plot, as well as the form and character of those dwellings in the Conservation Area setting and in relation to the setting of the adjacent listed building.”*

*The character of this section of Brooke is more characterised larger dwellings, often detached with a good ratio / amount of amenity space... I also appreciate that there are also some historical dwellings in the form of terraced properties not far from the proposal site...*

*As part of the enquiry, I consulted the Senior Heritage and Design Officer. Their comments are as follows:*

*“No objection to the replacement of the bungalow which although a typical example of a mid 20th bungalow, is not considered to contribute positively to the character of the conservation area in terms of architecture/heritage and can be considered neutral...”*

*The enlarged two storey gable form with the blank brick gable end will also have a particularly impact on the setting of the thatched listed cottage to the right, becoming more overbearing and competing with the cottage due to its increased height and closer proximity and wit the prominence of the gable end compared to the low eaves and low ridge of the thatched dwelling, particularly as this building will also be forward of the building line of the thatched cottage...*

*A more acceptable approach would I suggest be to have a semi detached dwelling considering that the bungalow already has quite a wide footprint. This would maintain more of gap to either side of the property which could also be used for car parking and would be more in keeping with this more spacious character of the conservation area as well as retaining frontage landscaping...”*

Following the received feedback the proposal was revised to a refurbish and extend the existing dwelling.



# PRE-APPLICATION ENQUIRY

(Ref: ENQHOU/2023/1229)

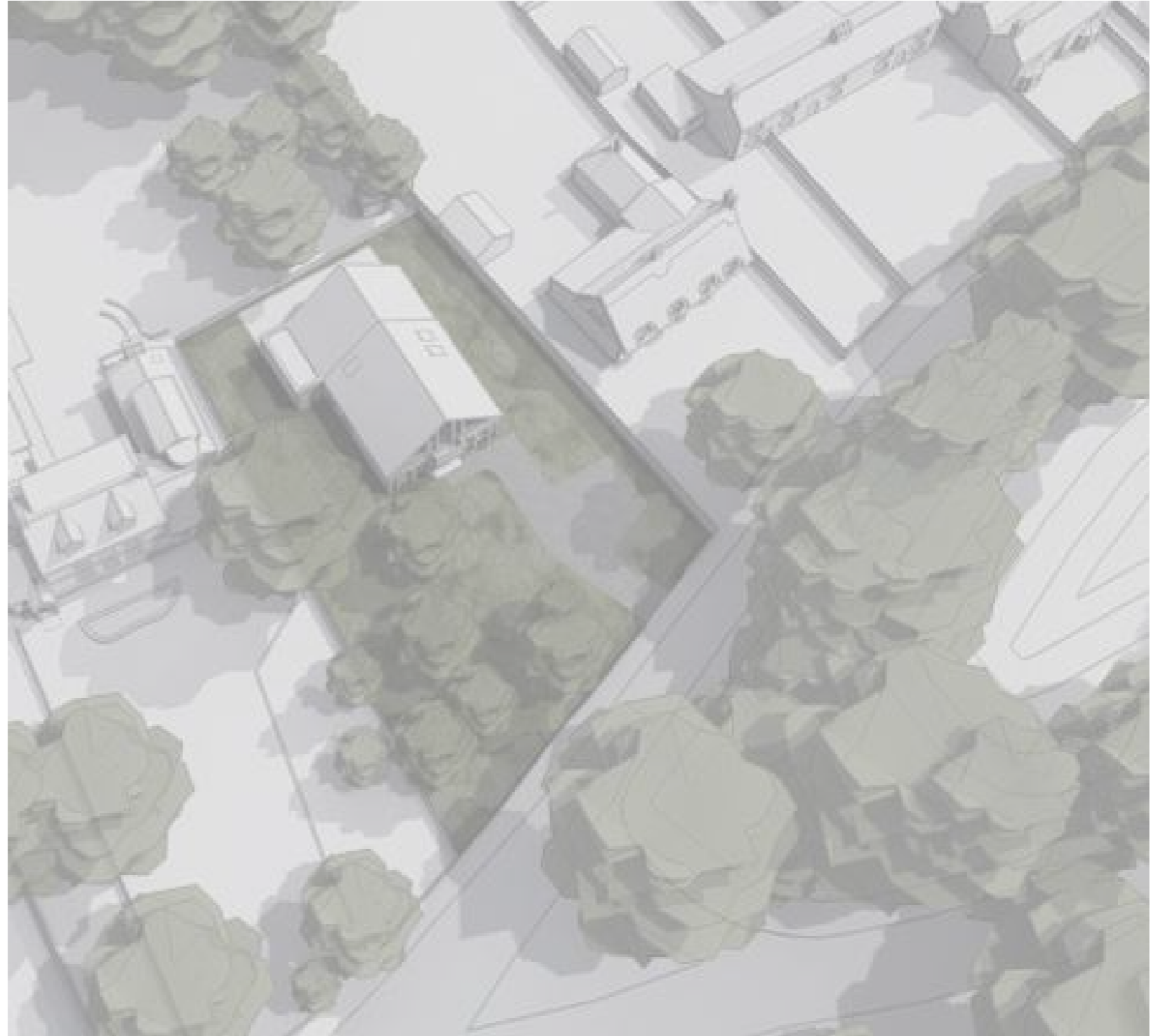
A further pre-application enquiry was submitted in November 2023 seeking advice for the alteration and extension to the existing bungalow.

A written response from Tom Piggott was received on 22nd December 2023. The response concluded:

*“The immediate street scene is dominated by roof planes, which face the highway – including that of the existing bungalow. The street scene views on page 20 of your pre-app report illustrate how the change in the street facing roof design would have a detrimental impact, which would harmfully interrupt the uniformity of this characteristic along The Street. This consideration was also reflected by our Senior Heritage and Design Officer. Therefore, we would wish to maintain a frontal roof plane, facing The Street...”*

*as the dwelling is set far back within the site, it could be considered that there may not be a proportionate amount of rear private amenity space – as such, more land to the rear could be acquired, for a larger garden”.*

The feedback received was, in parts, contradictory to the response received from Ellie Yarham, with reference to our first pre-application enquiry.

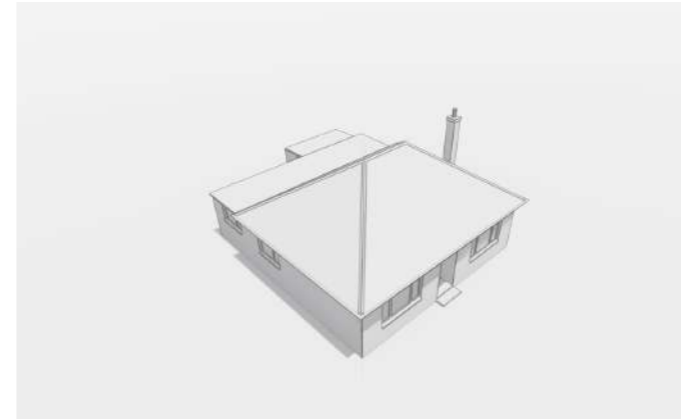


# PROPOSED

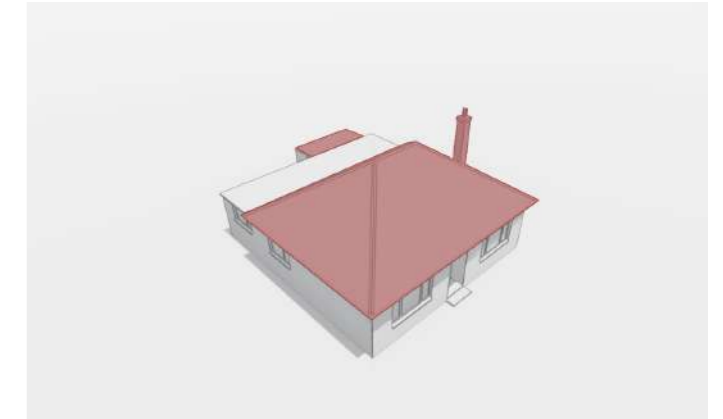
# DESIGN STRATEGY

The objectives of these proposals are:

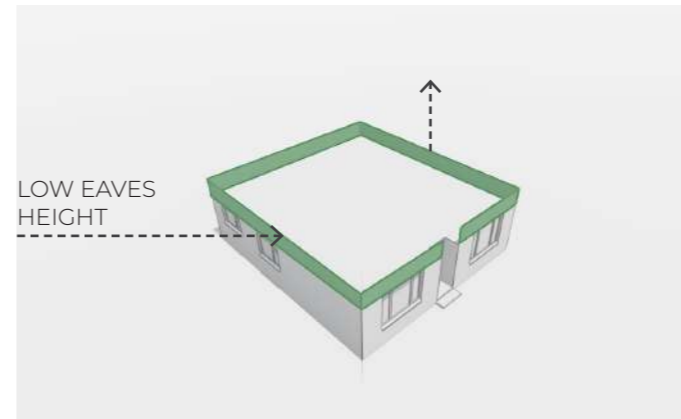
- To create a 4/5 bedroom detached property.
- To retain the existing footprint and fabric of the existing bungalow as far as practicable.
- To limit the overall height, increase by creating 'room in the roof' chalet style development.
- To maintain no additional amenity overlooking issues to the two flanking neighbours (one of which is a listed building).
- To respect the existing building line of the property.



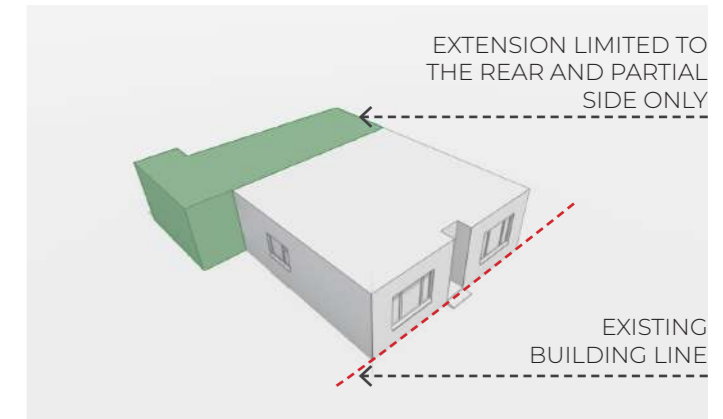
01\_AS EXISTING



02\_DEMOLITION - ROOF AND CONSERVATORY



03\_BAND AROUND PERIMETER



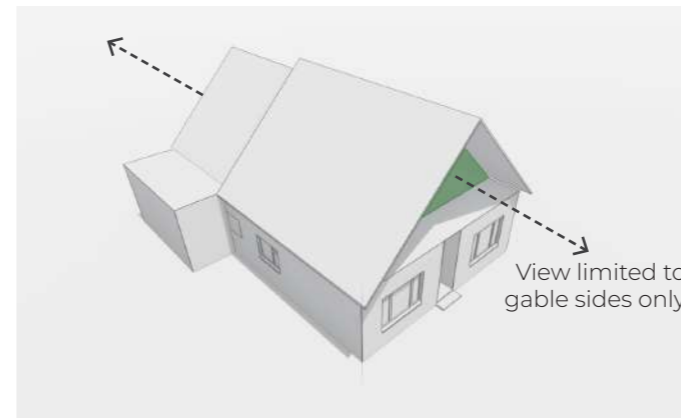
04\_EXTENSION



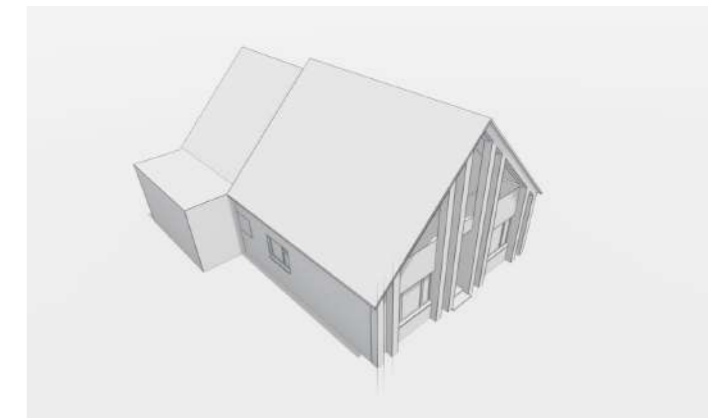
05\_FIRST FLOOR ACCOMMODATION



06\_NEW ROOF



07\_ELEVATION STEP BACK



08\_PROPOSED



EXISTING FOOTPRINT AREA: 117 M2



PROPOSED FOOTPRINT AREA: 157 M2

The proposed has derived, in part, from pre-application comments received.

The proposal will try and utilise as much of the existing structure as possible. The existing dwelling footprint shown dashed.

Moving or extending the existing dwelling forwards, to create a larger amount of rear private amenity space, whilst allowable up to 2 or 3 meters, would result in the loss of a number of small trees. It would also lose that sense of spaciousness and frontage landscaping that the plot currently has which is a characteristic of this immediate surrounding area of Brooke. A point made by Ellie Yarham within her pre-application response, that we have taken onboard and implemented within our proposal.

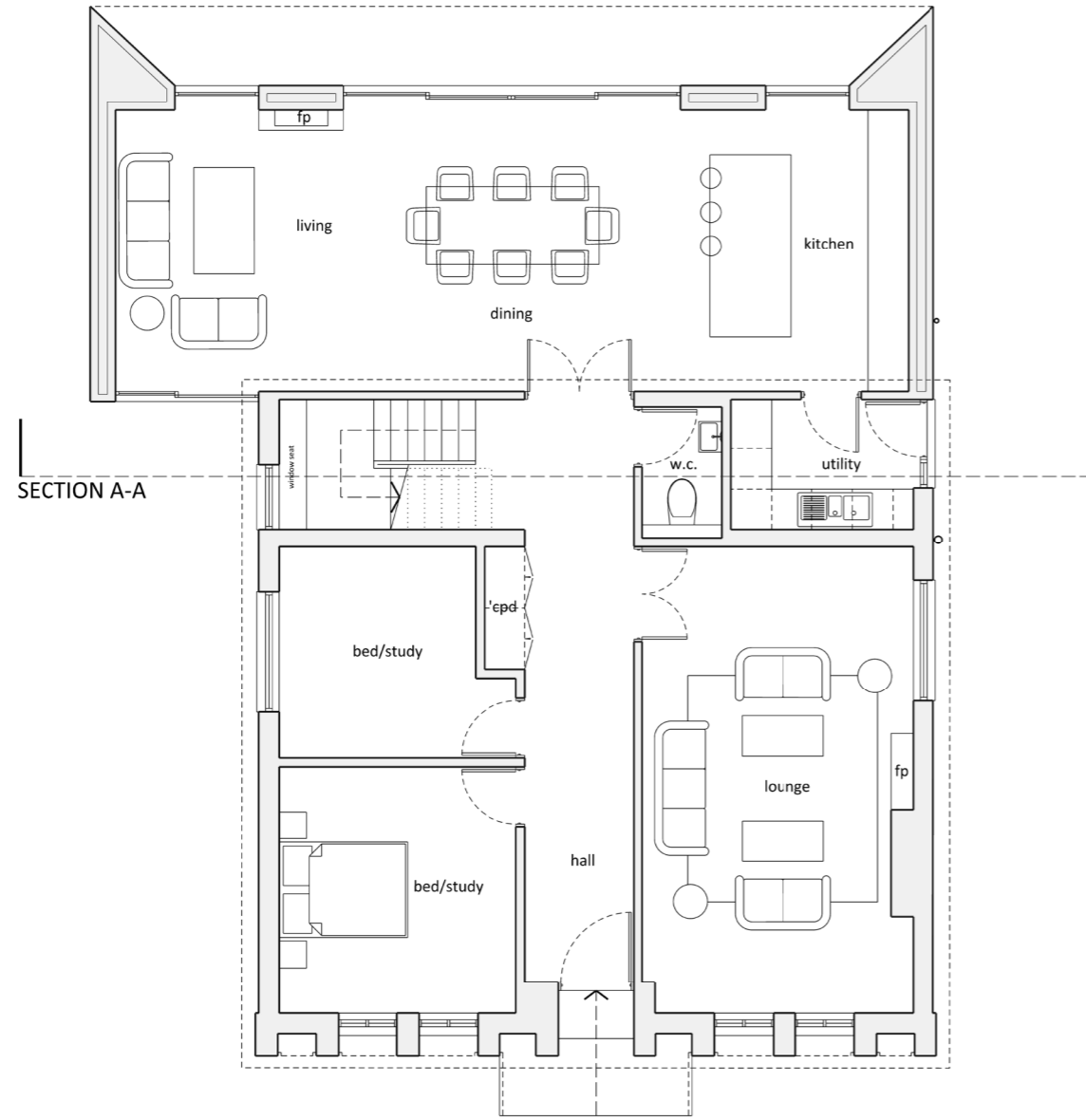
Another comment made by Ellie within her pre-application response was the suggestion of a semi-detached dwelling, considering that the existing bungalow already has quite a wide footprint. This would help maintain a gap to either side of the property and would be more in keeping with the character of the conservation area as well as retaining frontage landscaping.

The roof form, with its gable frontage, limits the impact on the thatched listed cottage adjacent. The previous proposal had a two-storey gable facing the adjacent cottage. The comments received from Ellie Yarham highlighted concerns that this would be overbearing and compete with the cottage due to its increased height and close proximity, compared to its low eaves and low ridge. Particularly as the existing building is forward of the building line of the thatched cottage.

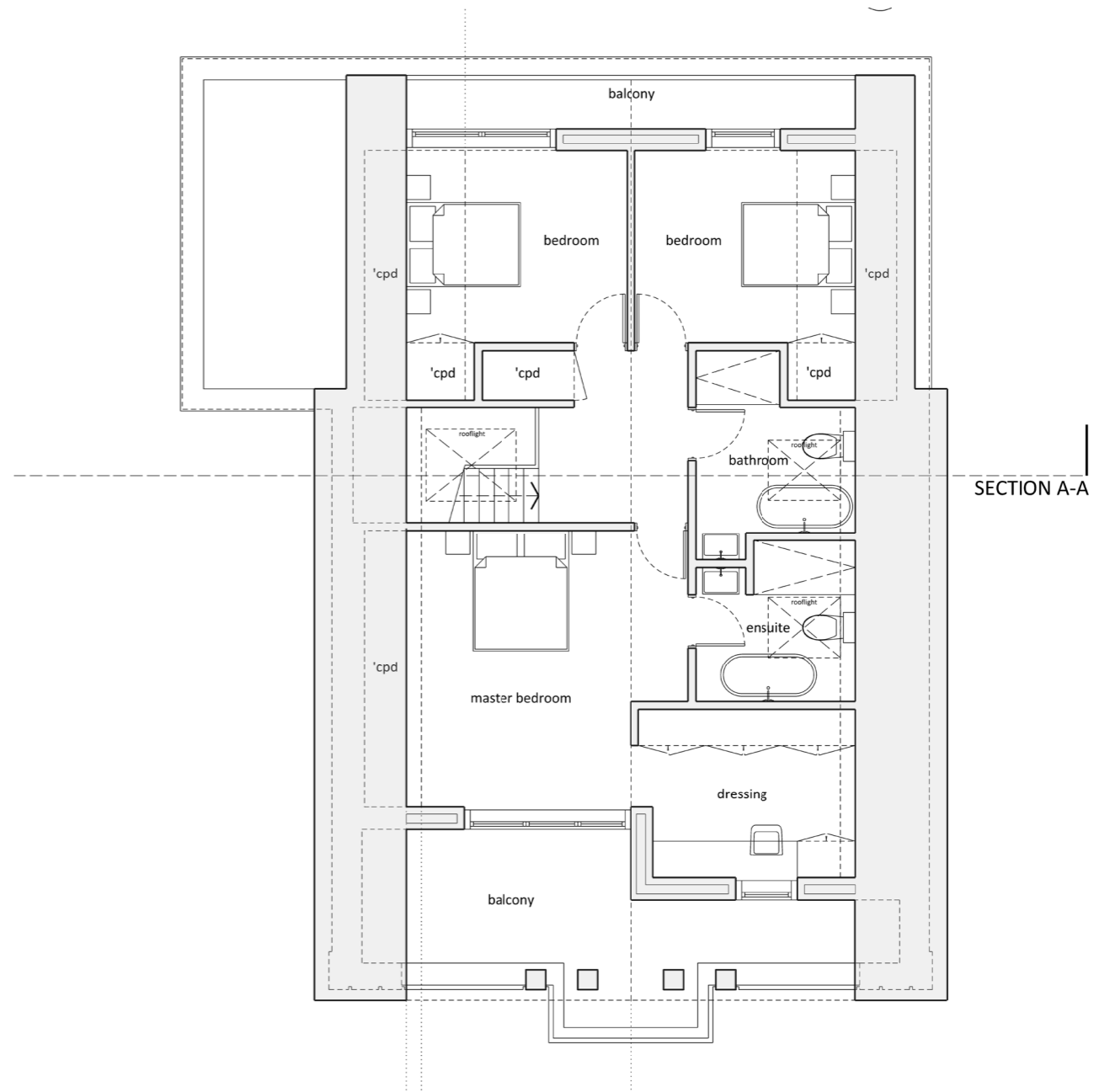


PROPOSED SITE PLAN

# PROPOSED FLOOR PLANS

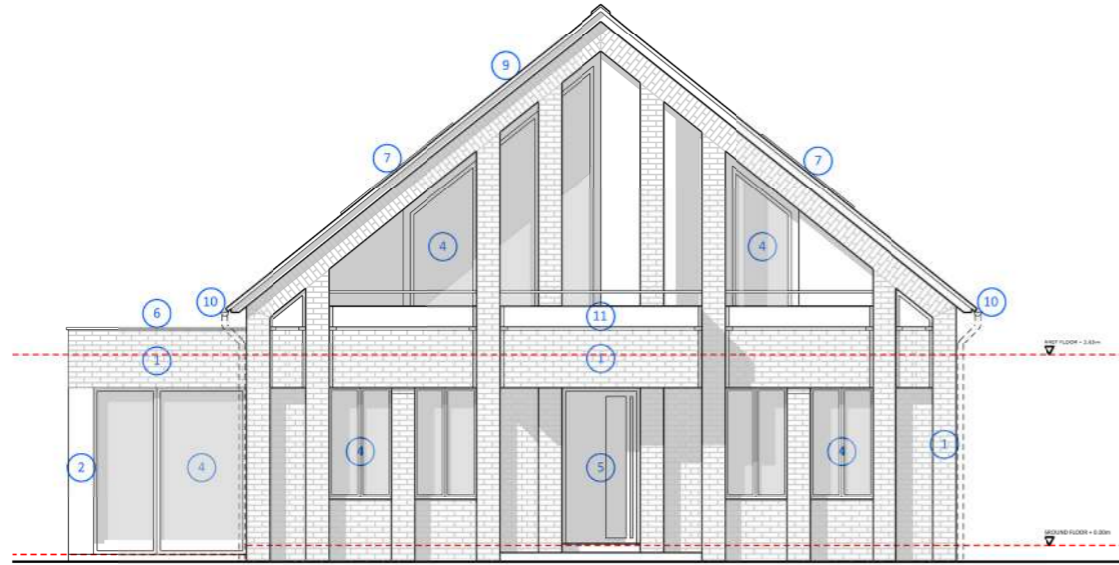


PROPOSED GROUND FLOOR PLAN

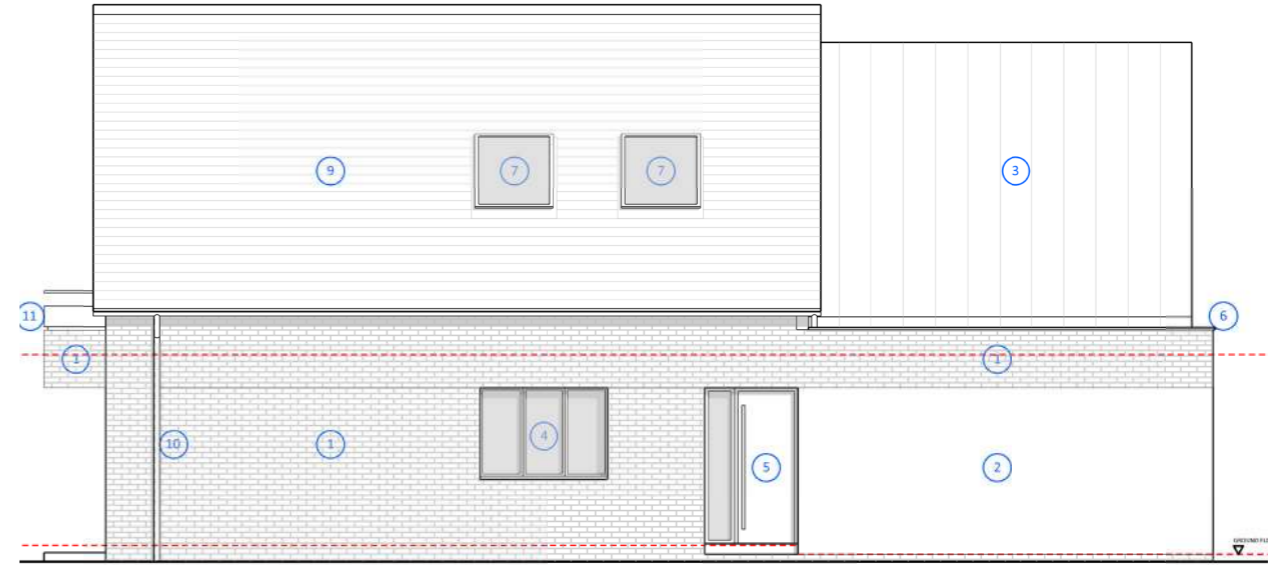


PROPOSED FIRST FLOOR PLAN

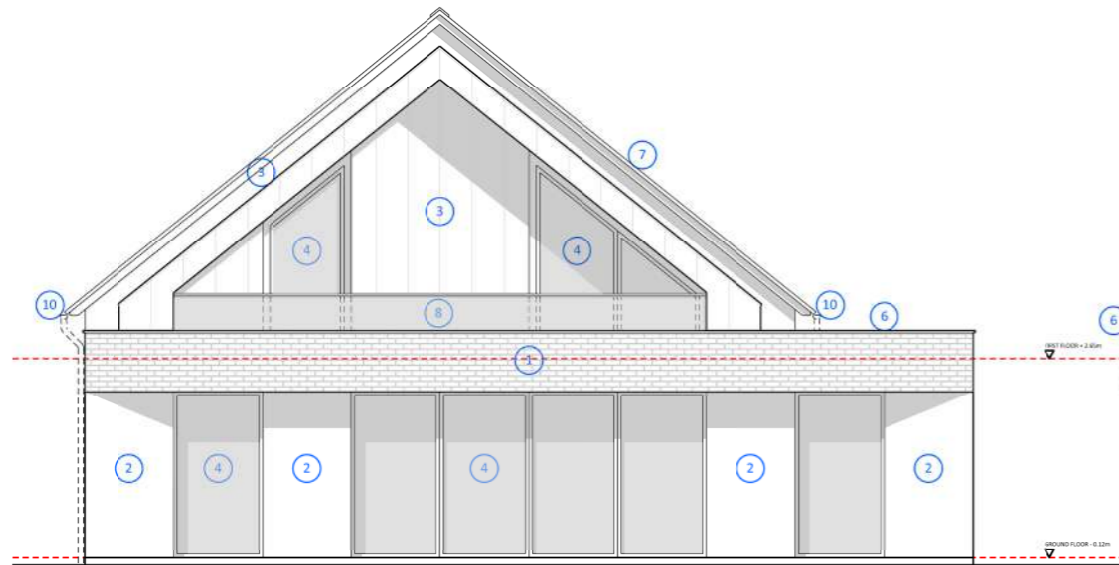
# PROPOSED ELEVATIONS



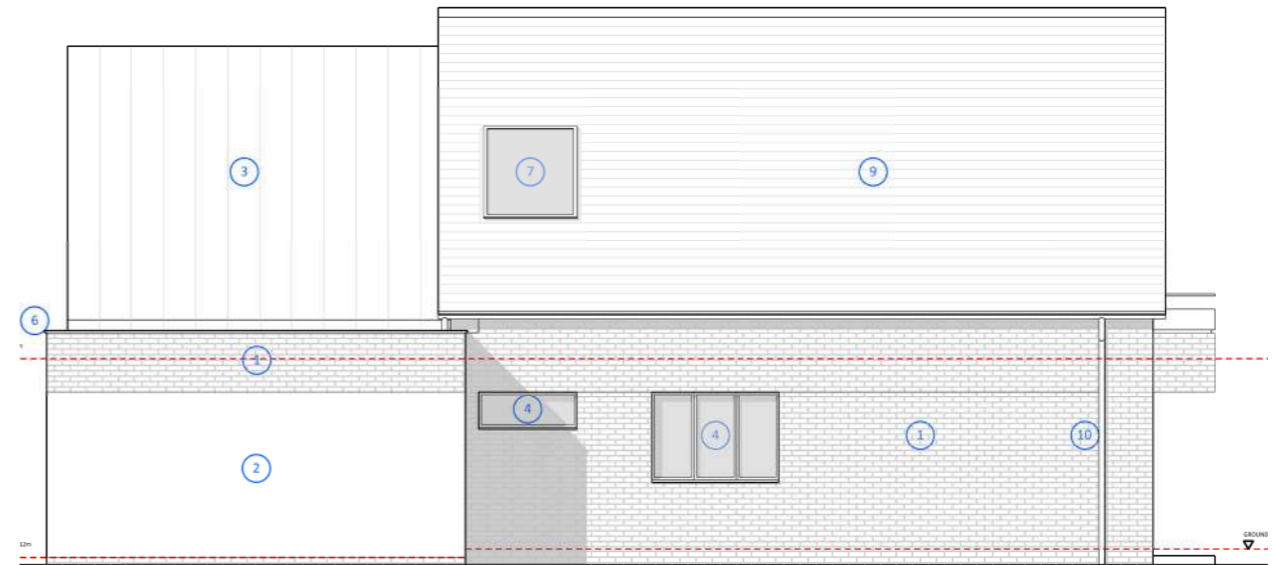
PROPOSED SOUTH (FRONT) ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH (REAR) ELEVATION



PROPOSED WEST ELEVATION



## PROPOSED STREET VIEWS

The proposed fits within the existing street frontage and existing street alignment.

The proposed massing is in keeping with the surrounding buildings and the traditional form of a pitched roof and fits within the area and street scene.

It is intended that the proposal would use external material appropriate to the context of the conservation area where precedent for all materials can be demonstrated.

Likely material palette:

- Brick
- Slate tile
- Render
- Zinc cladding



STREET VIEW \_1



STREET VIEW \_2

## DESIGN OPTIONS

Following the latest pre-application response by Tom Piggott, we were advised that the immediate street scene is dominated by roof plans, which face the highway. Change to the street facing roof design would have a detrimental impact, which would harmfully interrupt the uniformity of the characteristic along The Street. This is contradictory to the response received from Ellie Yarham from our first pre-application.

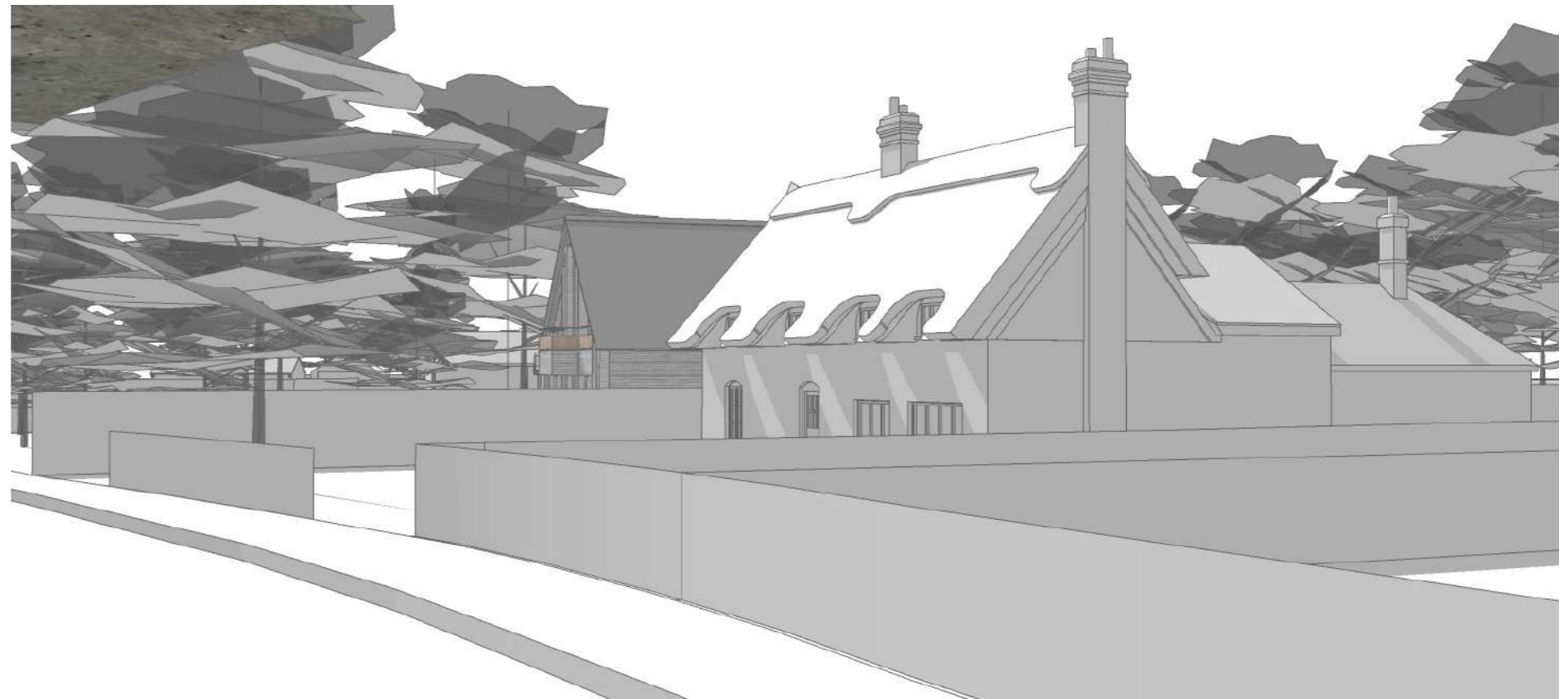
Option 01 demonstrates how a street facing roof design would sit alongside the adjacent listed building. As you can see the eaves height is considerably higher than that of the thatched dwelling. The facing gable would be dominating and overbearing.

Option 02 demonstrates our comparative proposed design. The proposed eaves height aligns with the eaves height of the thatched dwelling adjacent and the gable frontage reduces the dominating impact upon it.

It is of our opinion that our proposal would be of less harm to the character of the Conservation area than that of option 01.



OPTION 01



OPTION 02

## CONCLUSION

The initial proposals within this document demonstrate that a context driven approach to design has been implemented.

The scale, form and siting of the development is sensitive to it's neighbours and sits comfortably within the context of the Conservation Area.

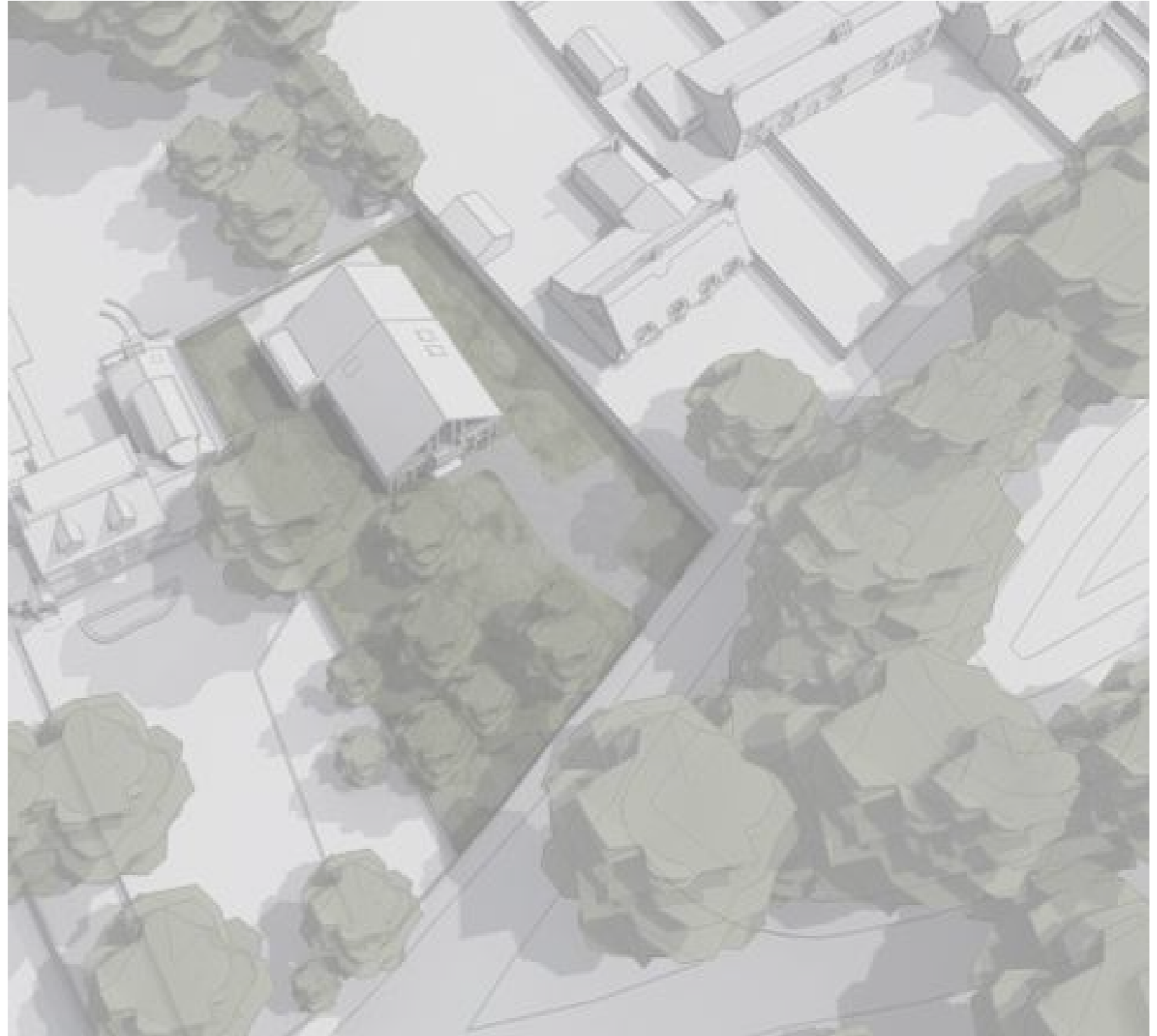
The proposal offers an opportunity for re-modelling of the existing property and creating an energy efficient family home.

Effective and sustainable use of the existing structure without significant groundworks or need for additional infrastructure.

In terms of 'harm' or 'benefit' to the character of the Conservation area it is suggested that this proposal is a significant improvement on the existing property that is somewhat out-dated, dilapidated and aesthetically not of particular merit.

Therefore, it is our conclusion that this proposal does indeed offer a 'benefit'.

We would welcome feed-back from the LPA on the content of this report.



CANNON CLARKE  
ARCHITECTS