

# Design, Access and Heritage Statement

Extension and alterations to rear of 5 Church Street REEPHAM NR10 4JW

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5 Church Street is a 2-storey mid terrace building, which, like its neighbour's dates from the 18th Century. The North façade which is the principal elevation and looks towards the 3 Churches of Reepham, Hackford and Whitwell is built up to the road edge of Church Street. This North Facade is not proposed to be affected in any way by the proposed development identified in this application. All new works will be to the rear of the property which beyond the garden and outhouses is adjacent to the gardens and meadow of Rookery Farm.

Whilst of brick construction, much of the existing external envelope is, like its neighbour's pebble dashed and painted. The red brickwork to the rear of the property is a modern red brick and identical to that used at 4 Church Street (next door). The roof is old clay pantiles.

The proposed extension would be to provide a bathroom on the same level as the bedrooms (first floor) With the existing bathroom being reduced in size and becoming a downstairs WC and WHB. The proposal would also replace the mainly glazed room currently used as a dining room with a thermally improved envelope to the same footprint and with a solid roof with a rooflight to the rear to provide light into the centre of the property. The rear outbuildings are in poor condition and would be renovated and the opportunity taken to thermally upgrade part of the space to use as a studio/workshop as with the adjacent properties 4 and 6 Church Street.

The red brick currently used at the rear of the property and to the rear of 4 Church Street would be matched and used for the new first floor bathroom extension and the flank walls to the proposed patio doors to the living room. The existing bathroom roof is covered with red clay pantiles, these would be reused and additional second-hand pantiles to match would be sourced. The joinery would be composite timber/aluminium, for ease of maintenance as the rear elevation faces due south. The existing Bathroom would become a downstairs cloakroom with WC and WHB and the new bathroom built at first floor would follow the same layout as the existing ground floor bathroom, this together with the extension of the existing roof guttering at first floor would ensure that the new drainage: soil and surface water would follow existing downpipe locations to the existing drain network. The existing glazed roof to the current dining room would be replaced with a timber structure utilising steel sections as necessary, to support a new roof which would be topped with a sustainable green roof to assist in reducing heat build up in the summer and help absorb water run-off. The opportunity would be taken to raise the floor level to the rear rooms of the property to improve level access. These rooms do not appear to have any historical basis.

The existing fuel store would be renovated, and the existing garden/cycle store would be renovated and subdivided with part extended forward to what would have been the original forward line of the original outbuilding as with the neighbouring properties. The original outbuilding at some point had been cut back. This would be upgraded with insulation to enable it to function as a workshop/studio. a new timber door and window would be installed to replace the existing window to a new timber clad wall to match the existing. Both the studio/workshop and the garden/cycle store would have a rooflight installed to improve natural lighting.

The new works would overlook the existing courtyard garden. There are no plans to alter the nature or finishes to this space save for new paving immediately to the rear of the main house where the paving would be laid to be level with the new inside finished floor level of the property.

The existing coal access route through the rear of the property between 4 and 6 Church Street which is a feature of this terrace would be maintained and not altered. The main access to the property would remain as now through the front door which is on the middle of the façade to Church Street

The annotated photographs below illustrate the building to which the works are being undertaken, in the context of their neighbours. The drawings as part of this planning application 5 101, 5 102, and 5 103 illustrate the existing building and application drawings 5 201, 5 202, and 5 203 illustrate the proposed works.







