



Design & Access Statement

Application Site:

Fieldview
Beach Road
Eccles-on-Sea
Norwich
NR12 0SL

Date:

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Produced by:

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1 INTRODUCTION

i. Introduction to Arkiplan Architectural Ltd

Arkiplan Architectural Ltd is a nationwide architectural practice that provides designs and advice to owners of residential and commercial properties throughout England and Wales. Working with Local Authorities on such a large scale on a daily basis we truly understand the considerable demands on the resources of the planning service which have taken place in recent years.

We have compiled this Statement to assist the decision-making process, demonstrating our commitment to making the planning system easier for all parties involved, and to relieve some of the recent pressures that some Local Authorities are still experiencing.

As Agents for the Applicant, we respectfully request the Decision Maker to review the full application documents as soon as possible after the consultation period has ended and engage in early conversation with us. We aim to work proactively with you and will in most cases be able to address any concerns or questions regarding the proposals within a short time period.

We are happy to provide site photos, additional information or further clarification on drawings that may be necessary to assist the Decision Maker. We hope that this approach will enable determination deadlines to be met in full and are normally happy to authorise a short time extension if required.

By addressing any concerns at an early stage, we can hopefully reach a mutual agreement for both parties and alleviate the requirement of further

application submissions that could in turn place further burden on the planning system.

We look forward to working with you.

ii. This Statement

This Planning Statement has been compiled on behalf of the Applicants and accompanies a planning application for a proposal for the above property. It is not a standalone document and should be read in conjunction with the accompanying documents and drawings as submitted.

Working with Local Authorities around the country on a daily basis, it is evident that there is a vast difference between councils for validation requirements for planning applications. As a result, we have revised our standard practice to provide a comprehensive statement demonstrating that we have assessed all requirements under the national and local planning policies. We appreciate that some of this information may be irrelevant or superfluous to your requirements, and kindly request that you disregard any such information as required.

2 PLANNING POLICY CONTEXT

i. Policy Assessment Statement

The proposal has been assessed against the latest update of national and local policies, including:

- National Planning Policy Framework (NPPF) – July 2021
- National Planning Practice Guidance (NPPG)
- The adopted Borough Local Development Plan and its Supplementary Planning Documents
- The adopted Borough Design Code and Design Quality Guidance

The application is considered to have been positively prepared in accordance with the national and local requirements to assist the Decision Maker and improve efficiency and effectiveness of the planning application system for all parties.

ii. Relevant Planning History

No historic planning applications are considered to be relevant to the proposal.

3 THE APPLICATION SITE

i. Location



The application site is located on the southern side of Beach Road in Eccles-on-Sea, Norwich.



Satellite Image of "Fieldview"



ii. Site Assessment

The application site comprises of a total curtilage area covering approximately 786m² and is broadly rectangular in shape. The developed area currently covers approximately 112m² with an existing building set back from the highway which is accessed via a private driveway. The property is orientated in an approximate north-south direction and is of mid to late 20th Century construction. The site includes a garden, outbuildings and areas of hard and soft landscaping.

iii. Existing Use

The property is a purpose built detached residential dwellinghouse under Use Class C3 that currently offers accommodation with 2 bedrooms arranged over two storeys. It is under private ownership and currently in occupation.

iv. Area Assessment

The application site is located within an established residential area of Eccles-on-Sea, Norwich. The surrounding area is characterised on the south of Beach Road by residential dwellings typical of the construction era, with mixed designs, finishes and appearance. Elevations comprise of brick, render and cladding, roofing is predominantly pitched with gables. They are arranged in a distinct linear form. The Eccles Beach Caravan Park lies on the north of Beach Road, a long-standing caravan park with privately-owned static accommodation that comprises of mixed sizes and appearances up to 4 bedrooms.

v. Planning Constraints

The application site is subject to the following Planning constraints:

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Agricultural Land Classification
<input type="checkbox"/>	<input checked="" type="checkbox"/>	World Heritage Site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Listed Buildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scheduled Monuments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Area of Outstanding Natural Beauty (AONB)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Park
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Importance for Nature Conservation (SINC)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site of Specific Scientific Interest (SSSI)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation Area (CA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Green Belt (GB)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contaminated Land
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tree Preservation Orders (TPOs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Article 3 Restrictions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Article 4 Directions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Assets of Community Value
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building of Township Merit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Sites
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Impact Assessment Regulations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flood Risk Zones

4 THE PROPOSAL

i. The Proposal

As detailed within the accompanying drawings, permission is sought for alterations to an existing dwellinghouse under the Town and Country Planning Act 1990 (as amended).

The application site is located within an established residential area that has been subject to alterations in recent years by homeowners, providing a baseline for appropriate development within the locality. As noted above, the application site is not located within a designated Conservation Area or subject to planning constraints.

The proposal seeks planning consent to demolish the existing property and construct a modest two storey replacement dwelling to include a further subterranean basement level. The replacement footprint would cover an area of 104m² which is considered to be of similar size to the existing footprint and be constructed in a combination of brick and render with a tiled pitched roof that is comparable to the existing dwelling. The overall style has been kept to a simple chalet bungalow with dormer windows to the first floor to reduce the overall impact.

ii. Design Principles

The proposal has been designed to meet all national and local planning design guides including:

- **Sustainable Development**

Sustainable development lies at the heart of the National Planning Policy Framework. The application site lies within a sustainable location with appropriate transportation links and amenities for the area. The application site lies within a sustainable location and the proposal is not considered to have an adverse impact on the continued sustainability of the surrounding area.

- **Good Design**

The proposal is considered to reflect both local design policies and government guidance on design to achieve better places in which to live and work. It is considered to assist in raising the standard of design within the general neighbourhood and to fit with the overall built form and layout of its immediate and wider surroundings.

At a finer scale, residential design must fully understand the implications of design choices to make a house a home, and to ensure it contributes to creating or improving the immediate block and street network.

The proposal has been designed to reflect the character and grain of the locality, providing continuity and a seamless integration into the existing developed environment. The proposal is not considered to have a detrimental impact on the overall design and character of the area.

- **Social, Lifestyle and Housing Trends**

The past decade has seen a number of fundamental changes to the social, cultural, digital and physical infrastructure, laying the foundations for new models of urban and residential living.

The existing host property was originally constructed to meet the needs and lifestyles of previous generations. The proposal will allow for the existing site to meet the applicant's current requirements and provide for future generations to develop and grow.

- **Space and Light Amenity**

The quality of space and light has a profound impact on a resident's experience and enjoyment of their home. It is highly documented that well planned and sufficient space for living and sleeping, together with adequately sized kitchen, bathroom and storage facilities are key requirements for today's lifestyle. The proposal exceeds the National Described Space Standards and will provide the occupants with a comfortable sense of space allowing clear movement between different spaces.

The proposal incorporates increased levels of natural daylight to provide the occupants with a higher quality of living conditions. This will help to reduce the requirement for artificial lighting and further reduce the energy consumption of the property.

- **Private Amenity**

As densities continue to grow, personal privacy will become progressively important for both the host dwelling and its neighbouring units.

Consideration on privacy must be given where there is a proposed increase in daylight from additional or enlarged fenestration.

The proposal has been designed to ensure that the occupants have sufficient access to their own private amenity space whilst respecting the privacy of neighbouring properties.

- **Future Proofing**

The world is committed to achieving carbon zero by 2050 and the majority of Local Authorities have officially declared a Climate Emergency. The UK has committed to reduce the carbon emissions from the built environment with an increase in insulation and encouraging the use of renewable energy. Our housing stock is among the oldest and least efficient buildings in the world and the proposal seeks to address these challenges through the design.

It must also be recognised that our lifestyles have changed considerably though the decades, and our homes have had to adapt to technology, home working, multi-generation living and the need for space. Our proposals have considered the needs of future occupants and ensured that the property is adaptable and flexible as necessary for the long-term community.

- **Scale and Massing**

The proposal is considered to be sympathetic to the original building in terms of the additional or altered footprint and volume. It is not considered to create any detrimental impacts upon the living conditions and amenities of either existing or future occupants within the vicinity.

- **Highway Connection Details**

The proposal does not include for a new or altered vehicle access or pedestrian access to or from the public highway. The proposal does not require any diversions, extinguishment and/or creation of public rights of way and is not considered to have any negative impacts on the safety of highway or pedestrian users.

- **Parking Provision**

The application site is considered to provide for sufficient off-road parking spaces for vehicles within the curtilage. The proposal is not considered to have any adverse impact on parking provisions for the surrounding area.

- **Access and Accessibility**

Access to the existing property will remain unaltered. It is accessible to all emergency vehicles and refuse collections with suitable connections to water and waste supplies, high speed telecom and utilities.

The application site benefits from a reasonably level ground which is considered to be accessible to all ambulant and non-ambulant pedestrians with no inherent hazards. The proposal is not considered to have any prejudicial impact on the accessibility of any person regardless of disability, genders or age.

- **Cycle Storage**

The use of green transport is increasing around the world, and this upsurge has required many homeowners to adapt their properties to create a suitable and safe storage area for cycles. The property currently provides suitable storage for cycles within the curtilage and the proposal is not considered to have any adverse impact.

- **Refuse Storage**

As we move into an era of reducing waste and encouraging the recycling of products, households have had to adapt their properties to create suitable space. The property has existing arrangements to enable separation and storage of household waste and recycling. The proposal is not considered to have a negative impact on the surrounding environment and will continue to provide easy access for collections.

- **Safe Neighbourhoods**

The application site is located within a safe neighbourhood and the proposal is not considered to have any adverse impacts to the continued safety of the area. All fenestration will be fitted with appropriate security in accordance with the Approved Documents and Security by Design.

- **Building Regulations**

The design has ensured all relevant Approved Documents will be met in full.

5 IMPACT ASSESSMENTS

i. Visual Impact Assessment

The design principles have been carefully considered to ensure that the proposal reflects and maintains the overall character and grain of the area, including the vernacular architectural styles and pattern of development within the immediate and wider enclaves.

The proposal uses materials that are either matching or complementary to the existing building to reduce any potential impacts on the surrounding area.

The increase in footprint and/or volume of the proposal is considered to respect and relate positively to the appearance and proportions of the existing dwelling as well as the general surrounding neighbourhood. It is not considered to have a harmful impact on the local area by resulting in an incoherent and incongruous alteration.

ii. Neighbourhood Impact Assessment

Throughout the design concept, careful consideration has been given to neighbouring properties to ensure that any perceived impacts are minimal.

The scale is considered appropriate in context to the adjoining neighbours and has been designed to prevent any potential overshadowing that would not result in an excessive sense of enclosure. Any associated loss of natural daylight or sunlight for the immediate neighbours has been mitigated through careful design reducing any potential harm to the living conditions of the current and future occupants.

The proposal has been designed to ensure there are no aspects that could harmfully influence the existing private amenities of adjoining properties through unfavourable placement and style of fenestration.

iii. Flood Risk Impact Assessment

The accompanying Flood Risk Map confirms that the application site is located within the Environment Agency's Flood Zone 1, where it is at low risk of potential flooding from the nearby sea.

• **Recommended Mitigation Measures**

In order to avoid or minimise any sources which could contribute to potential flooding in the future, the proposal will incorporate flood proofing, resilience and resistance mitigation measures including:

- Appropriate SuDS drainage measures will be installed around the property to reduce the risk of surface water flooding in extreme conditions as required by Building Regulations. These will include soakaways to all new and existing rainwater connections
- Permeable landscaping materials will be used throughout the proposal as necessary
- Appropriately sized waterbutts will be installed to new or existing rainwater systems with overflow connections leading to soakaways to encourage rainwater harvesting
- Electrical sockets will be raised to levels required under Building Regulations and NICEIC Regulations

- All new finished floor levels will match the existing levels at the minimum

A Sequential Test, Flood Modelling, Screening or FRA report should not be required for this proposal.

The proposal is not considered to have a negative impact on flood risk to either the existing property or surrounding area.

iv. Fire Safety Impact Assessment

The design incorporates appropriate safety measures for the protection of occupants in the event of a fire within the property. This includes the installation of an interlinked smoke and heat detection system and installation of fire doors where necessary. It will fully comply with the Approved Documents as part of the Building Regulations application stage.

Measures to provide safe egress from the property with a protected passage to the exterior assembly points have been included as standard practice to comply with the latest Fire Safety Regulations.

The proposal is not considered to have any adverse impacts through the spread of fire to neighbouring properties.

v. Noise Impact Assessment

- **Construction Works**

Noise levels for the construction phase will be kept to the minimum to avoid disturbance to neighbouring properties and will working times will be strictly adhered to.

- **Sound Transmittance**

The proposal is not considered to have a negative impact on the transmittance of noise to neighbouring properties.

6 BIODIVERSITY STATEMENT

i. Policy Context

The “3 Tests” have been assessed against Schedule 2 of Conservation of Habitats and Species Regulations 2010 (as amended) and Annex 2 Habitats Directive. The proposal is not considered to affect the integrity of the site:

- The application site is not protected under International Importance
- The application site is not protected under National Importance
- The application site is not protected under Local Importance

The accompanying Biodiversity Checklist confirms that the application site is not within any areas that carry a risk of impact to smaller wildlife habitats.

ii. Tree and Hedge Protection

The application site does not contain any protected or notable species of trees and there are no mature or protected hedgerows within the curtilage.

An Arboricultural Survey should not be required for the application.

iii. Wildlife Triggers

The application site is not within 400m of ancient woodland, fresh water ponds or grasslands. It is not situated within any know protected sites.

A Wildlife Trigger Report should not be required for the application.

iv. Biodiversity

• **Biodiversity Net Gains (BNGs)**

The Proposal does not fall within the requirements of Biodiversity Net Gains.

• **Recommended Mitigation Measures**

To avoid, mitigate, compensate, enhance or manage wildlife measures have been reasonably taken which include:

- Maintaining the current environmental conditions such as temperature, availability of natural light, prevailing winds and existing ground conditions
- Providing underpasses in boundary fencing to enable movement of small animals between habitat sites
- Removal of any non-native species to the benefit of native species
- Installation of bird and bat nesting boxes within the curtilage
- Creation of suitable landscaping within urban gardens to encourage species such as butterflies, bees and small birds
- Use of Soakaways for rainwater drainage

Measures to avoid and manage potential impacts on wildlife features will be taken at the construction stage. These include but are not limited to:

- Prior to the commencement of any works, the existing property and its neighbouring properties will be inspected for the presence of protected species
- Should evidence suggest that there is a likelihood of notable or Priority species within the vicinity, a competent person with suitable qualifications, licenses and experience will be engaged to determine if there are any likely impacts
- No works will take place until appropriate measures have been completed as recommended by the competent person

The proposal will not adversely affect the integrity of the site for protection, enhancement or management of wildlife.

A further Habitats Regulation Assessment (HRA) or Preliminary Ecological Appraisal (PEA) should not be required for the determination of this application.

v. Green Infrastructure Statement (Wales)

The Welsh government has recently announced an investment of over £1.8bn in green infrastructure over the next few years. The investment will support the creation of a National Forest, improve access to landscapes and outdoor recreation, and provide newer and greener rolling stock for public transport. A Green Infrastructure Statement must accompany all planning applications in Wales.

The green infrastructure principles encourage the best use of land to provide green open space for all whilst helping wildlife to flourish. They will help communities adapt to climate change by reducing the urban heat island effect which can help to reduce energy consumption and greenhouse gas emissions. It can promote sustainability and provide economic benefits to communities with employment opportunities and education.

Green infrastructure can create, maintain and enhance biodiversity habitats for both priority and non-priority species.

Arkiplan are committed to incorporating green infrastructure into our projects and provide our clients with educational tools to raise awareness. We have ensured that our proposal is proportionate to the scale and nature of the development and have explored all opportunities for connectivity and enhancement of the existing resources through our design proposals.

The proposal is for a modest residential application which would have a minimal impact on the wider surroundings. The above Biodiversity mitigation measures have been recommended to the applicants to enhance their current surroundings and increase their awareness of environmental pressures.

7 CLIMATE CHANGE STATEMENT

i. Introduction

The world has committed to decarbonise by 2050 and the UK is legally-bound to reduce the carbon emissions from buildings, transport and industry. The built environment is responsible for approximately 40% of the UK's current emissions through its housing stock and commercial properties with some of the oldest and draughtiest homes in the world. There are currently more than 28 million homes in occupation in the UK that were constructed to old building standards, more than 20% were constructed prior to 1919 from traditional methods in response to the Industrial Revolution. It is estimated that over 24 million of these homes will still be in occupancy in 2050.

ii. Energy Efficiency

The existing property was constructed to low building standards and is consequently classed as having poor energy efficiency. Poor energy efficiency ultimately leads to an increase in the use of fossil fuels to create an optimal internal temperature throughout the year. It is also the main trigger of fuel poverty which is recognised as causing health implications through poor indoor air quality, mould and bacterial growth, condensation, damp and structural damage, all leading to preventable loss of life.

It is highly documented that properties constructed prior to the recent Building Standards experience considerable unwanted heat losses apportioned as 35% through poorly insulated exterior walls, 25% through insufficient roof insulation, 15% through poorly fitted entrance doors, 10% through low performance fenestration and 10% through uninsulated ground floors. Walls that are subject to damp are over 30% less efficient.

iii. Fabric First Construction

The government has placed great importance on upgrading our existing housing stock through suitable retrofitting practices and constructing all new dwellings to a higher standard of energy efficiency.

The 'Fabric First Approach' is global attitude to construct all new buildings to meet Carbon Zero targets. This global method seeks to increase the level of insulation and airtightness of the thermal envelope as the priority so that the amount of energy required to heat or cool a property is greatly reduced. The method also ensures that the moisture levels are managed correctly within the building fabric preventing growth of deadly mould and bacteria internally, reducing the risk of interstitial condensation that could lead to structural damage and improving the overall internal air quality for the occupants.

Smaller mechanical heating and cooling systems can then be installed to provide the optimum internal living conditions, with renewable energy where it is practical.

The proposal will ensure that the new construction will meet the latest Building Standards, greatly increasing the overall energy efficiency of the property in comparison to the existing dwelling. This will result in lower levels of mechanical heating and cooling systems, prevent overheating and reduce the carbon emissions through use of fossil fuels.

iv. Renewable Energy Systems

The pitched roof has been designed to accommodate the latest Photovoltaic (PV) solar panels with a high performance rating. A plant room has been designed to house the required equipment for a modular battery storage system that can be upgraded in future years as required.

The proposal aims to be “Carbon Positive” meaning that it will generate more energy than the house will consume and surplus energy will be fed back to the grid as 100% renewable and clean energy.

v. Recommended Climate Mitigation Measures by 2050

Measures to manage and mitigate Climate Change will be introduced where appropriate for the proposal. These include but are not limited to:

- To reduce carbon emissions, the thermal insulation will be installed to current standards increasing the overall energy efficiency of the property and reducing the use of mechanical heating and cooling systems to obtain required internal temperatures
- The potential of unwanted air leakage through key junctions on the existing property will be mitigated as part of the proposal. This includes ensuring a continuous thermal envelope is present, all penetrations through the building envelope are suitably sealed with airtight tapes and grommets, and high-risk airtight areas such as doors and windows are correctly fitted
- The construction will include overlapping insulation to create a continuous thermal envelope, appropriate use of airtight membranes

and suitably taped penetrations to achieve a high quality and energy efficient property

- New fenestration will be installed with higher performing sealed units to reduce the temperature difference between internal and external surfaces further reducing the requirements of mechanical heating and cooling systems to obtain the optimal internal temperature
- The fenestration will be installed with trickle vents to provide a source of natural ventilation to the interior reducing the growth of mould and bacteria
- All ‘wet’ areas will be fitted with mechanical ventilation to ensure excess moisture is removed from the interior, reducing the risk of mould and bacterial growth
- Low carbon heating and cooling systems can be successfully installed including Air Source or Ground Source Heat Pumps
- Renewable energy systems including PV Solar collectors and battery storage will be installed as appropriate
- To reduce the consumption of water and appropriately manage waste water, water efficient fixtures and fittings will be installed including sanitaryware and water outlets in accordance with Approved Document G. This will include aerators on taps and showerhead outlets to reduce the household consumption rates and installation of low/dual flush WCs to reduce the outflows to the local foul water systems. Inline flow limiters will be used where fittings do not achieve the required flow rates
- Rainwater harvesting can be installed using 200L domestic water butts fixed to rainwater outlets, with a suitable overflow connection

- All new rainwater systems will be fed to an appropriate soakaway system as required by the Building Control Officer
- All light fittings will be fitted with low energy lightbulbs or fixtures
- All appliances will be installed using with low energy appliances
- Flood risk measures will be introduced as detailed below to prevent damage to the property and surrounding areas

vi. Carbon Footprint

Where possible, all materials will be sourced locally and installed by local contractors, reducing the need for transportation as much as possible. All timber products will be FSC certified from sustainably managed sources, and the use of natural insulation products have been incorporated into the scheme.

Where possible, low-embodied carbon alternatives will be used with a low GWP.

vii. Climate Emergency Impact Assessment

The proposal will ensure that the overall energy efficiency of the existing building will be greatly improved, reducing the current requirements for mechanical heating and cooling systems. Consequently, this will reduce the present levels of carbon emissions of the individual property and is considered to be a positive impact.

The proposed works will similarly lessen the risk of fuel poverty, provide a healthier indoor environment for the occupants and reduce the risks of structural damage. They will also provide a privately-owned housing stock which will meet Carbon Zero legal targets.

The proposal is considered to have a positive impact on the Climate Emergency.

8 SUMMARY

The proposal seeks planning permission under the Town and Country Planning Act 1990 (as amended) for replacement of an existing dwellinghouse that is in occupation under private ownership. It has been designed to meet all local and national design guides and to minimise all potential impacts to the immediate and wider surrounding area. A baseline for alterations to existing dwellings within the surrounding area supports the principle that appropriate modifications could be acceptable for suitable proposals.

The proposed design has been chosen to reflect the individual character and grain of the existing area, using materials that will be sympathetic and in keeping with the both the existing dwelling and the overall vernacular style of the immediate enclave and the wider surrounding area. It is considered to integrate well into the existing developed form with no detrimental impact by virtue of scale, appearance, privacy or loss of daylight. The use of similar materials and colours in the construction of the external surfaces will provide a satisfactory visual relationship between the existing and proposed.

The design will enable the building to be used for modern living which can be adapted as required for future generations. It is considered to meet the principles of the NPPF to provide good design that will raise the standard of local housing and create better places to live and work. This is considered to be a positive impact on local market housing stock.

The new construction will meet all Approved Documents for building standards in operation including upgrading the current building fabric to increase the overall energy performance. This is considered to have a positive impact on the existing housing stock with regards to the health of the occupants and reducing its current carbon emissions. It is considered to have a positive impact on the wider environment with a positive impact on climate change.

The proposal is not considered to have any adverse impacts on the surrounding ecology and would not result in the loss of local ecological assets including wildlife habitats or significant or protected trees. It is not considered to have any adverse impact on the wider green infrastructure.

The proposal will not increase the risk of either surface or fluvial flooding for the individual property nor have any detrimental impacts on the wider locality.

We hope that the proposal meets with your approval.

The logo for Arkiplan, featuring a stylized pink 'A' followed by the word 'rkiplan' in a black sans-serif font.

Arkiplan Architectural Ltd