



STUDIO 163

18 Knowle Road

Design Statement  
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This document has been prepared on behalf of the owners of 18 Knowle Road by Studio 163. This report is a record of the design work done to date and will act as a supporting Design Statement for the planning application.

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# **1 Introduction**

## Nature of the application

This Design Statement is to support the planning application for 18 Knowle Road in Sheringham, Norfolk.

The proposals are for a new side and rear extension to create more habitable space for a young family. This also includes proposals to make the building more energy efficient and to mitigate existing surface drainage issues at the property.

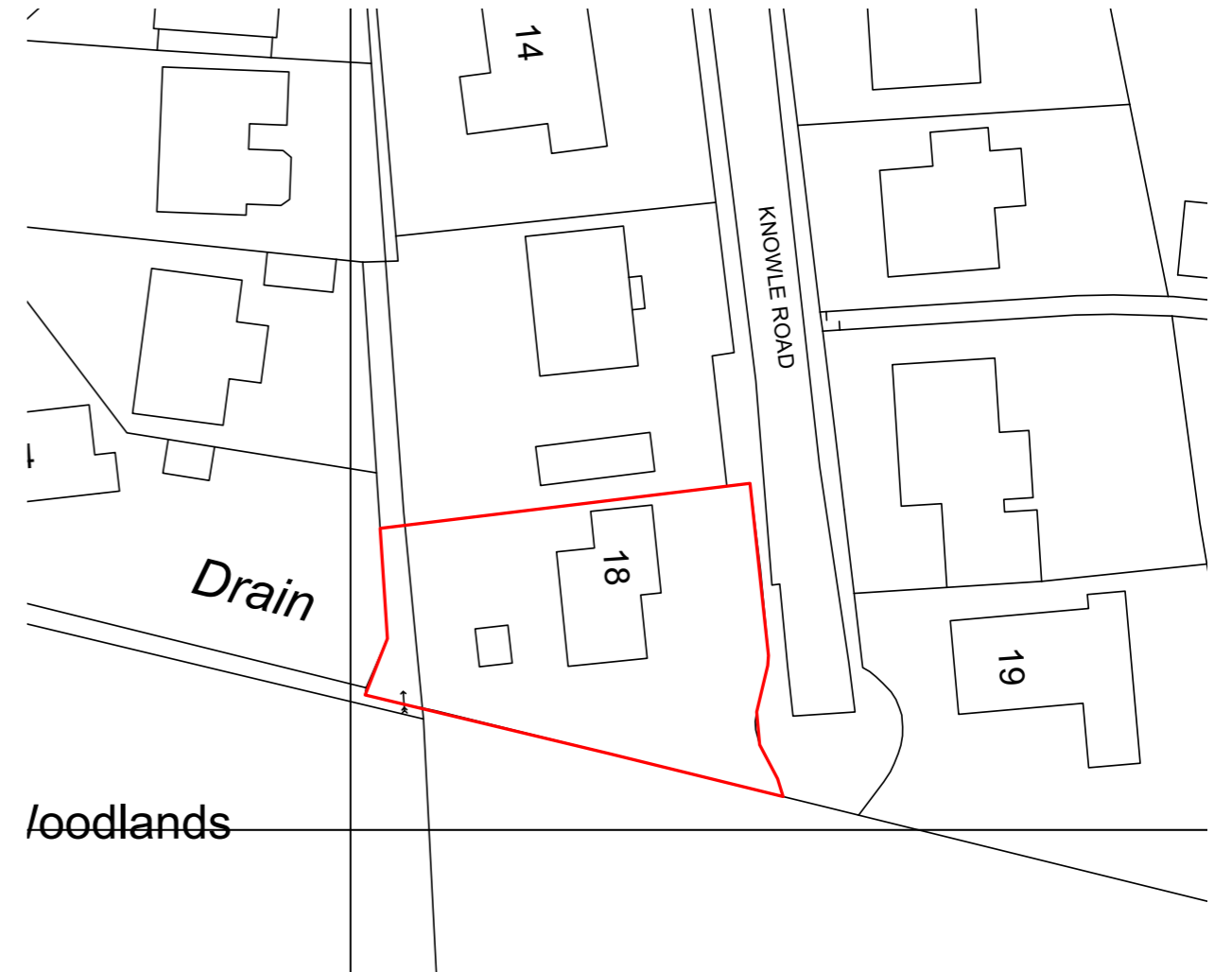
## 2 Site & Context

### Access & Location

18 Knowle Road is a detached residential property at the southern end of Knowle Road.

The house is accessed from the existing semi-private road and has off-road parking space.

Construction vehicles would use the existing access to the property without any obvious reason to obstruct any other vehicles using the existing access road(s).





## 2 Site & Context

### Existing property

The house originates from the inter-war period and has had some additions over time, for example window replacement and some internal alterations.

There are areas of concrete/tarmac on the plot which do not aid natural drainage from rainwater.

The neighbouring plot has a large setback to the main house. (Over 11m separation between houses)





## 2 Site & Context

### Planning history

No planning history exists for 18 Knowle Road however there are several applications along Knowle Road with relatively large extensions.

For example, no. 10 Knowle Road was granted permission in March 2023 for 'Two storey side extension to dwelling, single storey fully glazed lean-to extension to the rear and single storey carport extension.'

Other extensions have been granted at nos. 10, 9, 2 and 5.

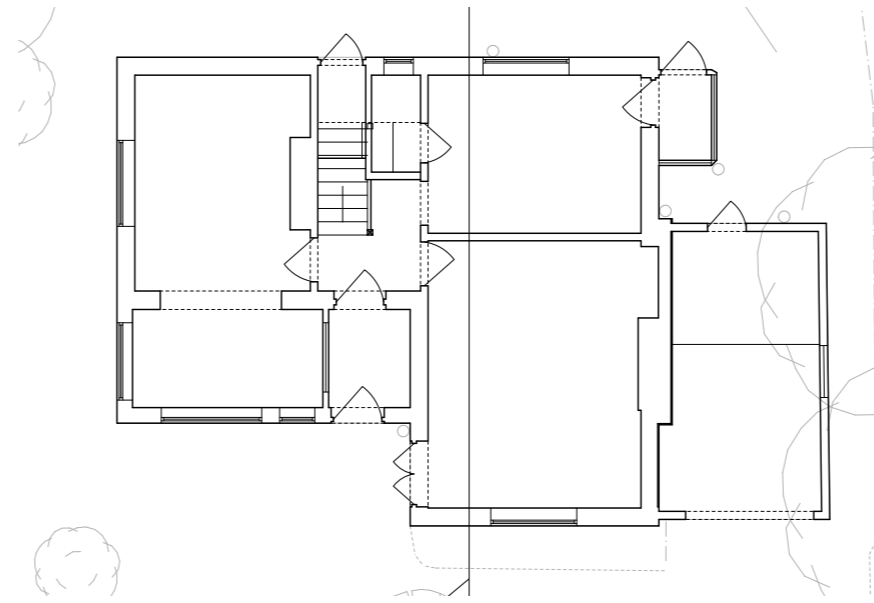


Example application at no.11

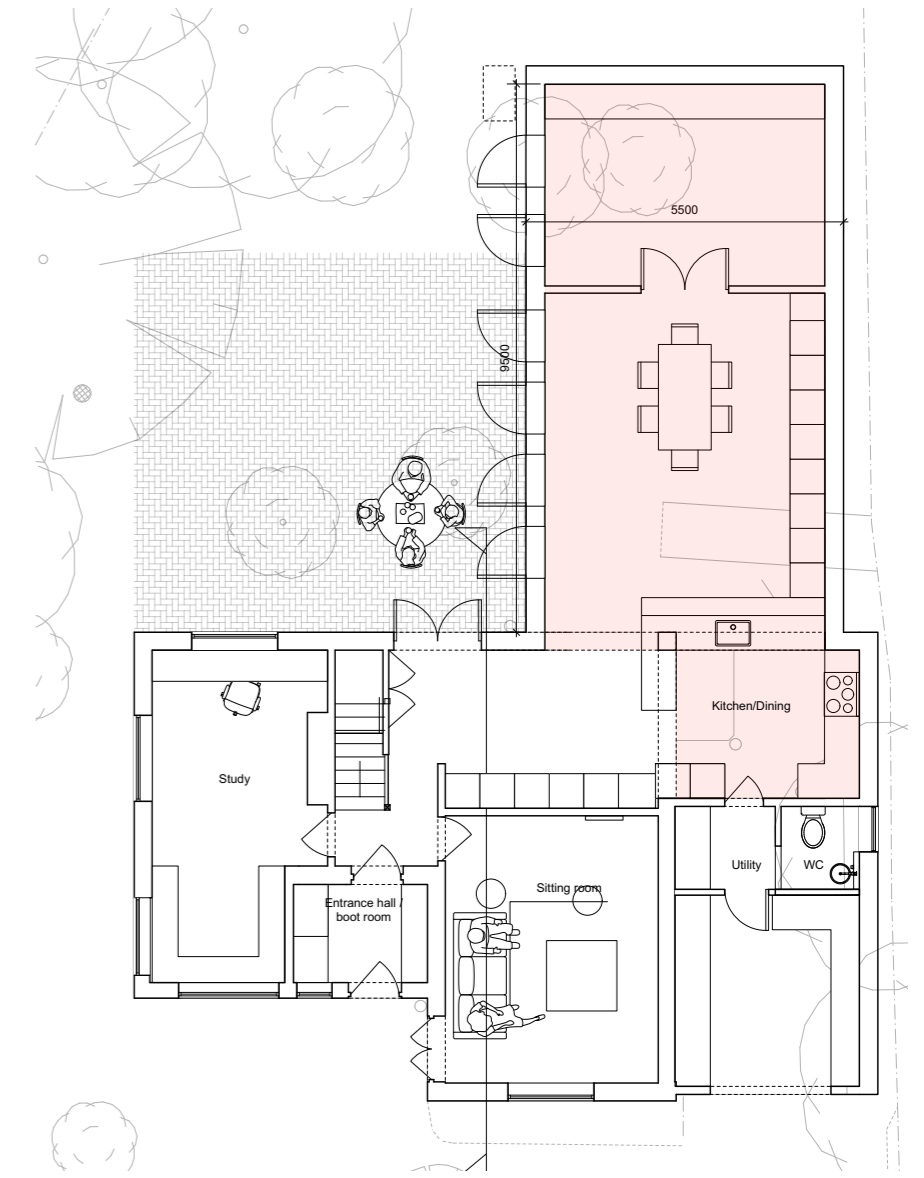
### 3 Proposal Aims

The aim of the application is to provide a two storey side extension and single storey rear extension.

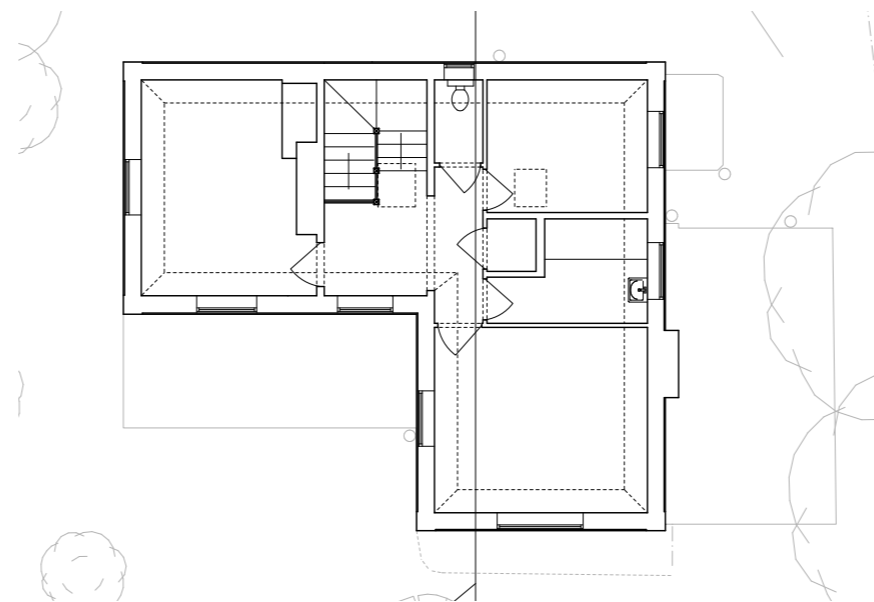
The extension at the rear is kept to a single storey with a pitched roof to minimise any impact on the neighbouring property.



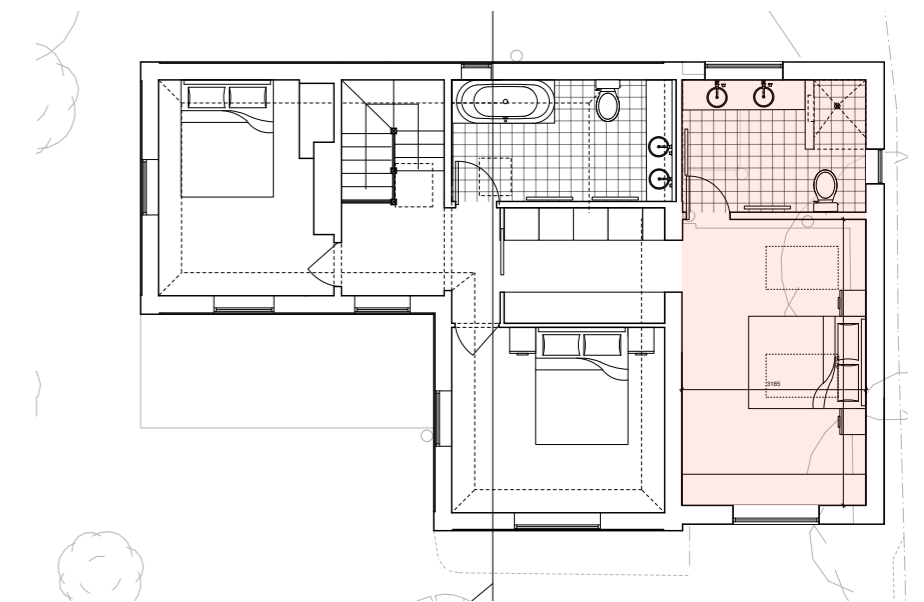
Existing Ground Floor Plan



Proposed Ground Floor Plan



Existing First Floor Plan

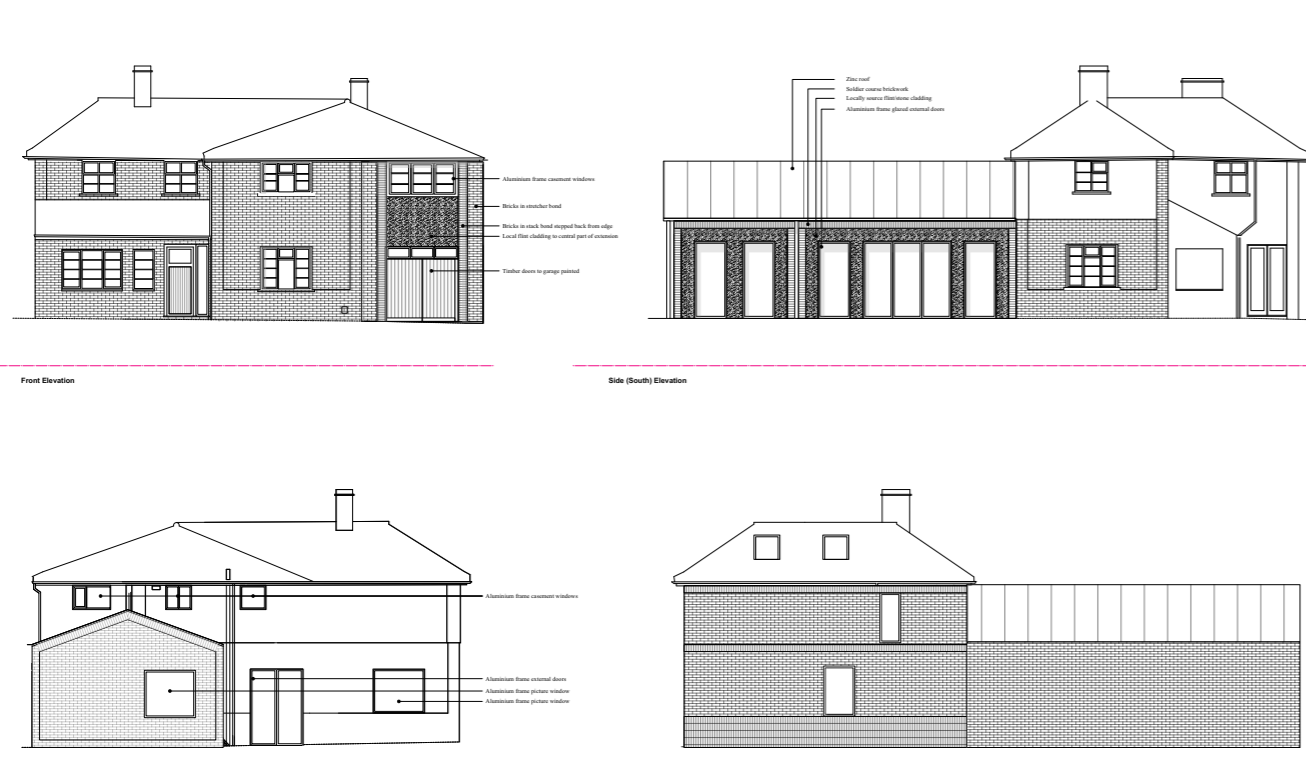


Proposed First Floor Plan

### 3 Proposal Aims

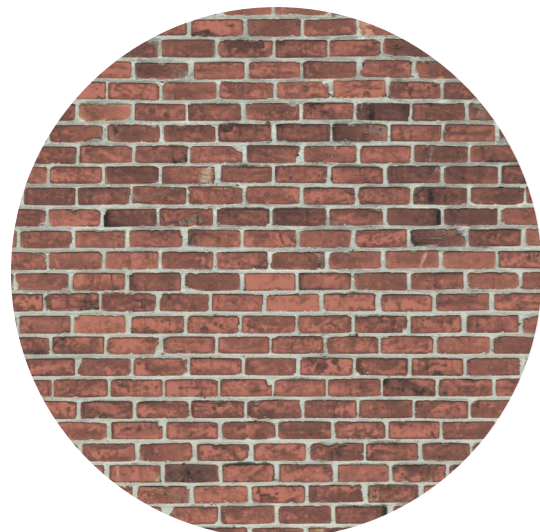
As these drawings show, the new extensions are to be clad with local materials - in this case brick and locally sourced stone/flint where shown.

The glazing design is also sympathetic with the host dwelling with regards to the frame design which echoes this era of housing.



#### Proposed Elevations

#### Material palette



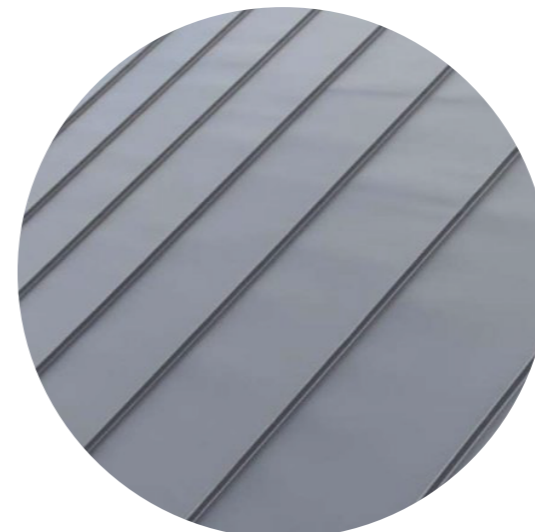
Example of stretcher bond brickwork



Example of flint cladding



Example of galvanised metal rainwater items



Example of zinc cladding to roof





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