

DESIGN & ACCESS STATEMENT
Including
HERITAGE STATEMENT

Proposed Extensions to
Greenacres, Cross Street, Salthouse, Holt, NR257XH



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1. Introduction

This design and access statement is prepared to supplement the planning application which seeks consent for, a two storey rear/side extension to the existing residential property.

The report should be read in conjunction with the application drawings.

The existing property is located in the popular north Norfolk coastal village of Salthouse with easy access to the local beach and to the marshes. The property is situated in an established residential area where there is a mix of differing age and style and size of properties. The property is within reasonable walking distance of the centre of the village with the town of Hols approximately round 5 miles away.

The village is in an Area of Outstanding Natural Beauty and Countryside and the property also falls within Salthouse Conservation Area.

2. The Site & Existing Buildings



SITE PLAN

The site comprises a plot of approximately 1550 sq metres. The site is set back from Cross Street and sits behind the plot of number 35 Cross Street and is approached by a private driveway adjacent to number 35 Cross Street.

The plot has mature planting to the site boundaries providing a high level of screening from the adjoining plots.

The main building comprises a two storey 4- bed property, original construction date unknown with ambiguous building details. External walls comprise painted render finish with red brick details to window surrounds, corner quoins and ground floor plinth however internally there is evidence of timber frame construction. The roof is clay pantile and [REDACTED] [REDACTED]. The building sits centrally within the plot, with a generally level approach to the front. To the rear the land rises from an external patio towards the open fields beyond. The building is orientated with main windows facing east and west.

There is a small single storey side 'extension' and lean to conservatory to the south side and an associated log store. Towards the northern boundary there is a further detached single storey self-contained annex within the rear the garden.

The surrounding area is residential with a large number of detached and semi-detached houses of varying styles and sizes all set in generous plots.

To the north there is a mature tree and hedge boundary to the property known as Rose's Pightle, to the west is the rear garden of number 35 Cross Street again with a substantial landscape screen, to the east open fields and to the south are the garden boundaries of numbers 3, 8 and 9 Bloomstiles screened by a 6m high evergreen hedge.

3. The Proposal

To create an additional two storey linked extension to the existing property to provide both extra living and bedroom accommodation.

The current proposal represents a reduced and amended design following refusal of an earlier application (ref: PF/18/2025). The design has been revised in line with suggestions from the council's conservation officer which were included in the officer's appraisal of the above application.

The form of the extension proposes a two storey side extension which also projects rearwards into the extensive rear garden located to the south east corner of the main house. The extension is set behind the existing single storey 'garden room' and has been reduced in depth by 2m from the previous submission to be more subservient to the host property.

The front elevation and side return have been redesigned to reflect the materials palette of the existing house with the extensions finished with a painted render to match the existing house including brick quoin corner details. The proposed material palette also echoes those materials used on other recent house extensions in the surrounding area.

Fenestration patterns have been modified to be more sympathetic to the proportions used on the existing building and to capture views over the fields to the east. The first floor Juliette balcony and French doors facing north towards the coastal salt marshes are retained. Windows have been omitted to the southern boundary to avoid any potential overlooking of neighbouring gardens.

Due to the relative positions of the existing building and proposed extension, the extension would be substantially screened from the public realm. The roof form and link to the existing building introduces a break in the roofline and a lower roofline producing a subordinate appearance viewed from the front driveway and road. To the southern boundary the extension would be substantially screened from the properties in Bloomstiles by the existing 6m high conifer hedge while the northern elevation of the extension is 17.5m from the site's northern boundary, which is again screened by mature trees and hedgerows.

4. Impact

There is ample parking on the site and the proposed extension will not impact on the existing access arrangement. The extension is designed to avoid any overlooking or overshadowing of neighbouring properties and would have no negative impact on the amenity of the adjacent residents. The host property retains a very generous garden.

Existing access arrangement would remain unchanged however the ground floor of the rear extension would provide improved access by virtue of level thresholds thus improving access for wheelchair users and the less ambulant.

6. Summary

We would suggest that the positioning of the extension within the plot together with the form of the extension would not have a negative impact on the Area of Natural Beauty and would be a positive addition to the character of the conservation area with minimal impact on the neighbouring properties.



Front view towards southern boundary



Rear view, existing lean-to conservatory to be removed