

PROPOSED DEVELOPMENT

17 MILL LANE
KING'S LYNN

DESIGN AND ACCESS STATEMENT
2604 - 20.03.2024



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AIM OF APPLICATION

Planning permission is sought for the construction of a replacement dwelling and three additional single storey dwellings.

BACKGROUND

Historically, land to the rear of No 17 Mill Lane extended approximately 185m deep and was used as residential garden land and allotment space. In 2002/2003 planning permission was granted for the construction of 22No dwellings, utilising part of the rear garden and allotment land associated with Nos 11, 15 and 17 Mill Lane under reference 2/02/1630/F. this development comprised the construction of a mixture of single storey and two storey dwellings, with the majority of the single storey dwellings being two bedroomed and having compact sites and relatively small garden spaces ranging from 75-100m². The majority of dwellings were also approved with vehicle parking taken directly from the newly formed Millfields road, having no dedicated off-road turning areas. These small dwellings and compact garden areas have provided a much-needed style of property, where generally older persons have been able to purchase a small scale property with a small scale garden which is easy to maintain.

PLANNING HISTORY

Following approval of the 2002/2003 application, there have been several additional planning applications along the Millfields road and also extending on from Millfields Road to provide a further 20 dwellings and formation of Fern Road, all served from the same single access point onto Mill Lane.

USE

The proposals are for residential use and comprise a chalet style dwelling to replace the existing 1 ½ storey 17 Mill Lane and construction of three additional two bedroomed bungalows.

AMOUNT

The gross internal floor area measured between external walls at ground and first floor levels are as follows:-

Replacement at No 17 Mill Lane	167.4m ²
Plot 1	75.7m ²
Plot 2	75.7m ²
Plot 3	85.4m ²

SCALE

The heights of the eaves and ridge to the replacement dwelling are 2.62m and 7.40m respectively and to the bungalows on Plots 1-3 are 2.62m and 4.97m respectively.

LAYOUT

The replacement dwelling has been placed generally upon the footprint of the original dwelling and should not have any negative impact upon the neighbouring dwelling at No 19 Mill Lane. Plots 1-3 have been positioned with vehicle access points taken from Millfields. Each plot is provided with a 5.0m deep rear garden and a side garden area to catch the morning or afternoon sun. Garden areas are 103m² and 106m² for Plots 1 and 2 and 183m² and 110m² for Plots 3 and 17 Mill Lane.

LANDSCAPING

Existing landscaping is to be retained along the northern and western boundaries of the site, comprising existing trees, shrubs and hedges. Existing trees and shrubs are also retained within the front garden area to No 17 Mil Lane. Each garden area will be laid to lawn with a small patio area. Additional planting beds will be provided for the future owners to plant up to their own taste.

BIODIVERSITY AND SUSTAINABILITY ENHANCEMENTS

Although this application is being made prior to Biodiversity Net Gain being applicable to the site, the applicant proposes to install integrated bat and swift boxes to each dwelling and also provide hedgehog holes to all fences to provide an ecological enhancement to the new properties.

Each property is to also be fitted with PV solar panels to aid the sustainability of the dwellings for years to come.

APPEARANCE

The proposed dwellings are to be of traditional construction. All dwellings will be of a selected facing brickwork with anthracite grey upvc double glazed windows with brick corbelled eaves and verges. Roof coverings will be of Imerys Panne S roof tiles in Old Vintage and Slate colours.

ACCESS

The replacement dwelling at No 17 Mill Lane will utilise the existing vehicle access onto Mill Lane and will be provided with adequate off-road parking and turning areas. Plots 1-3 will be accessed from Millfields and will each have off street parking provisions for 2No vehicles.

INCLUSIVE ACCESS

A hard surfaced alighting area will be provided to each of the dwellings to enable disabled persons to move from the car to the entrance of the proposed housing. Level access thresholds will be provided to each of the entrance doors.

The external entrance door and all ground floor internal doors will be at least 838mm wide to allow good access for disabled persons throughout the dwelling.

