



ATHERSTONE HOUSE, NEWTON ROAD - CASTLE ACRE
DESIGN + ACCESS STATEMENT

AXIS ARCHITECTURE – MARCH 2024

INTRODUCTION

This design and access statement has been prepared in support of a Householder Planning Application with Demolition in a Conservation Area, at Atherstone House, Newton Road, Castle Acre, Kings Lynn PE32 2AZ.

PROPOSED SCHEME

The proposals are for the demolition of a UPVC framed conservatory on the rear / south-eastern elevation of the property and the building of a single storey extension for use as a garden room.

CONTEXT / LOCATION

The existing modern 2 storey dwelling house, built in the circa 1990's, is located on the edge of the village and set within the Castle Acre Conservation Area, close to its eastern boundary.

The property is brick built, with red facing bricks, an interlocking modern pantiled roof covering and with existing single storey elements clad in black stained weatherboarding.

The existing rear conservatory is UPVC framed and the existing windows to the property are also UPVC framed.

Surrounding properties are predominantly a mix of Norfolk red brick and flint with red brick detailing, with clay pantiled roofs and...'*the townscape character rests on the vernacular styles of its unlisted historic buildings*' within the village, as noted in the Conservation Area Character Statement, updated May 2009.

DESIGN APPROACH + IMPACT ON THE CONSERVATION AREA

The proposals are for the demolition of a modern UPVC framed conservatory structure and its replacement with a single storey rear extension, designed in a contemporary style, with a parapeted flat roof and clad in horizontal black stained weatherboarding - a material which is a common feature within the Conservation Area and the agricultural surroundings of Norfolk villages.

The flat roof will incorporate a bio-diverse brown roof covering, using recycled aggregate and a minimal framed linear 'walk-over' rooflight, concealed by the parapet roof.

New full height windows and bi-fold doors to the extension will be in colour coated aluminium.

It is considered that the removal of the UPVC framed conservatory structure and the replacement rear extension, with its high quality design, will be an improvement / enhancement in terms of visual amenity and will have a positive impact on the Conservation Area.

MASSING

The single storey extension is considered appropriate and remains a sub-servient design element.

USE / AMOUNT

The original dwelling sits within a large garden and the rear extension will project a similar distance from the back of the main house, to that of the conservatory structure.

The rear garden room extension will provide significant improvements to the layout and use of the dwelling for its growing family needs, including enhanced utility and boot room space provision.

MATERIALITY

The single storey extension will incorporate a parapet wall, in matching red facing brick, built off the existing corbel detail to the single storey 'lean-to' element on the south-western side of the building, with the remaining construction clad in black stained horizontal weatherboarding, with a parapet capping in pressed metal with a colour coated finish.

New full height glazing and bi-fold doors to the extension will be in colour coated aluminium.

ENERGY EFFICIENCY

The owners are committed to constructing the extension to achieving a high level of thermal performance, to new Building Regulation Part L standards as a minimum.

The garden room extension will incorporate a log burner along with consideration being given to the integration of Air Source Heat Pump technology for underfloor heating.

CONCLUSION

It is considered that the removal of the UPVC framed conservatory structure and the replacement rear extension, with its high quality design and materials proposed, will represent an improvement / enhancement, in terms of visual amenity and will have a positive impact on the Conservation Area.

Photos of the rear / south-eastern elevation





Photo showing corner of building with existing lean-to





Photo showing existing lean-to / south-western elevation