

Reference: 06/17/0254/F

Parish: Burgh Castle

Officer: Mr G Clarke

Expiry Date: 04-07-2017

Applicant: Mr & Mrs Saunders

Proposal: Demolition of existing residential dwelling and replacement with new residential dwelling

Site: Sunnydale
Mill Road
Burgh Castle

REPORT

1. Background / History :-

- 1.1 The application site is on the western side of Mill Road, the site is just under 0.5 hectare in area with an existing house which is sited towards the road frontage, there is a field to the south and caravans on part of Breydon Water Holiday Park adjoining the west and north boundaries.
- 1.2 An area of land at the west end of the site was granted planning permission for the storage of up to 18 caravans in 1996 (06/96/0785/CU).

2 Consultations :-

- 2.1 Highways – no objection subject to a condition requiring a visibility splay across the site frontage.
- 2.2 Parish Council – no reply.
- 2.2 Strategic Planning – no comment.
- 2.3 Local residents – two comments have been received, one supports the application and one objects, copies of the comments are attached.

3 Policy :-

3.1 National Planning Policy Framework - Paragraph 55

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.
Such a design should:
 - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - reflect the highest standards in architecture;
 - significantly enhance its immediate setting; and
 - be sensitive to the defining characteristics of the local area.

3.2 POLICY HOU20

REPLACEMENT DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE URBAN AREAS OF GREAT YARMOUTH, GORLESTON AND BRADWELL AND THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP) WILL BE PERMITTED PROVIDED THAT:

- (A) THE EXISTING DWELLING IS HABITABLE;
- (B) THE PROPOSED REPLACEMENT IS OF SIMILAR OR IMPROVED DESIGN AND CHARACTER TO THE EXISTING DWELLING AND SYMPATHETIC TO ITS SURROUNDINGS;

- (C) EXCLUDING PROVISION OF A GARAGE OR OUTBUILDINGS, THE AMOUNT OF ADDITIONAL FLOORSPACE CREATED IS NOT GREATER THAN 10% OF THE EXISTING DWELLING;
- (D) THE REPLACEMENT DWELLING IS LOCATED ON, OR IMMEDIATELY ADJACENT TO, THE SITE OF THE EXISTING DWELLING AND WITHIN ITS CURTILAGE;
- (E) THERE IS NO INCREASE IN THE NUMBER OF DWELLINGS; AND, WHERE APPROPRIATE
- (F) THE BUILDING IS NOT INCLUDED IN THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

(Objective: To allow the replacement of unsatisfactory dwellings subject to environmental considerations.)

4 Assessment :-

- 4.1 There is an existing house on the site that is in habitable condition but which would require considerable alteration and updating to make to bring it up to a modern standard of accommodation. Policy HOU20 which is a saved policy from the Great Yarmouth Borough-Wide Local Plan allows replacements for existing dwellings in the countryside but has criteria that limit the size, design and siting of the new dwelling.
- 4.2 The dwelling is on a substantial plot with no immediate neighbours and it would be very difficult to refuse an application for large extensions that would greatly exceed the floorspace limitation imposed by criterion (c) of the policy. The applicants have considered extending the dwelling which would allow them to have a larger dwelling without having to conform to Policy HOU20 but this would leave them with an older core to the house with modern attachments and the dwelling would still be close to the road.
- 4.3 Instead of trying to get around the Policy by adopting this approach they have resolved to apply for a new dwelling sited further back on the site using the part of Paragraph 55 of the National Planning Policy Framework (NPPF) that allows new dwellings under special circumstances one of which is the exceptional quality or innovative nature of the design of the dwelling.
- 4.4 The design of the house includes a central round tower which is intended to reflect the towers of the Roman fort with the main part of the building being flat

roofed with two storey and single storey sections. The external finish will be a mixture of cladding and render and the whole house will be constructed to the highest standard of insulation and sustainability. It is considered that the proposed design is of exceptional quality and that it is an acceptable form of development of the type that is allowed under the terms of Paragraph 55 of the NPPF.

5 RECOMMENDATION :-

- 5.1 Approve – the dwelling complies with the requirements of Paragraph 55 of the NPPF.

DESIGN & ACCESS STATEMENT

Project:
Sunnydale,
Mill Road,
Burgh Castle,
NR31 9QS

Client:
Mr & Mrs Saunders



06/17/0254/F



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A message from the Client

In submitting this application for what we consider to be a very contemporary looking house situated in the countryside we hope the planners will see that, although Burgh Castle is a very historic village, we want to build a house of "today" but by incorporating a large tower in the centre we retain a little of the village history but with a modern twist.

We have thought long and hard about renovating the existing house and just extending it, but we feel that because the plot is very long, the house would benefit from being set back further from the road so there is less visual impact.

We also think that time can't stand still forever and although Burgh Castle is very traditional in its appearance we have to move with the times with our house potentially being the cross-over between the very old and very new. It also has to be said that nowadays a plot such as ours becomes a very attractive proposition with developers who want to maximise its potential by building a few properties on it. We don't want that and I am sure the other residents would agree. As you can see from the overall size and positioning this could never happen so hopefully everybody will be more understanding when it comes to assessing our application.

Ian & Sharon

Section 1.0

1.1 Introduction

This design and access statement is to accompany a planning application for a replacement dwelling in the countryside in Burgh Castle. The new dwelling is to be a thoroughly modern eco-friendly family home building using the latest building theory and material technology currently available.

The design of the replacement dwelling is what could be called "modern architecture" hence will no doubt create a lot of discussion. Some will love it, and some will hate it. However, we're hoping that this document will help the local Parish and the Borough Council understand the concept little better and result in positive feelings towards the project.

1.2 Site Location

The site is located on the eastern edge of Burgh Castle, and just south of Cherry Tree Holiday Park on Mill Road. (See fig.1). The existing dwelling covers a footprint of approximately 120m² (total floor area of both floors is 220m²) and, despite sitting on the plot which exceeds 1 acre, is positioned very close in the road.

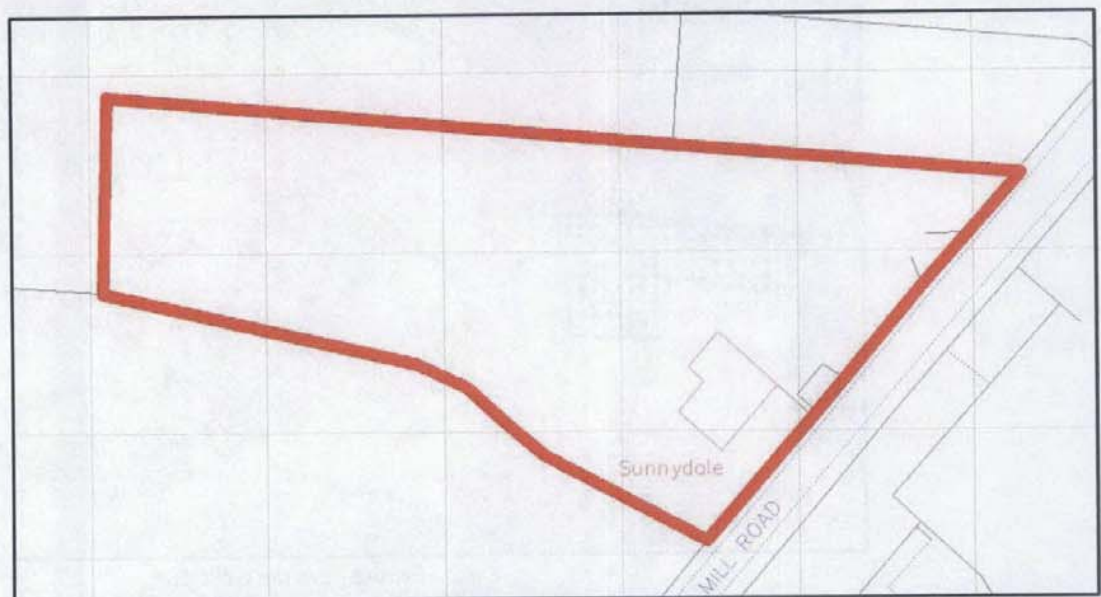
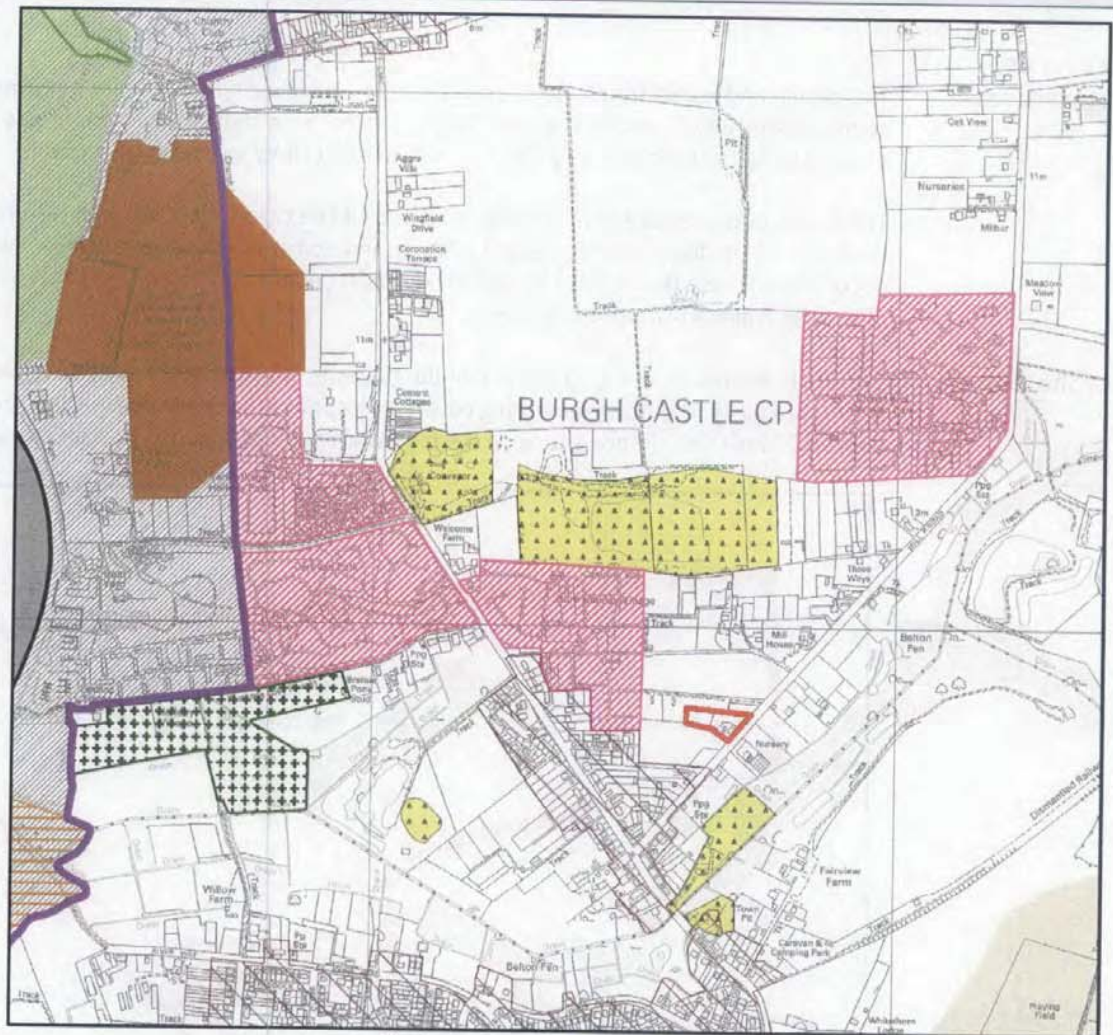


Fig.1 – Existing siteplan

Fig.2 below is an extract from the Great Yarmouth Borough Council (GYBC) Local Development Framework (LDF). Although there are numerous residential developments surrounding the site, it is clear that the site is just outside the village development envelope (brown hatched area).



1.3 Existing Dwelling

The existing dwelling consists of 2 two bed terrace houses built circa 1911. At some point the hallway was knocked through thus having 2 flights of stairs which lead in 2 opposite directions. The upstairs was converted into 2 self-contained flats and there was a side extension added which provided an upstairs bathroom for 1 side of the house. The other side of the house can only reach the bathroom by first going down 1 flight then ascending the other. There has also a small rear extension which has been added also. The original roof is covered by standard red pantiles of the era whereas the extensions including the brickwork is of a newer equivalent. A structural survey of the property has stated that it will likely need major repairs in the next 10 – 15 years.

There are several issues with the existing property which have prompted the owners to seek permission to demolish the building and replace it with a new dwelling:

1. Too small for modern family living
2. Inflexible internal layout (i.e. unsuitably adaptable for the future lifetime use by the family)
3. Extremely poor thermal performance (i.e. cold in winter and hot in the summer)
4. Lack of modern living amenities (central heating etc)
5. Looming high maintenance cost issues/potential significant rebuild costs

6. Design is not of high quality and does not contribute positively to the local setting.

It is therefore the clients' intention to replace this old housing stock with a replacement dwelling which is not only forward thinking and sustainable in its construction and function, but also graceful and striking in its design, creating an impressive focal point at a gateway into Burgh Castle.

The following photo shows the existing property and gardens:



Section 2.0

2.1 Policy Context

Planning policy relating to this project is arguably the most contentious issue to deal with and it all depends on how different policies are to be interpreted.

Policy HOU20 of the Borough-wide Local Plan is a saved policy that is now part of the Great Yarmouth Local Plan. Core Strategy, the full wording of the policy is as follows:

POLICY HOU20 - REPLACEMENT DWELLINGS IN THE COUNTRYSIDE (OUTSIDE THE URBAN AREAS OF GREAT YARMOUTH, GORLESTON AND BRADWELL AND THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP) WILL BE PERMITTED PROVIDED THAT:

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- (D) THE REPLACEMENT DWELLING IS LOCATED ON, OR IMMEDIATELY ADJACENT TO, THE SITE OF THE EXISTING DWELLING AND WITHIN ITS CURTILAGE;
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- (F) THE BUILDING IS NOT INCLUDED IN THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

(Objective: To allow the replacement of unsatisfactory dwellings subject to environmental considerations.)

The Council has allowed some flexibility with floor space when dealing with replacement dwellings on large plots, but applications for dwellings that greatly exceed the 10% rule have been refused.

Interestingly enough, we feel that it's important to note that other local councils have taken a slightly different approach in their policies for replacement dwellings in the countryside. For example, North Norfolk have taken the approach whereby they have said that a replacement dwelling in the area designated as Countryside would be permitted provided that the proposal:

- would not result in a disproportionately large increase in the height or scale of the original dwelling, and
- would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

Furthermore, they go on to say that when determining what constitutes a 'disproportionately large increase', account will be taken of the size of the existing dwelling, and the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

Whilst we appreciate that a policy in North Norfolk has very little relevance to Great Yarmouth's planning policy, we do feel that this this last point still has significant relative importance when it comes to determining this application.

The reason for this is that there are other dwellings nearby this site that appear to contravene policy HOU20 such as Rivendell, High Road, Burgh Castle. This property was originally a very modest bungalow which has now turned into a full two storey house with a floor area well over 500m².



"Rivendell"

However, that site is different in that the original bungalow on the site was "retained" (used in the loosest sense of the term) and some large two storey extensions were added to it. As these were extensions to an existing dwelling and not rebuilding a new dwelling, Policy HOU20 did not apply.

To our minds, this is nothing more than a convenient loophole to get around the current planning policy for

replacement dwellings and the same approach could be taken with this application. i.e. My client could simply put in a householder application to extend the original house.

Indeed, this route has been discussed with the planners, and they have said that the design would probably be acceptable under this policy. In our minds this makes an even bigger mockery of the current planning policy guidelines.

However, we have spoken with our client at length over this and, while it would certainly be an easier route to take, the result would ultimately be a compromise. Not only due to the fact that part of the dwelling would still be old and dreadfully inefficient in terms of energy usage, but it would also mean the dwelling would also be sitting on the edge of the very large plot, very close to the road. Both of which, if a replacement dwelling was achieved, could be rectified.

The only other option to look at with regards to policy would be to ignore local policies altogether, and concentrate on the National Planning Policy Framework. More specifically paragraph 55.

Although this states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, one of the circumstances where a new dwelling in designated countryside land would be acceptable is where the dwelling exhibits exceptional quality or innovative nature of the design.

It goes on to say that such a design should:

- a) be truly outstanding or innovative, helping to raise standards of design more generally in rural areas,
- b) reflect the highest standards in architecture,
- c) significantly enhance its immediate setting and
- d) be sensitive to the defining characteristics of the local area.

Norfolk has had its fair share of so-called "paragraph 55 houses" over the past few years, and some examples can be seen below. But as far as we are aware, none have been approved in the Great Yarmouth Borough to date. Could this one be the first?



Titchwell, Norfolk



Litcham, Norfolk



Honningham, Norfolk

The difficulty for us as designers will be that, under paragraph 55 this application will be a departure from the Council's local policy, and therefore will have to go to committee where the members will have to be persuaded that it is of sufficient merit to be approved.

2.2 Tree Proposals

The site is reasonably clear of mature vegetation. The garden has been maintained to a basic level and, as a result, any flowerbeds that might have once existed in the property's heyday have now gone. The site is predominantly covered coarse grass with a few shrubs here and there. There are three notable areas of mature vegetation.

However, as part of the scheme, it is our client's intention to carry out extensive landscaping. Details of which can be found in section 3.1.6.

Section 3.0

3.1 Sustainable Design

3.1.1 Rainwater Harvesting

Whilst modern attenuating soakaways will be installed, it is still considered to be a huge waste of water. Instead, a rainwater harvesting tank is to be installed. Water that is collected off the roofs will be stored and reused to flush the toilets, thus reducing the amount of water needed to be provided from the mains. This in turn means less energy is needed down the line from the water provider.

3.1.2 Passive Solar Design

Overhangs have been employed at both roof and first floor levels to provide shading from high level sun. This prevents overheating in the summer, and allows the less intense low level spring, winter and autumn sunshine to enter and warm the living spaces.

The highly insulated roofs are to be covered in black EPDM membranes which serve to absorb heat from the sun. This slows the rate of heat transfer to the first floor accommodation whilst also preventing overheating in the summer months. See fig.5 below.

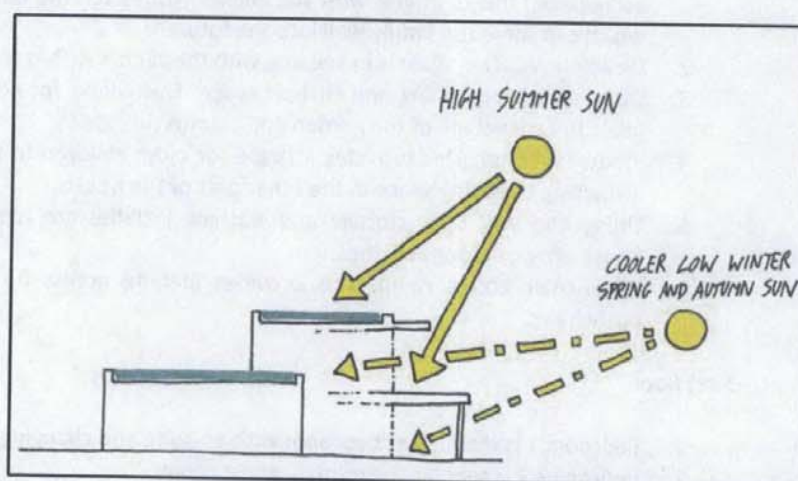


Fig.5 – Passive Solar Design

3.1.3 Natural Ventilation

Natural ventilation is achieved throughout the house via cross and stack ventilation principles. Windows and external doors in combination with internal doors provide cross ventilation through the house from the warm southern elevation to the cooler northern elevation.

This effect is aided by a stack effect achieved in the open hall and stairwell. See fig.6 below.

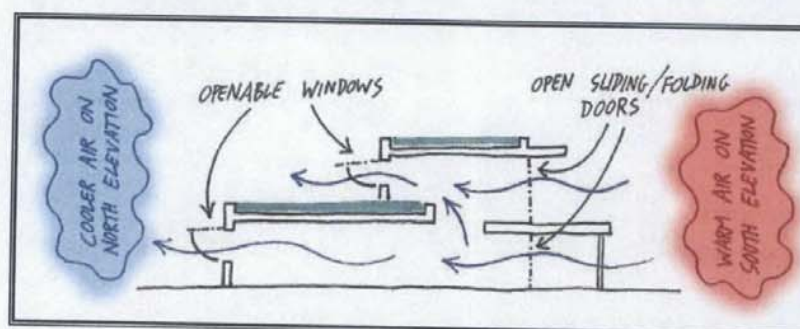


Fig.6 – Natural ventilation

3.1.4 Layout & Access

(Please refer to the accompanying plans for this section)

Vehicle access

The existing access to the property is only just wide enough for vehicular access. There is also a second entrance which is currently not used. Therefore it is the intention to not only widen the main entrance, but also reinstate the secondary entrance which will be used for pedestrian access. New car parking provision is to be created both in front of the new dwelling and behind with access down the north side.

House

The basic layout principle of the house locates circulation and serviced areas to the centre with living accommodation to South and West to take advantage of passive solar design and views.

Within this overriding principle the following spaces and elements have been provided to provide a flexible family home:

Ground floor

1. Within all of the ground floor spaces care has been taken to ensure that wheelchair accessibility is achievable. This is in line with the clients wishes for the house to function as a lifetime home which can serve the family well into the future.
2. Disabled WC. This again is in keeping with the clients wishes for a lifetime home.
3. Open plan living/dining and kitchen space. This allows for good supervision of children and also takes full advantage of the garden and countryside views.
4. Study/TV Room. This provides a space for older children to take part in noisy activities without disturbing the living space in the other part of the house.
5. Utility and WC. Dirty storage and washing facilities are required immediately on entering the house after outdoor activities.
6. Wheelchair access ramp. This provides lifetime access for elderly family members and also pushchairs.

First floor

1. Bedroom 1 is the master bedroom with en-suite and changing room facilities.
2. Bedrooms 2 is seen as the primary guest room.
3. Bedrooms 3 and 4 are children's bedrooms.
4. All the bedrooms are En Suite and are all of approximately the same size to achieve the most flexibility.
5. The hall is completely open and provides the route for natural stack ventilation as highlighted in section 3.1.3.

3.1.5 Construction Demolition

Exiting building materials from the original roof will be carefully removed from site and (where possible) recycled. No material will be disposed of in landfill.

Construction

It is estimated that more than 75% of the original house can be used in the construction of the new dwelling. Mainly in the form of crushed brick rubble to create the ground floor sub base.

The walls will be constructed using a mixture of modern building technologies. The basement and majority of the ground floor walls will be insulated concrete formwork (ICF) which will give insulation values well in excess of Passive House standards. The upper walls will be a mixture of insulated timber and metal-web panels and composite structural insulation panels (SIPS). Again, both of which will carry insulation values in excess of Passive House standards. The beauty about the latter products are not only their fantastic insulation properties, but also their weight. They are light enough that each section can be built in a modular fashion and then lifted on in sections. Modular construction is a concept being used more and more in the commercial world, but only just starting to be used for residential projects. The major benefit from it is safe working on the ground rather than building up high on scaffolding.

Roofs that aren't being built as part of modular sections will also be intrinsically modular too. Large sections of which can be assembled on the ground and then simply craned into place. Again, much safer and quicker to build on the ground rather than at height.

Externally, the whole building will be wrapped in an envelope created from a mixture of rendered and clad areas. The rendered areas will be covered in a flexible pre-coloured render system which will help to not only avoid unsightly cracking in future years, but also mean that the property will not need regular painting and maintenance. The areas to be clad will be covered in a natural pre-treated wood from sustainable sources. It will start as a brown colour but will weather to a silvery grey sheen over time.

Materials

The construction materials, wherever practical, will be sourced locally or from the Eastern Region, and constructed by local suppliers/contractors. The BRE Green guide for specification will also be used to assess construction build ups, with a target of an A rating for all elements (roof/floor/walls).

3.1.6 Landscaping and Biodiversity

LANDSCAPING & BIODIVERSITY

Whilst the house is unquestionably at the forefront of technology in relation to energy usage and design principles, the other significant part of this entire project is to create a landscaping scheme which will help to encourage a huge biodiverse wildlife habitat for native species.

Wildlife plays a hugely important role in the Norfolk countryside. Year after year we have been losing natural habitats for species to live in and flourish. While the situation is improving slowly by farmers and land owners bringing in new countryside schemes to promote wildlife havens, anything to help this process should be given serious credit.

Landscaping is a process which will take many years to mature but laying good foundations is the key. Areas of land will be set aside for wild flowers where birds, butterflies and other insects will thrive. Existing hedgerows on the site will be improved and thickened up with new planting of native species (hawthorn, blackthorn, etc) and gaps will be planted with completely new hedgerow.



Example of native hedgerow

A new orchard is proposed to the east of the site where cross-pollenating fruit trees will encourage more birds and insects to live, as well as providing other ground-dwelling animals with food and shelter.



English orchard in blossom



A new pond is also proposed to the west of the site.

Wetland areas are one of the biggest keys to a successful biodiverse landscape. Where there's water, there's life, and it will bring life with it in the form of

pond creatures and plants. The pond itself is to be carefully split up into different depths to encourage different plant and animal species. To the western edge, there will be a very shallow/boggy area where a reed bed will be planted. This will not only act as a haven for birds but also aid in

screening the new dwelling from the road/entrance.

There will be a shallow water section around the perimeter of the pond where plants (water lilies etc) can root successfully, and finally to the middle of the pond where deeper water will encourage frogs, newts and small fish to populate.



Throughout the site, more features are to be added to aid other species of wildlife. Norfolk is famous for the Barn Owl, but their numbers have sadly been decreasing for many years due to lack of adequate nesting

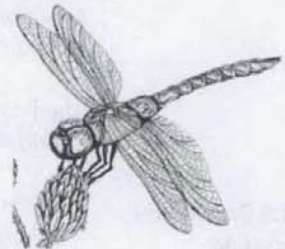
sites. It is proposed to install at least 3 barn owl nesting boxes in different locations on the site. While it's not envisaged that owls will nest in all boxes at all times, it is hoped that if there's more than one box, the chances of at least one being used is increased.



In addition to this, various larger trees along the edge of the site have been earmarked to install some bat nesting boxes too. Another species in decline also

due to lack of adequate nesting sites

and it is important to try and offer as much support as possible to these species. Finally, although hard landscaping is going to be kept to a minimum, there will be some requirement for fences and graveled areas.



Some example of the hard landscaping fencing can be seen below.



Black metal rail fencing



Wooden paddock fencing

3.1.7 Solar Power

One key aspect of the design for the house, specifically the use of flat roofs, means that they lend themselves perfectly to installing a solar photovoltaic (PV) array. The area available to us on the higher roof will allow for the installation of a 4kW (peak) system which is made up of 16 panels.

For maximum energy production, they need to be fixed to the roof at an angle of 30° and face due south. In order to angle them correctly, they will be installed on special custom mounts made from recycled plastic.

The PV array will produce approximately 3400kWh throughout the course of the year. At peak season (high summer) it will produce enough power to run all appliances in the house (kettle, dish washer, oven, washing machine, TVs, etc) and still be inputting electricity into the national grid.

One issue that many people have with Solar PV arrays, are that they are unsightly to look at. With that in mind, the design of the roof incorporates a parapet surround which means that the solar panels can't be seen from the ground.

There will also be an array of solar heating tubes as well which will supplement the hot water system. This array will also not be visible from the ground.

3.1.8 Heat Recovery

Our modern way of living generates a lot of excess heat within our houses. Bathrooms, Kitchens, Boilers, etc. This heat is very rarely utilised and at most is generally simply left to extract to the outside.

Heat recovery sucks the warm, moist air out of such rooms as kitchens, bathrooms, etc, filters it, mixes it with fresh air from the outside, creating fresh warm air that is then pumped back into the house (living room, bedrooms, etc). Although the air isn't noticeably warm, the volumes generated create a significant improvement in the general ambient temperature of the house, thus meaning the boiler has to do less work to keep the house at a constant temperature.

Other benefits can be seen for any allergy sufferers because the air is filtered before it is pumped back into the house, removing dust and other allergens.

The final benefit is that because the heat recovery is a mechanical ventilation system, there is no need for trickle vents in the windows which are a key area for creating heat loss.

3.1.9 Grey Water Recycling

Another area overlooked in modern builds is the amount of water used in a property. Baths, Showers, Dish Washers, and Washing Machines all use a vast amount of water which is simply flushed down the sewer system (known as grey water). We are proposing to install a grey water harvesting system which takes water from the appliances of the house and reuses that water to flush the toilets. This not only makes a huge saving on water bills by getting the most out of every drop used, but also keeps any use of the sewerage system to a minimum.

3.2 Massing

The site is of a rectangular nature and the existing house sits just south of centre to the east side of the plot, leaving the majority of the garden to the west. As previously mentioned, the proposed new dwelling will be located more centrally on the site pulling it away from the road to the east which will help to lessen the impact from the roadside elevation. Although the new dwelling is two stories (like the existing) the fact that there is no pitched roof means that the overall height will appear to be less than a normal pitched roof house, thus accentuating "low and sleek" modernist nature of the design. To enhance this feature even more, it is proposed to install an earth bank around the southern side of the dwelling to give the appearance that some of this it built into the ground. Again, further reducing any impact of massing. The direction also aids with the design aspects discussed in the previous section and provides the best views over the open countryside.

3.3 Form

3.3.1 General Form The entire design of this new dwelling has stemmed from an initial concept whereby we wanted to give homage to Burgh Castle itself. Specifically one of the remaining towers that surrounded the historic roman settlement.

This tower is the heart of this house and provides an elegant centrepiece for a curved staircase to access all floors.

The form of the house is based upon the concept of elegant and clean lines. An original concept invented in the Art Deco period but given a modern twist by using timber cladding to break up the overall feel of a brightly coloured "mono-block" build. The use of various uniform angles also helps to break up overall bulkiness.

Roof lines have been stepped to keep the heights to a minimum. As you will see from the visuals, the fact that there is no pitched roof on top of the second floor also helps to keep the overall height down and in fact makes the new dwelling no taller than the original house.

Full height windows have been used to take advantage of the views and passive solar energy.

3.3.2 Material Finishes

The finish of the house has been thought through carefully, using a simple palette of complimentary materials based on natural finishes and colours. The use of both rendered and wooden finishes breaks up any bulk of one colour in any one direction.

Timber Composite Cladding

The timber cladding was inspired from the wooded areas that surround the site. However, in order to keep maintenance to a minimum, a composite timber cladding system will be used instead of using natural wood. This means that the finish will always remain as clean and crisp as it looks when first installed and there is very little maintenance to carry out.



Composite cladding.

Render

Rather than use a brilliant white render, it is proposed to use a more creamy/biscuit colour which will mellow with time.

Below is a selection of colours to be considered for the colour of the render. They are all of a similar creamy colour and are for reference only. If permission is granted, real samples will obviously be provided to the council prior to application.



Limestone



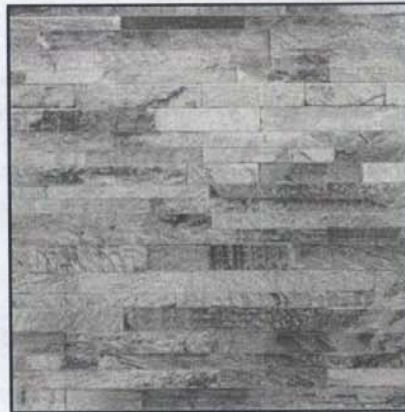
Bronze



Causeway

Stone

The final main material considered for this build is the use of stone. The use of stone cladding is to be used as a homage to Burgh Castle itself. Two different colours will be used. The main tower will be a lighter buff colour and the double height windows to the rear will be clad with a darker grey colour.



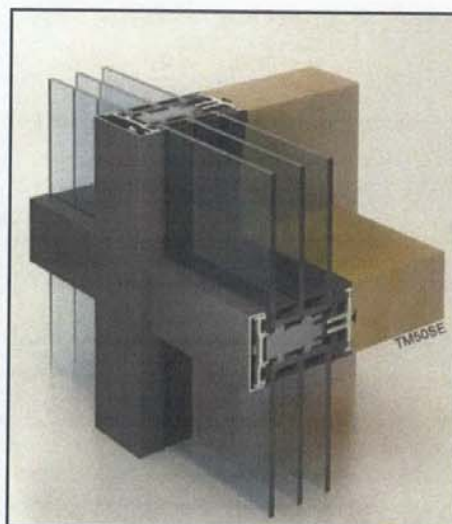
Grey Cladding



Buff Cladding

Windows/Doors

The windows and doors play a huge role in designing an energy efficient house. The reason being is that most heat loss happens through these elements, so it is vitally important to choose highly efficient windows. In terms of construction, generally they are of a wooden frame clad on the outside with profile aluminium which is powder-coated to any colour. For this project, we have chosen an anthracite grey colour which will compliment both the cladding and the render. We feel it will give a real boost to the contemporary look.



Window Profile Examples

Section 4.0

4.1 Existing Photos



4.2 Proposed Visuals



Section 5.0

5.1 Summary

This Design & Access Statement is to accompany a project that is by no means straight forward and we hope that the detail in this report reflects the amount of thought that has gone into every aspect of this proposal.

Replacing a dwelling in land which is designated countryside is a challenge in itself, yet alone going for a design which is not only like nothing else but also completely state of the art not only in terms of looks, but also function is always going to create discussion and comments. The situation is also hampered by the fact that the policies relating to extensions and replacement dwellings are clearly open to abuse depending on how they are interpreted.

However, we hope that not all comments received are negative and only based on the single element of a policy whereby the design is not "in keeping with the area" because the philosophy and ideas and behind this project encompasses so much more than just what it looks like.

Both the technology and design aspects discussed in this report are based on ideas that will, in time, become the basis of ALL future development and we feel it is important to appreciate, and in many ways embrace, the idea that the new technologies will reshape the appearance of buildings in the future.

Further more, it is hard to ignore the fact that the property sits at a gateway position into the village and both for the Parish and Great Yarmouth Borough as a Council has a superb opportunity to make an incredibly positive statement in relation to technology, form and function and the future of our environment.

As my client mentioned at the start, they have decided that they want to make Burgh Castle their permanent home and this replacement dwelling will replace a poorly functioning house into a state of the art long term family home which has the lowest possible impact on the environment.



Ben Bullen
Planning & Design Consultant
March 2017

Building Surveys

CML Building Certification

Design & Architecture

Planning and Listed Building Applications

Building Regulations

Project & Contract Administration

Dilapidations

Schedules of Condition

Party Wall

Defect Diagnosis

Site Surveying & Levelling



David Bullen Limited

Chartered Surveyors

Novus Centre

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Directors: David Bullen FRICS, Ben Bullen BEng (Hons) DipSurv
Company Registration No: 4729168



Ack 5/6/17

S

Application Reference 00117025/17

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs Nicky Jackson

Address Leaf Cottage, Back Lane, Burgh Castle, Gt Yarmouth

Post Code NR31 9QJ

Telephone

Email Address

For or Against SUP Support

Speak at Committee

The design looks amazing and I think it will be rather exciting to have a house like this in our village. There are other properties nearby that I consider to be quite ugly yet planning permission was given. This will make a change from the 'boxes' that are mass built. I love the inclusion of the tower as homage to the local roman fort so I give this application my full support.

Date Entered 03-06-2017

Internet Reference OWPC1147

Internet Consultees

Application Reference 06/17/0254/E

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Wendy Griffiths

Address Four Acres,

Mill Road,

Great Yarmouth

Norfolk

Post Code NR31 9QS

Telephone

Email Address

For or Against

OBJ

Object

Speak at Committee

This is not in keeping with the houses in the village.

Date Entered 26-05-2017

Internet Reference OWPC1145

ACK'D
30/5/17



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