Design & Access Statement
Proposed Extensions at:
26 Chamberlin Court,
Blofield,
Norfolk,
NR13 4JF

September 2017
1.0 Design Statement

1.0.1 Background

1.0.2 This report is to be read in conjunction with the enclosed planning application and attached drawings. The purpose of this supporting statement for the proposed development is to demonstrate that careful consideration has been given to the design and access arrangements for the proposal.

1.0.3 A formal planning application has been submitted for the demolition of the rear garden room and the erection of a side and rear extension at 26 Chamberlin Court, Blofield. The proposal aims to improve the quality, appearance and performance of the property by adding sympathetic extensions that will provide a more suitable and contemporary living space, conducive to the modern standards of living for the applicant and their family.

1.0.4 SA Architectural Services have been appointed by the current owners to prepare a planning application to gain approval for the proposed extensions.

1.0.5 A formal pre-application consultation was made by the owners of the property with Philip Baum, Planning Officer at Broadland District Council, on the 30th of August of 2017. It was widely discussed and studied the matter about the overshadowing of the new extension being concluded that this would have no impact on the neighbours property. The proposed layout, as well as the massing of the extension, proposed materials and the proportion with the existing dwelling were also taken into consideration, and as a result, the design is acceptable in principle and there were no further comments from the Planning Officer.
1.1 The Site & Its Surroundings

1.1.1 The existing property currently occupies a medium size plot and is set back from the adopted public highway “Chamberlin Court” in Blofield. The property is a medium size, two-storey end of terrace dwelling with an external attached single garage set within a reasonable size enclosed garden (approximately 0.02 hectares).

![Fig 1: Site location](image)

1.1.2 The application site is located at 26 Chamberlin Court, Blofield, Norfolk, NR13 4JF. Ordnance survey grid coordinates E: 631970 N: 308722

1.1.3 The application site is approached from the public highway, “Chamberlin Court” to the West, onto a driveway consisting of shingle. This provides parking for the dwelling and leads to an attached single garage. Substantial garden exists to the rear (East) whilst neighbouring properties exist to the immediately to the South and further to the North. Additional neighbouring properties exist further beyond the public highway to the West.

![Fig 2: Photograph from “26 Chamberlin Court” showing the entrance to dwelling](image)
1.1.4 The area is primarily residential, with a relatively uniform group of properties. A number of the dwellings have been modified, extended and altered over the years, including some preceding examples of side and rear extensions, and this has led to a more diverse street scene.

**Fig 3:** Photograph showing a precedent of a side extension on “Chamberlin Court”

**Fig 4:** Photograph showing the rear of the property (West) and the garden room to be removed
1.2 The Design Approach

1.2.1 Due consideration has been given to the development of the site based on the site context outlined in section 1.1, by considering the form, character and fabric of the place.

1.2.2 The proposed of the side and rear extension has been designed to complement the appearance of the main dwelling. Careful consideration has been given to the scale, form and design, and it is not considered to have any detrimental impact on the character and appearance of the area.

1.2.3 The amenity of the adjacent neighbours to the South was a key consideration to the design intent. It was considered of paramount importance that the massing of the proposed took into consideration the height that would be appropriate to avoid a dominant feel and prevent any overshadowing. As a result, it is not considered to have any detrimental impact on the setting of existing neighbouring buildings.

1.2.4 The proposed design is to allow the applicant to have generous interlinked living spaces on the ground floor whilst maintaining relationships with the garden to the rear. These have been designed in such a way that the modern living spaces have a visual link to the immediate garden. It was additionally vital to provide additional habitable space at first and second floor to provide more suitable and contemporary living space for the applicants.

1.2.5 Materials would be environmentally sustainable and low maintenance. The selection of these is also intended to architecturally enhance the development and complement the existing dwelling and wider area.

1.3 Use

1.3.1 The use of the site will remain as residential (Use Class C3).

1.4 Amount

1.4.1 The existing semi-detached dwelling has an internal floor area of 53.09m². The existing garden room to be demolished has an internal floor area of 6.79m². The existing garage to be converted has an internal floor area of 14.59m². The side and rear extension will add additional habitable space and will add an increase in gross internal floor area of approximately 63.19m². A shed at the rear of the garden will be demolished to free up garden amenities.

1.5 Landscape

1.5.1 Visual inspection of the site reveals that the property is set (approximately 0.02 ha in area) that are primarily laid to shingle. The existing boundary treatments to the sides and rear of the property are of close board fencing.
The front of the property is offset from the adjacent public highway and is accessed by a shingle driveway. The buildings on site comprise two-storey semi-detached dwelling with an external attached single garage. Smaller timber-framed external detached sheds lie further to the East of the site, one of them will be demolished to free up garden amenities.

1.5.2 Whilst there are a handful of established trees, they are not part of the site nor the application line.

1.5.3 As the proposal has little impact on soft landscaping, there is no requirement for a supporting landscaping scheme. It is however proposed to reinstate the existing hard landscaping to the proposed extensions.

1.5.4 The proposal includes no changes to the existing boundary treatments.

1.6 Layout

1.6.1 The proposed design of the extension creates an open-plan kitchen breakfast and living space with wide but discreet openings creating a light-filled space.Whilst large, the space is well-proportioned with the kitchen and breakfast functions divided from the living area by the existing external wall and new kitchen worktop. The extension opens onto an external terrace. A more purposeful lobby to the entrance hall with a clearly defined staircase has been added, as well as new utility and shower rooms.

1.6.2 On the first floor, the proposed extension would reconfigure the existing habitable space to relocate the rear bedroom further towards the garden and to include dressing and shower rooms. The existing bathroom is replaced with a new shower room and moved next to the party wall, to create a central space of distribution and study area.

1.6.2 On the second floor, an additional third bedroom is created with double glazed roof lights to the front and sliding door to the rear (for maintenance access only) creating a light-filled space.

1.7 Scale & Density

1.7.1 The existing dwelling has a total floor internal area of 74.5 m² and measures 6.75 m x 13 m overall. The dwelling measures 4.95 m to eaves and 8.4 m to the overall top of the ridge. The proposed extensions have a 36 degree pitched roof to the front of the property and flat roof to the rear. All supported by masonry outer walls. Please refer to the drawing attached to the planning application for more detail on the parameters of the dwelling and the site.

1.7.2 The existing site outlined in red on the application drawing has an area of 0.02 hectares. The proposal includes a minimal extension to the total built area of the site.

1.7.3 The occupation density of the site would not be changed by the proposals.
1.8 Appearance

1.8.1 The appearance of the extension has been detailed to continue the design of the existing dwelling. The chosen materials and details help to support this statement and produce a sympathetic approach to the overall design.

1.8.2 The removal of the garden room on the West elevation, alongside the conversion of the garage and build on top of it will allow for the creation of a truly outstanding extension. Contemporary in form and use, the rear and side extensions will lift the remaining elevations.

1.8.3 The walls to the rear of the extension are proposed to be finished in a neutral coloured render. The walls to the side of the extension are proposed to be finished using the same red facing common brick as used on the dwelling. Functional sliding door to all storeys maintains a visual link to the outside space and draws natural light deep into the open plan living space and bedrooms. The timber cladding to the rear and front elevations will enhance the aperture elements and make the extension yet more sympathetic with the overall building and surroundings.

1.8.4 It is also proposed, to the front elevation to finish the roof using the same interlocking concrete tiles as present on the main dwelling, whilst the elements to the rear elevation are proposed to be finished with a contemporary flat roof that will add some character to the dwelling. It was considered of paramount importance that the massing of the proposed took into consideration the height that would be appropriate to avoid a dominant feel and prevent any overshadowing.

1.8.5 The doors and windows of the proposed are to be powder coated aluminum units, chosen for their architectural styling and supreme energy efficiency, whilst roof lights to the extension offer additional natural light.

1.8.6 This proposal would add an architecturally coherent enhancement to the site, making it sit well with the surrounding area.

1.8.7 This proposal is intended to satisfy (amongst other policies) Policies 2, 9 and 14 of the Joint Core Strategy with regard to the enhancement of the area by use of excellence in Architecture and innovative sustainable design.

1.8.8 External lighting will be required for the amenity of the users and to act as a security measure. This will be sited to avoid the spill of light pollution.

1.8.9 Materials are chosen to enhance the existing in appearance, whilst making use of modern alternatives that reduce maintenance and upkeep as far as possible.
1.9 **Sustainability**

1.9.1 The design of the dwelling seeks to include a number of sustainable elements and would aim to promote the benefits of the natural environment to health.

These have been designed from the outset, as the inclusion of these as retrospective elements can be more costly and uneconomical.

1.9.2 **Environmental sustainability:**

- High levels of insulation in the construction.
- Use of natural ventilation within the building, using the basic principles of cross and stack ventilation.
- Use of natural light.
- Double glazed uPVC framed windows and entrance doors to give a U-value of 1.4 W/m² K.
- Efficient insulation of pipework.
- Detailing to prevent thermal bridging and air leakages.
- Low flush water fittings and low energy light fittings as standard.
- The use of locally sourced materials, wherever possible, to reduce delivery carbon footprint.
- Recycled materials utilised where applicable.

1.9.3 **Social sustainability:**

The proposal is intended to be socially sustainable, located within a developed residential area having numerous amenities and good public transport links. Excellent and frequent bus links to Norwich City Centre are a short walk away from the property on local bus services.

2.0 **Access**

2.1 **Vehicular Access**

2.1.1 Vehicular access will remain unchanged through the main vehicular entrance from “Chamberlin Court” to the West of the site.

2.1.2 The proposed construction of the property would only result in a very low number of additional traffic movements through the existing access during its construction; these would be limited to the delivery of materials, removal of waste, and contractor staff.

2.1.3 The proposal would not increase traffic to the site once complete, as the number of motor vehicles in the household would remain unchanged.
2.2 Inclusive Access

2.2.1 The proposed extensions are to be constructed on a flat and level site with good access to the proposed front and rear doors, which will be designed to comply with DDA requirements for level access.

2.2.2 As above, the extensions will be designed for disabled access with level thresholds to the principle entrances and accessible W.C.’s with sufficient turning within the proposed.

2.3 Parking

2.3.1 There is ample provision for off street parking within the existing. This is in keeping with the majority of the properties in the area.

2.3.2 There are no proposed changes to the existing parking arrangements within this proposal.

3.0 Conclusion

3.0.1 We feel the submitted planning application provides a scheme that complements the visual appearance of the existing property. The proposal has been arrived at through an arduous design process, examining the constraints and potential impacts upon neighbours. These have been genuinely key to the development of the form of the proposal.

3.0.2 As such, there would be minimal impact on adjacent properties. We feel the proposals shown would provide a sympathetic development which would complement the character of the area.

3.0.3 The proposal incorporates the use of sustainable materials and construction methods which will enhance the performance of the building, and minimise the impact on the wider environment.

3.0.4 In our opinion, the proposal creates a quality scheme that meets the applicants needs. It would, in our opinion constitute a sustainable form of development in line with the Adopted Development Policies of the Local Authority.