



Green Lane Pudding Norton, Fakenham

Design and Access Statement

March 2024



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5.0 Summary

1.1 Purpose of the Statement

This Design and Access Statement has been prepared by Ensemble Architecture on behalf of Flagship Group to support a planning application for 9 new homes on the Green Lane estate, Pudding Norton, Fakenham.

This document is to be read in conjunction with the Planning Statement prepared by One Planning.

1.2 Background and Nature of the Proposal

The site currently has four existing flats that have severe fire damage. As a result, the flats and the dilapidated garages to the rear of the site are to be demolished creating an opportunity to provide new homes and a positive contribution to the wider community of Green Lane.

The proposal set out within this document is a development of 9 new homes responding to the housing need in the local area.

The design of the proposed development has been carefully considered to provide a high quality public realm within the context of the immediate setting.

Architecturally, the development is sensitive to its location whilst also contributing to and enhancing the character of the area through use of contemporary detailing alongside traditional materials.

2.0 Existing Context

2.1 Location

The Green Lane estate is located in Pudding Norton approximately a mile south west of Fakenham.

Fakenham is a small market town located approximately 26 miles north-west of Norwich and 10 miles from the North Norfolk coast.

The site itself is located in the north west corner of the Green Lane estate and is currently occupied by 4 flats and dilapidated garages. Due to severe fire damage the flats are to be demolished alongside the garages.

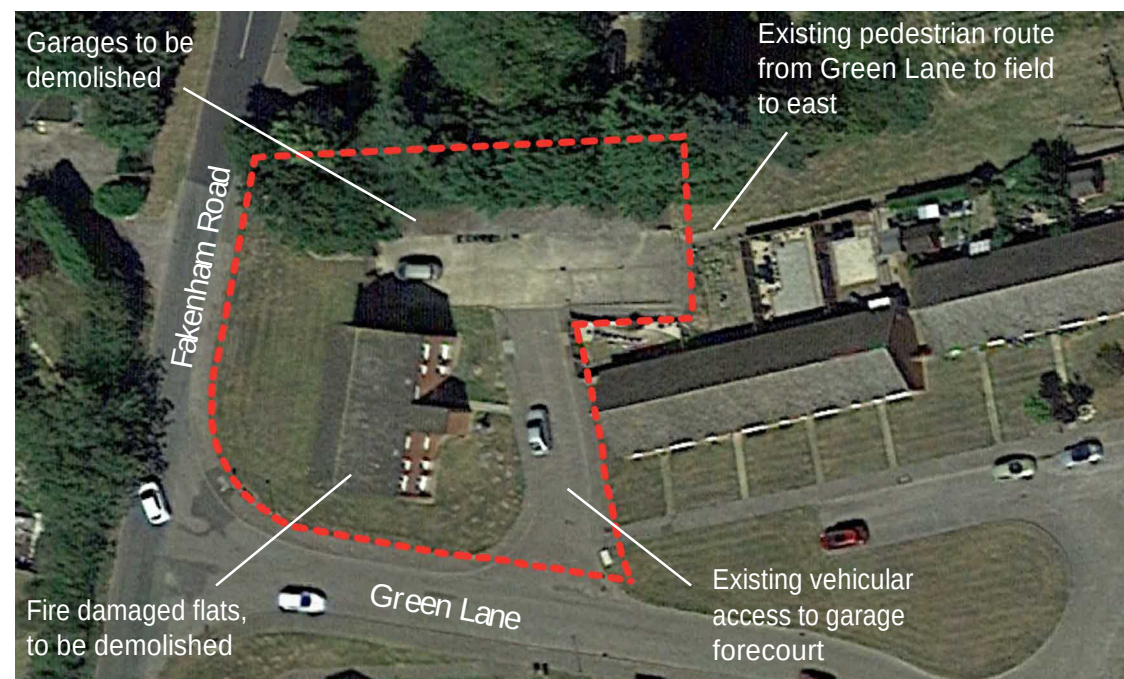
The Green Lane estate is not located within a conservation area. The local authority is North Norfolk District Council.



Location of Green Lane in relation to Fakenham



Site outlined in dashed red line with rest of Green Lane estate hatched in blue



Site outlined in dashed red line



Looking south along the Fakenham Road, with fire damaged flats and site on the left



Fire damaged flats on the site



Existing vehicular access to garages, bungalows beyond



Fire damaged flats and dilapidated garages beyond



Looking north along access road into site with garages to rear



Existing pedestrian link from Green Lane to green space to east, fire damaged flats in background.



Pedestrian link towards site, with fire damaged flats in background.



Oak trees to the north west corner of the site

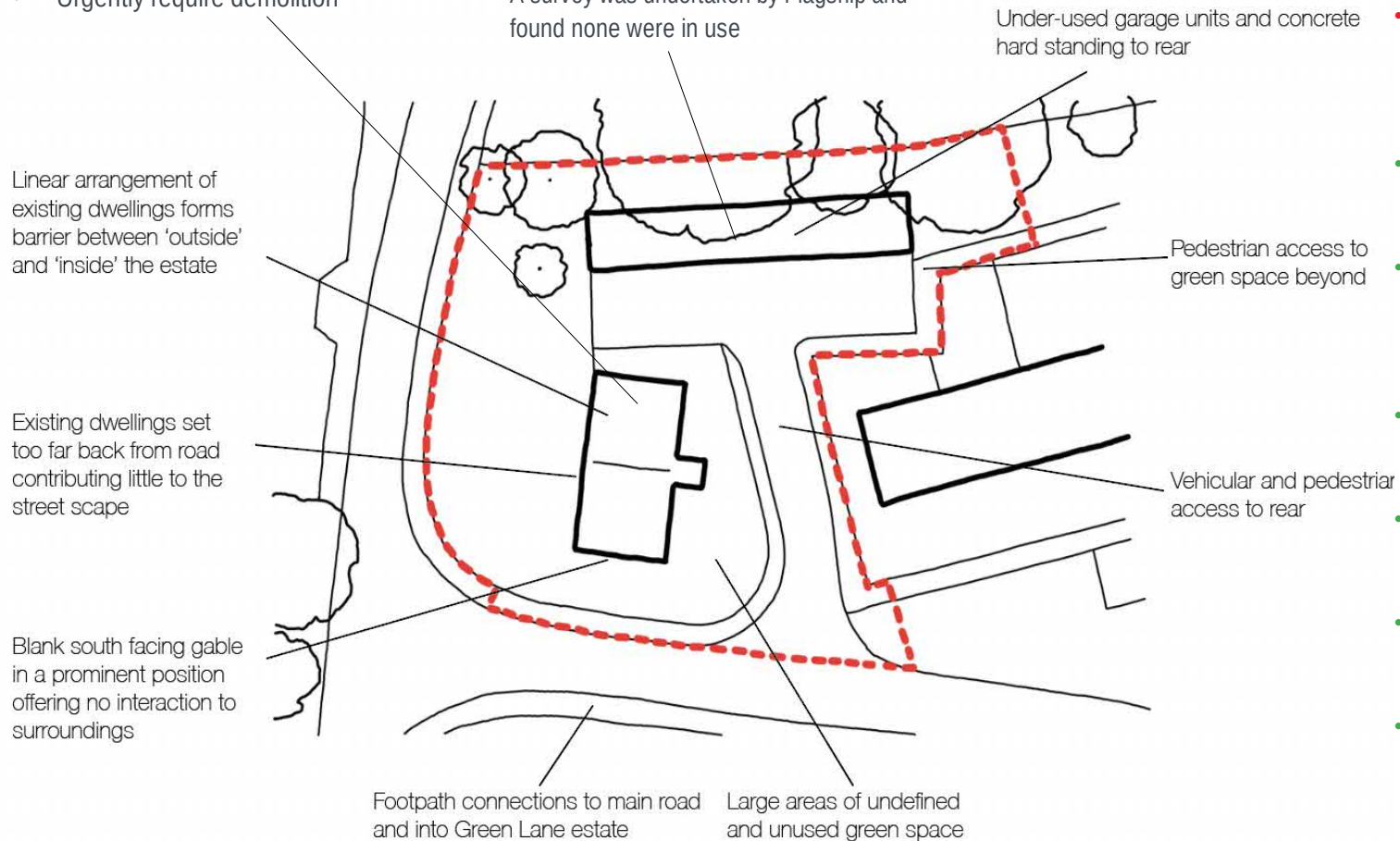
2.3 Site Analysis: Appraisal

Flats:

- Burnt out in 2021
- Negative impact on context
- Urgently require demolition

Dilapidated Garages:

- Poor construction
- Too small for modern vehicles
- Negative contribution to public realm
- A survey was undertaken by Flagship and found none were in use



- Site defined by roads
- Inefficient use of land
- Large expanse of low quality and underused green space
- Existing dwellings set too far back from the road, contributes little to streetscape and immediate context
- Opportunity to enhance existing pedestrian link and access to green space and rural aspect beyond
- Opportunity for proposals to interact more with the street and break down existing linear and defensive building line fronting the estate
- Opportunity for proposal to become a way finder for the entrance into Green Lane estate
- Opportunity for more effective land use in a prominent position within the Green Lane estate
- Opportunity for built form that engages with surroundings
- Opportunity to provide housing, enhance existing qualities of Green lane and provide new homes for the local community

3.1 Design Approach

With the proposed demolition of the existing damaged flats and garages, there is a great opportunity to provide much needed housing at Green Lane, whilst also enhancing the immediate area and providing new facilities to the Green Lane community.

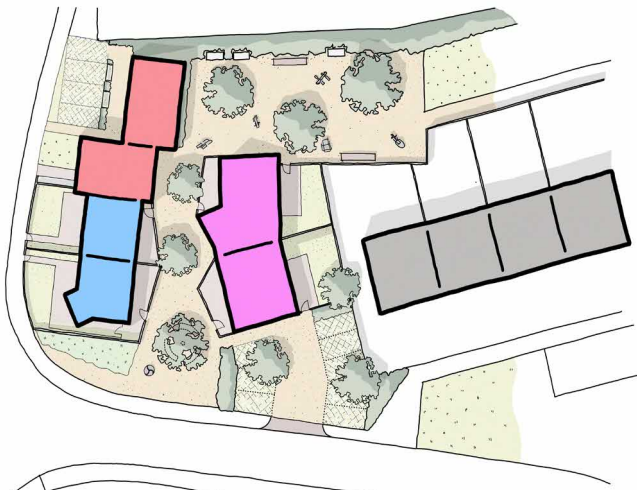
The design approach has been to understand how the site can be used more effectively for housing whilst also providing a communal space that avoids being an undefined and unused external space as found elsewhere on Green Lane. Another key driver of the design has been to develop a scheme with a strong sense of place with important consideration given to the design of each dwelling and how they interact with each other and external spaces. Consideration has also been given to how the development engages with its immediate surroundings and context, whilst also breaking down some of the existing traits of Green Lane such as linear and defensive building lines.

The existing pedestrian link through the site connecting Green Lane with the field to the east has also been recognised as important in the design approach.

In addition, the car has been de-prioritised within the public realm to maximise the quality of the pedestrian focussed public realm.



Sketch view from above to the south



OPTION 2 scheme presented to NNDC planning for pre-application advice

Housing mix:

- 4no. 1bed dwellings
- 2no. 2 bed dwellings
- 2no. 3 bed dwellings



OPTION 4 scheme presented to NNDC planning for pre-application advice

Housing mix:

- 4no. 1bed dwellings
- 4no. 2 bed dwellings
- 1no. 3 bed dwelling

3.2 Design Development

The design has been developed primarily using sketches both at larger site-wide scale and a smaller scale focusing on the dwellings themselves and micro interactions between them. Several design options were formed early on in the process allowing for various layouts to be interrogated in terms of number of dwellings on the site, access, parking and overlooking.

From these options, 2 options were progressed and presented to North Norfolk District Council (NNDC) Planning for pre-application advice. Following this consultation, the current proposal was chosen and developed.

3D models and sketch views were also used to test out design options and gain an understanding of spaces in 3D from an early stage in the design process.



OPTION 1 - Early concept

Housing mix:

- 5no. 1bed dwellings
- 2no. 3 bed dwellings



OPTION 3 - Early concept

Housing mix:

- 6no. 1 bed dwellings
- 6no. 3 bed dwellings

Parking located to front of site, reducing vehicular movement into the site

Look to enhance the gateway to Green Lane



Photos from public engagement event on site | 3th January 2024

3.3 Design Development: Public Engagement

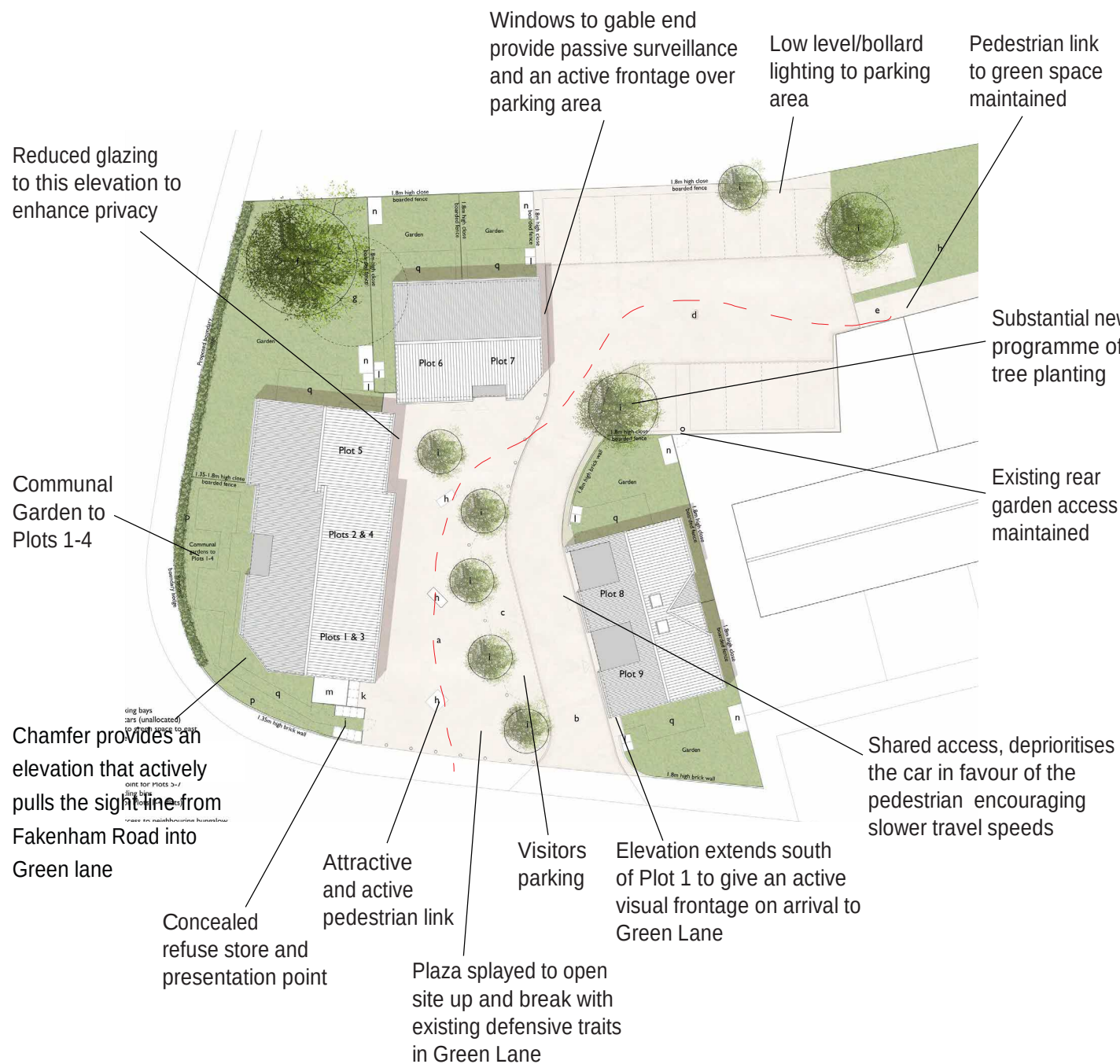
In January 2024, the consolidated design proposal was presented to residents of Green Lane to gain their view and opinions on the scheme. Overall feedback was generally positive, identifying a need to do something with the existing fire damaged flats and dilapidated garages that are seen as an eyesore.

Feedback:

- Fire damaged flats have been around for too long and are an eyesore, good to see proposals to replace the flats
- Welcomed retained and improved link to green space to east
- Scale of development seemed about right
- Mixed views on outdoor play/gym equipment
- Concerns over parking problems across the wider Green Lane estate
- But happy that good parking provision is being proposed on the site



Boards presented at public engagement event



3.4 Layout: Proposed Site Plan

The layout of the development has been based upon 2 key design considerations: arranging dwellings around a central plaza to create a strong sense of place and locating parking visually 'out of the way' to the rear of the site to maximise pedestrian priority.

The dwellings are arranged around the plaza facing each other in a splay, resulting in an external space that opens the site to Green Lane, breaking away from the linear defensive forms found elsewhere on Green Lane. The plaza will feature new small- species trees, seating and outdoor gym equipment to provide a space for the wider community to use and enjoy. To one side of the plaza is a shared access that provides vehicular access to the rear parking court, yet also retains a pedestrian link through the site and out to the field to the east.

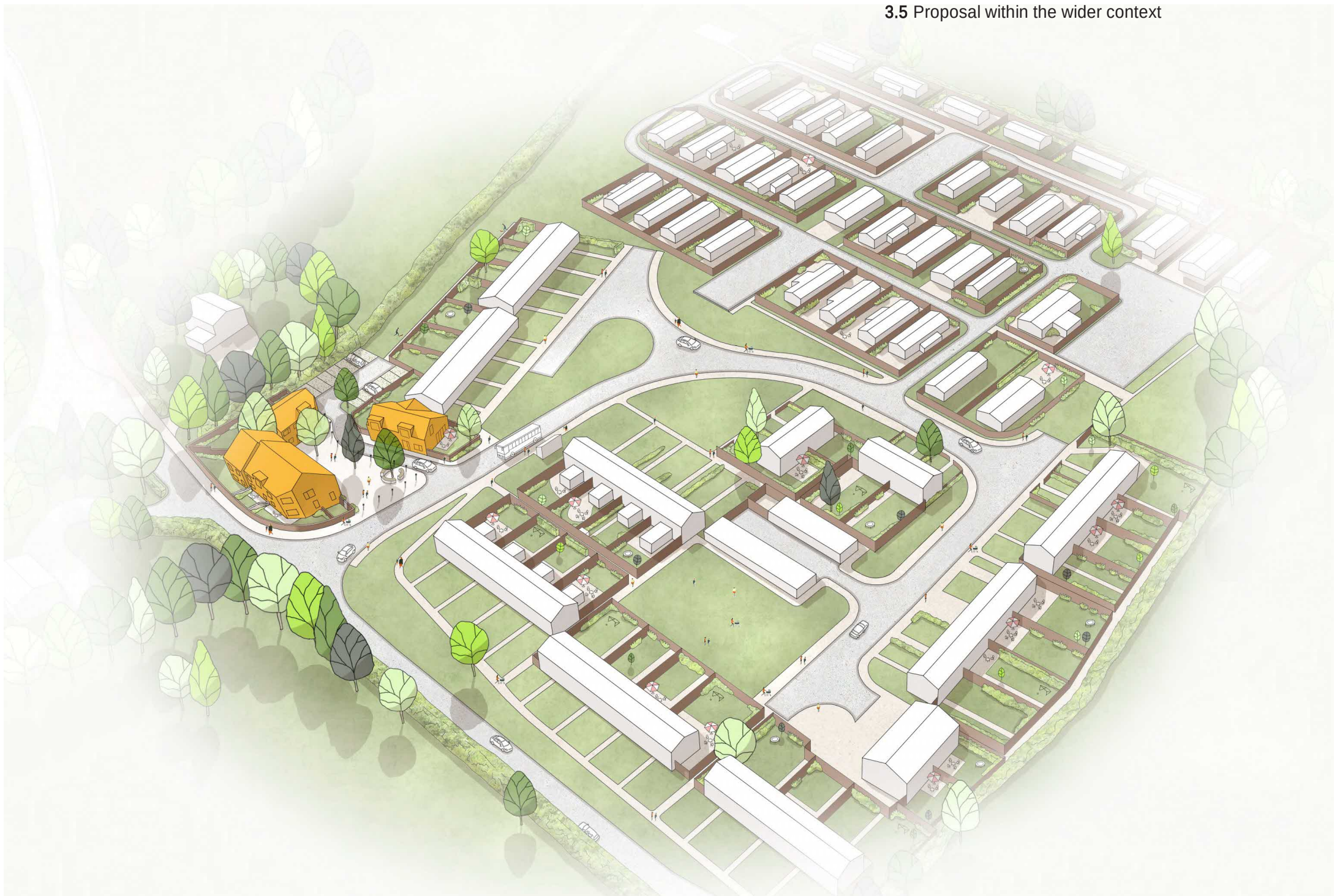
Positions of dwellings have been carefully considered to allow for both private and public external spaces and to relate to the adjacent bungalows to the east.

Privacy and surveillance are also balanced by careful orientation of windows away from other elevations and towards public areas and park.

KEY:

- a. Plaza
- b. Shared access
- c. 2no. visitor parking bays
- d. Parking for 14 cars (unallocated)
- e. Pedestrian link to green space to east
- f. Existing oak tree
- g. Felled oak tree (indicated dashed)
- h. Outdoor gym equipment
- i. New native small species trees
- j. Bin store serving Plots 1-4 (flats)
- k. Bin collection point for Plots 5-7
- l. Waste and recycling bins
- m. Bicycle store for Plots 1-4 (flats)
- n. Bicycle store
- o. Repositioned access to neighbouring bungalow
- p. Landscaped bank
- q. Patios and paths

3.5 Proposal within the wider context



House Types A and B:

Type A - 4no. 1 bed 2 person flats @50m² each

Type B - 1no. 3 bed 5 person house @93m²



3.6 House Types A and B - Plots 1-5

House Types A and B are located on the west side of the site adjacent to the Fakenham Road. These consist of 4 single storey 1 bedroom flats (House Type A) across 2 storeys, and a 2 storey 3 bedroom house (House Type B) to the north end. The flats are approximately 50m² Gross Internal Area (GIA) each, and the 3-bedroom house is 93m². Ensuring they exceed national space standards.

The dwellings have dual aspects out onto the communal external space to the east and the Fakenham Road to the west.

Each dwelling has their own private entrance door, with all of them located off the external communal space creating an active elevation. Proximity of entrance doors provides opportunity for interaction between residents without impacting privacy.

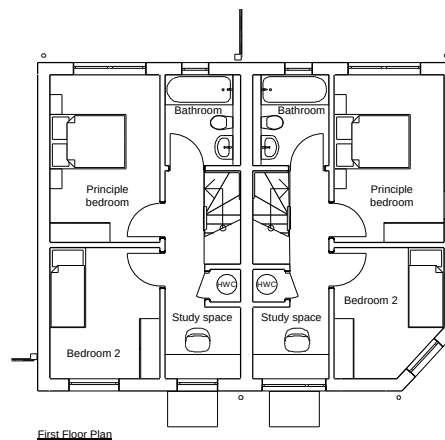
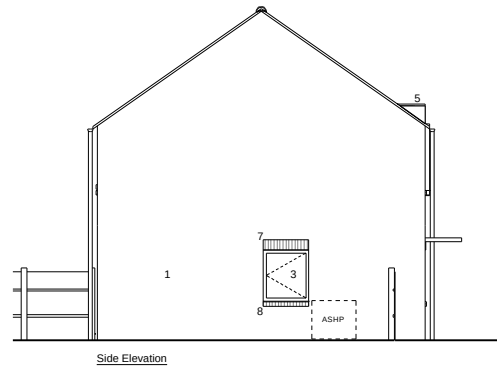
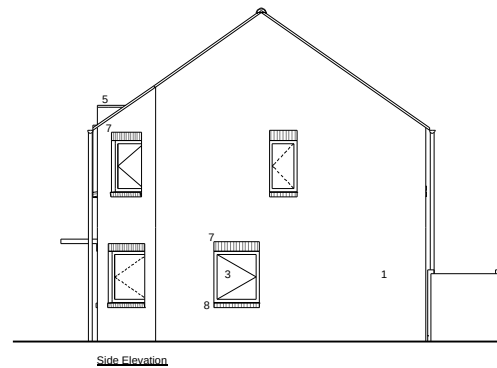
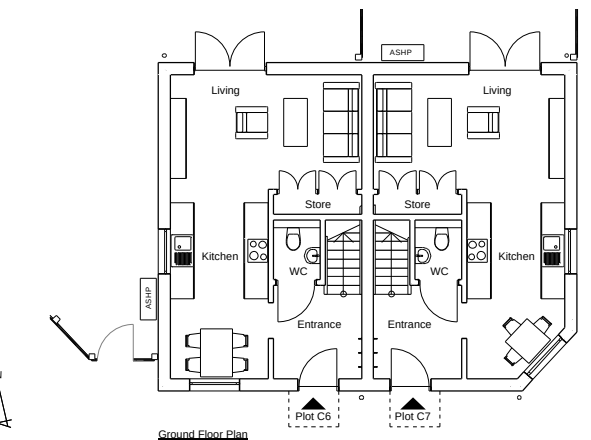
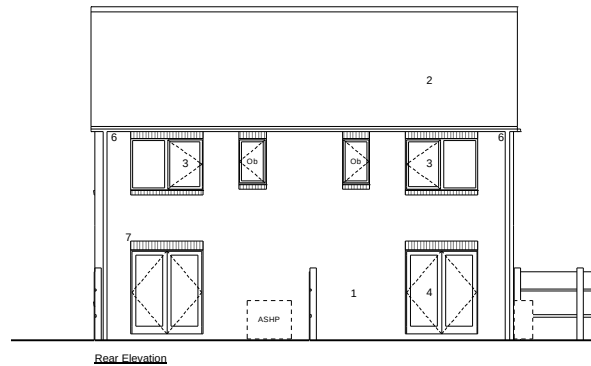
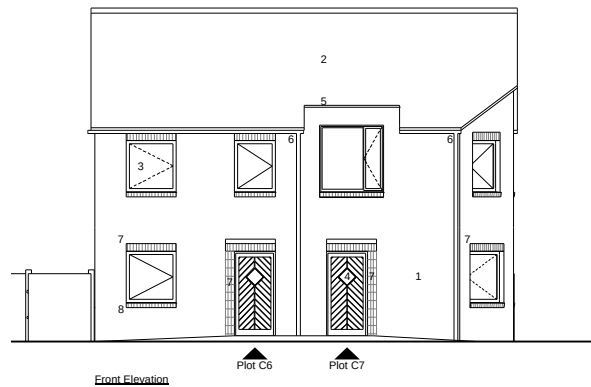
At ground floor, kitchens with windows overlook the external communal space enhancing the active elevation and providing passive surveillance over the external space. More private spaces such as bedrooms and bathrooms, are located to the west side (or in the case of the 3-bedroom house on the first floor) for more privacy. At first floor, layouts for flats are mirrored with kitchens located to the west overlooking the Fakenham Road, and bedrooms and bathrooms facing east to benefit from morning light.

The flats have access to both the communal plaza to the east and more private communal garden space to the west with space for rotary washing driers, patio and soft amenity space. House Type B has a generous private garden space to the north incorporating an existing oak tree.

Proposed floor plans and elevations for House Types A and B

House Type C:

Type C - 2no. 2 bed 3 person houses @70m2 each



3.7 House Type C - Plots 6 and 7

House Type C consists of 2 dwellings located to the north end of the site. Each dwelling is 2 storey with 2 bedrooms and an approximate GIA of 70m2 each. Entrance doors are off the external communal space and in close proximity to each other to encourage interaction between residents.

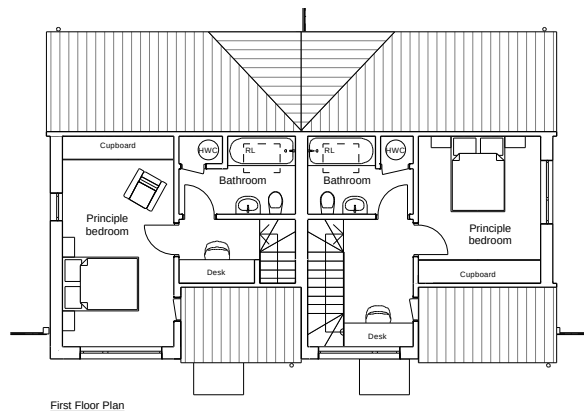
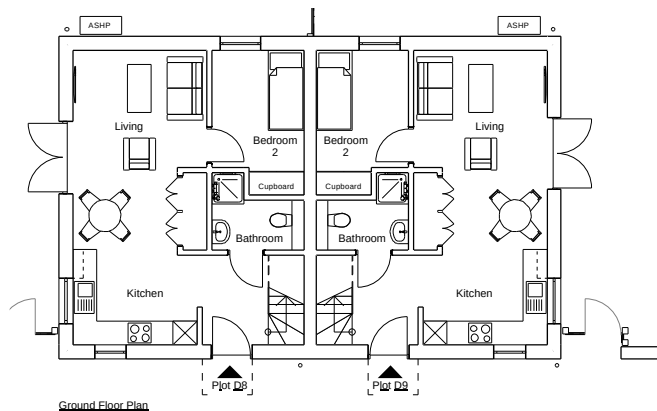
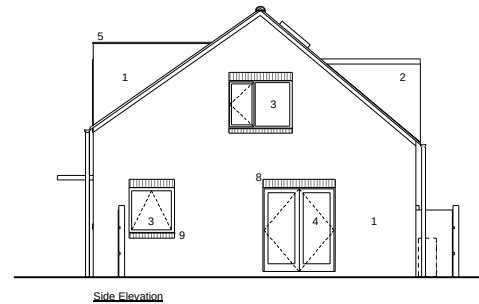
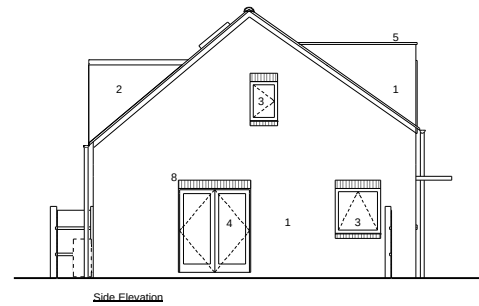
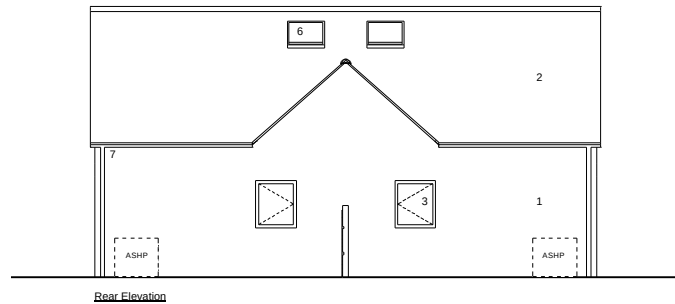
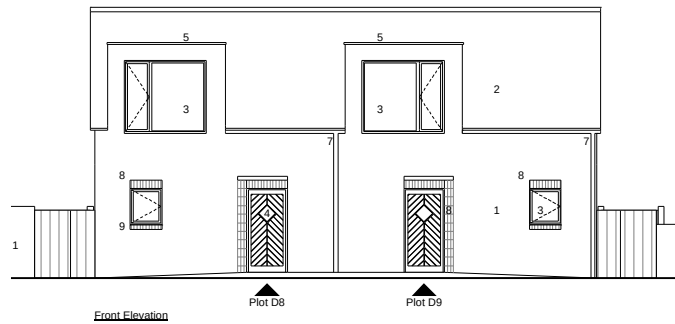
At ground floor less private and more active spaces such as dining area and kitchen face out on to the external communal space. More private spaces such as bedrooms and bathrooms are located on the 1st floor. To ensure active and dynamic frontages. Both dwellings feature a study space to provide additional living flexibility.

Both plots feature private rear garden spaces with living spaces opening out onto gardens with French doors.

Proposed floor plans and elevations for House Type C

House Type D:

Type D - 2no. 2 bed 3 person houses @70m2 each



3.8 House Type D - Plots 8 and 9

House Type D consists of 2 dwellings located to the east side of the site adjacent to the existing bungalows to the east. These dwellings are reduced in height in comparison to the other dwellings in the development and are only one and half storey. Each dwelling has 2 bedrooms with a GIA of 70m2 each.

Entrance doors and kitchens are located to the front of the dwelling creating an active frontage and providing passive surveillance over the external communal space.

A principal bedroom with bathroom is in the roof space with a second bedroom and shower room on the ground floor providing flexibility to potential tenants if accessibility is a priority. Both dwellings have study spaces at first floor level.

The floor plan offers flexible living with the potential to change the second bedroom and shower room on the ground floor to fit the needs of the people living in the dwellings.

Dwellings have their own private garden spaces with living spaces opening out onto the gardens with French doors.

Proposed floor plans and elevations for House Type D

4.1 Character & Appearance

The ambition for the appearance of the development is to create a traditional architecture with subtle contemporary detailing. The material palette consists of materials typically seen in the local area; clay pantiles will be used on roofs and the external walls will be brick for robustness and low maintenance. Different brick types will be used from dwelling to dwelling to create identity in each of the homes and enhance a sense of place. Brick soldier course detailing will be used around entrance doors to help them stand out on the elevations. Brick soldier coursing will also feature above window openings.

Across the site, the scale and mass of the dwellings transition, with ridge heights reducing from west to east, further enhanced by the natural falls across the site in the same direction. At the front of the site, on the corner of the Fakenham Road and Green Lane, the dwellings are at the highest point at 2 storeys to provide a focal building at the entrance to Green Lane. This reduces with the dwellings adjacent to the existing bungalows being one-and-a-half storeys. This transition in scale and mass is further enhanced with an asymmetrical roof to House Type D resulting in a lower eaves height to the rear elevation to harmonise with the adjacent bungalows.

The dwellings have typical traditional pitched forms which are evident along Green Lane and further afield. Dormer windows that project above the eaves line and chamfered corners provide contemporary twists from the traditional form, making for engaging and interesting roof lines that also further enhance identity between dwellings and refresh the Green Lane streetscape.

Chamfered corners feature on House Types A and C. On a practical level the chamfered corners allow for more useable free flowing external space around the dwellings, however in terms of form, they allow for mass to be visually reduced whilst also resulting in interesting eaves lines. With reference to the chamfered corner overlooking the junction between Fakenham Road and Green Lane, the chamfer provides an elevation that actively pulls the sight line from Fakenham Road into Green Lane.

Green Lane, Pudding Norton



Sketch view of development along Fakenham Road



Sketch view of pedestrian link to green space in foreground, parking and development beyond



1. Existing view along Fakenham Road looking towards the development



2. Existing view along the Fakenham Road looking south towards the development



3. Existing view from Green Lane looking west towards the development



Proposed sketch view - proposed dwellings reduce in scale from Fakenham Road towards the bungalows

ensemble



Proposed sketch view - dwellings positioned closer to the Fakenham Road to create more of an engaging streetscape



Proposed sketch view - development opens up to Green Lane with external communal space



Wild grass to conceal parking and increase biodiversity net gain



Areas of wild grass and new small native trees to increase biodiversity net gain



Shared space using same material in different ways



Small trees to demarcate spaces and conceal parking



Grasscrete to parking areas



Outdoor gym equipment providing community engagement

ensemble

4.3 Landscaping and Biodiversity

The landscaping across the development will consist of both structured and biodiverse landscaping. Hard landscaping in the plaza and to the shared access will be specified to be permeable to assist with surface water drainage. The external finish of both the plaza and the shared access will be similar so the two can be read as one larger external space. Although the shared access and plaza will share the same surface finish, variance in detailing will be used to differentiate the two. Hard landscaping will be broken up with areas of wild grass planting. In the parking area, Grasscrete is proposed to provide a permeable surface and to soften the hardstanding.

Seating and outdoor gym equipment will feature in the plaza as points of interest and community interaction along a route through the development.

Bollards and trees will be used to demarcate the shared access from the remainder of the plaza and prevent cars parking in the plaza. In the parking court a mix of low-level lighting such as bollard lighting will be used to provide a well-lit space at night-time.

The development will put in place a substantial new planting programme including several new native trees (small specimens such as crab apples or Rowan) across the site, providing shade and breaking sight lines across external spaces. There will also be a new hedge along the west boundary facing the Fakenham Road, and areas of wild grass throughout the development, enhancing the biodiversity net gain for the site.

The planning application is supported by a Preliminary Ecological assessment produced by Hopkins Ecology and an Arboricultural Impact Assessment produced by Oakfield Arboricultural Services.

4.4 Access Strategy

The proposed site layout has been arranged with parking provision visually out of the way to the rear of the site. Access to the parking court is provided with a 4.1m wide shared access off Green Lane, this width will be sufficient for vehicle access but help to positively limit vehicle speeds. The shared access will have a surface finish closely relating to the remainder of the external communal space to create a sense of a larger external space and to restrict travel speeds of cars. The existing pedestrian link through the site and to the field to the east which is popular with dog walkers has been retained in the proposed scheme.

Each dwelling will be provided with parking. Parking provision has been provided as follows:

- 1 parking space per 1 bedroom flat
- 2 parking spaces per 2 and 3 bedroom house
- 2 additional visitor parking spaces
- Total = 16 parking spaces

Covered and secure bicycle storage is to be provided to each dwelling. 2 and 3 bedroom houses will have bicycle storage located within private gardens. Flats will have a communal bicycle store located to the south end of House Type A.

The dwellings are easily accessible by foot and bicycle and are located very close to a bus stop on Green Lane with a bus service that serves Fakenham twice a day. Therefore, the proposal provides for safe and convenient access on foot, bicycle, public and private transport as per Policy CT5 of the Core Strategy and is in accordance with Section 9 of the NPPF.

Homes have been designed with level access entrances, ground floor WCs (except for 1st floor flats) and generous doorways. House Type D has a layout providing opportunity for adaptable living arrangements ensuring homes will be specifically suited to older residents and those facing mobility issues.

4.5 Refuse Strategy

All homes will be provided with both waste and recycling wheelie bins. For Plots 5-9, wheelie bins will be stored in rear gardens. For Plots 1-4, bins will be stored in a communal bin store located to the south of House Type A.

On bin collection day, residents will present their bins at specific collection points allocated around the site.

4.6 Drainage

Rossi Long Ltd have been appointed as structural drainage consultants. A drainage survey has been undertaken and confirms there is existing mains drainage on the site and the ability for mains connections.

4.7 Sustainability Strategy

The ambition is to create sustainable and innovative homes suitable for modern living and which respond to the strains on our current sources of heat, power and water.

The primary strategy is to take a 'fabric-first' approach to maximise the performance of the components and materials used to construct the dwellings. Internally, proposals maximise natural daylight levels and natural ventilation. Air source heat pumps will be used to provide heating and hot water to each dwelling. Externally, rainwater butts will be utilised to store rainwater for use in gardens.

The proposals will deliver excellent environmental and thermal performance exceeding requirements set out in the Building Regulations.



5.0 Summary

The proposal is for the development of an unused piece of land with fire damaged flats and dilapidated garages at Green Lane. Over the past couple of years they have become an eyesore to the local residents and are to be demolished. The development is an opportunity to replace the flats and garages with a more efficient scheme, providing new homes for the local community and enhance the existing qualities of Green Lane.

As part of the design approach, various options were deliberated resulting in the final proposal. Consideration has been given to the arrangement and interaction of dwellings with each other, defining the external spaces, and developing a strong sense of place.

New homes will be designed to maximise natural daylight and ventilation, delivering excellent environmental and thermal performance that surpasses current Building Regulations requirements.

The proposal presents an exciting, sensitive and considered response to an otherwise unloved piece of land much in need of redevelopment.

ensemble

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