

# APPLICATION REFERENCE: PF/20/0365

LOCATION: Creake Buildings, Walsingham  
Road, Egmere

PROPOSAL:

Erection of dwelling (Estate House under NPPF Paragraph 79e)) and restoration of barns;  
associated landscape and ecology proposals  
and change of use of land from agriculture to  
residential curtilage



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

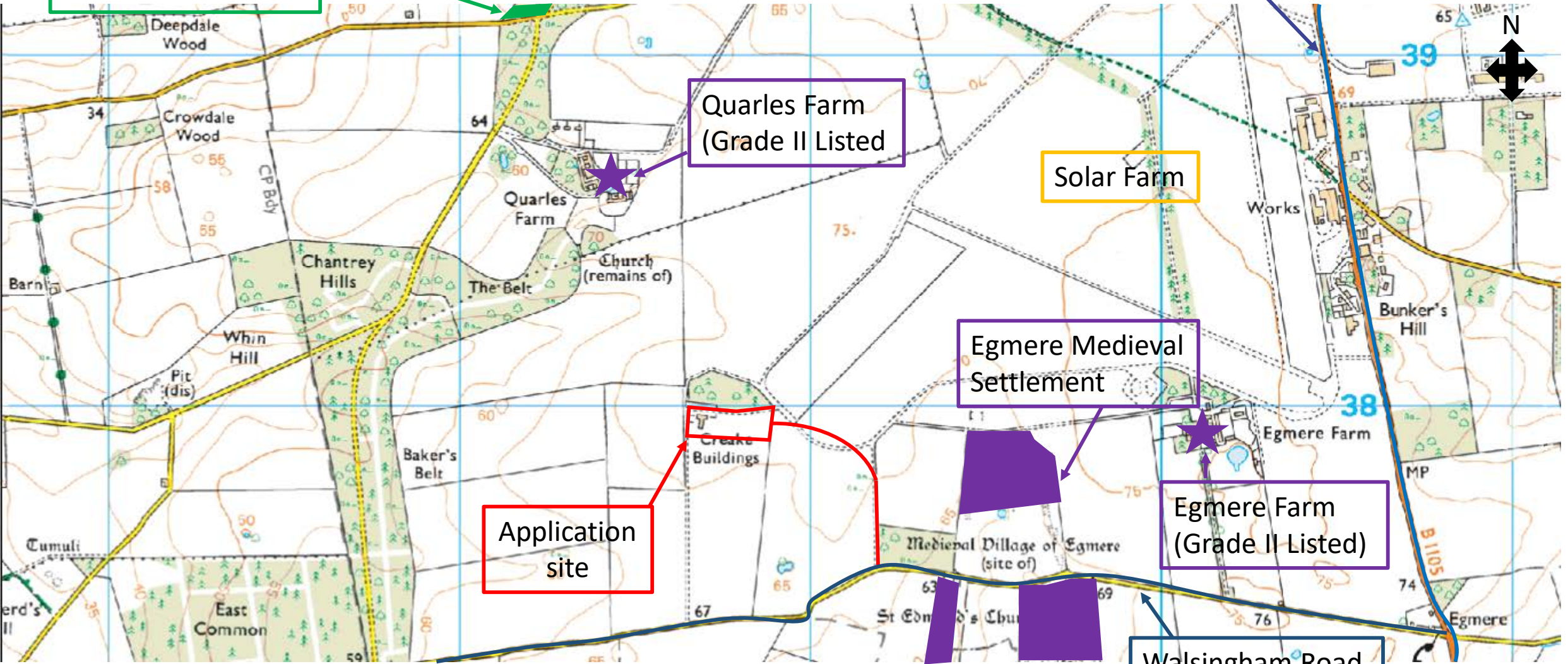
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

20 August 2020

Border of Holkham Estate

# SITE LOCATION PLAN

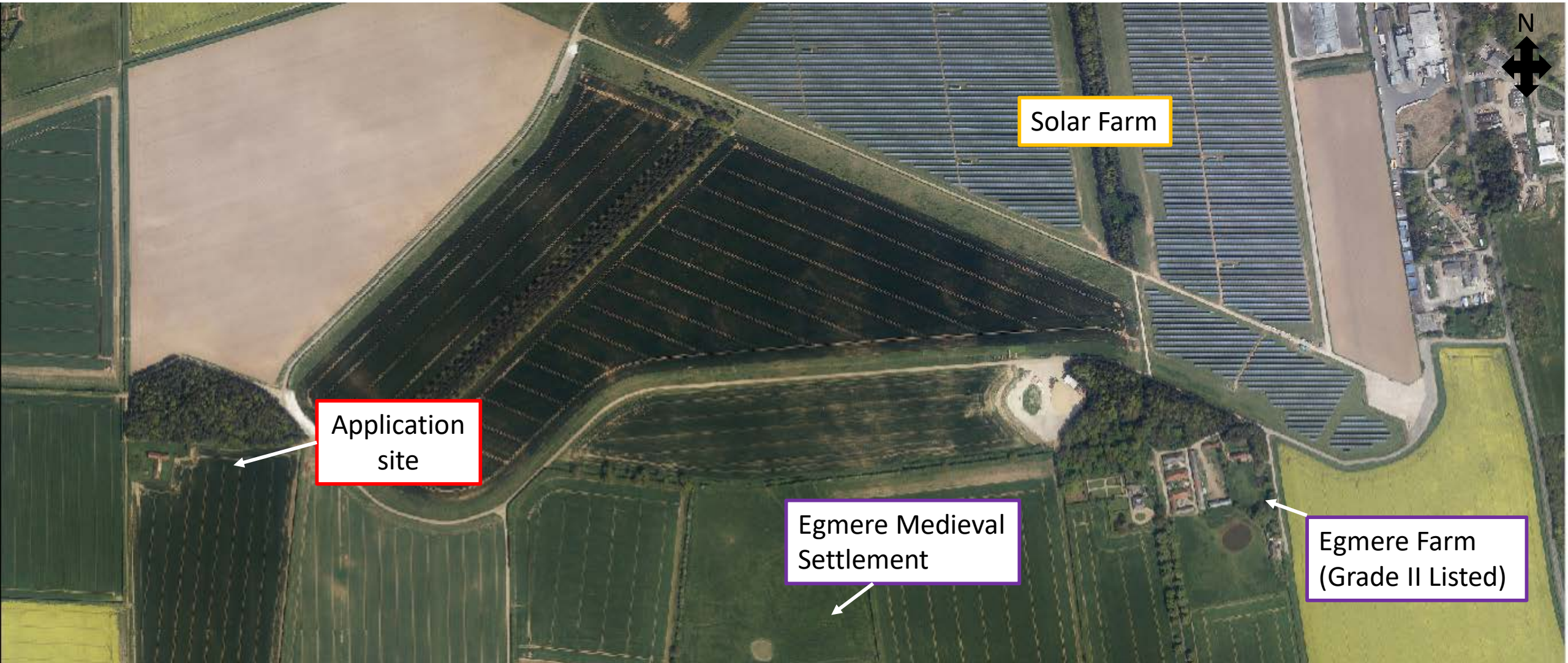
B1105

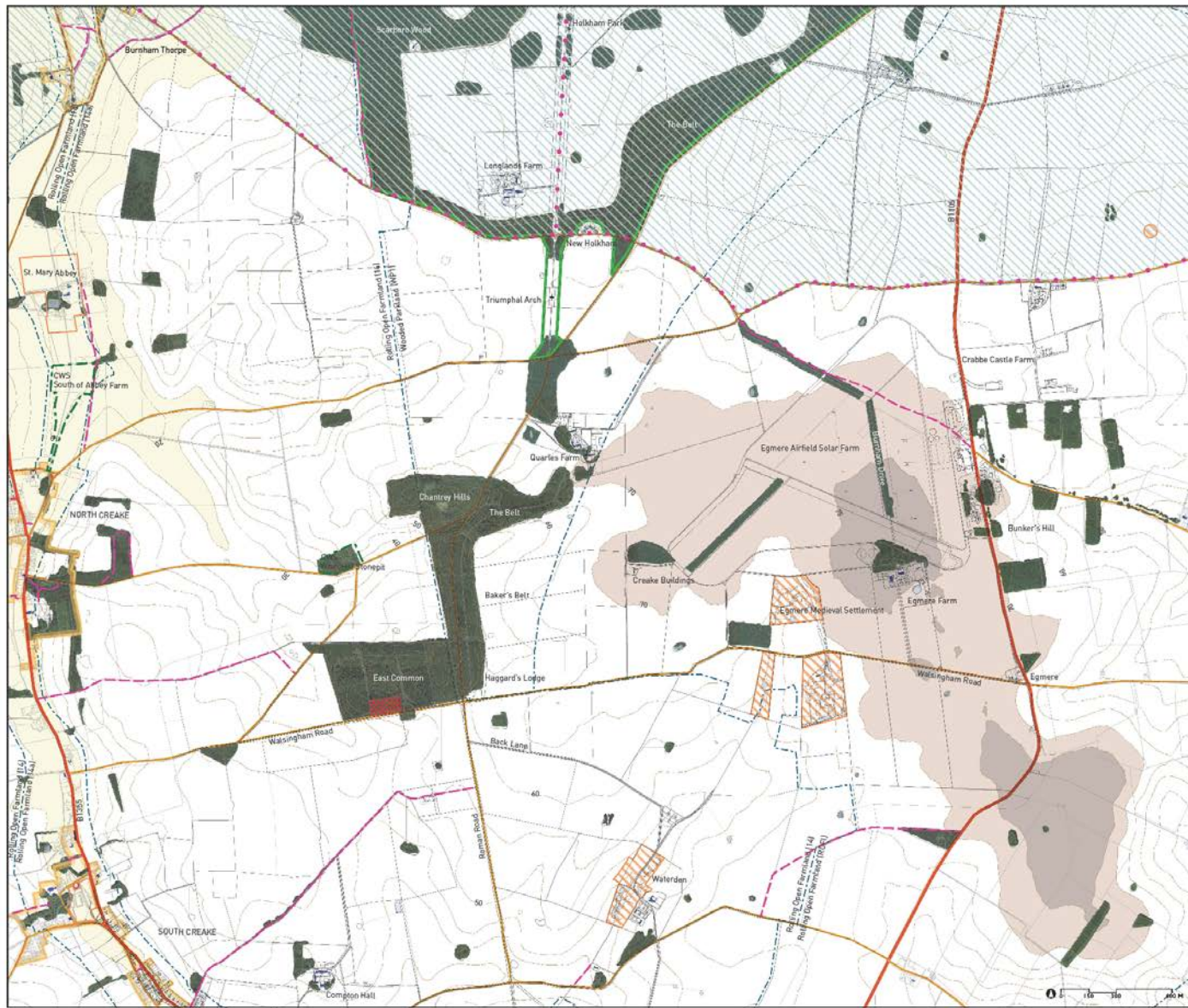


# SITE LOCATION PLAN (aerial)



# SITE LOCATION PLAN (aerial)





Woodland  
 B-Road  
 Minor roads  
 Public Right of Way  
 National Cycle Route  
 Open access land  
 Area of Outstanding Natural Beauty  
 County Wildlife Site  
 Registered Park and Garden  
 Conservation area  
 Scheduled Ancient Monument  
 Listed buildings  
 Contour line (Interval 5 m)  
 Land below 25 m  
 Land 70-75 m  
 Land higher than 75 m  
 Landscape Character Areas and Boundaries  
from North Norfolk Local Framework Development Landscape Character Assessment, SPD, Adopted June 2009  
 King & Lynn and West Norfolk Borough Landscape Character Assessment, Final Report, Adopted March 2007

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
GOOGLE LICENCE: JPM681282N11  
 Catherine Bickmore Associates  
 ENVIRONMENTAL CONSULTANCY

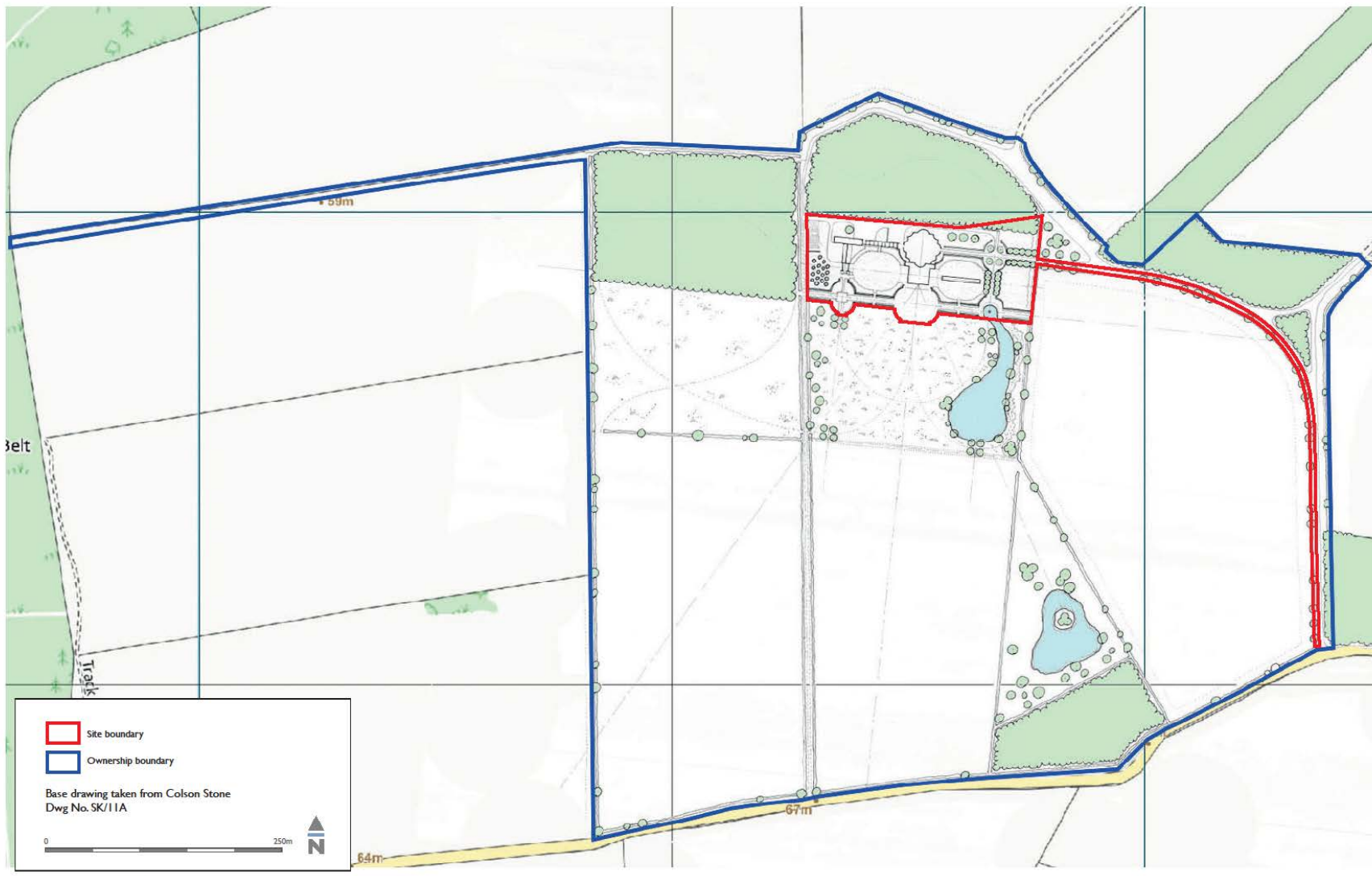
**HOLKHAM ESTATE**  
**S79, EGMERE**

1:20,000 O.A.S.  
 1:10,000 O.A.T.  
 AW SF

DRAWING TITLE: Landscape Context  
 DRAWING NO: 430-FS-01-B

FIGURE NUMBER: OCT 2018

# WIDER AREA CONTEXT



# OWNERSHIP BOUNDARIES



Martin Leay Associates  
Field House, Ewen, Cirencester GL7 4BT  
T: 01285 772255 F: 01285 772256  
info@martinleay.co.uk www.martinleay.co.uk

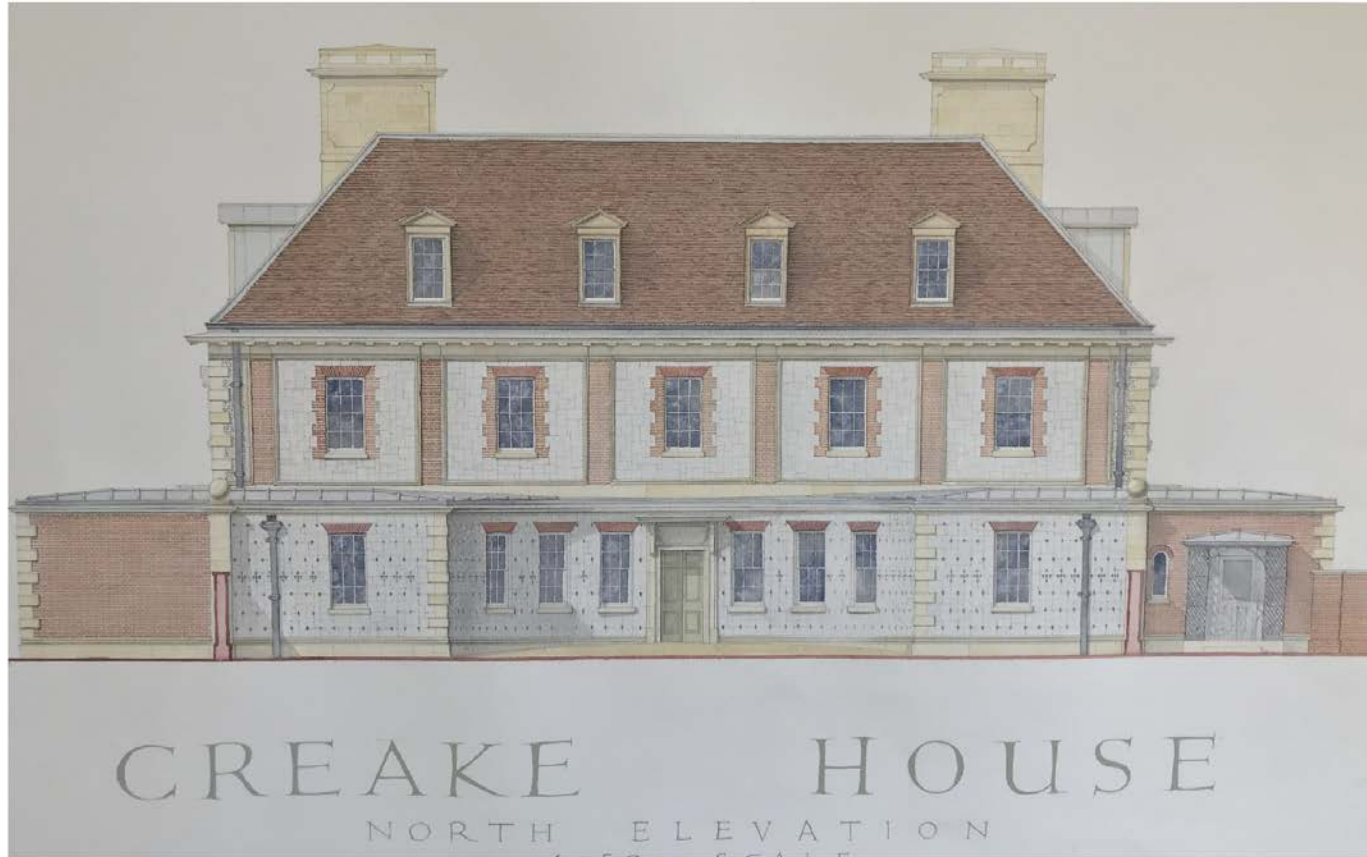
DATE 27TH FEB 2020 DRAWN BY GT  
SCALE 1:2,500 AT A2L CHECKED BY MJL  
DRAWING NO. ML245115

CLIENT  
Holkham Estate

PROJECT TITLE  
Holkham Estate, Creake Buildings, Egmore:  
Proposed New Dwelling

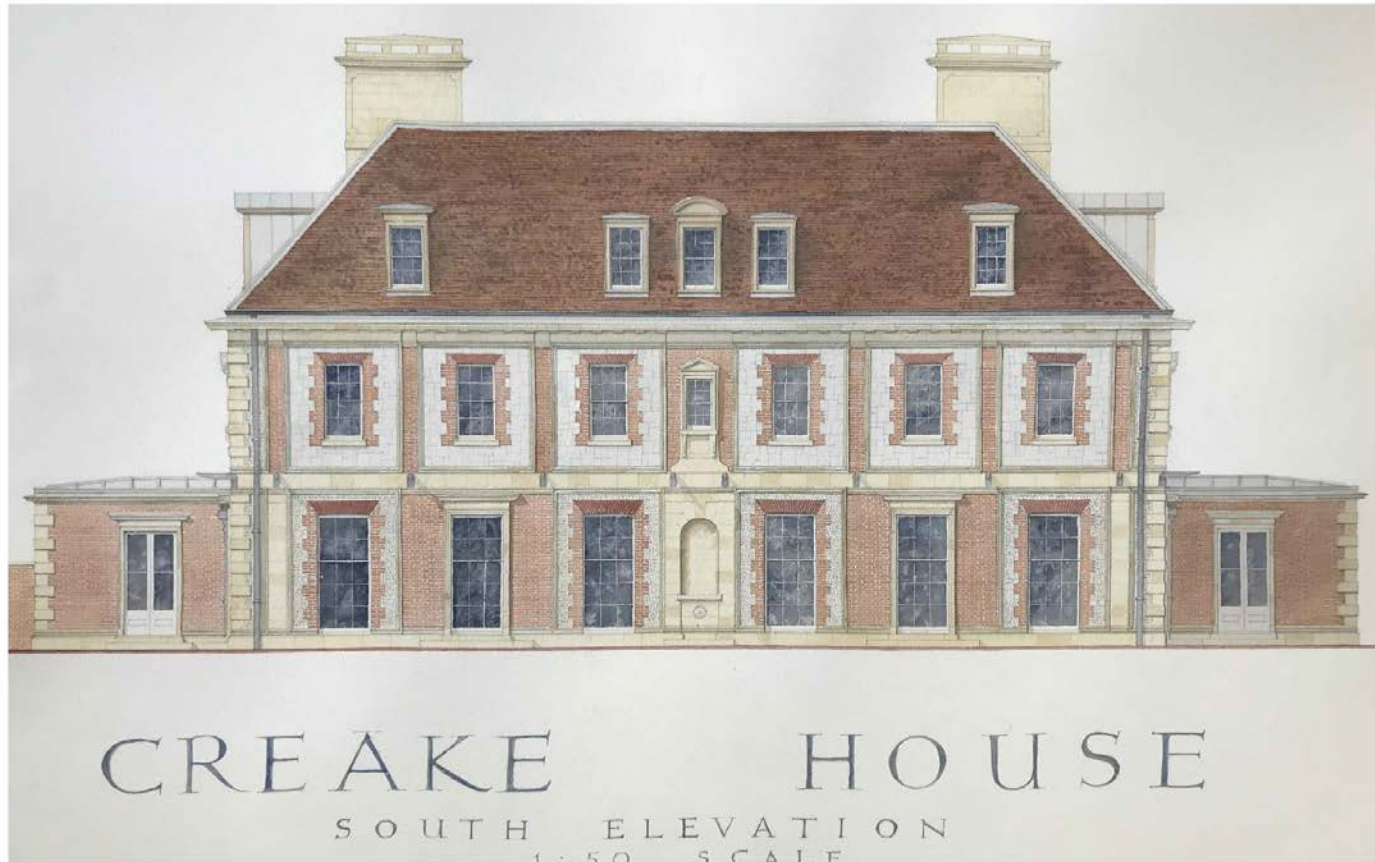
DRAWING TITLE  
Site and Ownership Boundaries





# PROPOSED NORTH ELEVATION

PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		NORTH ELEVATION			
Drawn	JA	Scale	1:50	Date	Aug 2020
Checked		Author		Job No.	SK/122 PA
Approved		Drawn		The values shown in this drawing are for information only and should not be used for calculation.	
Drawn	JA	Scale	1:50	Date	Aug 2020



# PROPOSED SOUTH ELEVATION

PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		SOUTH ELEVATION			
Drawn	JA	Scale	1:50	Date	Aug 2020
Checked		Drawn		Drawn No.	SK/124 PA
Approved		Scale		Date	
Drawn		Scale		Date	

RODNEY BLACK DESIGN STUDIOS  
 ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS  
 100-102 Market Street, Norwich, Norfolk, NR1 1JF  
 Tel: 01603 420000 Fax: 01603 420001 Email: info@rodneyblackdesignstudios.co.uk  
 Rodney Black Design Studios Limited Registered Office: 100-102 Market Street, Norwich, Norfolk, NR1 1JF

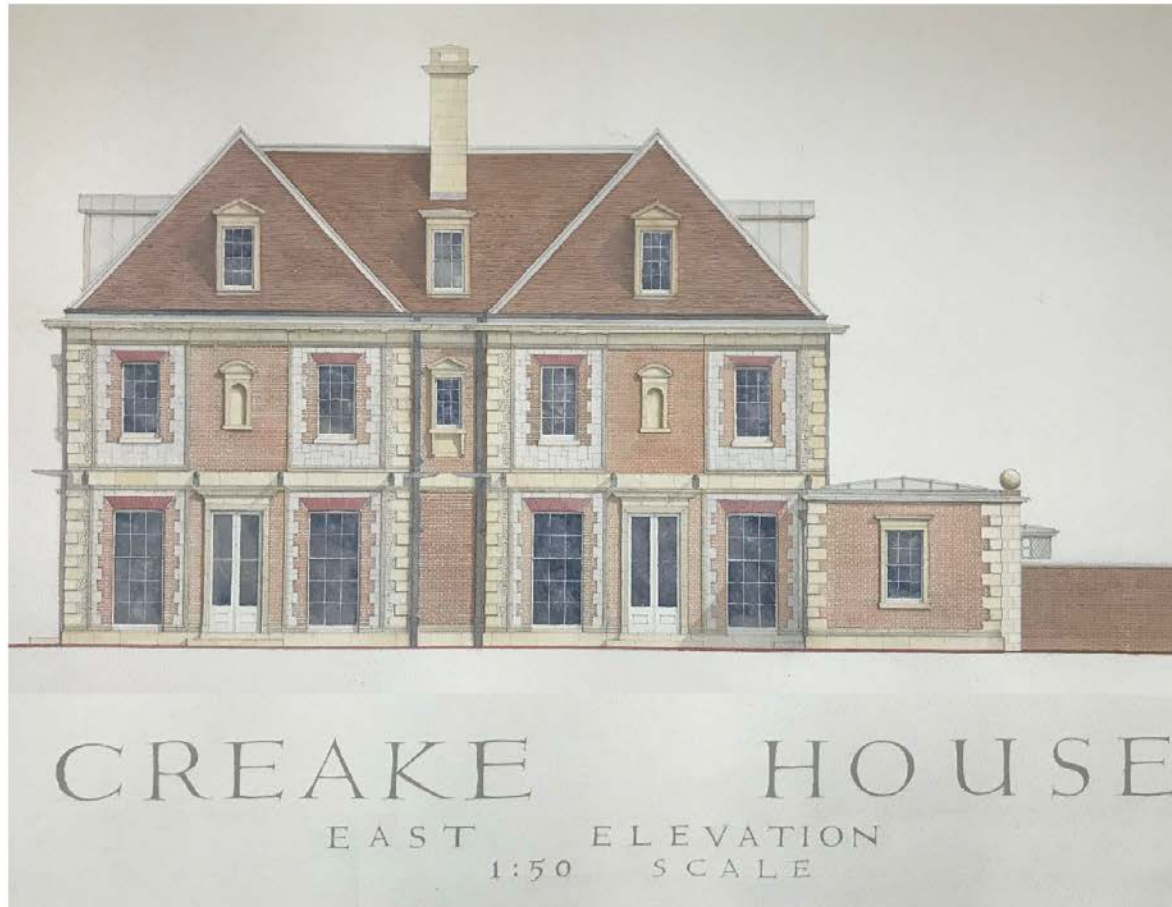
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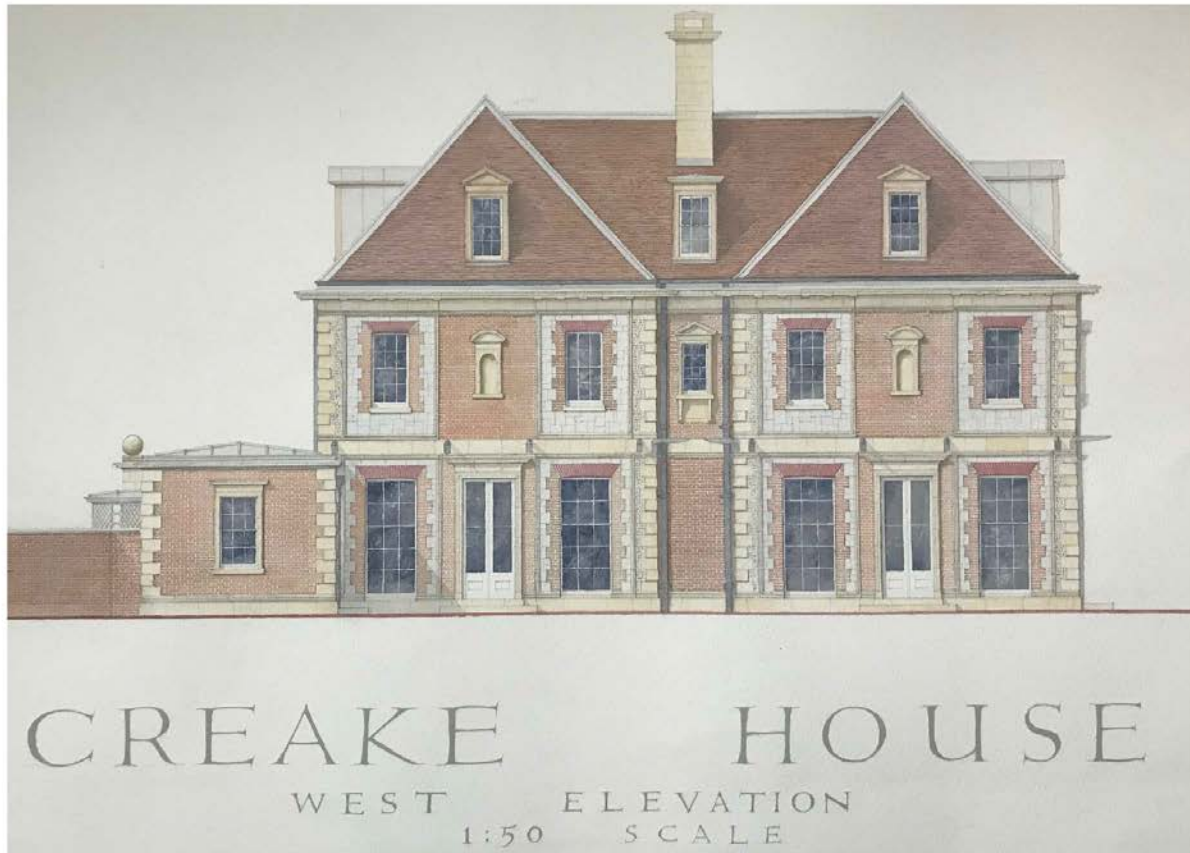
# PROPOSED SECTIONAL DRAWING

PROPOSED ESTATE HOUSE CRAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		SECTION ON LINE B-B	
<b>RODNEY BLACK DESIGN STUDIOS</b> ARCHITECTS, INTERIORS & LANDSCAPE DESIGNERS Cape Hill House, South Road, Chesham, Chesham CC3 9JL	Drawn Checked Approved	Scale 1:50	Date June 2020
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# PROPOSED EAST ELEVATION

PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		EAST ELEVATION			
Drawn	EA	Scale	1:50	Sheet No.	1242
Checked	EA	Date	Aug 2020	Drawing No.	SK/123 PA
Approved	EA	The color of the drawing is for reference only and should not be scaled.			
<small>           RODNEY BLACK DESIGN STUDIOS            ARCHITECTS, INTERIOR &amp; LANDSCAPE DESIGNERS            Oak Hill House, Spixford Road, Dereham, Norfolk, NR21 3BE            Tel: 01263 82224 Fax: 01263 82222 Email: rblack@rodneyblackdesignstudios.co.uk            Rodney Black Design Studios Limited Registered Office: Oak Hill House, Dereham         </small>					



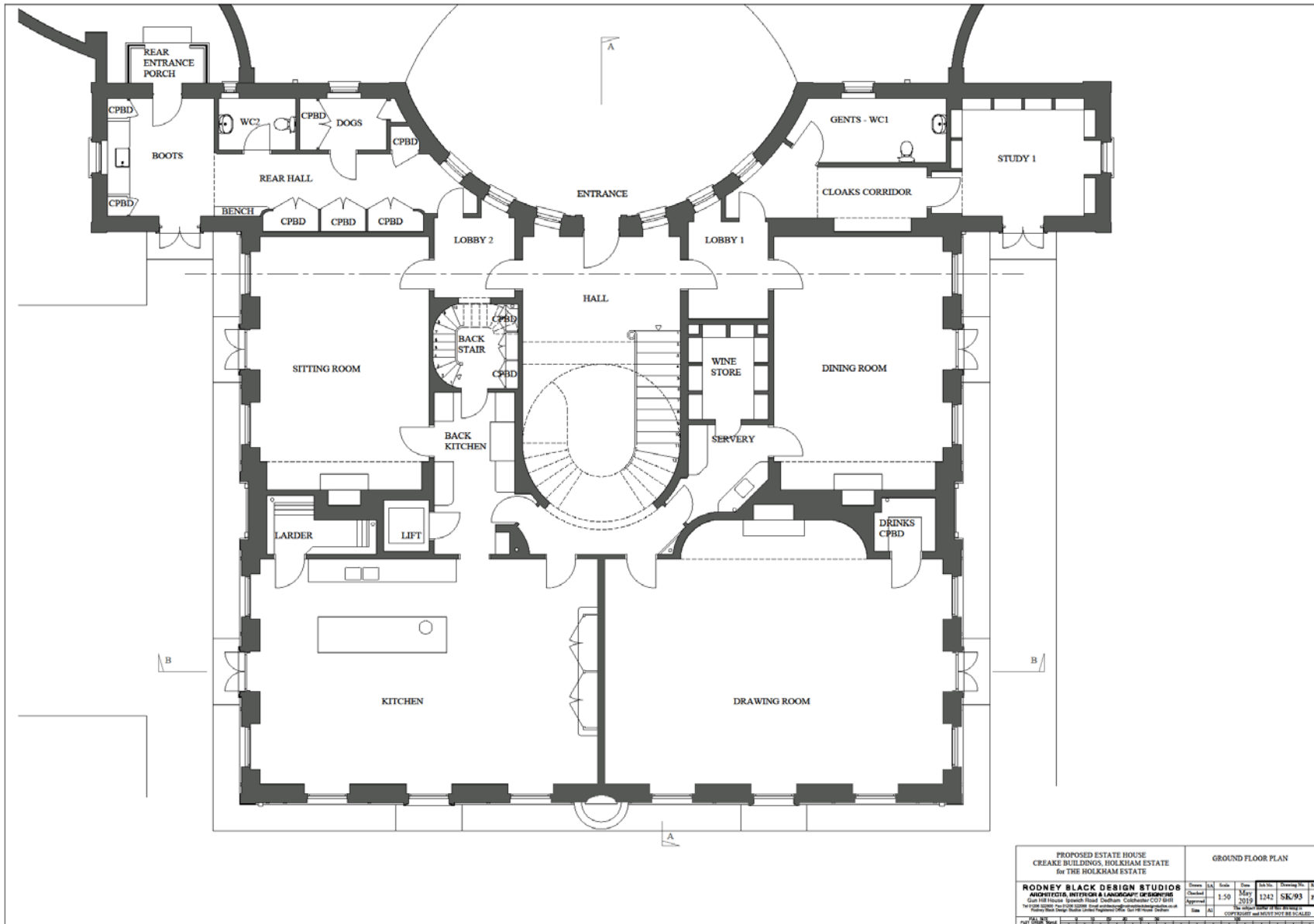
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PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		WEST ELEVATION					
Drawn	HAJ	Scale	1:50	Date	12/12	Drawing No.	SK/125 PA
Checked					Dec		
Approved					20/10		
Rev	AI	The colour of the building is to be as shown on the site plan and NOT BE SCALED					



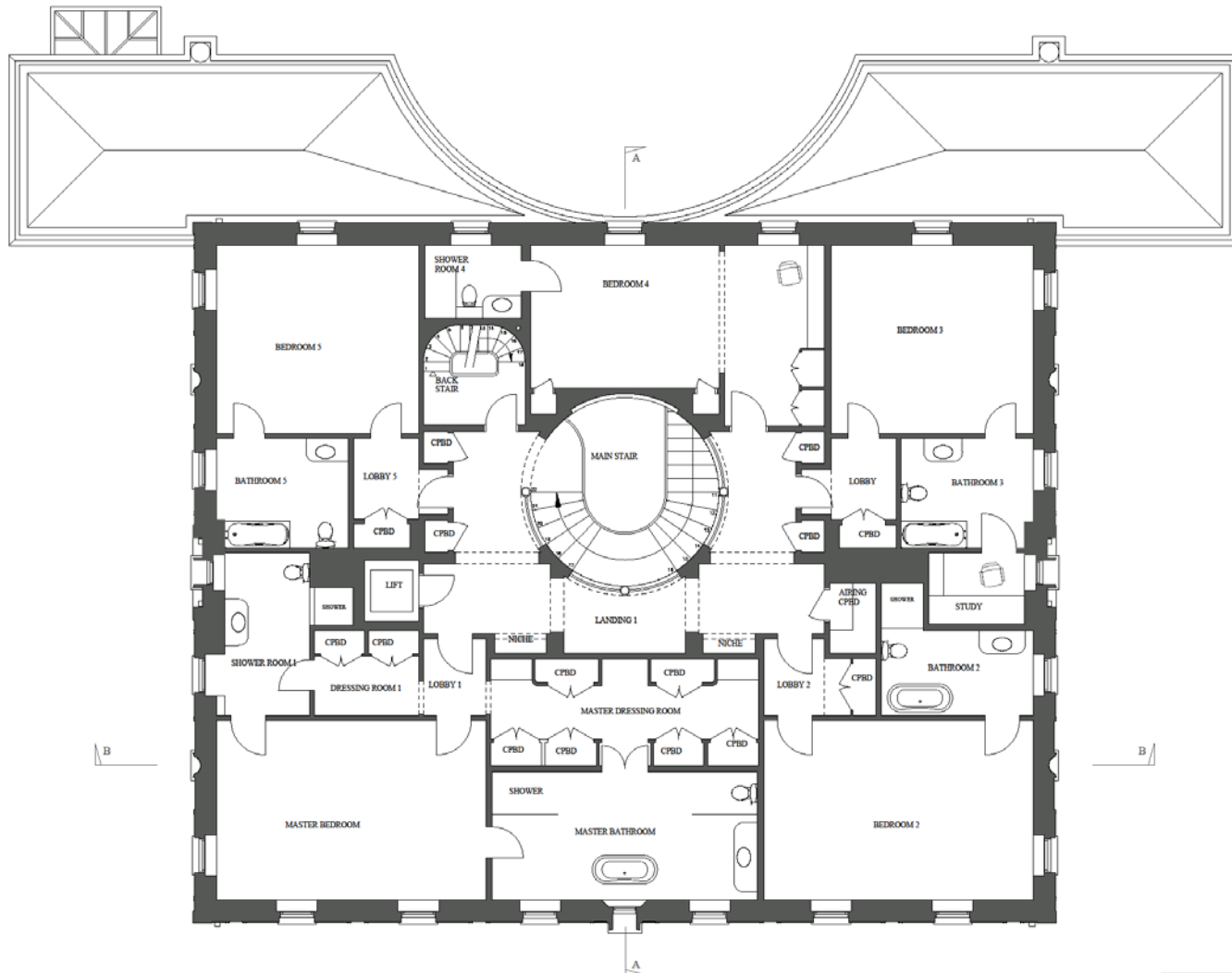
# PROPOSED SECTIONAL DRAWING

PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		SECTION ON LINE A-A			
<b>RODNEY BLACK DESIGN STUDIOS</b>					
ARCHITECTURAL, INTERIOR & LANDSCAPE DESIGNERS					
Crest Hill House, Riverside Road, Cheltenham, Gloucestershire, GL51 6AH					
Tel: 01242 852000 Fax: 01242 852001 Email: <a href="mailto:info@rodneyblackdesignstudios.co.uk">info@rodneyblackdesignstudios.co.uk</a>					
Project Name: Creake Buildings, Holkham Estate, Norfolk					
Date: 20/08/2020					
Scale: As Shown					
Drawn: RB					
Checked: RB					
Date: 20/08/2020					
No: 1242 SK/101 FA					
Scale: As Shown					



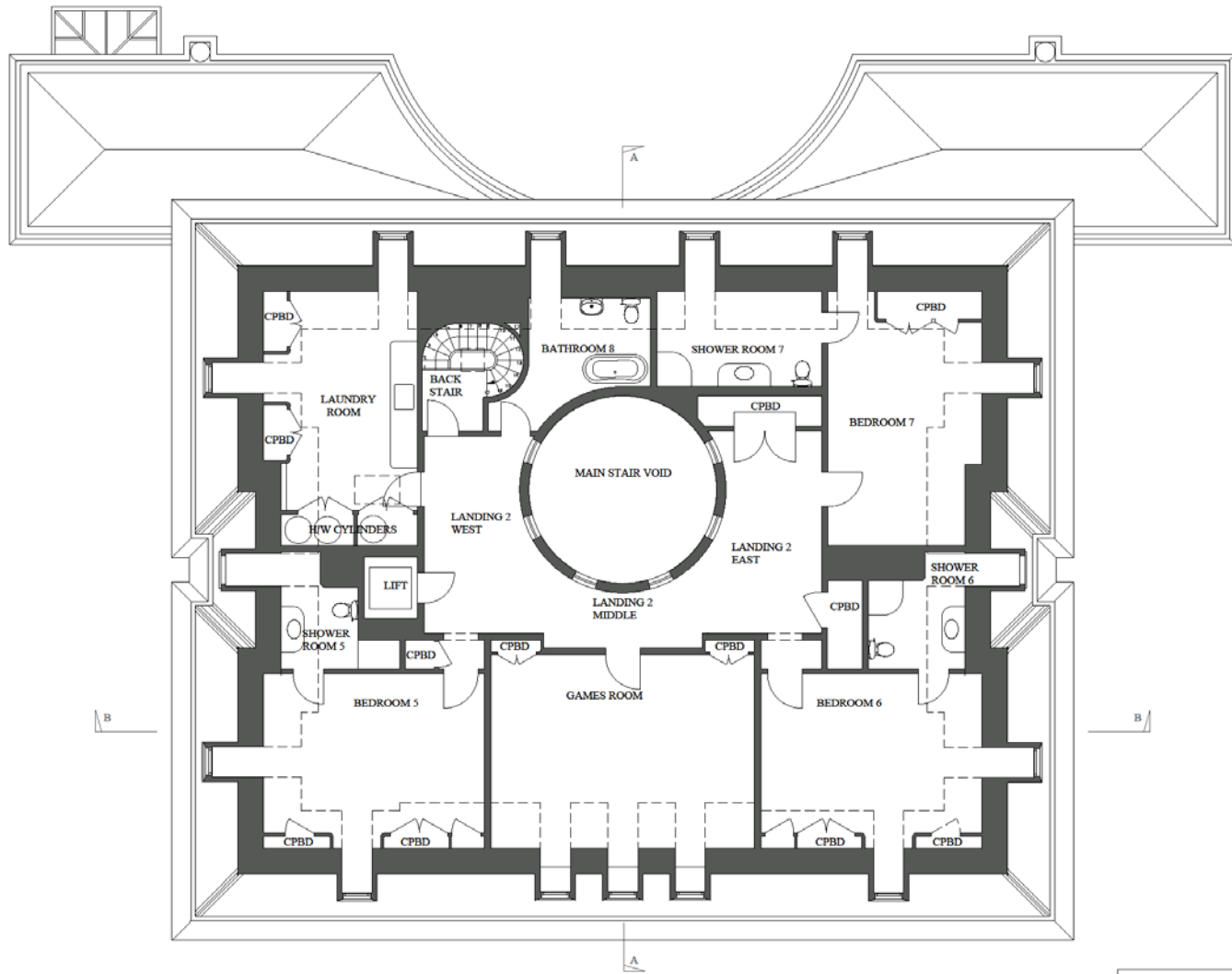
# PROPOSED GROUND FLOOR PLAN

PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		GROUND FLOOR PLAN			
Drawn	SA	Scale	1:50	Date	May 2019
Checked	SA	Drawn No.	1242	Rev	SK/93 PA
Approved	SA	COPYRIGHT AND MORTGAGE NOT BE RELEASED			
<b>RODNEY BLACK DESIGN STUDIOS</b> ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS 100-102 Market Street, Norwich, Norfolk, NR1 1JF Tel: 01603 414141 Fax: 01603 414142 Email: info@rodneyblackdesignstudios.co.uk www.rodneyblackdesignstudios.co.uk					



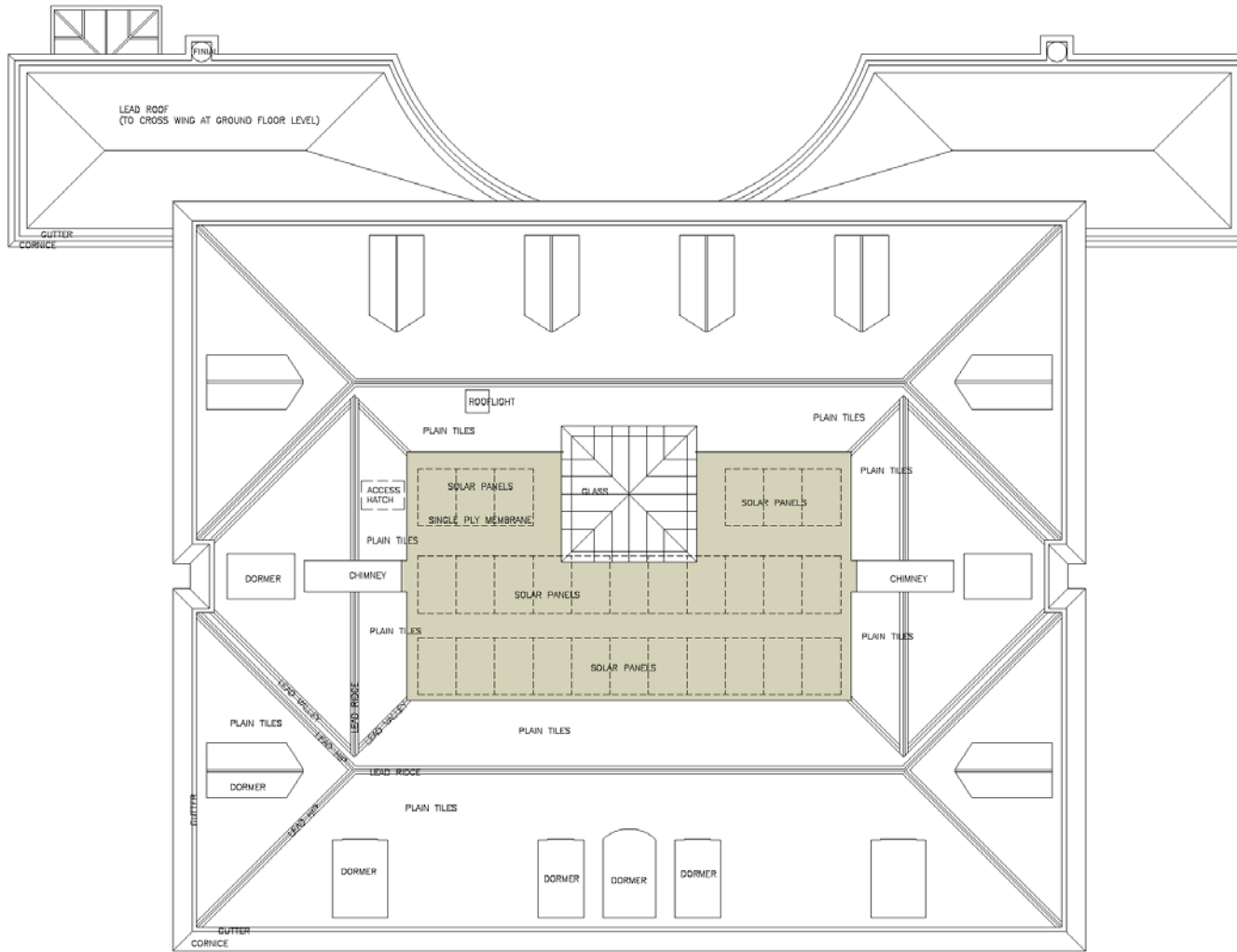
# PROPOSED FIRST FLOOR PLAN

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Checked	EA	Scale	1:30	Date	12/42 SK/94 PA
Approved		Scale		Date	
Site	AL	Scale		Date	



# PROPOSED SECOND FLOOR PLAN

PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		SECOND FLOOR PLAN			
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Approved		Date	2019		
Drawn	AL	Date			



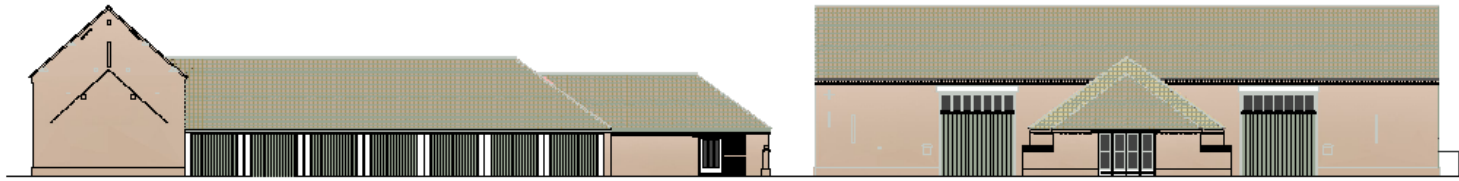
# PROPOSED ROOF PLAN

PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE		ROOF PLAN			
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Approved		Disc No.		Rev	
Disc	AI	Rev		Rev	



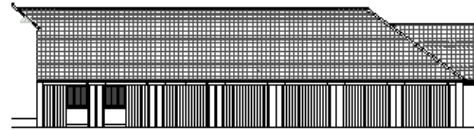


# PROPOSED MATERIALS (DETAILED ELEVATION)

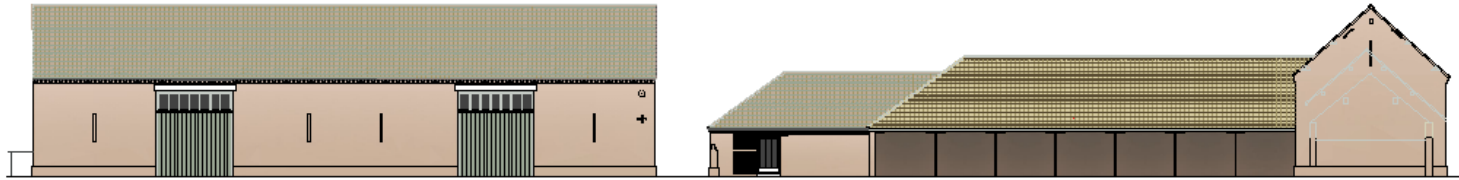


WEST ELEVATION

SOUTH ELEVATION



WEST ELEVATION WITH SUMMER KITCHEN DOORS  
IN OPEN POSITION

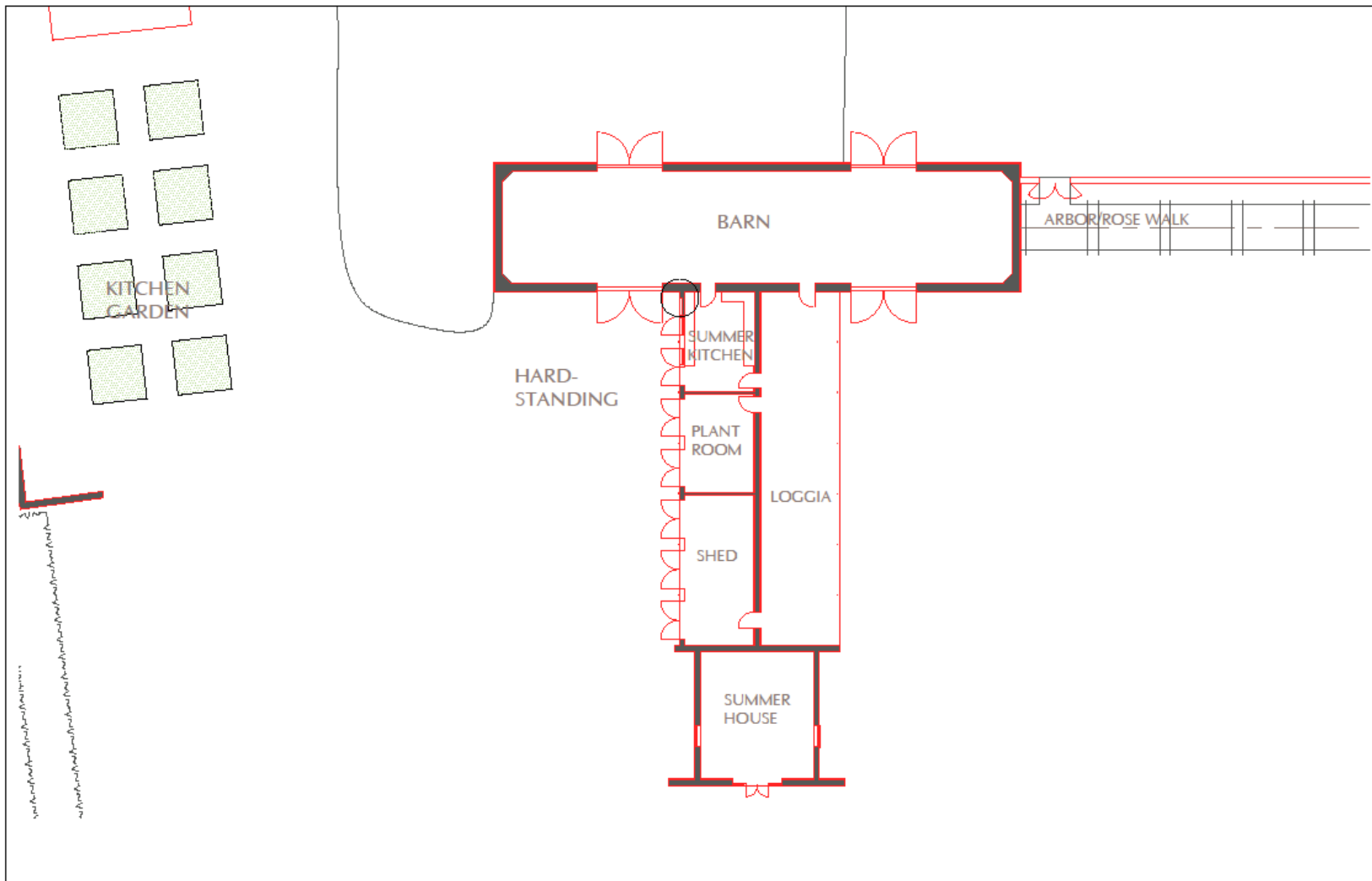


NORTH ELEVATION

EAST ELEVATION

# PROPOSED BARN ELEVATIONS

Drawn	EA	Scale	1:200	Date	June 2019	Sub No.	1242	Drawing No.	SK/109	Rev.	PA	<b>RODNEY BLACK DESIGN STUDIO</b> ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS Gun Hill House, Ipswich Road, Dedham, Colchester CO7 6HR Tel: 01206 822883 Fax: 01206 822788 Email: rblack@rodneyblackdesignstudio.co.uk Rodney Black Design Studio Limited Registered Office: Gun Hill House, Dedham	BARN ELEVATIONS AS PROPOSED	PROPOSED ESTATE HOUSE CREAKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE
Checked											The subject matter of this Drawing is COPYRIGHT and MUST NOT BE RE-CREATED			
Size	A3	FULL SCALE PLOT BLOCK SCALE												



# PROPOSED BARN FLOOR PLANS

Drawn	SA	Scale	1:200	Date	June 2019	Job No.	1242	Drawing No.	SK/108	Rev.	PA
Checked		Approved		<b>RODNEY BLACK DESIGN STUDIO</b> ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS GLEN HILL HOUSE, IPSWICH ROAD, DEDHAM, COLCHESTER CO7 6HR Tel: 01206 822880 Fax: 01206 822788 Email: info@rodneyblackdesignstudio.co.uk Rodney Black Design Studio Limited Registered Office: Glen Hill House, Dedham							
Size	A3	The subject matter of this Drawing is COPYRIGHT and MUST NOT BE REPRODUCED									
BARN PLAN AS PROPOSED											
PROPOSED ESTATE HOUSE CREEKE BUILDINGS, HOLKHAM ESTATE for THE HOLKHAM ESTATE											
FULL SIZE PLOT CHECK SCALE 0 10 20 30 40 50 100 150 200 250 300											

### Notes

1. Driveway approach flanked by new native hedgerow with native trees. Field gateway partway along the drive allows glimpsed views towards house
2. Arable field with Broad Conservation Headland
3. N/A
4. Entrance Gateway
5. Cedar Junction - where back drive divides to the north below a group of Cedars and framed by hedges - provides a vista southwards along Cherry Walk towards the Lake and paddocks
6. North Courtyard
7. Back Drive
8. South Lawn (with terraces alongside the House) framed by tall hedges on the north side and lower hedges to the south - which create containment whilst allowing views outwards across the meadow, pond and paddocks.
9. West Lawn - flanked by planting beds
10. Hedgerows provide sense of containment and degree of shelter to the lawns whilst allowing views southwards across the meadow.
11. Hedgerows define the Long Walk which runs from east to west through the gardens
12. East Lawn - flanked by planting and with central canal on axis
13. Cherry Walk separates the East and Games Lawns and creates a vista from the driveway to the Lake
14. Games lawn
15. Summerhouse Terrace Garden - intimate and enclosed with path leading southwards to ...
16. Flower Garden and Terrace forms a part of the Long Walk, framed by tall hedges on the north side and lower hedges to the south which create containment and a degree of shelter whilst allowing views outwards across the meadow
17. Head of Lake has a more formal circular shape with a small central fountain jet creating an "eyecatcher" at the intersection of the Cherry Walk and the Long Walk. This will also assist with aeration of the water.
18. Lake with varied edges and informally planted with trees and shrubs providing new marginal aquatic habitats
19. East end of the Long Walk marked by an opening in the hedge with a gate to allow views to extend eastwards
20. The Long Walk extends Westwards along the south edge of the new woodland
21. Orchard with mixed fruit trees
22. Kitchen Garden
23. Wildflower Meadow with informal scattering of native trees to the sides.
24. Sunk Fence marks the transition from the wildflower meadow to the wider farmland landscape
25. Wildflower Meadows
26. Grazed Pasture

# HOUSE LAYOUT AND LANDSCAPING



Colson Stone Practice  
Landscape Architecture

3 The Crescent, Exeaton, Somerset  
United Kingdom TA1 4BA  
cs@colsonstone.co.uk  
+44 (0)1823 332883

Project: Creake House, Holkham Estate, Norfolk

Title: Landscape Masterplan - Core Area

Scale: 1:1,250 @ A3

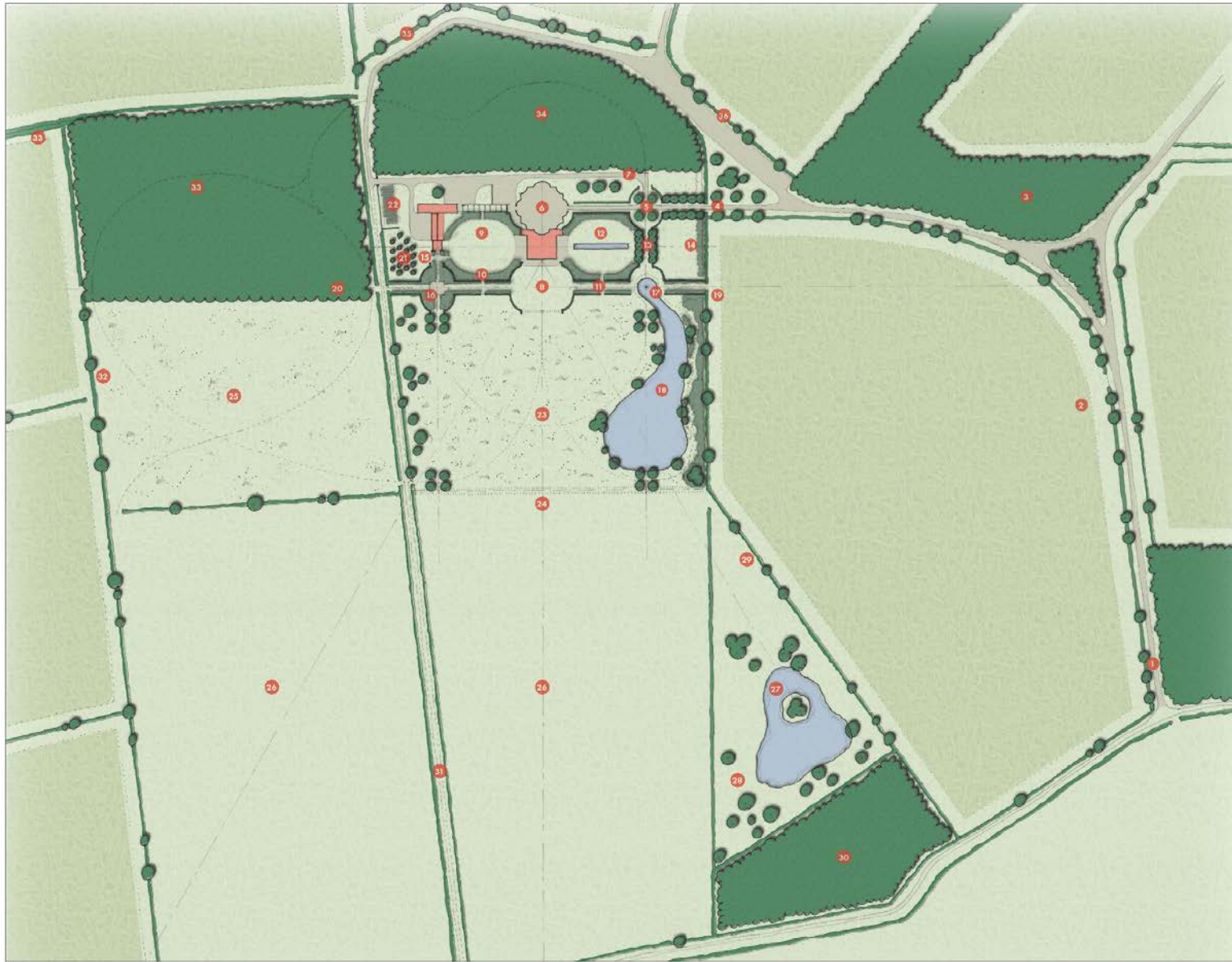
Job No: 498

Drawing Number: SK/09

Drawn by: CMLS

Date: 29th June 2019

Rev: C



- Notes**
1. Driveway approach flanked by new native hedgerow with native trees. Field gateway pathway along the drive allows glimpsed views towards house
  2. Stable field with broad Conservation Headland
  3. New Native Woodland Planting
  4. Entrance Gateway
  5. Cedar Junction - where back drive divides to the north below a group of Cedars and flanked by hedges provides a vista southwards along Cherry Walk towards the Lake and paddocks
  6. North Courtyard
  7. Back Drive
  8. South Lawn (with terraces alongside the House) framed by tall hedges on the north side and lower hedges on the south - which create containment whilst allowing views outwards across the meadow, pond and paddocks.
  9. West Lawn - flanked by planting beds
  10. Hedgerows provide sense of containment and degree of shelter to the lawn whilst allowing views southwards across the meadow.
  11. Hedgerows define the Long Walk which runs from east to west through the garden
  12. East Lawn - flanked by planting and with central canal or axis
  13. Cherry Walk separates the East and Games Lawns and creates a vista from the driveway to the Lake
  14. Games lawn
  15. Summerhouse Terrace Garden - terrace and enclosed with path leading southwards to ...
  16. Flower Garden and Terrace forms a part of the Long Walk, framed by tall hedges on the north side and lower hedges to the south which create containment and a degree of shelter whilst allowing views outwards across the meadow
  17. Head of Lake has a more formal circular shape with a central small fountain jet creating an 'eyecatcher' at the intersection of the Cherry Walk and the Long Walk. The well also assist with aeration of the water.
  18. Lake with varied edges and informally planted with trees and shrubs providing new marginal aquatic habitats.
  19. East end of the Long Walk, routed by an opening in the hedge with a gate to allow views to extend eastwards
  20. The Long Walk extends westwards along the south edge of the new woodland
  21. Orchard with mixed fruit trees
  22. Kitchen Garden
  23. Wildflower Meadow with informal scattering of native trees to the sides.
  24. Sunk Fence marks the transition from the wildflower meadow to the water terraced landscape
  25. Wildflower Meadows
  26. Grazed Pasture
  27. Existing Pond cleared out and extended northwards - with a new island on raised ground - forming an eyecatcher in views from the house
  28. Informal planting of native specimen trees around extended pond
  29. New Mixed Species hedgerow on alignment of historic field boundary
  30. New Native Woodland Planting
  31. New Mixed Species hedgerows flanking existing trackway
  32. New Native Trees planted within existing Hedgerows
  33. New Native Woodland Planting - with informal paths. Includes additional planting to widen and enhance the hedgerow extending westwards to connect with woodland at Baleses Belt
  34. Existing Woodland Managed in favour of Broadleaves and to improve understorey
  35. New Native Species Hedgerows alongside Rear Drive

# WIDER LANDSCAPING MASTERPLAN

**Colson Stone Practice**  
Landscape Architecture

1 The Caravan, Toppin, Somerleyton  
Great Yarmouth, Norfolk  
NR11 1JH  
01493 212863

Client: Creak House  
Holkham Estate, Norfolk

Project: Landscape Masterplan  
Associated with Notes

Scale: 1:1,250 @ A1  
Drawn by: CHS  
Checked by: SK/08  
Date: 2nd Feb 2020

Existing Landscape



Proposed Landscape Enhancements



# EXISTING AND PROPOSED LANDSCAPING

- 5.4Ha of new native woodland planting (5940 trees)
- 0.9Ha of new and restored aquatic habitat
- 73 new trees in the garden area
- 2.9Km of new mixed native species hedgerow planting
- 0.6Km of new mixed native planting to widen exist hedgerow and enhance connectivity between woodland areas
- 22.8Ha of arable reversion to wildflower meadow and grazed pasture
- 17 new fruit trees in the garden orchard

Colson Stone Practice  
Landscape Architecture

3 The Crescent, Taunton, Somerset  
United Kingdom TA1 4EA  
ca@colsonstone.co.uk  
+44 (0)1823 332883

Project	Creake House, Holkham Estate, Norfolk	Scale	NTS @ A3	Job No	517	Drawing Number	SK/12
Title	Comparison of Existing and Proposed Landscape	Drawn by	CMLS	Date	2nd January 2019	Rev	A



# ARTIST'S IMPRESSION

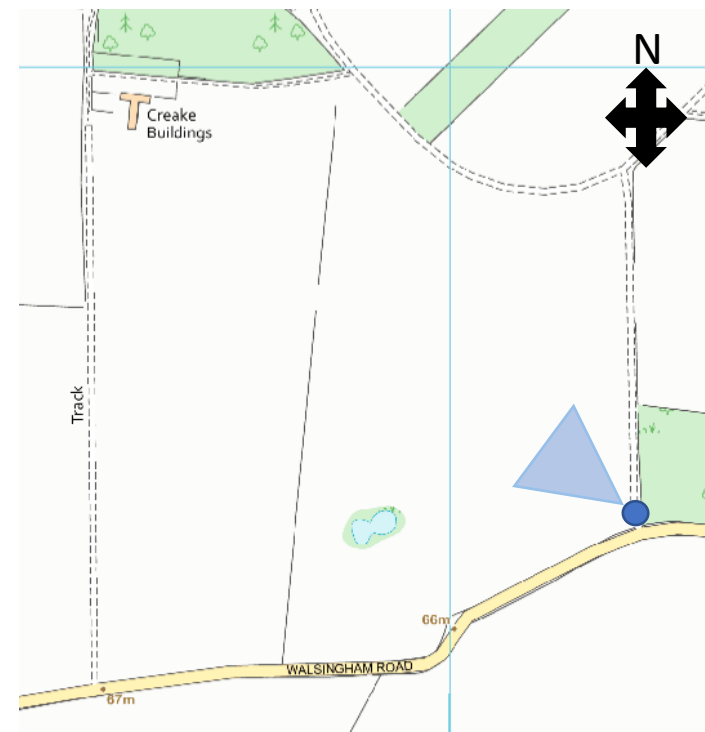
# ARTIST'S IMPRESSION







# View from site access looking north-west towards site





# Closer view looking north-west





# View from Walsingham Road looking north towards site





# View from Walsingham Road looking north



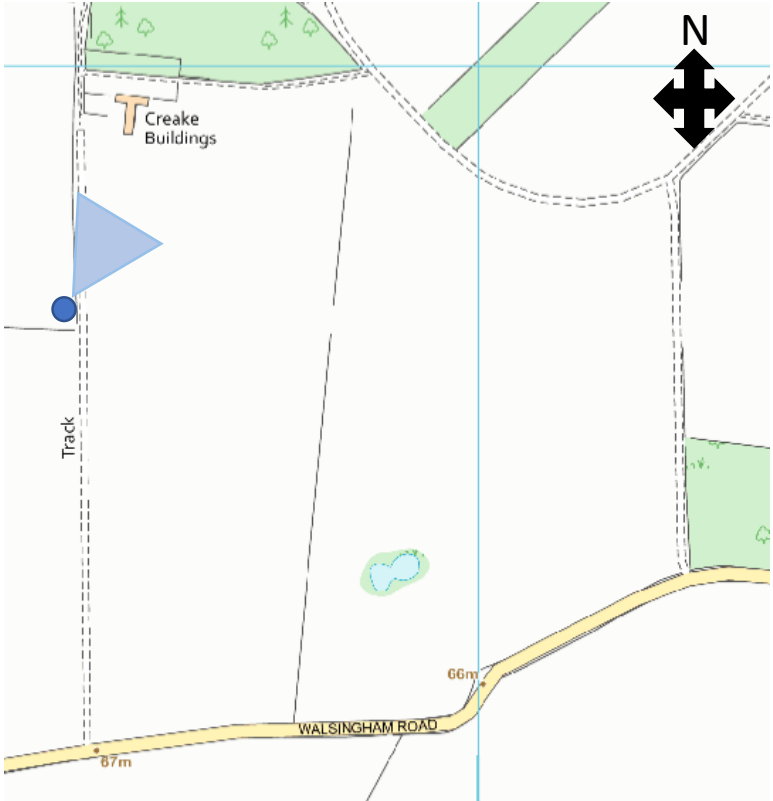


# View from Walsingham Road looking north-east towards site





# Barn and proposed site of house adjacent



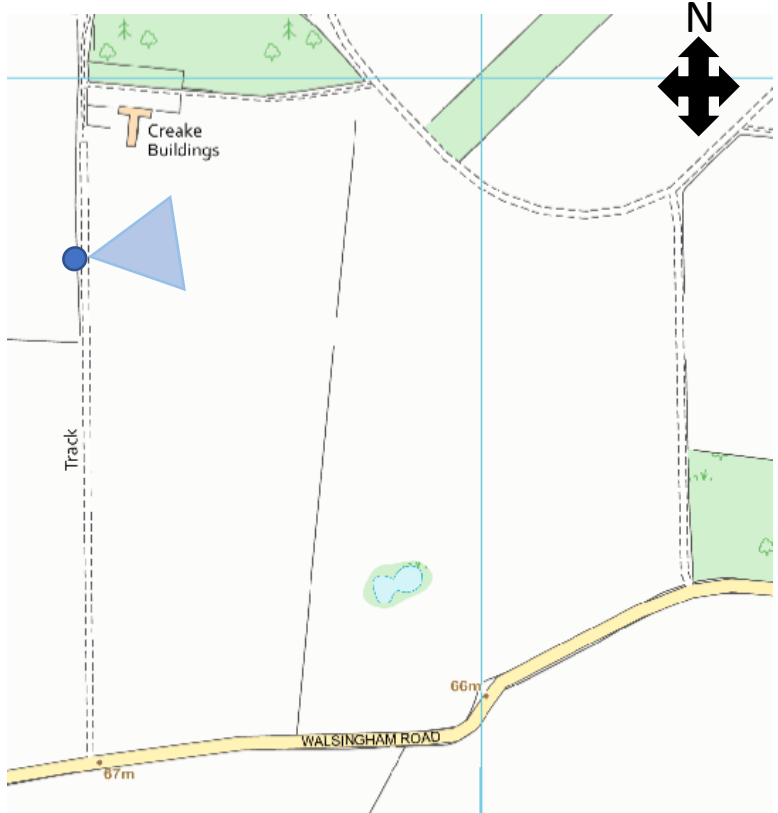


# View looking eastwards across site





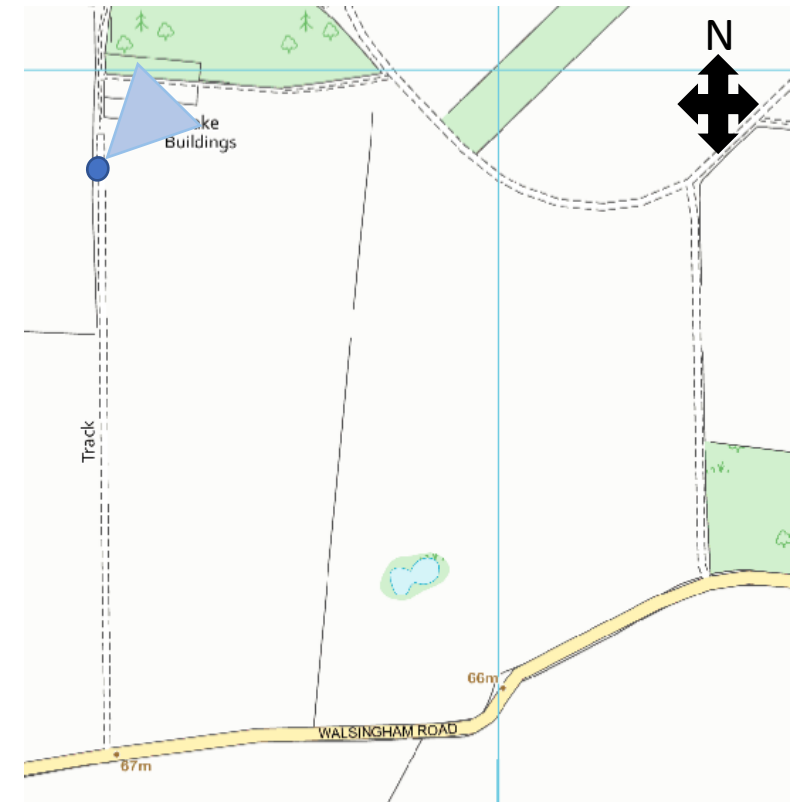
# View looking eastwards across site





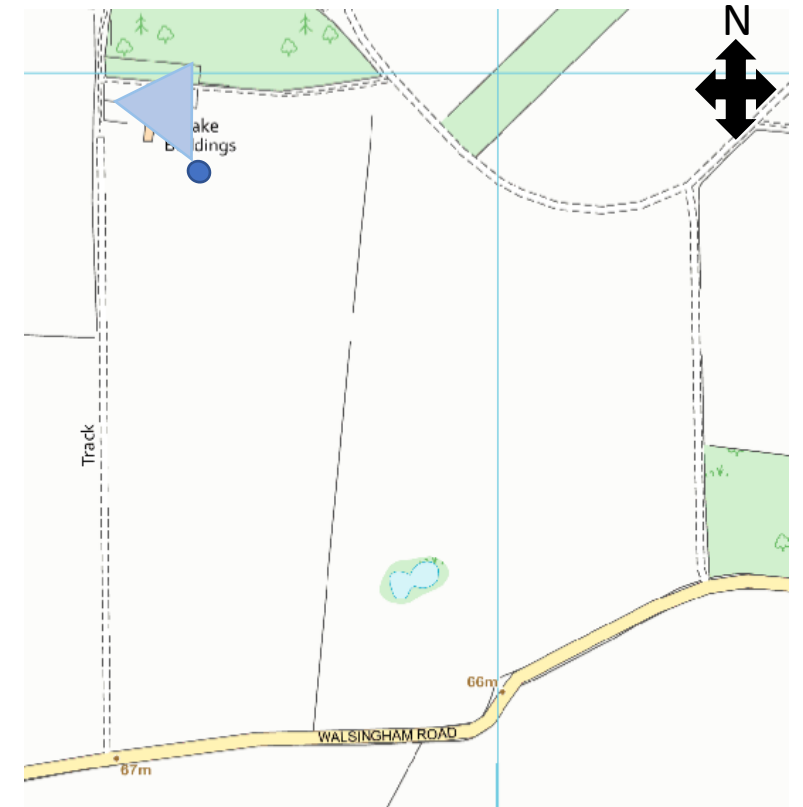


# Existing barn (west side)



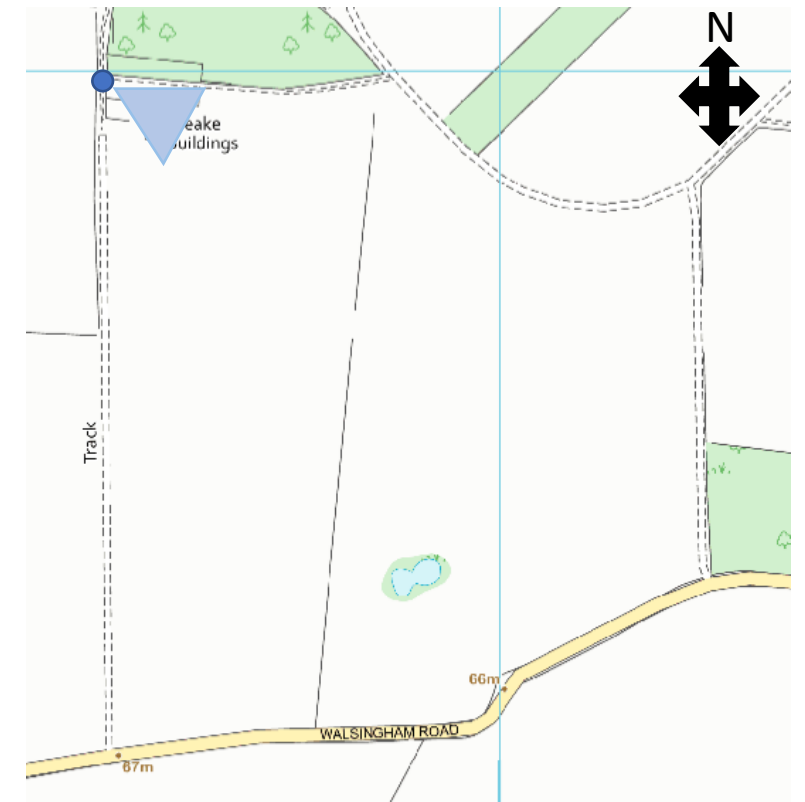


# Existing barn (east side)





# View from north-west corner of site



# KEY ISSUES

- Principle – NPPF Paragraph 79e)
- Design - consideration against criteria of Paragraphs 79e) and 131 of the NPPF
- Amenity
- Highway impact
- Landscape impact - consideration against criteria of Paragraph 79e)
- Heritage impact
- Biodiversity
- Environmental considerations

# RECOMMENDATION

It is recommended that the application be APPROVED subject to conditions relating to the matters listed below and any others considered necessary by the Head of Planning:

- Time limit for commencement (3 years)
- Constructed in accordance with the approved plans
- Materials (in accordance with the submitted/samples submitted if required)
- Materials (further details/samples of roof tiles)
- Landscape Management Plan
- Ecological Design Strategy/Management Plan
- EPS Licence

# RECOMMENDATION (cont)

- Arboricultural Method Statement
- Replacement of new trees
- Vehicular access/visibility improvement
- Parking/turning areas
- Lighting Design Strategy
- Details of any additional lighting
- Removal of PD rights - boundary treatments/outbuildings

Final wording of conditions to be delegated to the Head of Planning.