

## HOLKHAM ESTATE CONSENTED NPPF PARA 79e HOUSE

On behalf of the Holkham Estate MLA coordinated the project submission to North Norfolk District Council and produced the Design and Access/Heritage Statement for a “truly outstanding” new Estate House – granted consent on 20th August 2020.



The design and appearance of Creake House is of a traditional country house - but the elevations are inventive in design, through a carefully crafted composition of traditional materials; ashlar clunch (white limestone), knapped flint, fine stone and rubbed brickwork.

The house achieves outstanding sustainability and energy measures through intelligent fabric design, ground source heating and the introduction of innovative solar and PV technology. The combined benefits of landscape proposals, habitat enhancement and building energy measures will generate a net carbon negative impact, by removing 735 tonnes of carbon over its lifetime.

The new house is adjacent to Creake Barns which are a local heritage asset and have been granted consent for residential conversion. The proposal is for the barns to be retained, fully restored and used as ancillary space for the house whilst keeping the main heritage asset qualities of the barns.

The proposal includes significant ecological and landscape enhancements covering 124 acres of surrounding land.

Architects Rodney Black Design Studios  
Landscape and Garden Design Colson Stone Practice

REF: MLA PFS 18