

Design & Access Statement

Provision of Pitched Roof over Existing Extension, Railings to Front Wall, Demolition of Side Extension, Internal Alterations & Provision of Detached Double Garage to Rear Garden at Gordonville, Twywell Northamptonshire NN14 3AH

The Design & Access Statement has been prepared on behalf of Distinction Developments Ltd in support of a planning application to carry out the above works to the above existing dwelling within a conservation area in Twywell. The statement establishes design principles for the development, which is appropriate to the site and the surrounding area.

1. The Setting

The Application site is on the outskirts of a residential setting within a conservation area in the village of Twywell, presently occupied by a detached unlisted stone building comprising a domestic dwelling. The site is slightly sloping.

2. The site

The adjacent buildings to the south are domestic properties. These buildings are unlisted. The existing building footprint is approximately 325m² on a site occupying an amenity space with a curtilage area of some 1650m².

Access to the property is via High Street.

Open fields are located to all other sides of the site.

Drawing numbers 20235/01A & 02A accompanying this application show the existing and proposed layouts.

3. The local vernacular

The site is within a limestone belt which arches through this part of Northamptonshire. Traditionally buildings were constructed of locally sourced stone. Roof coverings in this area are predominantly natural slate and traditionally thatched. Pitches to this type and age of construction have been typically 35-50 degrees. The properties have varying front and rear garden sizes and side access/parking in some instances.

4. Building history of the site

The site has an existing two storey stonework building on it, constructed in the late 1800's. Later single and 2 storey side extensions were added in the 1950's. In the vicinity, buildings are of a varying age but predominantly stone and brickwork.

5. Design rationale behind this current proposal

The proposal comprises the provision of a pitched roof to the existing northern 2 storey extension. It currently has a flat roof which is both unsightly and also at the end of its working life. It is proposed to demolish the single storey side extension to the southern elevation which also has a flat roof to it and is in a poor state of repair. New iron railings will be provided to the existing (and extended) stonework boundary wall to the front of the property, using stone retrieved from the demolished side extension. A detached double garage will provide off road parking to the rear garden as the existing attached garage does not provide sufficient off road space to enable vehicles to safely access it from Main Street.

The works aim to make the link blend seamlessly in with the surrounding vernacular. The extension will have a positive impact on the look of the property from High Street and totally in keeping with the surrounding traditional buildings.

The proposals aim to alter the internal layout of the property to integrate the current attached garage into the dwelling by providing habitable space there.

The alterations will meet current building regulation requirements for insulation.

Materials used throughout will enhance the appearance of the dwelling within the conservation area.

The proposed alterations can rightly be seen as complimentary to, and in harmony with similar adjacent properties.

6. Access

The layout has been designed to allow full ease of movement.

7. The current proposals in the context of local plan policy.

We feel that the proposals offer compatibility with the characteristics of the property and those domestic dwellings around it. The materials to be used will be in keeping with those used in the vicinity.

8. Conclusions

Care has been taken in the design to protect the amenities and the enjoyment of nearby properties.

We believe these proposals are in the spirit of the local authorities policies. The materials and style of the proposals will match those of the existing property.

Furthermore these works will blend seamlessly into the local vernacular and retain the look of the building when viewed from all sides.