

DESIGN, ACCESS AND HERITAGE STATEMENT

49 Midland Road, Wellingborough

Northamptonshire

NN8 1HF

1. Introduction

This Design and Access Statement has been prepared by Best Décor London to accompany the planning application for the installation of an extraction flue system associated with internal alterations to accommodate the restaurants' needs.

It incorporates statements in accordance with local and national planning guidance, and is to be read alongside the submitted plans and documents related to the current planning application. The role of this statement is to provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings.

2. Site and surroundings

The application site consists the ground floor premises two-storey mid-terrace property situated on the junction of Midland Road next to the junction with Commercial Way and Castle Way.

The property is located in the Wellingborough Town Centre Conservation Area and it does not fall within the curtilage of a listed building.

The site also falls within the Town Centre. It is situated within a run of commercial units whose uses comprise retail, restaurants, café, hot food takeaway and other commercial uses.

The surrounding area is characterised by a mixed use with a high concentration ground floor retail units on the surrounding street and residential uses common on upper floors and surrounding streets.

3. The Proposal

This application seeks permission for a proposed installation of extraction flue system to the rear of the premises. It is noted that existing use of premises falls under Class E (a) and the Proposed under Class

E (c) which would make this change in use acceptable in principle. There are also proposed associated internal alterations in order to create the best use of the space.

4. PLANNING MATERIAL CONSIDERATION

4.1 Design and impact on the Conservation Area.

Planning application is sought for the installation of an extraction flue system to the rear of the premises. The characteristics of the proposed system are analysed in detail in paragraph 5. Internal alterations are to be proposed. It is noted that no alterations are to be made to the front elevation of the property not the structural walls of the property. The only exterior alteration related to the brickwall to the rear of ground floor unit in order to facilitate the ducking.

The proposal seeks permission for the installation of brand-new devices which are compliant with the requirements of relevant authorities. The Extraction Flue ducting would be facilitated to the rear of the ground floor unit and would extend all the way up across both floors to reach a height of 1 meter above the eaves of the rear main roof.

The guidance states that Extraction Ducting should end 1 meter above the eaves of the roof, in order to avoid potential harm afforded to amenities of neighbouring properties whose habitable room windows are located near to the flue. In this case the extraction flue would be flash with the Outrigger of the property. However, the height above the eaves has been measured from the rear main roof of the property.

It is noted that the first floor flat above the premises is unoccupied and does not serve any habitable space. Even if this flat would be occupied, the proposal is not likely to significantly harm its amenities in order to warrant a refusal.

Given the distance from other neighbouring properties, it is considered that the proposed extraction flue would not cause any impact in terms of

It is also noted that this type of flue system is widely met in this particular area with more than 5 units adjacent to the application site having these additions to the rear. The proposal would be smaller in scale than the surrounding extraction flue systems and would appear more subservient to the property.

The proposed flue would be located in a discreet location to the rear roof of the host building. As such it would not be visible from the street and would have no significant impact on the character and appearance of the host property or the wider street scene. The noise produced by the extraction system will be mitigated with the installation of silencers. Given that the whole system is to be installed indoors, there is no impact afforded to neighbouring properties in terms of noise.

Given the minor nature of proposed external changes, the development is not considered to cause any impact on the residential amenity of the neighbouring properties. There will be no adverse impact on the outlook or daylight / sunlight of neighbouring properties. As such, the development is acceptable with regards to amenity impact considerations.

5. Conclusions:

We believe that the proposed development would be acceptable in design terms and would respect the surrounding area.

The applicant kindly requests the Council to consider the proposals within this light and offer to grant resolution for approval at delegated officer level.