

Design & Access Statement & Heritage Impact & Justification Assessment.

Fineshade Huse, Wakerley Road, Harringworth, Corby, Northamptonshire, NN17 3AH

The proposal involves the erection of single storey stone extension under a flat roof with an aluminium flat roof light, including removal the existing stone wall where knocking through to existing property. Any stonework from the demolition will be reused in the proposed external walls, and additional imported stone will be locally sourced to match including Ashlar stop chamfered lintels, cills and quoins..

The proposal does not have a negative impact on the setting of the Heritage asset and the surrounding Conservation area, in terms of scale, design and materials to ensure the proposal sits comfortably on the existing Building.

Powder coated aluminium doors will be incorporated to the ground floor Orangery extension with the replacement of the remaining doors and windows to the complete rear elevation.

In conclusion the proposals will not harm the historic fabric of the Listed Building & will demonstrate how the building has evolved.

Use

The property is used as a Domestic Dwelling.

Amount

The proposal seeks permission for a single storey rear extension.

Layout

The internal layout of the property is being rationalised to suit the owners needs basically moving the Kitchen to the rear.

Scale

The scale of the proposal does not overpower the existing Building in terms of both height & positioning.

Landscaping

The proposal allows for an extended patio area.

Appearance

The appearance of the proposals will complement the premises & result in a positive effect on the heritage asset owing to the sympathetic nature of the materials.

Access

Access is unaffected by the proposals.