Design and Access Statement
In relation to the Listed Building Consent Application for Northdene, 5 Cross Lane, Aldwincle, Northamptonshire NN14 3EG

The Proposal

Reconfiguration of the internal 1st floor layout of the 20th Century built extension to the property, to allow for the development of a master suite.

The development will be done sympathetically to the style of the property using materials consistent with what exists today.
To increase the light projected into the house, part of the reconfiguration proposes increased ceiling height, and the installation of 4 additional conservation velux windows in addition to the one that is already installed above the stairwell. The existing velux will be replaced with a conservation velux to ensure uniformity of style and design.

The work essentially relates to
- The change in position of internal walls
- An increase in ceiling height
- Refurbishment and update of fixtures and fittings

There is no impact from this proposal to
- The original 18th Century built property or the land
- The height of the property
- The external layout of the property
- The footprint of the property on the land
- Access to the property
- Any of the distinguishing features of the property as listed in the listed building directory
- Neighbouring properties. Any velux skylights installed would be higher than 2m from the floor.

Velux Rooflights

This proposal recognises the consideration of Rooflights under Class C of the GPDO 2015 (General Permitted Development Order) and is consistent with the rules and conditions associated with Permitted Development on the basis that:-

- The installation of the Velux rooflights will not protrude more than 15cm beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- The installation would not change the highest part of the original roof
- The installation would not impact the chimneys, flue or soil and vent pipes present
- The rooflights would be greater than 1.7m above the floor level