

Design, Access and Heritage Impact Statement

Site: Tal Cottage, 48 Gretton Road, Harringworth, Corby, NN17 3AD

Proposal: Proposed replacement single storey rear extension

Agent: Reeve Architecture and Design on behalf of QKS Ltd

Date: April 2022

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1. Introduction:

This Design, Access and Heritage Impact Statement is to support a Householder Planning Application for a proposed replacement single storey extension at Tal Cottage, 48 Gretton Road, Harringworth. The application site is located within the Harringworth Conservation Area, therefore this statement is required in order to adequately understand the impact of the proposed scheme on the setting.

2. Site Location/Description:

Tal Cottage enjoys an attractive location within the heart of Harringworth village. It is situated along the North side of Gretton Road, with the principle elevation positioned adjacent to the public footpath. The cottage enjoys private amenity garden space to the rear/North, and includes a detached vehicular garage to the East of the application site.

Please see image below for aerial map of site location (Source: Google Maps) :



3. Historic Significance:

This section of the statement looks to provide further detail on and assess the historical significance/context of both the application site, and its broader setting within the village and Conservation Area.

The entirety of Harringworth village sits within the Conservation Area, with Gretton Road running through the centre, eventually adjoining Wakerley Road. Tal Cottage is positioned close to the centre of the village, and within an area that still retains much original character. The traditional buildings, including the application site, have a harmony of character derived from the simple vernacular architectural style and common material palette of natural local rubble stone. The roof coverings are generally a mixture of pantiles, Collyweston stone and blue slate – although some thatched roofs are also evidenced.

Gretton Road, and specifically the area within close proximity to the application site, is characterised by a more regular plan form of small-scale detached cottages sited adjacent to the public highway. Tal Cottage itself is a good example of this simple, traditional building style and material palette. Please see images of Tal Cottage below, taken from Gretton Road for illustration:





It is recognised that whilst Tal Cottage is not listed, it makes a positive contribution to the Conservation Area, and reinforces the predominantly simple, traditional character of Gretton Road itself.

4. Proposal - Including Design and Access Detail:

The scheme proposes a replacement single storey extension to the North elevation in order to create a garden room area. Please see design and access detail outlined below:

Use:

Current use of areas subject to alteration – domestic

Proposed use of areas subject to alteration – domestic.

Layout:

The proposed layout of the replacement extension reflects the existing arrangement in place – it is located on the North elevation of the existing building. This area of the building faces the private garden amenity space to the rear of the dwelling. Existing internal openings would be utilised in order to provide access to the space. Please see image of area in which the extension is proposed, including the existing conservatory this application proposes to replace:



Scale:

The existing conservatory structure provides 18.9m² of domestic floorspace. The proposed replacement structure provides 25m² of domestic floorspace.

Appearance:

The proposed extension is very similar in nature to the existing structure this application proposes to replaces– incorporating a combination of hardwood framed glazing, and stone walls. It is proposed that the extension incorporate a flat roof construction with a central glazed lantern in order to provide additional natural light withing the space. Please refer to existing and proposed elevation drawings submitted as part of this application for further illustration.

Access:

The access is to remain as existing and is unaffected by the proposed works.

5. Impact Assessment:

This application proposes to replace an existing extension; therefore, the overall impact is minimised due to the structure already in place. The design of the proposed extension has been carefully considered – it is very similar in nature to the existing structure, incorporating the same high quality material palette which is reflective of the existing dwelling. There are strong similarities between the existing and proposed structure – in terms of scale, location and appearance which helps to ensure the extension is appropriate to the dwelling.

Existing internal openings will be utilised to allow access to the new space, therefore no demolition/removal of walls will be required. Additionally, no fenestration to the existing dwelling will be affected by the proposed works.

A flat roof construction has been proposed which would replace an existing glazed lean-to structure – this will allow the space to be considerably more functional and efficient for occupants. Currently, the space is very cold in the winter months vs hot over the summer period – a modern/flat roof structure will allow enjoyment of the room on a year-round basis.

It is our view that given the proposed extension is replacing an existing structure, and will be built to a high standard, it will make a positive, lasting contribution to the host dwelling and its current/future occupants.

6. Summary:

To conclude, the proposed scheme has been carefully considered to ensure its appropriateness to the existing building, and broader setting. The proposed replacement extension is entirely private, and will bear no impact on the street scene or nearby buildings. Additionally, the replacement extension will seek to upgrade the current arrangement/structure and provide a high quality, traditional finish reflective of the existing dwelling.
