

HARBUR DESIGN

Architectural Services

Design & Access Statement

In respect of

| Planning Application for a new build dwelling on unoccupied land adjacent to Mackworth Drive and Station Road.

| Land adjacent to Mackworth Drive and Station Road, 9 Mackworth Drive, Finedon, NN9 5NL.

On Behalf Of

Gary Morgan

Revision A, 13th May 2022

1. Introduction

- 1.1 This Design and Access statement has been prepared to support the planning application for permission, under the Town & Country Planning Act 1990, of the erection of a 2 storey 5-bedroom new build dwelling. This will be situated on the land adjacent to Mackworth Drive and Station Road.
- 1.2 This application has been prepared on behalf of the application and owner, Gary Morgan by the agent Harbur Design.
- 1.3 This Design & Access Statement will demonstrate that:
 - The proposal will not negatively impact the local area or neighbours.
 - The proposal will use features and materials of the surrounding area and dwellings within proximity.
 - The proposal will retain in-keeping with the surrounding area and street scene.
- 1.4 In determining the scheme, the following plans and drawings should be considered:
 - Site Location & Block Plans
 - Existing Plans, Elevations & Roof Layout
 - Proposed Plans, Elevations & Roof Layout

2. Site, Surrounding Area and History

2.1 The discussed land is located in Finedon, a rural village located northeast of Wellingborough. This land is adjacent to Mackworth Drive and Station Road which connects to Church Hill, Stocks Hill & Bell Hill. Station road runs through Finedon and intersects with the A510 (Wellingborough Road). The land adjacent is approximately 900m away from the A6 which is direct route to the A14 and Bedford, making this beneficial for main road access. In terms of commuting the closest bus stop is on the A510 (Wellingborough Road) this is only approximately 600m away from site.

2.2 See figure 01 Below, a satellite image of the local area with the discussed site outlined in red.



Figure 01 – Satellite Image (Google).

2.3 The site comprises approximately 0.24 acres and currently an empty plot, with unmade ground and rough concrete towards the site access off Mackworth Drive. The views from the north look onto Mackworth Drive and the neighbouring listed property (Gate House), this shows a few trees along the front of the site. There is one existing site entrance, which is off Mackworth Drive. The view from the west looks along Mackworth Drive and the applicants owned property. The south view shows a further viewpoint leading down Station Road, also further vegetation between the site and adjacent dwelling. Surrounding the existing site is a stone wall which can be seen on numerous views, this stone wall is protected within the conservation area. As the site sits at the end of Mackworth Drive, it would mean that this would influence the street scene along both Mackworth Drive and Station Road. Therefore, careful consideration towards the design and materiality will be required to ensure no detrimental impact on the neighbouring local historical context.

2.4 See figure 02, which demonstrates the layout of the conservation area. This highlights that the discussed site is within the conservation area. Furthermore, shows neighbouring protected trees and areas of importance.

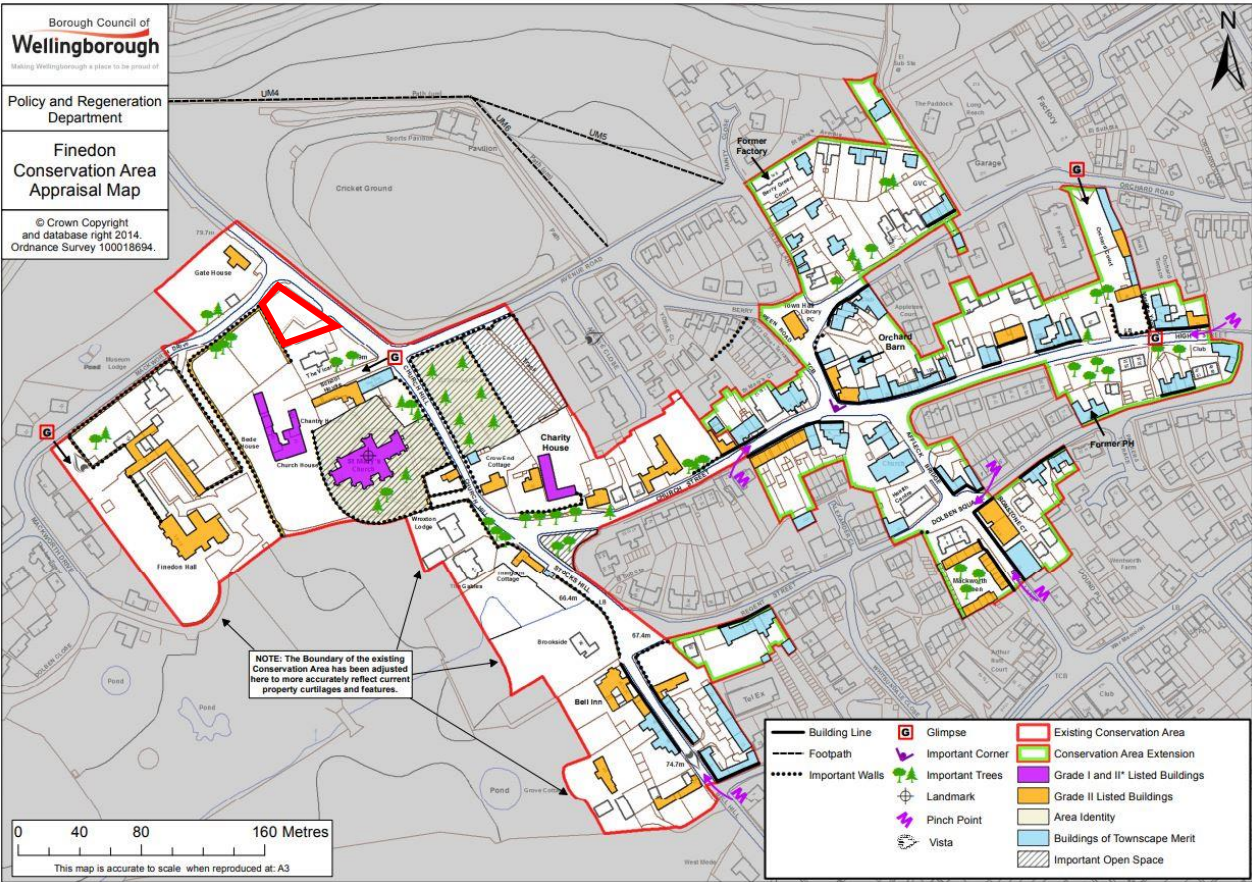


Figure 02 – Conservation Area Outline – Finedon Conservation Area Appraisal Map (2014) – Edited to show site in question.

Figure 02 shows the site in question as well as neighbouring TPOs which will need to be carefully considered to ensure they are retained and not damaged in any way. Surrounding the site shows an important wall which will need to be kept due to historical importance. The existing boundary stone wall has recently been developed under approved application reference NW/21/00944/FUL and now only has one site entrance off the highway Mackworth Drive. This map which the local conservation area in 2014, this does not show the neighbouring property which is currently present. Further investigation was taken to show the impact of new development within the local context.

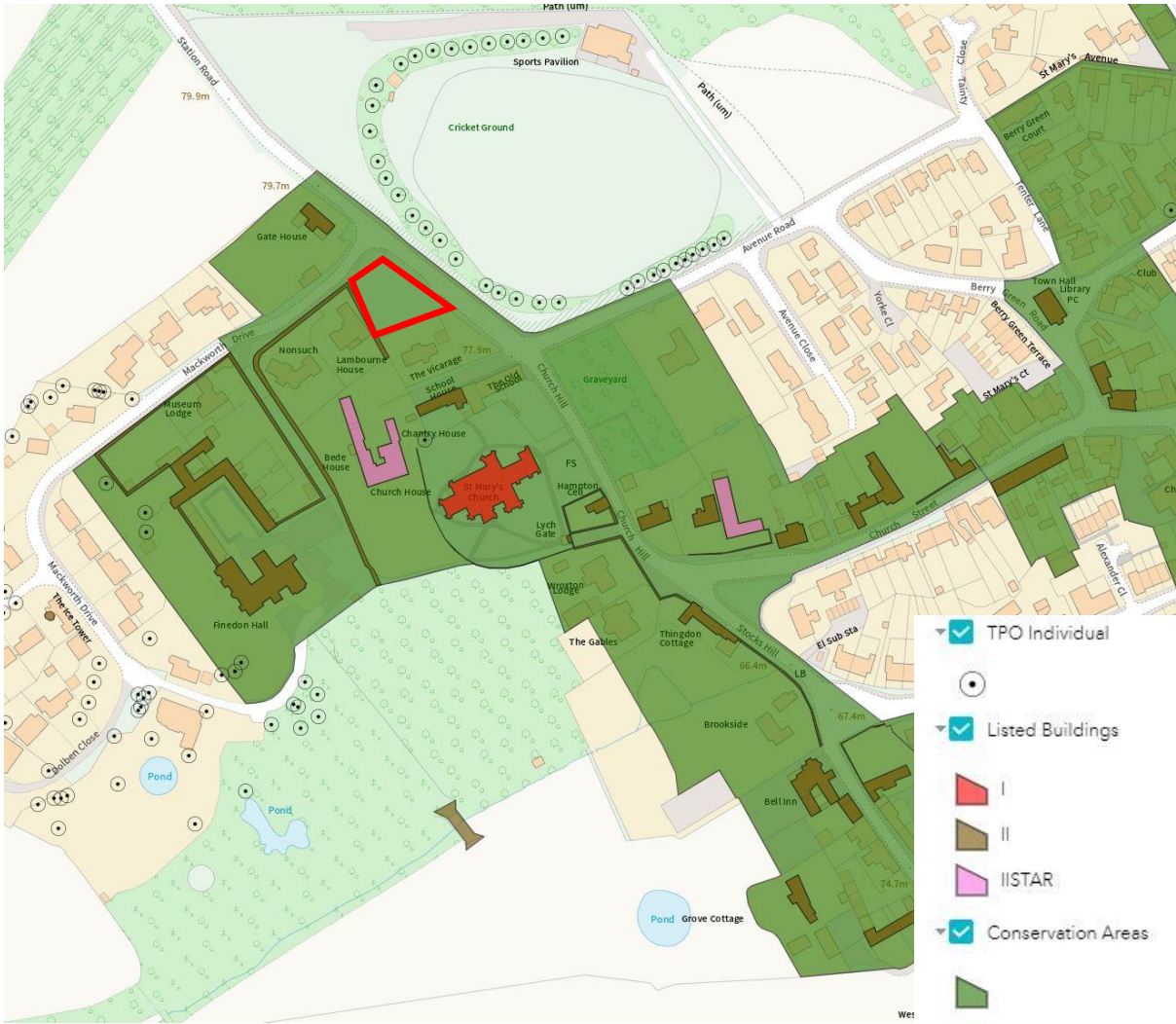


Figure 03 – Conservation Interactive Map – Wellingborough Council Mapping (2021) – Edited to show site in question.

Figure 03 shows an updated version of the conservation area which highlights the plot of land and the neighbouring newly built dwellings. The reason to demonstrate both maps is that there are TPOs which are highlighted that are not present in the interactive map, appendix A shows that the trees are still present along Mackworth Drive. Applying both maps ensures that there is nothing which has not been considered which included key important historical features. This map demonstrates the neighbouring listed buildings which will need to be considered to ensure not detrimental impact on those properties. The local area is mainly made up of Grade II listed buildings with the exception of three Grade I or Grade II* listed properties, including Saint Mary's Church, Church House, and Charity House. Majority of the buildings within the conservation area are primarily made out of ironstone with some exceptions to brick and limestone. Most windows are cross timber windows with wooden / stone lintels and cills, usually with the addition of some stone detailing. Referencing the conservation documentation will provide context and allow for careful consideration to Finedon's rich history, maintain key characteristic and historical merit.

2.5 Character Appraisal documentation specifies recommendations on materials and details which any extension or new build will have to abide by to ensure no negative impact on the local area. External wall materiality includes numerous typical building materials which are common in Finedon, in the case of the site in question limestone / ironstone can be used and even brick with stone detailing. Other areas which are relevant are roofing which require to implement slate, clay and or

stone parapet with kneelers. This will have to be considered to support the surrounding listed properties and even the local context, ensuring no negative impact. Other listed dwellings within the area use ironstone and slate/ clay tiles. Furthermore, windows and doors require primarily timber sash windows in Georgian panes, doors require to be constructed in timber plank or panel arrangement with top half to be half glazed with a fanlight above. The proposal will need to support these recommendations by incorporating similar materiality and characteristics available on the local properties.

2.6 The discussed land is currently empty from dwellings or buildings; however, this proposal will follow a similar style to the local dwellings and follow a similar characteristic of the surrounding area. Appendix B demonstrates the materiality and design of the property to give context to certain features which have been included in the proposed new build.

3. Crime & Security

3.1 As the local area is a relatively small village it is helpful to understand the local crime within the area, with relation to the local area from April 2021 there were a total of 23 crime incidents over a 2-month period. Majority of crime incidents are anti-social behaviour and theft.

3.2 The proposal will accord to approved document part Q for details and specific ratings which need to be met to satisfy Building Control. Regarding the local crime in the area being mostly theft elements have been proposed to ensure procession are safely stored. These elements include an integrated garage area which can store 2 vehicles, which can be locked. All windows and doors to be security tested to PAS24 and doors to have multi-point locking mechanisms to BS3621. The front door access will need to adhere to those standards as well as have a latch locking system, view hole and locking mechanism.

4. Access

4.1 Residential access into the site is proposed to remain as existing, which is off Mackworth Drive, this will be accompanying with permeable block paving for the driveway and parking. The existing site entrance uses timber gates which are electrically operated. Following existing parking standards and guidelines the plot will be able to accommodate the recommended 4 parking spaces, proposed garage spaces and sufficient driveway would satisfy this. The driveway will accommodate room for vehicles to turn and exit the site and join the highway in a forward gear.

4.2 During construction phase there is sufficient space allocate for large machinery to enter the site and to be stored.

5. Sustainability and Energy Statement

5.1 The proposed development will conform to all relevant existing Building Control Regulations including necessary thermal and energy efficiency values.

5.2 To achieve the desired standards, some or all the following measures have potential to be incorporated:

- High efficiency building fabric – to include, but not limited to, insulated floors, walls and roof.
- Installation of sufficient U-Value doors and windows.
- Air permeability and thermal bridging to be reduced.
- Installation of energy efficient lighting and appliances.
- Rainwater Harvesting.
- Water butts to collect water for external use.
- Use of sustainable sourced timber.
- Use of locally sourced materials to minimise energy consumption and carbon footprint throughout the construction process.
- Private garden space offers ample areas for externally drying clothes.
- Storage for recycling and waste bins.
- Recycling retained through District Council's current recycling regimes.

5.3 Any renewable energy sources will have to be supported by the council to ensure that it does not damage the characteristic and appearance of the conservation area.

6. Waste

6.1 The development will involve an erection of a 5-bedroom residential dwelling. The construction process will include excavation for the development of the foundations therefore, any excavated land will be disposed of at a fully licenced site. The development will mainly include constructing the dwelling with no demolition needed. If there is any waste produced from the construction process, then this will need to be recycled and then disposed safely and legally through the appropriate sites. The site offers plenty of space for the storage of skips as well as materials and fixtures before use or disposal.

6.2 Following the completed construction process, any waste generated from the proposed residential use will be recycled appropriately under the existing District Council's recycling regime. This includes the use of existing collection of recyclable materials such as plastic, metals, paper, cardboard, green garden waste and general waste which is not deemed suitable for recycling. General waste is disposed and taken in its normal dustbin to a licenced site. Storage for these bins will be stored on site near the Mackworth Drive site entrance.

7. Services

7.1 The development will incorporate a full kitchen area as well as 5 en-suite's and a family bathroom on the first floor and a WC on the ground floor. These will require a mains water connection and foul waste drainage; this would be connected to any existing services available. The site currently has 2 manholes which could be used to dispose of foul waste into the existing mains network. Further investigation will need to occur by the main contractor. However, the development will propose to provide sound pipework and connection which will meet the current Building Control standards.

7.2 The development aims to remove surface water through the means of soakaway or other approved methods however, following section 7 there is no significant risk of flooding. However, the applicant would install new drainage following the implementation of permeable block paving. Therefore, dispose through soakaways, unless deemed unfit by Building Control and an alternative will be approved.

8. Flood Risk

8.1 See figure 04 for a flood risk related map which highlights areas of significance flooding and areas of no flooding.

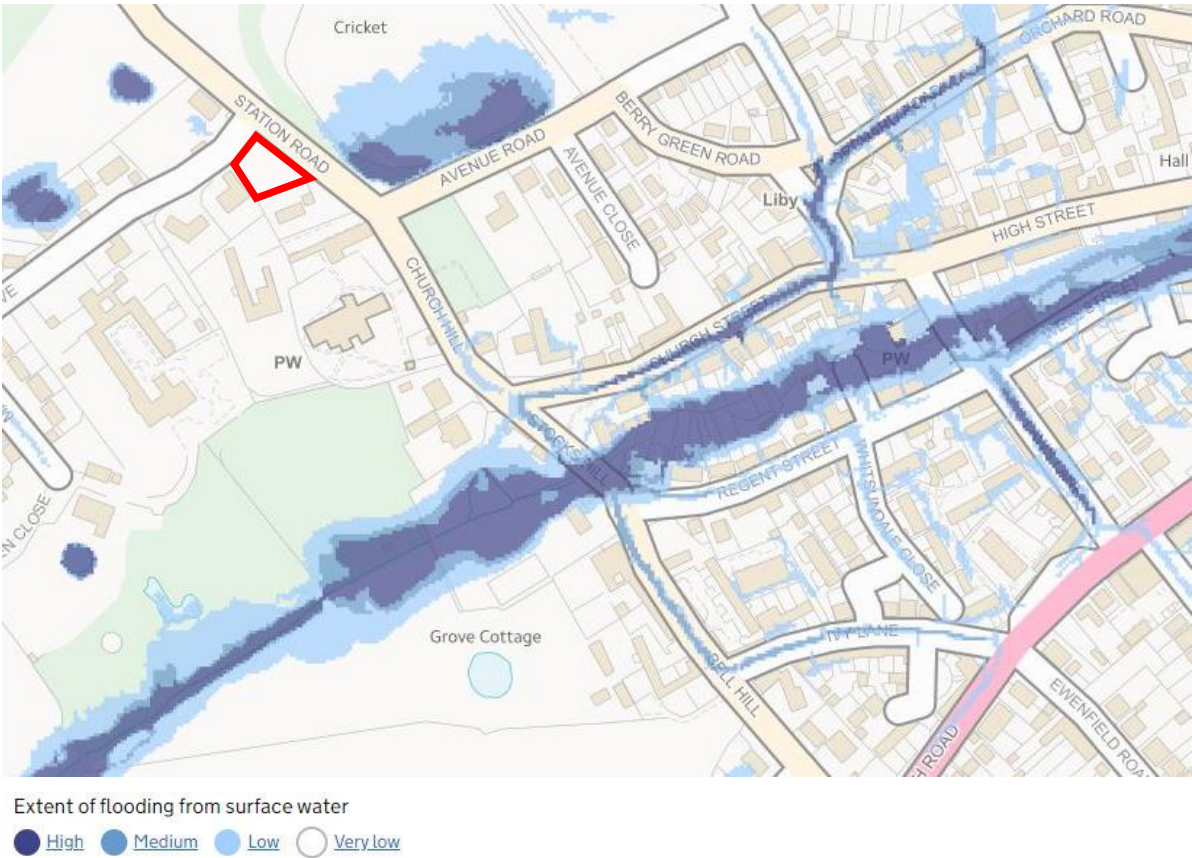


Figure 04 – Extent of flooding from surface water

The above figure shows no significant flood risk which would impact the proposed dwelling. If this were to change then it can be resolved using proposed drainage methods applied by the applicant. This proposal will not interfere with the flood area and does not impede on the location of this. Furthermore, permeable block paving with linear drain before the highways will be applied to the front of the site as a driveway to account for any flooding issue to arise.

9. Ecology

9.1 Currently in the local area there is no protected species which will influence a proposed development. The existing plot is vacant and therefore has no buildings which may be hosting roosting bats. There is only one tree on site which will be retained and not influenced by the development. No previous application highlights any ecology method statements however, if any migration or swallows, bats or other protected species are found on site then appropriate local council ecology guidelines will be considered, along with an ecology method statement to satisfy any concerns.

10. Previous Planning History

10.1 WP/1997/0201 – Erection of new parsonage and 2 dwellings, change of use of orchard to scout land and construction of new wall - Approved with Conditions.

10.2 WP/1997/0202 – Demolition of approximately 2.7m and 6.5m of stone boundary wall to facilitate access and construction of new stone wall (amended scheme) - Approved with Conditions.

10.3 WP/2011/0158 – Demolition of former scout hall (Application for Conservation Area Consent) – Approved with Conditions.

10.4 WP/2013/0275 – Construct One Single Storey detached house with dormer rooms in the roof space on site of former scout hall – Approved with Conditions.

10.5 WP/20/00366/TCA – T1 Holly – Reduced in height by 1.2-1.5 metres and trim tightly to shape. T2 Sycamore – Included unions. Crown reduce by approximately 3.0-4.0 metres in height and laterally to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown thin by 15%. Crown lift to a height of 4.0 metres. NT3 Yew (neighbours' tree) – Crown lift to a height of 2.5 metres over footpath. Crown reduce by approximately 1.5-1.8 metres in height and up to 3.0 metres laterally pruning to suitable growth points to retain the flowing lines of the canopy. NT4 Irish Yew (neighbouring tree)- Prune back to boundary. G5 Group of Sycamore, Hawthorn and Elder – Fell to ground level. Trim all other vegetation back to boundary – Approved.

10.6 NW/21/00602/FUL - Proposed 5 bedroom dwelling with garage, hardstanding to form a driveway and vehicular access off Mackworth Drive. Extension of an existing surrounding wall measuring 1.8 metres in height and the installation timber security gates at both entrances. – Refused.

10.7 NW/21/00944/FUL - Proposed alteration to boundary wall to include a 1.8 metre dark timber electronic gate onto Mackworth Drive & increasing the height of the existing boundary wall fronting Mackworth Drive and Station Road to 1.8 metres in height. – Approved & implemented.

10.8 The applications listed above are regarding previous work done to the site and surrounding plots, before any dwellings were built on the adjacent plots.

10.9 The application listed in 10.5 demonstrates that there were trees which were pruned and reduced, these could be listed however, it is unclear due to the conservation interactive map not highlighting these significant trees. As these are located on site it is important to consider the proposal around these important trees. Appendix C shows the map which was submitted to highlight the important trees / vegetation. This will be used to help mark on the trees on the drawing and take careful consideration for the proposed dwelling. Following the application discussed the cluster of trees known as G5 were removed by Wilby Tree Surgeons. Other planning applications apply to the adjacent existing house however, some documentation can be used to support the proposal as mentioned previously.

11. Proposed Development Design, Character and Appearance

11.1 The proposed development is for the erection of a new open market residential dwelling. The aim of the design is to follow a similar scale as the neighbouring dwellings, ensuring that the characteristics and materiality follow the surrounding area's context. The internal layout will include a large open central staircase area along with a double garage and cinema room, a kitchen area centralised to the ground floor which will have a set of bi-fold doors to allow as much light in as possible. The kitchen element is recessed behind the dining room and lounge on either end of the proposal, this would zone out each of the spaces without restricting or minimising the area. Furthermore, a utility area will be included off the dining room allowing for further integrated features which can be closed off if needed. The first-floor element follows a similar centralised staircase and landing area which has numerous doors accessing the 5-bedrooms, these would include a walk-in wardrobe area as well as en-suite. While this proposal is adjacent to the existing dwelling privacy is a key element so allocating en-suites and walk in wardrobes to this area with only en-suites having windows, is a good way of applying light into the space while frosting the window to prevent problems of privacy.

11.2 The external appearance of the proposed development will follow similar materiality of properties within proximity, this will best keep within the conservation guidelines and the local context. The application of ironstone and white sash style windows correlate to the surrounding conservation area, maintain the historical importance and merit. The northwest elevation demonstrates that the double garage element with 2 separate doors with large stone lintels above to follow suit the neighbouring dwellings design. The centralised front porch area which opens up into the main central staircase is a small centre piece which projects in front of the main house. Furthermore, lintel sizes, window styles and door styles have been matched to ensure the street scene along Mackworth Drive follow a specific pallet characteristic which is common in Finedon.

The northeast and southwest elevations minimise the number of windows as possible to reduce a possible privacy issue, while the windows in these rooms are for WCs these would have a satin or obscured finish (frosted) to only allow light through. The southeast view is symmetrical to the overall design by allocating 2 gable ends of equal height either side, along with large sash style windows for the first-floor bedrooms. As the central element is where the kitchen is this will include a large bi-fold doors to allow for views along the rear of the garden with a projected gable to one side. Either side would include doors and window side panels for access between both the dining room and lounge /snug area. The modern twist which is present on the existing neighbouring house will be applied to the proposed new dwelling, this would include the bi-fold doors along the rear elevation. Modernising the proposed dwelling in a rich history area without straying away from recommended design features and materials that is mentioned in the conservation area design guide.

11.3 The overall site will be altered to suit the proposed dwelling; this will involve removing the rough concrete surface at the main entrance on Mackworth Drive. While some of the parking space will be in the proposed double garage, sufficient room has been allocated to support parking for other cars as well as turning around to exit the site in a forward gear. This will primarily be permeable block paving which will match the existing dwelling adjacent to the site, fencing will be applied to the side to separate the front driveway and the rear garden space. Furthermore, a shed will be included towards the rear of the property for cycle and amenity storage. The proposed dwelling sits central to the plot of land which is ideal for the neighbouring listed trees as these will not be affected nor need to be altered to allow for the build.

12. Conclusion

12.1 The proposal has taken into careful consideration to the surrounding area and the important existing boundary wall, TPOs and surrounding listed properties. While none of the properties overlook the site, it is important to ensure that the proposal does not negatively impact the key views. The proposed dwelling will incorporate similar materials used as the neighbouring existing property to closely correlate to the surrounding context. This would better tie into the surrounding area and adhere to the conservation area design guidelines. Including key features and similar modern twist which are present on the adjacent existing property, it is important as to keep in with the characteristic of the area. Designing the dwelling which compliments the existing neighbouring properties while being sympathetic to the local area, respecting the historical context and merit is crucial. The surrounding TPOs and important walls have been taken into careful consideration when it comes to the proposal, retaining elements such as the surrounding boundary walls and TPOs, ensuring these are not affected in anyway.

12.2 The proposed development appears to accord with local conservation. It is appropriately designed, will not have a detrimental impact upon neighbouring residents or to the listed neighbouring properties, furthermore, applies certain materials which correlate to the existing neighbouring property. Overall, the proposed dwelling will best use the site as a house that compliments the local context. Therefore, we respectfully feel that permission should be granted.

A1. Appendix A

A1.





View of Mackworth Drive of the site access point, from west elevation



View of Mackworth Drive of the adjacent property front access, from west elevation



View at east elevation of the neighbouring applicants dwelling



View rear of the site along Station Road



View of east elevation of applicants neighbouring dwelling, from Station Road

B1. Appendix B

B1.



View rear of the applicant's neighbouring property, demonstrating style and materiliaty



View rear of the applicant’s neighbouring property, demonstrating style and materiliaty.

C1. Appendix C

C1.

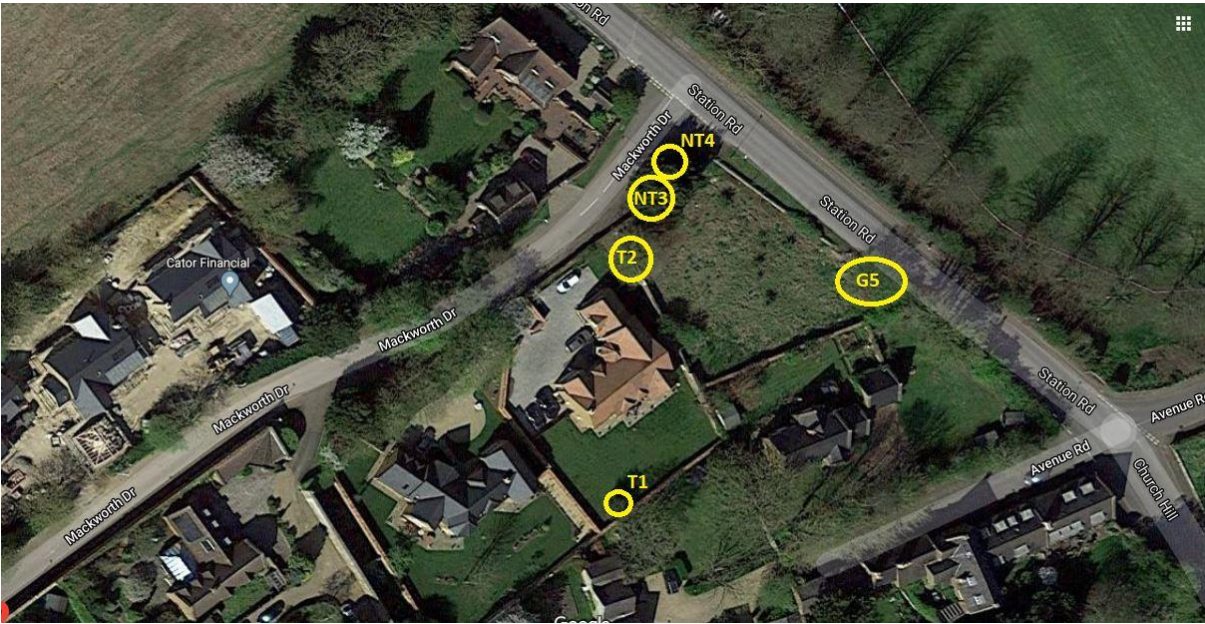


Image from application WP/20/00366/TCA regarding TPOs on applicant’s plot.

D1. Appendix D

D1.



Image shows Neighbouring listed property (The Gate House) with timber gates outside the front.