

# Design and Access Statement

## Change of Use from Commercial Property to Residential

**Proposal:** Change of use of ground floor room from commercial to residential annexe at 57 High Street Woodford Kettering NN14 4HE. Prior use history and annotated plans are provided.

### Current features on the existing site:

The property's external walls are of traditional brick construction. The main roof is pitched and covered with slates. Internally, the floors are of timber and solid construction. The existing commercial space takes up the right side (when facing the building) of the ground floor. The property has a timber front door. There are two double glazed, plastic single doors on the side to the commercial space. There is an internal connecting door between the ground floor commercial space and the interior hallway of the residential side. During Covid, this was temporary closed.

### Suggested changes to the existing site:

There will be no changes made to the exterior of the building. The interior door will be reopened to connect the proposed annexe space to the rest of the residential property. Please see the floor plan included in the planning permission application for reference on the location of this interior door.

### Current landscaping on existing site:

There are no tree or hedges on the existing commercial site.

### Suggested changes to the existing site:

None.

### Heritage Assessment:

The property is located in the Woodford Conservation Area of East Northamptonshire. As there are no plans for any external or landscaping work, changing the property's use from commercial to residential will not affect the area's appearance. Therefore, the Heritage Asset of this property should not affect our proposed plan to change the use of the commercial space to residential.