

Design and Access Statement

Proposed alterations

to 1-6, 10-13 & 14-18 Mackworth Green, Finedon, Northamptonshire, NN9 5LX

May 2023



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1.0 introduction

- 1.1 brp architects have been appointed by the applicant, Greatwell Homes, to prepare a design proposal for alterations to the existing dwellings at 1-6, 10-13 & 14-18 Mackworth Green, Northamptonshire, NN9 5LX. This statement is written in support for this proposal and shall accompany a planning and listed building consent application made to the local planning authority.

2.0 site analysis

- 2.1 The application site lies within the curtilage of Finedon, a village located in Northamptonshire. This forms part of the Conservation area and the buildings are all Grade II listed.
- 2.2 The application site is located to the west of the village, within a well-established residential area. A series of terraced houses occupies the site, with a communal courtyard garden. Parking is located to the side and rear of the properties.



Mackworth Green | Site Plan

3.0 context, land uses, scale, massing and materials

3.1 Finedon is well served by local services and businesses. This includes:

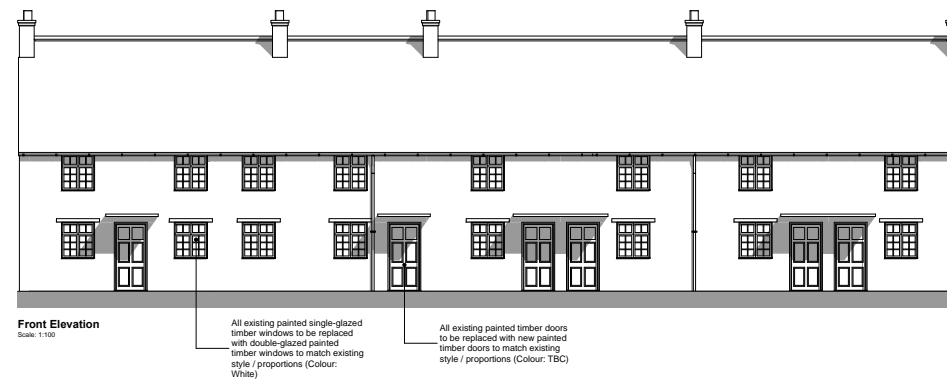
- local library
- church
- park and recreational ground
- public houses and restaurant

3.2 The application site is orientated around a central landscaped courtyard, and backs onto Laws Lane.

3.3 There is a range of external material finishes within the village, including: Northamptonshire Ironstone, red brickwork, render, grey slates and concrete roof tiles. Some of the windows in the area are timber framed, but most are upvc. Both have traditional glazing bars and are typically side hung.

4.0 design and access

- 4.1 The current windows have reached a state of disrepair. Consequently, the purpose of the proposal is to replace the current single glazed, timber frame windows and doors with new ones that match on a like-for-like basis. This is required as part of the maintenance of the buildings to improve their longevity, and to provide comfortable accommodation for its residents.
- 4.2 The design considerations follow the advice received from North Northamptonshire Council during the pre-application stage of the process. (Planning refs. NWP/23/00019/PREF, NWP/23/00020/PREF, NWP/23/00021/PREF).



Front elevation | As Proposed

5.0 conclusion

- 5.1 The application site is located within an established residential area, and it is reasonable to conclude that the alterations, as proposed, are suitable for this site. It has been designed so that it is acceptable in terms of design, access, and appearance and positively contributes to the character of the area.