

# **Design & Access Statement**

## **2 Church Cottage, Twywell, Kettering NN14 3AH**

This statement is to be read in conjunction with all drawings, forms & checklist.

### **1. Introduction**

- a. This application seeks consent to erect a single storey extension to the rear of the property which will link the kitchen to the detached utility room located in the converted outbuilding.

### **2. Site Location & History**

- a. The property is within the conservation area of Twywell off of Church Lane
- b. Planning consent 03/01625/FUL granted permission to demolish the existing conservatory and erect a two storey extension to the house and also erect a new single garage
- c. Planning consent 13/00153/FUL granted permission to demolish the existing conservatory and erect a two storey extension of a different design to the previously approved

### **3. Site Constraints**

- a. The site is some 375 sqm.
- b. The property is a semi-detached two storey cottage.
- c. The proposal will not affect parking or access.
- d. The property has neighbours on all sides
- e. The topography of the site is generally flat but some small retaining structures are present

### **4. Use**

- a. The property is residential and the proposed extension will provide ancillary accommodation

## **5. Amount**

- a. The proposed link extension will create an additional floor area of just under 8 sqm.

## **6. Layout**

- a. The proposed extension is a practical addition to the dwelling providing a habitable link to the already converted outbuilding rather than having to walk outside in the elements to get the washing etc.
- b. The fenestration is sympathetic to the existing house & outbuilding and forms a seamless link between the two whilst retaining the cottage character.

## **7. Scale**

- a. The proposed extensions height & scale is governed by the existing outbuilding. A new front to back pitched roof will cut into the existing roof creating valleys.

## **8. Landscaping**

- a. No trees will be affected by the proposal.

## **9. Appearance/Design**

- a. The extension has been designed to complement & replicate the existing fenestration in terms of scale, materials, eaves detail, rainwater goods & retain the cottage style.
- b. The proposal seeks to re-use an existing timber sash window removed from the rear elevation.

## **10. Access**

- a. A new door into the extension provides pedestrian access from the garden.

## **11. Sustainability**

- a. The extension will be constructed using detailing and materials to achieve the current building regulation standards with regards to heat loss and ventilation.
- b. The use of reclaimed bricks & timber windows & doors is regarded as a renewable material source.

# Heritage Impact Statement



## **1. Introduction**

This heritage impact statement is in support of a householder planning application for the property known as 2 Church Cottage, Twyell, Kettering. The application seeks consent to erect a single storey link extension to the rear.

A planning consent reference 03/1625/FUL granted permission to demolish the side conservatory and erect of a two storey side extension and new single garage. The garage was erected and has therefore implemented this consent in perpetuity. A further consent was gained in 2013 for another 2 storey extension, which was of a different design. This has also now been built.

## **2. Impact**

The proposal is sited at the rear of the property and has been sensitively designed to be in-keeping with the existing cottages. It is therefore considered of very low impact to the conservation area in general and any nearby listed buildings.

## **3. Justification**

The proposal occupies a very small footprint and will provide a practical addition to link the dwelling house with the converted habitable outbuilding. It is considered that this application will not impact detrimentally on the conservation area or wider community.