

Design and Access Statement

Application for a hard surface tennis court with surround fencing at:

Great Addington House, Woodford Road, Great Addington, NN14 4BS

Introduction

This Design and Access Statement is prepared in support of a Planning Application and Listed Building Application for the proposed installation of a hard surface tennis court with surround fencing within the grounds of Great Addington House. The application and statement is written to meet the provisions of The Town & Country Planning (Development Management Procedure) Order 2010 and follows the National Planning Policy Framework.

The Proposal

It is proposed to construct a hard surfaced tennis court with surround fencing within the garden of Great Addington House. Great Addington House, which is a Grade II listed building, sits within substantial grounds within an open countryside setting to the east of Great Addington.

The surface of the tennis court will be a porous macadam and will be painted in green to blend in with the garden. A fence will be erected on the perimeter to a height of c.2m on the north, south and west sides, with a shorter fence including a gate on the east side (see indicative illustration below). The fencing will be a chain link fencing as illustrated below:



Location

It is proposed to locate the tennis court in the western part of the garden, an area away from the setting of the house. The area is currently overgrown and not used (please see location plan) . The area has been chosen as this area of the garden has historically not been used as part of the recreational garden.

The proposed tennis court will not have any adverse amenity impacts with other nearby dwellings as the site is well screened with existing perimeter planting and set well away from neighbours, therefore there will be no issues of privacy loss or overlooking will arise. The proposed court would therefore be inconspicuous and in keeping with the surrounding area.

The existing boundary remains unaltered.

Area

The proposed area will be c.34m from the north boundary and c.16m from the west boundary in total covering an area of c.528sqm. The current elevation is a gentle slope towards the northern boundary; it is proposed that the elevation of the site will be flattened to a level midway between the top and bottom of the slope (a difference of c.60cm). Therefore the ground works to construct the court do not involve significant excavation and levelling.

Heritage Impact

There are no alterations to the existing property.

Great Addington House is Grade II listed and the listing states:

GREAT ADDINGTON WOODFORD ROAD
SP9575
14/15 Great Addington House
GV II

Shown as Church Close on Ordnance Survey map.

Rectory, now house. c.1670, altered 1870. Squared, coursed and regular coursed limestone with slate roof. Originally T-shape, now irregular U-shape plan. 2 storeys. Main front of 4-window range with end bays breaking forward as gabled cross wings. Centre 2 bays have 8-paned sash windows at first floor, under stone lintels with small gables over. Ground floor has plain C19 sash windows with gauged stone heads. Cross wings have C19 two-light stone mullion windows with transoms. Plank door with decorated hinges to left of centre is set in plain arch-head moulded stone surround. Ashlar gable parapets with finials and ashlar stacks at ridge and end. Fragment of reset carved stone above door and evidence of gauged stone heads to some C19 stone mullion windows. Rear elevation has C19 canted stone bay to far right and 2 C19 stone mullion windows, one in place of original door. Interior: originally cross passage with hall to right. Centre room, formerly the hall, has large open fireplace with bressumer. Ceiling has cross beams. Simple early C18 staircase with part splat balustrade. 2 windows in rear passage have stained glass escutcheons with arms of Peterborough, Bacon, Isham and Tarvers. Evidence of original trusses at first floor level. Room to left of entrance is of c.1870 remodelling. The house may originally have been a T-shape plan with centre range and right cross wing. A C19 wing of domestic offices to far right was demolished mid C20. (V.C.H.: Northamptonshire, Vol.3, p.155).

The proposed tennis court will have no direct impact on the listed building.

The proposed tennis court would be reversible should one choose to do so in the future.

Ecology

The excavation of the site will involve the removal of 6 established ash trees, one of which has been recommended for removal due to a large crack in the trunk (see location plan ecology). The garden and adjoining paddock host many other established mature trees and therefore the impact of the removal of the 6 ash trees will not be significant. The trees will be removed by a qualified tree surgeon who are with all necessary current N.P.T.C modules for arboriculture and will be removed in accordance with BS:3998. The area is not in a conservation area and the trees are not subject to a TPO.

There are no hedges which need to be removed.

The remaining part of the garden towards the front of the house and the rear of the house will remain unaltered. The applicant will lay sympathetic planting around the site of low level hedges and shrubs.

There is no flood risk and surface run-off water and be managed by means of suitable drainage to a soakaway.

Access

The properties existing vehicular access remains unaltered. The tennis court would be for private domestic use only and therefore would not have any impact on traffic generation in the area.

Conclusion

This statement has shown that the proposed tennis court would be situated in a discreet, currently unused, part of the garden well away from the house. The reduced height fencing and green surfaces will be unobtrusive against the backdrop of the landscaping within the garden. The design and subsequent planting will ensure there is no material adverse visual impact.

The nation and local planning policy framework provides support for recreational and sporting development in rural areas as long as the development is designed sensitively and does not harm the local setting or the character of the open countryside. Recent local precedent, since the introduction of the NPPF, confirm that a tennis court and surround fencing is an acceptable form of development within the countryside.

Overall, it is considered that the submitted application is in compliance with National and Local Plans and we believe that full planning permission should be granted.