

109 Huntingdon Road, Thrapston, Kettering, NN14 4NG

Planning reference NE/23/0/01162/FUL

Design and Access Statement & Heritage Impact Statement

Existing Site

Domestic Dwelling 109 Huntingdon Road is a semi-detached dwelling. The NW Side elevation is along Huntingdon Road with parking on the rear of the garden. The property is within the Thrapston Conservation Area, the rear of the garden is the boundary of the conservation area.

Proposed

Construction of a detached double garage located in the rear garden. Access from Highfield Road. The garage will be a Timber Cladded building with a red brick exposed damp course of 600mm from ground level. Large Roller Shutter Garage door to the front elevation and a Double door entrance onto the rear garden.

The roof is an off centre pitched roof, to allow the occupant to install a small vehicle lift to work underneath their own vehicle.

An overall height of 4159mm to the ridge, 2498mm to the underside of the soffit on the boundaries. The building height is kept to height to not appear too imposing on the neighbouring property garden and rear neighbour on Highfield Road. The off-centre ridge will reduce the impact for any loss of light on the neighbouring property garden. As this is positioned at the North part of the garden, direct sunlight will not be affected.

Access

An existing dropped kerb to existing parking spaces from Highfield Road. No Proposed alteration to the existing parking is required.

Heritage Assets Locally

The neighbouring Property across Highfield Road is 107 Huntingdon Road, Day Nursery. This is locally listed building. 'Locally Listed' buildings are valued for their contribution to the local scene, or for their local historic associations, but are not considered to be of national importance, so they are usually not eligible for statutory listing.

Impact on Heritage Assets

The impact of the proposed garage is believed to be of low impact on this locally listed building, as this is not connected to the building, and the division of the Highfield Road clearly defines this has no direct impact. The area is has seen significant changes over the years with modern properties built on Faraday Crescent and Hermitage House care home on Huntingdon Road adjacent.

The proposed Garage would not detract from the conservation area and would provide a secure parking area for the property.

