

# Design and Access Statement

Proposed alterations

to 17 & 18 Wakefield, Wellingborough, Northamptonshire, NN8 3SZ

December 2023



## **contents**

**1.0 introduction**

**2.0 site analysis**

**3.0 context, land uses, scale, massing and materials**

**4.0 design and access**

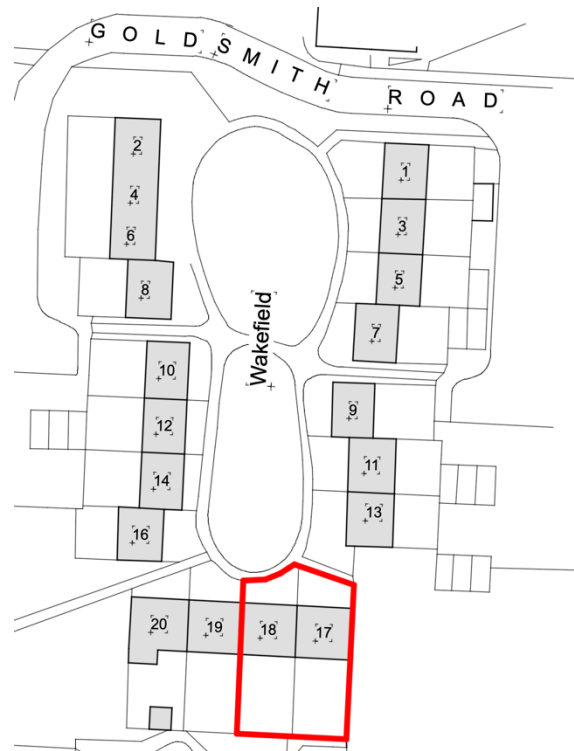
**5.0 conclusion**

## 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 17 & 18 Wakefield, Wellingborough, Northamptonshire, NN8 3SZ. This statement is written in support for this proposal and shall accompany a planning application made to the local planning authority.

## 2.0 site analysis

- 2.1 The application site lies within the curtilage of Wellingborough, a town located in Northamptonshire.
- 2.2 The application site is located to the west of the town centre, within a well-established residential area. 2-storey terrace houses occupy the site with reasonably sized rear gardens. Parking is located nearby within a private residential car park.



17 & 18 Wakefield, Wellingborough | Site plan

### **3.0 context, land uses, scale, massing and materials**

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

- schools and nurseries
- hospital
- parks and recreational activities
- supermarkets and convenience stores
- public houses and restaurants

3.2 The houses in the area are generally 2-storeys in height, faced with white uPVC shiplap cladding and vertical hanging tiles.

## 4.0 design and access

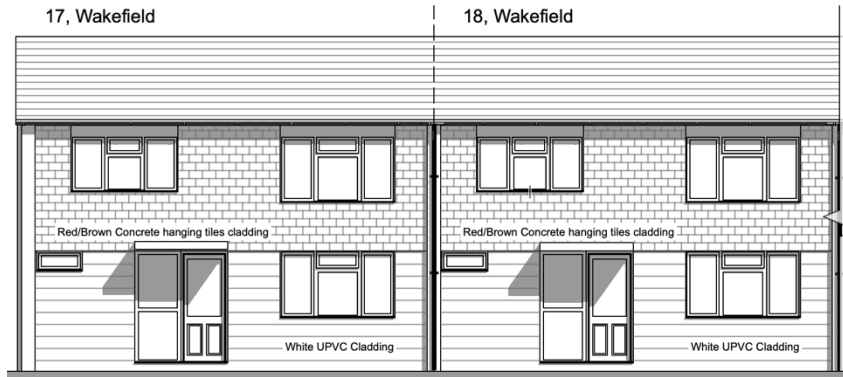
- 4.1 The purpose of the proposal is to retrofit insulation into the existing property, improving its thermal performance.
- 4.2 This will involve the recladding of the external material finish of the currently clad walls. The work will help rejuvenate the appearance of the dwelling and allow residents to better enjoy the property.
- 4.3 The existing porch covering the main entrance of the dwelling is proposed to be replaced with a new UPVC porch, of which its design shall match that which is currently present.
- 4.4 The proposed cladding looks to reflect the style of the area, whilst providing a suitable solution that enhances the appearance of the property. The Hardie Planks proposed have a long-life span and have minimal maintenance requirements, allowing for the building to retain a high-quality appearance for a generous length of time. The wood effect helps create a softer aesthetic to the first floor of the dwelling. The flat white cladding that is proposed on the ground floor mimics the white, horizontal cladding currently present. Overall, the material palette has been carefully chosen to sympathetically enhance the property and character of the area.



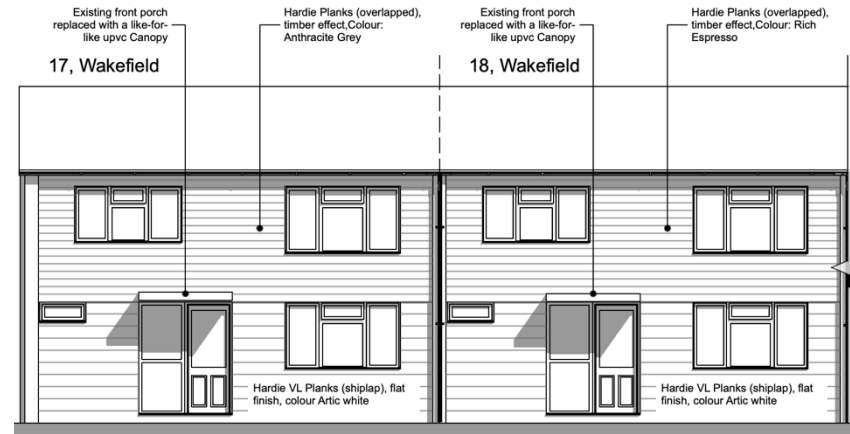
**Existing Front Elevation**



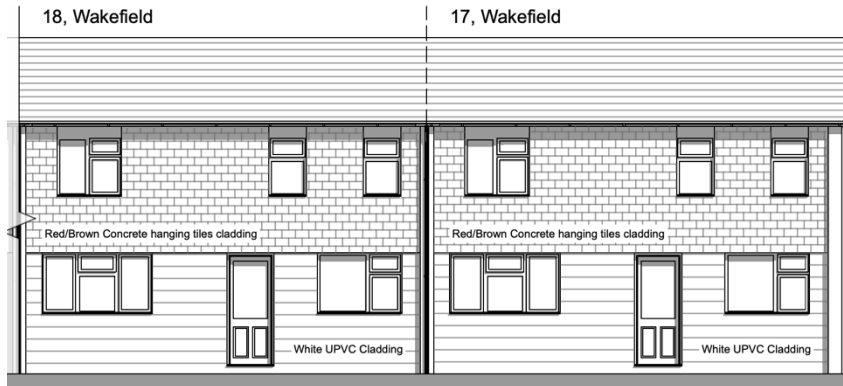
**Existing Rear Elevation**



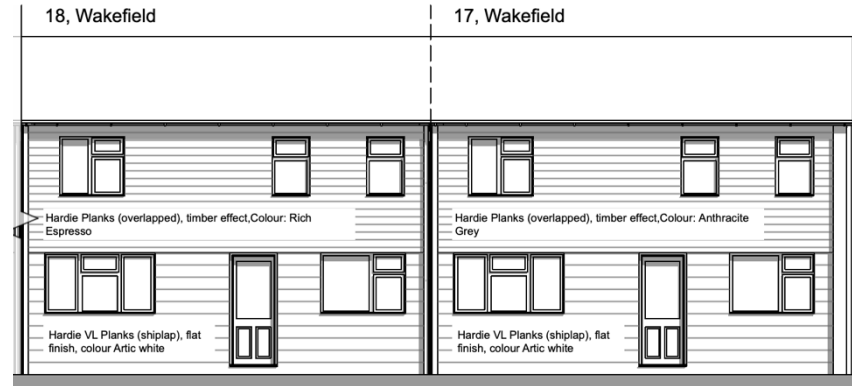
**Front Elevation | As Existing**



**Front Elevation | As Proposed**



**Rear Elevation | As Existing**



**Rear 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 not only been designed so that it is acceptable in terms of design, access, and appearance but also with the express intention of improving the housing stock to make it a much more comfortable living experience whilst also significantly reducing the carbon output – and heating costs – of the property.

It is because of the above that we ask the local authority for its approval of the proposed scheme.