



## Design and Access statement



12 Herne Road  
Oundle, PE8 4BS  
Proposed extension

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# Introduction

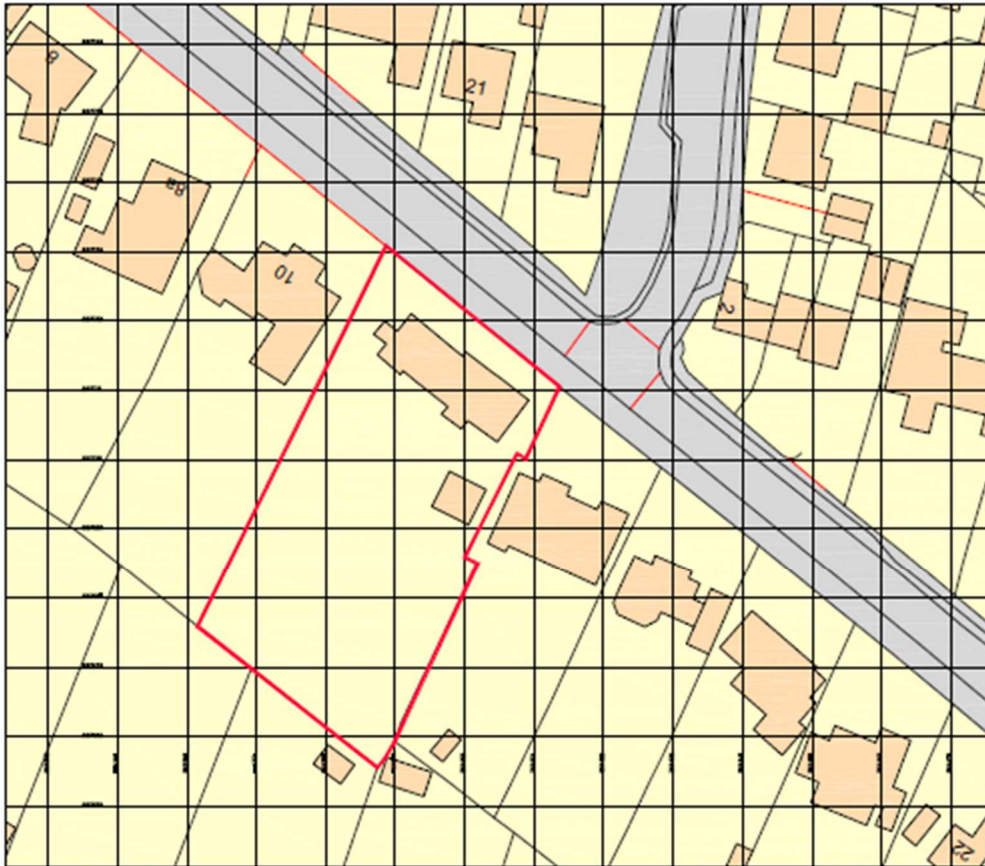
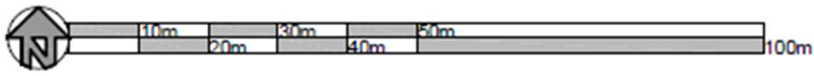
This brief report will describe and justify the design of the proposed extension and remodelling of an existing dwelling, at 12 Herne Rd, Oundle.

It will outline the context, the design of the proposal, examining planning considerations and the record the amount of new building.

The existing dwelling was originally built in the latter half of the 20<sup>th</sup> Century (probably circa 1950) and it has been extended twice. The design and external appearance of the existing building is uncomfortable with both the extensions having unsatisfactory relationships with the original building and the resultant building is large unstructured, and the external materials (a combination of white render and grey pebbledash with a brick plinth) are very much of their time. The external windows are all white PVC, with an eclectic mixture of styles and arrangements.

# Location

The site is located close to the southern edge of the Town of Oundle on Herne Road.



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Location of proposed development.



The site in context.

## Use

The total curtilage of 12 Herne Road is being used as a dwelling, and it is proposed to remain in that usage.

# Relationships

Existing site from Herne Road.



Proposed site from Herne Road.





Existing site from the rear garden.



Proposed site from the rear garden.

# Relevant Planning History

Planning Applications (since 1997)

97/00002/FUL

Single storey side extension

Status - Permitted.

## Proposal



The proposed rear extension viewed from the southeast.





Elevation of the proposal from Herne Rd.



Elevation of the proposal from the rear garden

## Appearance

### DESIGN PRINCIPLES

The proposed extension and remodelling seeks to unify the various elements of the building into a single, contemporary composition, using cream, insulated render and natural timber boarding above the retained, existing brick plinth, with consistent fenestration and external doors.

In all other respects the building will be unchanged.

## Habitat

There will be no significant demolition as part of the proposed works. There will be a conversion of an existing attic. But the existing roof is a relatively modern, clay plain tile roof and all roofs are fully felted and the roof voids regularly used for storage.

Consequently, no viable existing habitat will be disturbed as a result of the proposed works.

## Landscaping

No significant change to the existing landscaping is proposed as part of this application.

## Scale

The size (both height and volume) of the proposed building is similar to the building it replaces. All extensions are subservient to the original dwelling and offer no additional significant vertical bulk to the building group as a whole.

## Amount

The total floor area of the building will increase be 49m sq (including a loft extension of 29m sq).

## Conclusion

This application seeks to unify, modernise and improve the appearance of a tired and poorly extended dwelling. It seeks to rationalise the form of the existing building, and to provide additional living space, more in keeping with the large plot upon which it sits.

The size (both height and volume) of the proposed building work is similar to the elements they replace. They are subservient to the existing dwelling and offer no additional significant vertical bulk to the building group as a whole.

The proposed form and material will be in keeping with other buildings in the vicinity.

For these reasons we consider that the proposed building is justified and should be approved.