

Planning Department  
North Northamptonshire Council  
Cedar Drive  
Thrapston  
Northants  
NN14 4LZ

28<sup>th</sup> March 2024

Dear Sirs,

Re: Proposed removal of conservatory for replacement single storey extension, at Drivers Cottage, Drivers Cottage, 4 Manor Farm, Titchmarsh, Thrapston, NN14 3EJ

## **Design and Access Statement / Heritage Impact and Justification Statement**

### Introduction

The property is located within the conservation area in Titchmarch village, it is a not a Listed property. There are properties in the immediate area that are listed; Manor House, 6 Church Street, and Church of St Mary the Virgin. School Lane is predominately older properties built from local limestone, with grey slate, pantile or Collyweston roofing slate characteristic of the area. Opposite the site is the village primary school and Park road; a close of local authority housing.

### The Site

Drivers Cottage is situated on a corner plot directly fronting School Lane, there is a stone wall which forms the boundary to the west. Access is via The Green into Manor Court, a development of barn conversions. The rear garden is laid to lawn and patio, and the driveway is block paved for parking. The proposed extension will not affect the current parking arrangements.

### The Proposal

The existing conservatory is in a poor state of repair, it is proposed to remove this and replace with a single storey extension occupying the same footprint. The new extension will be incorporated into the lounge to create a larger living space, with bifold doors to the east elevation and window casement to the south.

### Scale

The extension will measure 3.9m in length, 4.3m deep, and will have a ridge height of 4.2m.

Appearance

Proposed building materials are coursed limestone walling, brown concrete pantile roofing and UPVC windows/doors.

Access

Existing pedestrian and vehicular access from Manor Farm Court to remain unaffected.

Landscaping

Landscaping and garden area to be made good where necessary.

Should you require any further information please do not hesitate in contacting me.

Yours sincerely

Emily Brown