

HARBUR DESIGN

Architectural Services

Design & Access Statement

In respect of

| Planning Application for Extensions, Reconfiguration and Re-Design of Derelict Property with
Addition of Car Port.

| Five Spires, Church Green, Woodford, Northamptonshire, NN14 4EU.

On Behalf Of

Mike Rowe

26th March 2024

1. Introduction

- 1.1 This Design and Access statement has been prepared to support the planning application for permission, under the Town & Country Planning Act 1990, of the refurbishment and alterations of a detached derelict dwelling in need of repair and update.
- 1.2 This application has been prepared on behalf of Mike Rowe by Harbur Design.
- 1.3 This Design & Access Statement will demonstrate that:
 - The proposal will not negatively impact the local area or neighbours.
 - The proposal will bring a new lease of life to an otherwise unsafe and needing building.
 - The proposal will sustainably bring design flare and fresh taste to a dreary, sad building that does not fit in with the local area.
- 1.4 In determining the scheme, the following plans and drawings should be considered:
 - Existing Plans
 - Existing Elevations
 - Existing Site Topography
 - Proposed Plans
 - Proposed Elevations
 - Car Port Plans and Elevations
 - Site Location and Block Plans
 - Computer Generated Imagery
- 1.5 The proposal includes the refurbishment and update of Five Spires, a detached Bungalow with lower-level garage. The proposed design, character and materials are intended to bring fresh design flare to the existing building, which is in dire need of update. The proposal does not necessarily match the style and appearance of neighbouring properties, however nor does the existing house. Five Spires is set back from the road and presents an ideal opportunity for a bespoke, architecturally led house. The proposed property includes amenity space with patio areas, grass areas, car port and existing bin storage.

2. Site, Surrounding Area and History

2.1 The discussed site is located within the Village of Woodford, more specifically on Church Green which is accessed from the top of the road via Addington Rd or Church Street at the bottom. Church Street is an access only, non-through-road to St Mary the Virgin Church. A grade II* C13-15 Ironstone Church restored in 1878. Addington Road, also Woodford High Street, leads south to Great Addington and North along Thrapston Road, underpassing the A14 onto Kettering Road. From this location, easy access can be achieved to Thrapston, Kettering or South to Rushden and further to Wellingborough. The closest bus stop is 'The Green' located 250m away from Five Spires, on Woodford High Street. The immediate area is made up of residential dwelling houses, fields and farmland.

2.2 See figure 01 Below, a satellite image of the local area with the discussed site outlined in red.



Figure 01 – Satellite Image (Google).

2.3 The site comprises of a three-bedroom detached dwelling house with large amenity space to the rear and front of the plot. There is a sloped driveway to the front of the house leading down to Church Green, with stone walls to either side. There is a reasonably large garden to the rear continuing to slope upwards away from the house. Sliding doors to the rear of the house open onto a patio area that wraps around the side of the property. It appears that all houses on Church Green use offroad parking space. Five Spires is no different with ample driveway space for multiple cars and a double garage.

2.4 North Northamptonshire Council, Kettering Area has allocated a conservation area to most of Woodford Village. With Five Spires located central within this conservation area. This conservation area existing to manage and protect the special architectural and historical interests of Woodford Village. See figure 02, which demonstrates the layout of the conservation area, provided by North Northamptonshire Council. This highlights that the discussed property is within the conservation area, outlined in Red.

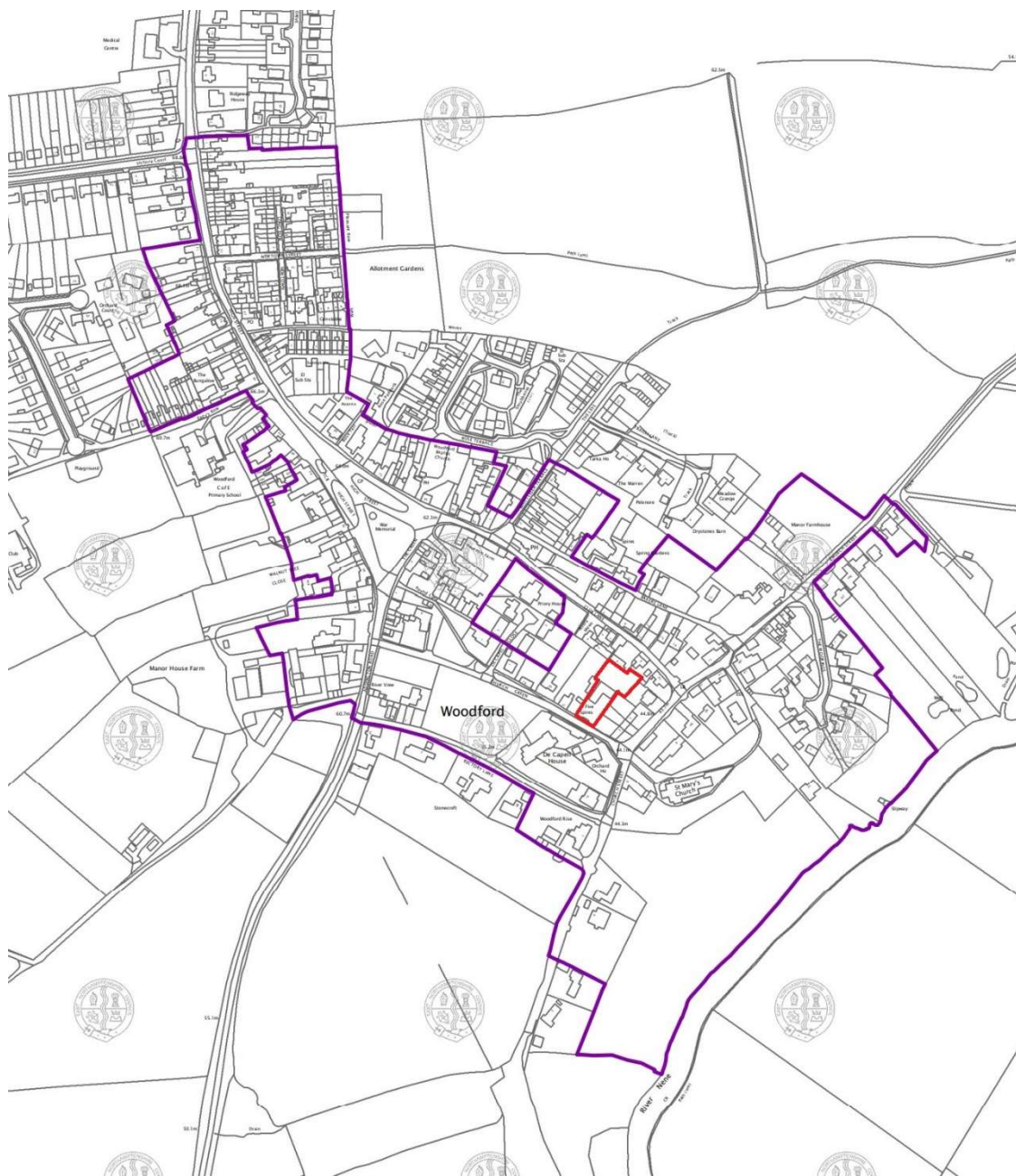


Figure 02 – Woodford Village Conservation Outline. North Northamptonshire Council provided map – not to scale.

Images to Appendix A highlight the neighbouring residential dwelling houses and view of Five Spires from Church Green.

2.5 Appendix A highlights the local surrounding properties being constructed out of stone. The properties unique and varied in shape and size. Majority of properties appear to feature white timber windows and painted timber doors, though the door colours do range.

2.6 There is no clear pattern of 'house types' within the area. However, the style is typically that of a stone cottage. The property types to start to vary along Woodford Hight Street, featuring some rendered properties around The Green.

3. Crime & Security

3.1 As discussed, Church Green is within the Village of Woodford, therefore, the crime rate needs to be considered for the whole of Woodford. Appendix B (information provided by crimerate.co.uk) demonstrates the surrounding area's crime rate with detailed analysis into the types of crime that occur. While there aren't any recently reported crimes on Church Green, certain levels of crime prevention will need to be considered. Crime analysis has determined that in December 2020, Woodford was the most dangerous Village in Northamptonshire for burglary with a crime rate of 2.0 per 1,000 inhabitants. Therefore, measures will be taken to ensure the safety of future occupants and their belongings.

3.2 Crime Rate provides the following information on Woodford Crime Overview; "Woodford is the 51st most dangerous village in Northamptonshire, and is the 62nd most dangerous overall out of Northamptonshire's 272 towns, villages, and cities. The overall crime rate in Woodford in 2020 was 56 crimes per 1,000 people. This compares favourably to Northamptonshire's overall crime rate, coming in 48% lower than the Northamptonshire rate of 84 per 1,000 residents. For England, Wales, and Northern Ireland as a whole, Woodford is the 1,725th most dangerous village, and the 2,391st most dangerous location out of all towns, cities, and villages.

In October 2020, Woodford was the worst village in Northamptonshire for bicycle theft, with 1 crime reported and a crime rate of 0.66 per 1,000 inhabitants. December 2020 was also a bad month for Woodford residents, when it was Northamptonshire's most dangerous village for burglary, recording 3 crimes at a rate of 2.0 per 1,000 residents.

The most common crimes in Woodford are violence and sexual offences, with 26 offences during 2020, giving a crime rate of 17. This is 35% higher than 2019's figure of 17 offences and a difference of 5.97 from 2019's crime rate of 11. Woodford's least common crime is bicycle theft, with 1 offence recorded in 2020."

3.3 The proposed development will use external doors and windows which comply to approved document part Q, to meet current Building Regulation standards. This will also include all windows and doors to be security tested to PAS24 and doors to have multi-point locking mechanisms to BS3621. The main entrance access doors will have a feature fingerprint or face recognition, door chain or limiter and a door viewer.

4. Services

4.1 The proposal will utilise the properties existing connections to services, as existing foul drainage, mains water, gas and electrical supply is already present. All connections to the existing drainage and supplies will be undergone to meet current Building Control standards. A manhole to the rear of the property in the area we are extending will require a build-over agreement, and new manhole constructing.

4.2 The proposal will aim to dispose of surface water through existing soakaways, unless deemed unfit by Building Control, in which case alternative methods will be considered.

5. Sustainability and Energy Statement

5.1 There are three main areas when considering sustainability: Economic, Environmental and Social. The Council will need to take advantage of economic opportunities, and meet the needs of existing and future residents, whilst protecting and enhancing the natural and historic environment and addressing the issues of climate change.

5.2 The proposed development will adhere to current Building Regulations, under guidance of the Approved Documents. Specifically with regards to the building fabric and achieving the correct U-Values, in attempt to provide an efficient property with a reduced carbon footprint.

5.3 To achieve the desired standards, some or all the following measures have potential to be incorporated:

- High efficiency building fabric – to include, but not limited to, insulated floors, walls and roof.
- Installation of sufficient U-Value doors and windows.
- Air permeability and thermal bridging considerations.
- Installation of energy efficient lighting and appliances.
- Rainwater Harvesting where possible.
- Use of sustainable sourced timber within the development process.
- Use of locally sourced materials to minimise energy consumption and carbon footprint throughout the development process.
- Private garden space offers ample areas for externally drying clothes.
- On site storage for recycling and waste bins.
- Recycling retained through North Northamptonshire Council's current recycling regimes.

5.4 Any renewable energy sources will have to be supported and advised by the council to ensure that it does not damage the characteristic and appearance of the street scene. This may include or not limited to solar panels however, in this case the proposed development will not be using such renewable energy.

5.5 The dwellings will be calculated for Building Regulation compliance to meet SAP, PEA/EPC and Water (Part G) requirements. These areas will be calculated by a specialist, through design and followed through to ensure the 'as-built' meets the standards. The Energy Performance Certificate will provide an energy rating, a breakdown of the property's energy performance (including an 'average thermal transmittance' for walls, roof, floor etc.), environmental impact (showing an average household production of 6 tonnes of Co2 and what the proposed property produces) and will also provide a potential better performance rating with some changes (such as solar water heating, solar photovoltaic panels etc.).

5.6 The proposed dwellings will continue to use its existing services, connected to the local water supply, drainage network, electrical supply and phone/internet supply.

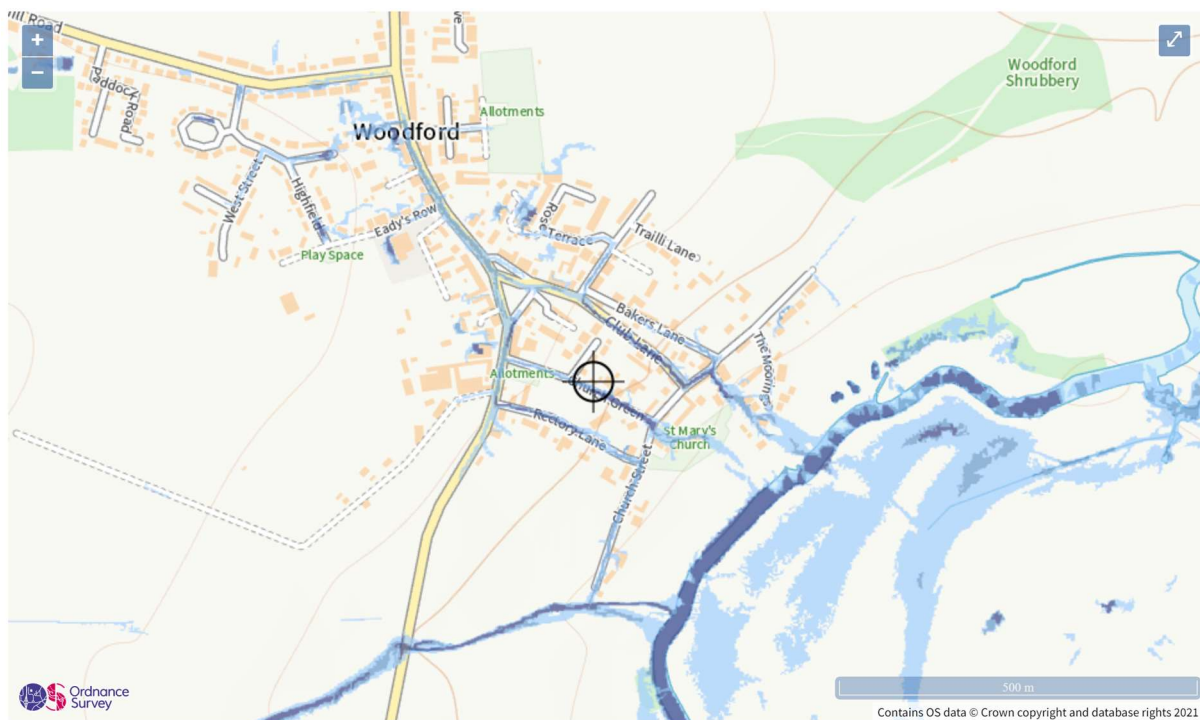
6. Waste

6.1 Where possible reusable materials will be recycled on site, potentially minimising waste as best as possible. Any waste produced through the development process will be stored on site then disposed of safely and legally through appropriate licenced sites. The site offers plenty of space for the storage of skips and materials before use or disposal.

6.2 Following the completed construction process, any waste generated from the proposed use will be recycled appropriately under the existing local authorities recycling regime. This includes the use of existing collection of recyclable materials such as plastic, metals, paper, cardboard, green garden waste and general waste which is not deemed suitable for recycling. General waste is disposed and taken in its normal dustbin to a licenced site. The proposed development has ample amenity space for the storage and collection of bins and associated waste.

7. Flood Risk

7.1 See figure 03 below which shows surface water flood risk map. This map highlights areas of significance flooding and areas of no flooding with a 'traffic light' colouring system.



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 ⊕ Location you selected

Figure 03 – Flood risk map of Woodford

The above map shows high risk of surface water flooding on Church Green road itself, but not on the development site. Since the alterations to Five Spires should not impact surface water drainage, it is considered that the proposed development will have no effect on the flood risk within the area.

8. Ecology

8.1 Currently in the local area there is no protected species which will influence the proposed development. However, if any evidence is found of Swallows, Bats, Newts, or other protected species on site then the applicant will contact the local authority for advice on the appropriate ecology guidelines, which will be evaluated for correct methods of progression.

9. Previous Planning History

9.1 96/00666/FUL | *Single and two storey rear extension | Five Spires Church Green Woodford Kettering Northamptonshire NN14 4EU – Refused*

9.2 NE/22/00016/FUL | *Front and rear ground floor extensions; new entrance porch; addition of solar panels to the south west elevation; changes to fenestration and rendering. | Five Spires Church Green Woodford Kettering NN14 4EU – Permitted.*

9.3 NE/22/00686/FUL | *Front and rear ground floor extensions; new entrance porch; addition of solar panels to the south west elevation; changes to fenestration and rendering (Revised resubmission to NE/22/00016/FUL) | Five Spires Church Green Woodford Kettering NN14 4EU – Permitted*

9.4 NE/24/00032/AMD | *Non material amendment to reduce the size of the extension from 27Sqm to 15Sqm, extension to be flat roof keep existing internal walls, keep existing roof and tiles, reduce the size of front porch, reduce size of entrance steps pursuant to NE/22/00686/FUL - Front and rear ground floor extensions; new entrance porch; addition of solar panels to the south west elevation; changes to fenestration and rendering (Revised resubmission to NE/22/00016/FUL). | Five Spires Church Green Woodford Kettering NN14 4EU – Refused*

9.5 The previously approved applications on the site highlight the fact that recent proposals of similar style have been accepted and suitable for the site and area. The most recent refusal on the site has been due to an incorrect submission of planning as the proposal was a significant change to previous designs and therefor not considered to be a non-material amendment. The current proposal retains most aspects of previously approved planning, including the previously approved car port, extension positions and materials, but reduces the scale to minimise impact to the site and costs for the home owner.

10. Proposed Development Design, Character and Appearance

10.1 The house as it currently stands, uses a palette of materials which do not represent the local properties, or conservation area. In appendix A, you will find a selection of images of the existing property as it currently stands. Figure 05 below shows the *existing principal elevation* of; beige brick walls, grey slate roof tiles, silver aluminium windows and doors with a timber framed porch. The garage door is white UPVC.

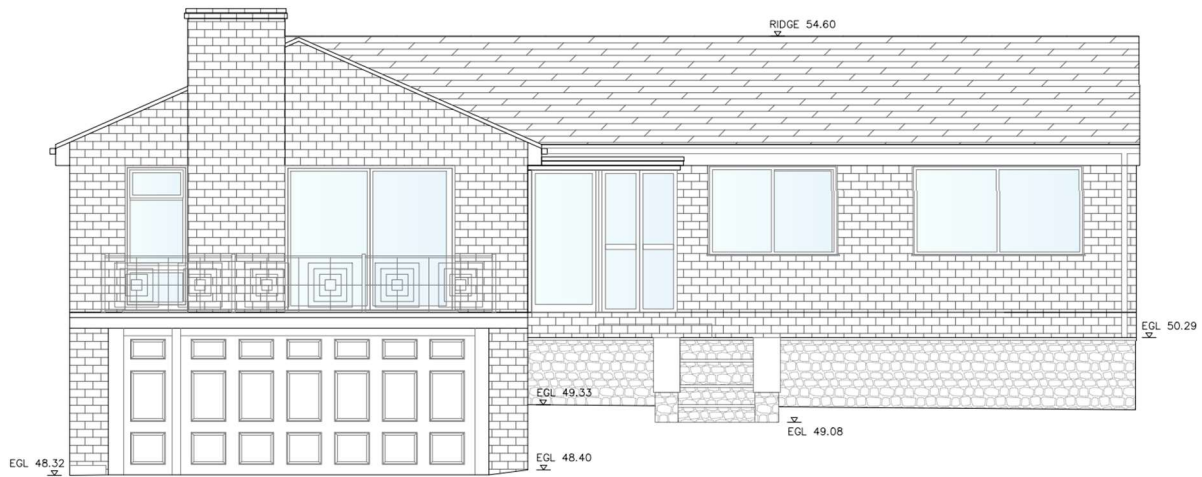


Figure 05 – Existing South West Elevation drawing, which is the elevation on the street scene

10.3 The proposed refurbishment and update of Five Spires, shown in Figure 06 below, shows the house to have a mixture of white rendered walls, shadow gap timber cladding, anthracite windows and doors, and a slate roof. The massing of the principal elevation has not changed other than a 1000mm wrap around overhang to the front gable, with timber shadow gap cladding to the underside to suit. A new porch of similar massing provides a more suitable entrance in keeping with the new proposal, with white render and zinc cladding to tie into the main property. The new staircase and glass balustrades present a safer access to the building. The rear of the property will feature a new glass and white render extension with zinc clad flat roof.

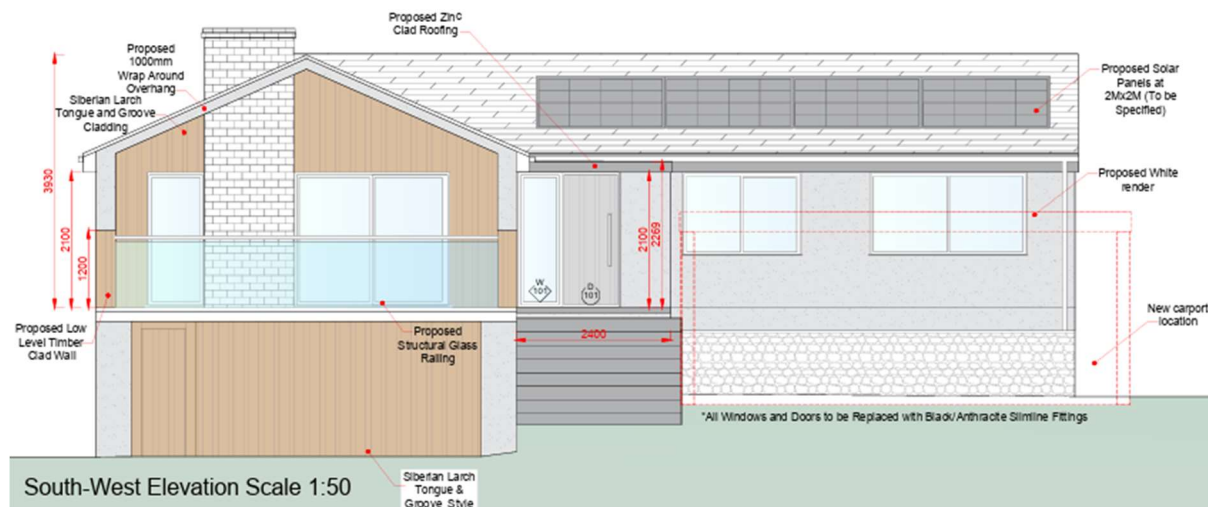


Figure 06 – Proposed South West Elevation drawing, which is the elevation on the street scene

11. Conclusion

11.1 This document has shown that the proposed design, massing and materials of Five Spires compliments the existing plot and refreshes the current house which is in dire need of update and repair. We believe the proposed design is much more attractive than the existing house, which presents no reflection or appreciation for the conservation area. So as to prevent the house falling into even more disrepair, it is the perfect opportunity for a new lease of life in the form of a unique architectural house that does not detract from the street view.

11.2 Consideration has been made to the impact on the existing services and infrastructure, and the impact of the proposed development. This is considered to be of a low impact as the proposed development includes only minor additions to the existing house. Design of the internal layout means Soil Vent Pipe connections to the existing drainage network are considered to be of a low impact. Rainwater drainage from the extended roof will lead to existing soakaways. One manhole to the rear of the property lies under the extension area so will be relocated accordingly.

11.4 The proposal is of appropriate massing and design with no great additions and maintains the majority of the existing footprint. Being set back from the road means the house will not have a negative impact on the street scene. As highlighted, the site is located inside the Conservation area however will not detract from any historical importance. Also, the ground works to the rear of the house should be no issues or concerns from an Archaeological perspective. With the condition of the existing house in mind and all the above discussions in mind, we respectively feel that permission should be granted.

A1. Appendix A



1 - Existing Terrace in unsafe condition



2 - Existing Damaged / Unsafe doors leading to Terrace



3 - Existing Manhole under proposed extension to be relocated



4 - Looking Past the entrance to Five Spires (car on the right) Towards Addington Road



5 - 20 Church Green - Looking North



6 - 21 Church Green - Looking West