



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

12th March 2023

Dear Sirs,

Re: Proposed extension and internal alterations to 24 Park Street, Kings Cliffe, Peterborough, PE8 6XN.

Design and Access Statement.

The site is located on Park Street in Kings Cliffe, accessed via a long driveway. 24 Park Street is a brick built detached house built circa 1950, within the site is a small stone shed to the west and a large cart shed / garage to the north. The property is surrounded by a large garden of established shrubs and trees, there are no neighbouring properties immediately adjacent. The property is outside the conservation area.

24 Park Street was built circa 1950, it is a well built brick house with a brown concrete roof tile. Later additions of a flat rooved utility room to the western elevation and a UPVC conservatory to the eastern elevation have been added to increase the ground floor living space. Internally the house has had no alteration since it was first constructed and requires modernisation to bring it up to current space standards.

It is proposed to remove the UPVC conservatory and the utility room extension. A new two storey extension is to be built to the north and west elevations, and a single storey kitchen extension to the east elevation.

Currently there are 3 bedrooms and one bathroom in the property, the new extension will provide an additional bedroom and two shower rooms and cupboard/storage space to the first floor. There are two proposed roof lights to the loft space, it is not proposed to convert this to living space.

The ground floor layout will provide an open plan layout to the main living area and kitchen. There will be a utility, study, sitting room and WC/cloakroom large enough to accommodate a shower should it be required in the future.

Proposed building materials are to be stone quoins and render, stone heads to windows and doors, with a section on the west elevation to be cut limestone. The rear kitchen extension is to be coursed limestone. New blue slate tiles to new extension and replace brown concrete tiles on existing house.

The ridge height of the two storey extension to the north will be 7.9m and extend out from the existing house 5.5m, the west extension ridge height will be 8.4m and extend out 6.3m from existing house, the ridge height to the kitchen extension will be 4.55m and extend out from the existing house by 5.0m. There will be no alterations to the southern elevation of the property maintaining a 4.5m distance to the boundary. All first floor bathroom windows are to be obscure glazed.



West elevation.



East elevation.



North elevation



South elevation

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

Yours sincerely

Emily Brown