



Design and Access Statement

Conversion of existing buildings to residential development of 15no. dwellings
including associated parking

152 & 154 Watling Street, Towcester, NN12 6DB

Prepared on behalf of Clayson Country Homes

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1 INTRODUCTION

- 1.1 The following Design and Access Statement has been prepared on the instruction of Clayson Country Homes (“the applicant”) to accompany a planning application for the proposed conversion of existing buildings to residential development of 15no. dwellings including associated parking at 152 & 154 Watling Street, Towcester, NN12 6DB (‘the site’). The application also seeks Listed Building Consent as the property at No.154 is Grade II Listed.
- 1.2 The application is submitted to South Northamptonshire Council (‘SNC’) as the determining Local Planning Authority (‘LPA’).
- 1.3 The following Design and Access Statement sets out the broad design principles that have been taken into account in developing the proposals and is based on the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.4 This statement should be read in conjunction with all other supporting documents accompanying the application, which justify the development in regard to the development plan and other material planning considerations.

2 THE APPLICATION SITE & SURROUNDINGS

- 2.1 The application site is comprised of the existing buildings of No.152 and No.154, on the eastern side of Watling Street, which runs through the centre of Towcester.
- 2.2 The building is comprised of office space and function rooms, along with a 4-bedroom apartment, all spread over ground, first and second storeys. There is also a courtyard area to the rear of the site. The site has recently been left vacant.
- 2.3 The below extract from the submitted site location plan clearly details the extent of the application site.

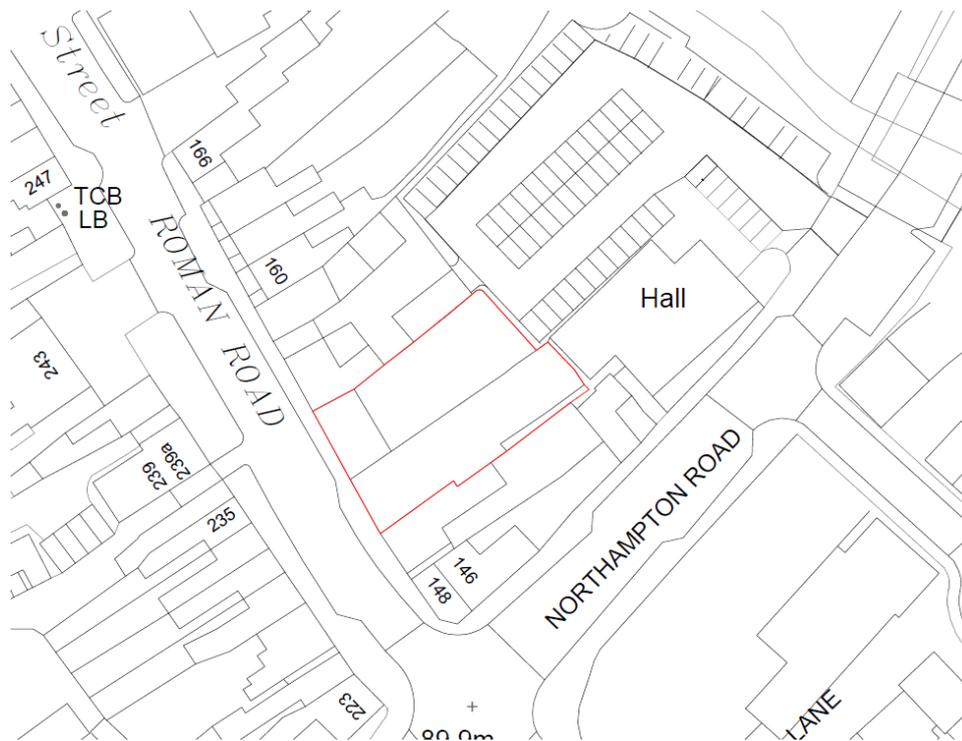


Figure 1 – Extract from Submitted Site Location Plan

- 2.4 The site is bound to the south east and north west by existing development in a mix of residential and commercial uses. To the rear of the site to the north east is a public car park. To the south west of the site is Watling Street, with further development on the opposite side of the road.
- 2.5 Within a few minutes walking distance to the south is the centre of Towcester which has a number of shops and key services and facilities.
- 2.6 Also within a few minutes walking distance are bus stops offering regular services to Northampton, Milton Keynes and Silverstone.
- 2.7 The site is located within the Towcester Conservation Area, and the building at No.154 (that is the building furthest to the north) is Grade II Listed.

3 PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for the conversion of the existing buildings to residential development, comprised of 15no. dwellings. Listed building consent is also sought given that No.154 is a Grade II Listed building.
- 3.2 The apartments are predominantly split over ground and first floor level, with one apartment at second floor level.

- 3.3 All of the dwellings are proposed as 1-bedroom apartments, all with an open plan kitchen/living area and separate bedroom. Many of the apartments also benefit from a storm porch area from the front entrance door before entering into the living accommodation. Plot 15 is accessed via an internal staircase.
- 3.4 The development is primarily comprised of the conversion of the existing building. However, plot 14 is a new build element to be constructed over a current flat roof area, which is compensated for by the demolition of a small single storey element towards the rear of the site.
- 3.5 Flat 1 also benefits from a rear private amenity space. At first floor, many of the flats are provided with a Juliette balcony to the bedroom area.
- 3.6 With regard to changes to the Listed Building at No.154, to the front elevation the only changes will be an additional door opening and the addition of 3 heritage style roof lights. To the rear, an additional dormer window will be added to the second floor. At ground floor an existing door opening will be changed to a window opening.

4 DESIGN AND ACCESS STATEMENT

Access

- 4.1 Pedestrian access into the site is gained from the front of the site at Watling Street.

Amount

- 4.2 The proposed development is comprised of 15no. apartments, spread over ground, first and second floor. All apartments are proposed as 1-bedroom apartments.

Scale & Layout

- 4.3 The proposed development is comprised of the conversion of the existing building and as such the scale and layout of the development remains mostly as existing.
- 4.4 At first floor, an existing area of flat roof is proposed to be built over, which is compensated for by the demolition of an existing small single storey element.
- 4.5 The rear courtyard area of the site is proposed to be landscaped with cycle parking provided for residents.
- 4.6 A small area of private rear amenity space is also provided for flat 1.

Appearance

- 4.7 The appearance of the existing building remains mostly as existing.

- 4.8 New window and door openings are proposed throughout the building to accommodate the change of use. All new window and door openings will match those as found on the rest of the building and will also reflect the historic character of the building and surrounding area.
- 4.9 The new build element over the existing flat roof will match materials (walls & roof) to that of the rest of the building.
- 4.10 Glazed windows are proposed across the site for bathroom areas to retain privacy.
- 4.11 Juliet balconies are proposed for most of the first-floor apartments.

Landscaping

- 4.12 The rear courtyard will be landscaped to provide an outdoor amenity space for residents. The area will be secured for use by residents only. The details of the landscaping proposed are to be provided at a later date.