



**GRI CONTRACT
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**PROPOSED SINGLE STOREY REAR EXTENSION AT 2 SCHOOL LANE,
KETTERING FOR MS BHAVSAN, ELAN CHEMISTS**

DESIGN AND ACCESS STATEMENT

BOROUGH OF KETTERING
DEVELOPMENT SERVICES

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Introduction

The Town and County Planning (General Development Procedure) (Amendment) (England Order 2006 and the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006 came into force with effect from 10th August 2006 and requires the submission of a Design and Access Statement for certain planning applications.

This statement is intended to illustrate the thinking behind the above proposal.

Context Appraisal

2 School Lane, Kettering is situated in the Kettering Conservation Area. A conservation area is defined as "*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*".

The property is situated at the bottom end of School Lane within a row of similar retail outlets.

The property has a fair-face brick finish under a slate roof. The front elevation is shown below.

Existing front elevation photograph



None of the properties in this row have their original external joinery details and many have been replaced with either upvc or timber. Some of the slate roofs have also been replaced with concrete tiles. There are no alterations to the front elevation contained in this proposal.

The proposal is to add a small single storey extension to the rear of the property. Consideration has been given to the conservation area and the effect of the proposal, and it is concluded that it does not have a visual impact on the Conservation area.

Existing Use

The existing building is a two-storey single terraced property with an entirely commercial use as a dispensing chemists. The property has rear access. Security to the premises will be strengthened by the proposal.

Existing rear elevation photographs





The commercial use of the building remains unchanged

Amount

The application is for a single storey rear extension. It is proposed to add a further 16.88 m² to the ground floor area. The number of staff employed at the premises will be unchanged by the proposal.

Layout

The footprint of the existing building is unaltered apart from the small addition at rear ground floor level. There is no vehicular access to the premises and the existing pedestrian access is unaffected by the proposal.



Scale

The proposal is of a modest scale. The small extension will enhance the appearance of the rear of the property which is at present not landscaped.



*Access to the car park
opposite the premises*

Landscape

The small overgrown rear garden will be tidied-up, the old retaining wall removed, and the area laid to turf and the ground battered back to smarten the appearance of the rear of the property.

Appearance

All new materials will match existing where possible, apart from the use of concrete tiles on the roof as matching slate tiles do not suit the pitch of the roof construction.

Access

The existing pedestrian access and space for refuse bins, will be maintained as existing. There is ample parking in a public car park opposite the premises. There is no vehicular access to the premises.

Conclusion

The design of the proposal does not impact on the Conservation area.