blueprint
Architectural Design Ltd.



Design and Access Statement
& Heritage Statement

Proposed Extension to:
The Granary,
53 Church Road,
Catworth, PE28 0PA

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Design and Access statement

1.0 INTRODUCTION

This Design and Access statement has been produced to accompany a Householder application for a single storey rear extension, at The Granary, 53 Church Road, Catworth, PE28 0PA. It has been submitted by Blueprint Architectural Design on behalf of the applicant who is the owner of the site.

This document contains a description of the proposed works, and is to be read in conjunction with the following drawings/documents:

- 24-050-01 (latest revision) Existing Ground Floor Plan.
- 24-050-02 (latest revision) Existing Elevation.
- 24-050-03B (latest revision) Proposed Ground Floor Plan.
- 24-050-04A (latest revision) Proposed Elevations.
- 24-050-07 (latest revision) Existing Location Plan & Proposed Block Plan
- 3D Pack (latest revision) Proposed External Visuals.
- Internal 3D Pack (latest revision) 3D Pack Proposed Internal Visuals.

1.1 The Site

The site to which this submission relates is The Granary, 53 Church Road, Catworth, PE28 0PA. The site covers an area of approximately 869m² (red below). The property is separated from the surrounding properties by hedges and stone walls. It is accessed from the South East via Church Road. The building was previously two separate properties but was later combined into one, now known as The Granary.



Image above from Google maps



Image above shows main access from street

2.0 DESIGN PROCESS

2.1 Amount

2.1.1 *Site dimensions*

The application site, outlined in red on drawing 24-050-07 (latest revision) has an area of approximately 869m². The width of the site at it's widest point measures approximately 27 metres (to the rear garden), with a length of approximately 51 meters.

2.1.2 *Development amount*

The intention of the applicant is to apply for planning for a single storey rear extension. The extension will give the property a much needed larger kitchen / family room, which will be linked with the existing private garden. The existing kitchen is too small and unable accommodate many people.
This proposed extension has a foot print of 54.1m²

2.2 Layout

The proposal will relocate the kitchen to the rear of the property to be more connected to the garden. Allowing for the space that the kitchen previously occupied to be used as a larger utility room. The existing utility room will be replaced with a pantry that connects to the new kitchen as well a new storage area for the family to store coats and sporting equipment. The proposed extension will have a rear facing window with bi-folding doors to the side which will connect the internal and external spaces.

2.3 Scale and Appearance

The proposed extension is just over 7m wide and 7.5m deep. We are proposing to build the extension in matching red brickwork with a dark horizontal timber cladding above the plinth, helping to tie in the new building with the existing while still achieving a more modern aesthetic appearance in contrast to the original build.

A pitched and vaulted roof was chosen for this extension as it allows the proposal to have exposed trusses of which will lend itself to tying in with the look and feel of the existing buildings timber framed porch design.

2.4 Landscaping

2.4.1 Overview

Minor modifications to the existing landscaping.

2.4.2 Boundary Treatment

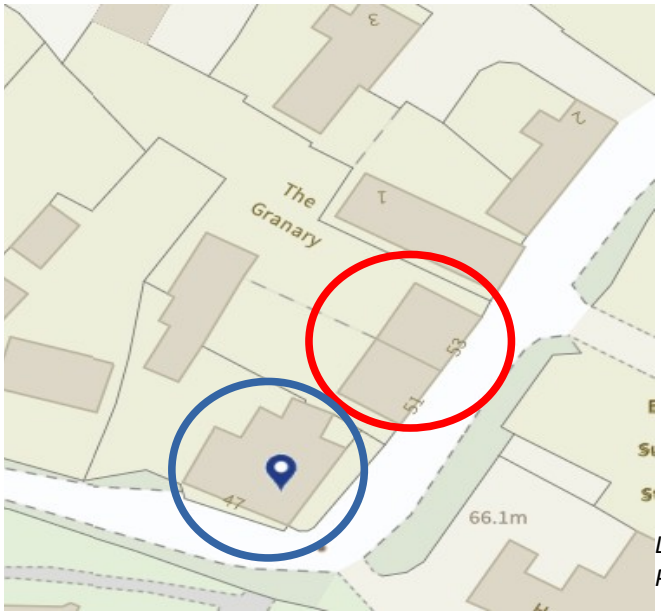
No changes to the original boundaries.

Heritage Statement

Planning Permission is being sought for the remodelling of the existing dwelling in order to create a single storey rear extension. The extension will be built from red brickwork to match and complement the existing property but will also introduce modern elements such as the horizontal dark timber cladding and grey uPVC glazing to create a contemporary addition.

The property in which this statement is relating to (53) is not itself a listed building but finds itself located adjacent to number 47 of which is a single Grade II listed building.

Below shows a map of nearby listed buildings from the Historic England website.



*Listed Buildings indicated in **Blue**, The Property in question indicated in **Red***

Official list entry

Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1214192**
Date first listed:	**28-Apr-1983**
List Entry Name:	**CORNER FARMHOUSE**
Statutory Address 1:	**CORNER FARMHOUSE, CHURCH ROAD**

Location

Statutory Address:	**CORNER FARMHOUSE, CHURCH ROAD**

The building or site itself may lie within the boundary of more than one authority.

District:	**Huntingdonshire (District Authority)**
Parish:	**Catworth**
National Grid Reference:	**TL 08908 73387**

Details

TL 0874-0974 CATWORTH CHURCH ROAD (NORTH SIDE)

9/9 CORNER FARMHOUSE

GV II

Farmhouse built in 1845 (carved bricks JS, SS, 1845), includes the timber-framed walls and limestone chimney stack of an earlier building. Symmetrical double pile plan with a later extension to the rear. Two storeys. Three window range of hung sashes with glazing bars. Gault brick, slate hipped roofs. Original doorcase with plain pilasters and cornice, modern 6 panelled door. The interior has original doors, staircase, and chimney pieces and an inglenook hearth with recessed seats possibly C16.

Listing NGR: TL0890873387



View of the Heritage Asset from the proposal site location. (rear of existing property).

Setting

The Heritage Asset is located South East of the proposal at a distance of 10m to the rear of the Heritage Asset from the proposal. From the front access point of the heritage asset the proposal isn't visible due to the existing property blocking views to the proposed single storey rear extension. Due to this fact the overall impact the extension is negligable. The **window** in the picture above will be the only view affected by the proposed works and since the extension is single storey the overall view from this window is still largely unaffected.

Scaling

The proposed extension to The Granary 53 includes a single storey element to the rear (West) of the property. The proposed extension is single storey, this will help to reduce the overall height and therefore visual impact of the proposal.
The proposed extension itself has been designed in such a way that its impact to the local heritage will be vastly lessened.

Conclusion

The proposed extension to The Granary enhances the existing dwelling for the applicants and has minimal impact on the rear views of the existing structure.
No changes have been made to the elevations that are visible from the public highway and the proposal has been designed carefully and sympathetically to the existing Grade II listed dwelling South of the site.

Blueprint Architectural Design, February 2025