

Design and Access Statement

66 Brampton Park Road, Hitchin, SG5 1XE

29th April 2025

Dear Sirs,

1. Introduction

This application seeks planning approval for the renovation and development of the existing property. The proposed works include a single storey, wraparound extension to the rear of the property to create a kitchen diner and a dormer loft conversion to create a bedroom and ensuite. The proposals are designed to provide enhanced, modernised accommodation based on previous projects undertaken on Brampton Park Road, while remaining respectful of the vernacular character of the surrounding buildings.

The supporting documents are as follows:

Existing elevation, section, floor, block and roof plans (66 Brampton Park Road-SG5-1XE-66-01)

Proposed elevation, section, floor, block and roof plans (66 Brampton Park Road-SG5-1XE-66-04G)

2. Site Context

The site is located on Brampton Park Road in Hitchin. The site consists of a two storey, end of terrace dwelling house and a side return, small front garden and a long, thin rear garden. The surrounding area consists of two-storey dwellings, with some properties having converted their loft spaces into additional accommodation and extended to the side and rear of the ground floor. The buildings are constructed from brick with slate or slate imitation tiles. The site isn't in a conservation area, or listed.

3. Design Justification

The wraparound extension to the rear will not be visible from the road and is consistent with similar approved projects on the road. The proposed size of the rear extension is smaller than that of the nearby property of 64 Brampton Park Road. The new rear extension will be 1m from the boundary with 65 Brampton Park Road, maintaining the side access to the rear of the property. The boundary can be viewed on Google Earth and the boundary materials are wooden fences.

The loft extension is consistent with the design of existing loft conversions on the road, with the only visible change from the road being a skylight to match the other loft conversions undertaken.

The building materials used will seek to replicate the existing brickwork and slate tiles. And the materials used on flat roof areas will be a dark grey single ply membrane to match other projects completed on the road.

Sustainability improvements will be made in accordance with current regulations, such as increased insulation.

4. Access and parking

There will be no changes to access. The development includes an increase in the number of bedrooms by one. The existing property does not benefit from any off-street parking; however, it is within a sustainable area within Hitchin with easy access to public transport so the addition will not adversely affect parking.

Please contact us if you require further information or have any queries.

Best wishes,

Sam Harvey