Design And Access Statement
Peascod Hall
London Road
St Ippolyts
Hertfordshire

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Site Assesement

The Property is situated on the outskirts of St Ippolyts on the B656 between Gosmore and Rush green. The B656 links the towns of Welwyn and Hitchin and runs through Codicote, Rush Green and other smaller villages, and therefore has good links to the A1 and beyond. The property sits on a large plot with the majority of the land to the rear. The house is situated close to the main road and is accessed via an established driveway off of the main road.

Design

The main issues when considering the design of the proposed extension was to try and make it fit in with the existing building whilst not damaging or disturbing the fabric of the main structure. By careful reduction of the existing ground level it is possible to fit a 2 storey extension within the height restrictions of the existing building and achieving a roof slope that is satisfactory for plain tiles to match the existing. By positioning the extension where it is we can also remove the existing Poorly built lean-to extensions that we feel currently are detrimental to the existing building. By keeping the majority of the internal alterations to the North wing we feel that their impact is minimal, as this part of the building is a later addition and contains no historical features.

Use

The current use is a single residential dwelling and will remain as such after the proposed works

Amount

The current property sits on a plot of 10600sqm and benefits from the following existing floor areas. Ground Floor 108sqm. First Floor 82sqm
The existing ground floor lean-to extensions that currently cover 25sqm will be demolished and a new 2 storey extension will be sited over this demolished area and will measure 23sqm on the ground floor and 22sqm on the first floor

Access

The main pedestrian entrance to the premises will be via the existing front door. This access will be suitable for ambulant disabled use, but due to the confines of the existing structure and the need to retain the character of the building, wheelchair

access will only be possible through the rear French doors to the rear dining room. From this location an internal ramp will allow access to all of the the ground floor area.

A single unisex disabled toilet will be provided in the hallway by knocking the existing shower and w.c into one room and moving the existing stud wall between the kitchen and the hall to increase the room size to meet the requirements of Part M of the building regulations. We have consulted Building control and they have confirmed That this will satisfy their requirements for both means of access and toilet facilities.

There is no customer parking proposed for the rear courtyard. This will remain a private area.

Access for deliveries will be from the road outside with cages etc then moved by hand to the rear courtyard no delivery vehicles will access the rear courtyard though the archway. The only vehicles using this archway will be staff and private residents vehicles. Delivery times can be restricted to avoid the busiest times to reduce the impact on traffic. There is a parking lay-by outside the premises and this will always be used if available.

Refuse will be collected from the road outside with the bins wheeled out to the collection truck for emptying.

Revised opening times will be as follows:-

Monday to Thursday	1130 to 2200
Friday and Saturday	1130 to 2300
Sundays and Bank Holidays	1130 to 2200