

# **Pentangle Design Group**

## **Design and Access Statement**

For the Front Extension facilitating access to an existing room in roof; relocated roof light to the side roof and new roof light to the rear roof at

**3 Pirton Road, Hitchin**

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## 1.0 Introduction

This statement supports a Householder Planning Application for a modest front extension to facilitate a new compliant staircase providing access to an existing room in the roof space. The proposal seeks to enhance the usability of the dwelling, bring an existing but currently inaccessible room into regular domestic use, and ensure future adaptability of the home to meet evolving family and care needs.

## 2.0 Site Context

The application property is a 3 bedroom detached property located within a well-established residential area of Hitchin along the Pirton Road. The surrounding area is predominantly characterised by dwellings of varying design and scale, with a consistent palette of traditional materials such as facing brick, tile-hung roofs, and timber detailing.

The property is not listed nor located within a Conservation Area. There are no trees or ecological constraints directly affected by the proposal.



**Location Plan**

1:1250 scale



### **3.0 Design Rationale and Proposed Overview**

The proposal comprises a front two-storey extension (timber frame construction) forming a small “stair tower” to house a new staircase providing safe and compliant access to the existing roof room. The room is currently accessible only via a non-compliant stair and therefore not in regular use.

The proposed works will:

- Provide a Building Regulations-compliant stair for safe access.
- Integrate the existing roof room into the main use of the dwelling.
- Accommodate future care needs by enabling use of the room by relatives requiring accessible and supported accommodation.
- Include a new ensuite adjoining the roof room, incorporating an additional rooflight to the rear.
- Relocate an existing rooflight by approximately 1.5 m to provide suitable space for built-in storage.

## 4.0 Design Considerations

### 4.1 Scale and Form

The extension is modest in both footprint and height, proportionate to the existing dwelling, and designed to appear as a natural addition rather than a dominant feature. The stair tower will sit comfortably within the form of the building and will not exceed the existing roof ridge height.



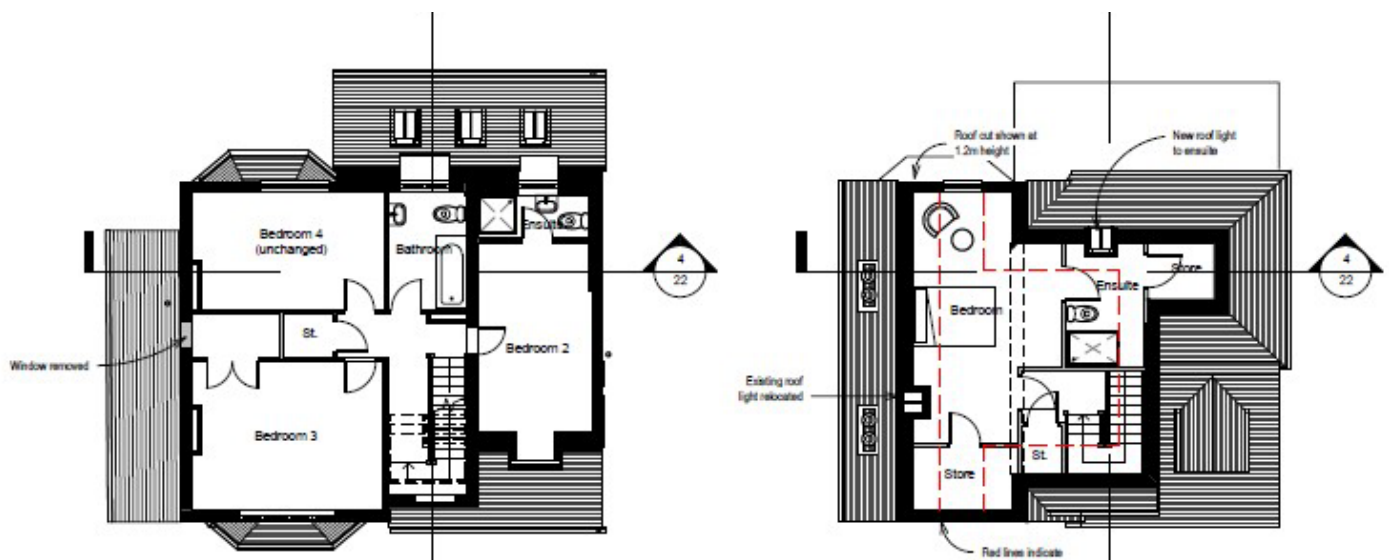
Front Elevation

### 4.2 Materials and Appearance

The materials will be carefully selected to sympathetically match the existing dwelling, including complementary brickwork and roof tiles, ensuring continuity in tone, texture, and detail. The new timber frame construction will be externally finished to blend seamlessly with the existing structure. The design approach ensures that the addition integrates sensitively with the existing architectural character.

### 4.3 Layout and Function

Internally, the layout ensures safe access between floors and brings the upper room into the main circulation of the house. The layout remains efficient, with improved legibility and comfort. The proposed ensuite enhances functionality without adversely impacting the external appearance.



#### 4.4 Access

The proposal specifically addresses access improvements by providing a compliant stair in accordance with Approved Document K (Protection from Falling, Collision and Impact) and Part M (Access to and Use of Buildings). This will ensure long-term adaptability and suitability for future occupants, including relatives with care needs.

External access and parking arrangements remain unchanged.

## 5.0 Sustainability and Construction

The extension will utilise modern timber-frame construction, providing a lightweight, energy-efficient solution with minimal environmental impact. The design promotes improved thermal performance in line with Building Regulations Part L and supports the NPPF (2023) paragraphs 152–158, which encourage sustainable design and energy efficiency in the built environment.

Where practicable, materials will be locally sourced, and waste minimisation will be implemented during construction.

## 6.0 Energy and Sustainability Statement

### 6.1 Overview

In line with the North Hertfordshire Validation Checklist and Policy D1 (Sustainable Design), this proposal includes an energy statement demonstrating how the extension will minimise carbon emissions and improve overall energy efficiency.

### 6.2 Fabric Efficiency

The extension will be constructed using a high-performance timber frame system, offering superior airtightness and insulation compared to traditional masonry construction.

Key elements include:

- **U-values** exceeding current Building Regulations (Approved Document L 2021).
- **High-performance insulation** in walls, roof, and floors to reduce heat loss.
- **Double or triple glazing** with low-emissivity coatings and thermally broken frames.
- **Airtight membrane and detailing** to reduce uncontrolled ventilation heat loss.

### 6.3 Heating and Hot Water

The new rooms will connect to a replacement high efficiency boiler and heating system, which will be rebalanced to maintain optimal operation. Radiators will be fitted with thermostatic radiator valves (TRVs) to allow zoned heating control and reduce unnecessary energy use.

### 6.4 Lighting and Controls

All new lighting will be low-energy LED fittings

## 6.5 Water Conservation

The proposed ensuite will include aerated taps, dual-flush toilets, and low-flow shower heads, reducing water consumption in line with Building Regulations Part G.

## 6.6 Construction and Materials

- Preference will be given to locally sourced, responsibly manufactured materials.
- Low-VOC paints and finishes will be used internally.
- Construction waste will be minimised, segregated, and recycled where possible.

Overall, the extension is intended to facilitate achievement of a minimum 10% improvement over current Building Regulation Part L standards, supporting the Council's climate objectives.

## 7.0 Policy Context

### National Planning Policy Framework (NPPF, 2023)

The proposal aligns with the overarching principles of the NPPF, notably:

- **Paragraph 130:**  
Achieving well-designed, high-quality buildings that add to the area's overall quality.
- **Paragraph 134:**  
Ensuring new development is sympathetic to local character and history while not preventing innovation.
- **Paragraph 152:**  
Supporting development that contributes to energy efficiency and climate resilience.

### North Hertfordshire Local Plan (2011–2031)

The following policies are particularly relevant:

- **Policy D1 – Sustainable Design:**  
The proposal contributes to the sustainability and efficiency of the home.
- **Policy D2 – House Extensions, Replacement Dwellings and Outbuildings:**  
The development is subordinate in scale, respects the character of the existing dwelling, and maintains neighbour amenity.
- **Policy SP9 – Design and Sustainability:**  
The proposal reflects a high standard of design that responds positively to its context.
- **Policy HS5 – Accessible and Adaptable Housing:**  
The improved stair access supports future adaptability and inclusive design principles.

## 8.0 Impact on Neighbours and Amenity

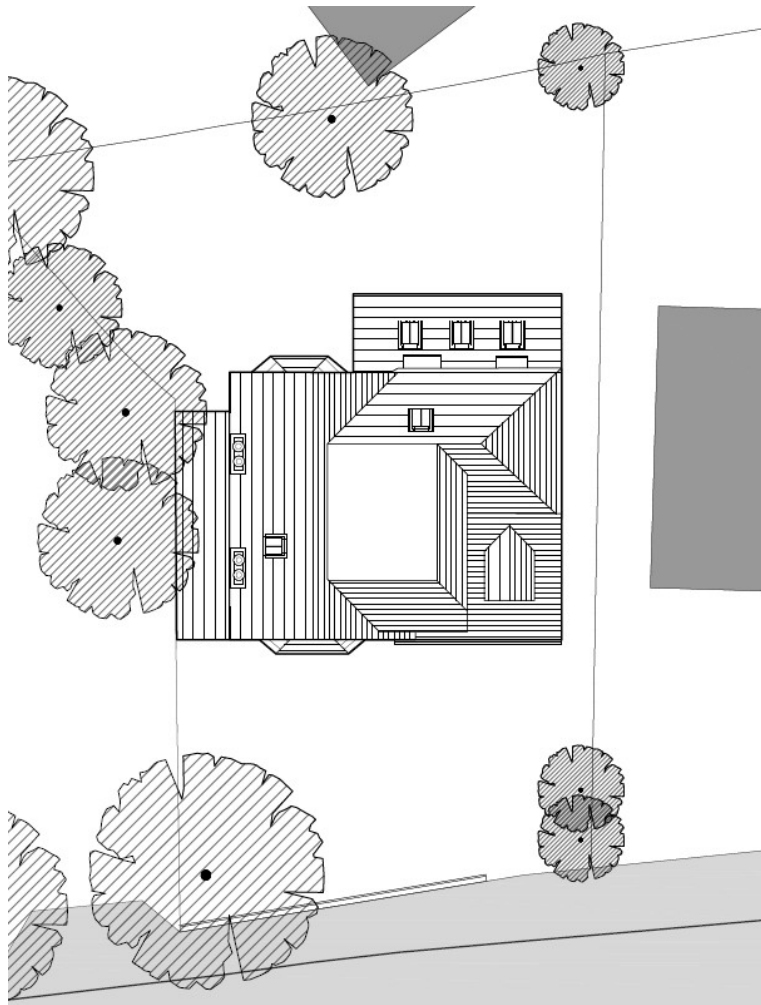
The proposed extension has been carefully designed to minimise any impact on neighbouring properties.

- No windows are proposed that would result in overlooking or loss of privacy.
- The modest scale and placement of the stair tower ensure there will be no material loss of daylight or outlook to adjacent properties.
- The relocated rooflight remains within the plane of the existing roof, avoiding additional visual impact.

Accordingly, the proposal accords with Policy D2 and NPPF paragraph 135, ensuring no adverse harm to neighbouring amenity.

## 9.0 Access and Parking

The proposal does not alter vehicular or pedestrian access to the site. The existing drive and parking arrangements remain unchanged. Construction will be carried out with due regard for the local environment and safety of road users, with deliveries scheduled to minimise disruption.



## **10.0 Conclusion**

This proposal represents a sensitive, proportionate, and sustainable addition to the existing dwelling. The works will:

- Provide safe and compliant access to an existing room.
- Support future care and accessibility needs of the household.
- Enhance the overall functionality and longevity of the property.
- Respect the character of the existing dwelling and preserve neighbour amenity.

The design is consistent with the aims and policies of the NPPF (2023) and the North Hertfordshire Local Plan (2011–2031), and it therefore merits approval.