

DESIGN AND ACCESS STATEMENT

Proposal : Infill Single Storey Rear Extension
at
Address : 14 New Town, Codicote,
Hitchin, SG4 8UG



1. Site and Surrounding Context

The property at 14 New Town is a two-storey mid-terraced dwelling located within a quiet residential area of Codicote, Hitchin. The area predominantly consists of traditional brick-built houses with pitched tiled roofs and consistent architectural detailing. The property benefits from a modest rear garden and shares its party walls with neighbouring dwellings of similar height and design.

The immediate surrounding area is residential in character, with properties maintaining consistent building lines and materials that define the visual cohesion of the street scene. The site does not fall within a Conservation Area, nor is the building listed.

2. Existing Property Description

The existing dwelling comprises:

- **Ground Floor:** Entrance, living room, dining area, and kitchen.
- **First Floor:** Two bedrooms and a shared family bathroom.
- **Loft Level:** Currently unused roof space with supporting elements.

The current layout provides basic living accommodation but lacks a distinct entrance reception area and a suitably positioned bathroom on the ground floor. The property also offers scope for internal modernisation and better spatial configuration.

3. Proposed Development

The proposed works consist of three main components:

a. Infill Single Storey Rear Extension

- The extension will infill the space between the existing rear projections, forming a new reception area which will serve as the main entrance to the dwelling.
- To the rear, the extension will accommodate a new bathroom, providing convenient access on the ground floor.
- The roof form will be a pitched structure consistent with the existing building's proportions and designed to minimise visual impact and overshadowing to neighbouring properties.
- External materials will match the existing brickwork and roof tiles, ensuring visual continuity.

b. Internal Alterations at First Floor

- The existing bathroom door will be repositioned to create an ensuite for one of the bedrooms.
- Minor layout adjustments will be made to improve internal functionality without altering the external appearance.

c. Loft Conversion

- The existing loft will be converted into a habitable bedroom with one skylight installed to the rear roof slope for natural light and ventilation.
- No dormer or external roof enlargement is proposed, thereby maintaining the property's original roof form and silhouette.

4. Design Considerations

Scale and Massing

The proposed single-storey rear extension is designed to remain subordinate to the main dwelling in both scale and height. The modest footprint ensures the extension integrates seamlessly with the existing rear elevation and maintains appropriate separation from neighbouring properties.

Appearance and Materials

The design complements the existing house through:

- Matching brickwork, roof tiles, and fenestration styles.
- Use of double-glazed windows and doors sympathetic to the existing proportions.
- A rooflight positioned discreetly to preserve privacy and visual coherence.

Impact on Neighbouring Amenity

The proposal has been designed to avoid adverse impacts:

- The extension height remains low to prevent overshadowing.
- There are no side-facing windows on first and loft, thereby safeguarding privacy.
- The skylight is positioned to avoid overlooking.

Sustainability and Energy Efficiency

The proposal aims to enhance energy efficiency through:

- Installation of insulated walls, floors, and roofing in line with Building Regulations.
- Energy-efficient glazing and improved thermal performance.
- Use of natural lighting via skylights and glazed openings.

5. Access Statement

Vehicular and Pedestrian Access

No changes are proposed to the existing vehicular access arrangements. The property will continue to be accessed from New Town via the existing pathway.

The new **main entrance** through the front reception will provide improved accessibility and circulation within the dwelling.

Inclusive Design

The ground-floor layout, including the new bathroom and reception, provides **enhanced accessibility** for all users. Door openings and internal circulation will comply with accessibility standards suitable for a typical residential dwelling.

6. Conclusion

The proposed works at 14 New Town, Codicote have been carefully designed to:

- Enhance the functionality and liveability of the existing home.
- Respect the character and appearance of the surrounding area.
- Maintain neighbouring amenity and privacy.
- Improve sustainability and energy performance.

The proposed extension and alterations represent a modest and sympathetic enhancement to the property that aligns with local planning policies and design guidance. The overall appearance remains consistent with the existing dwelling, ensuring a well-integrated and proportionate addition.