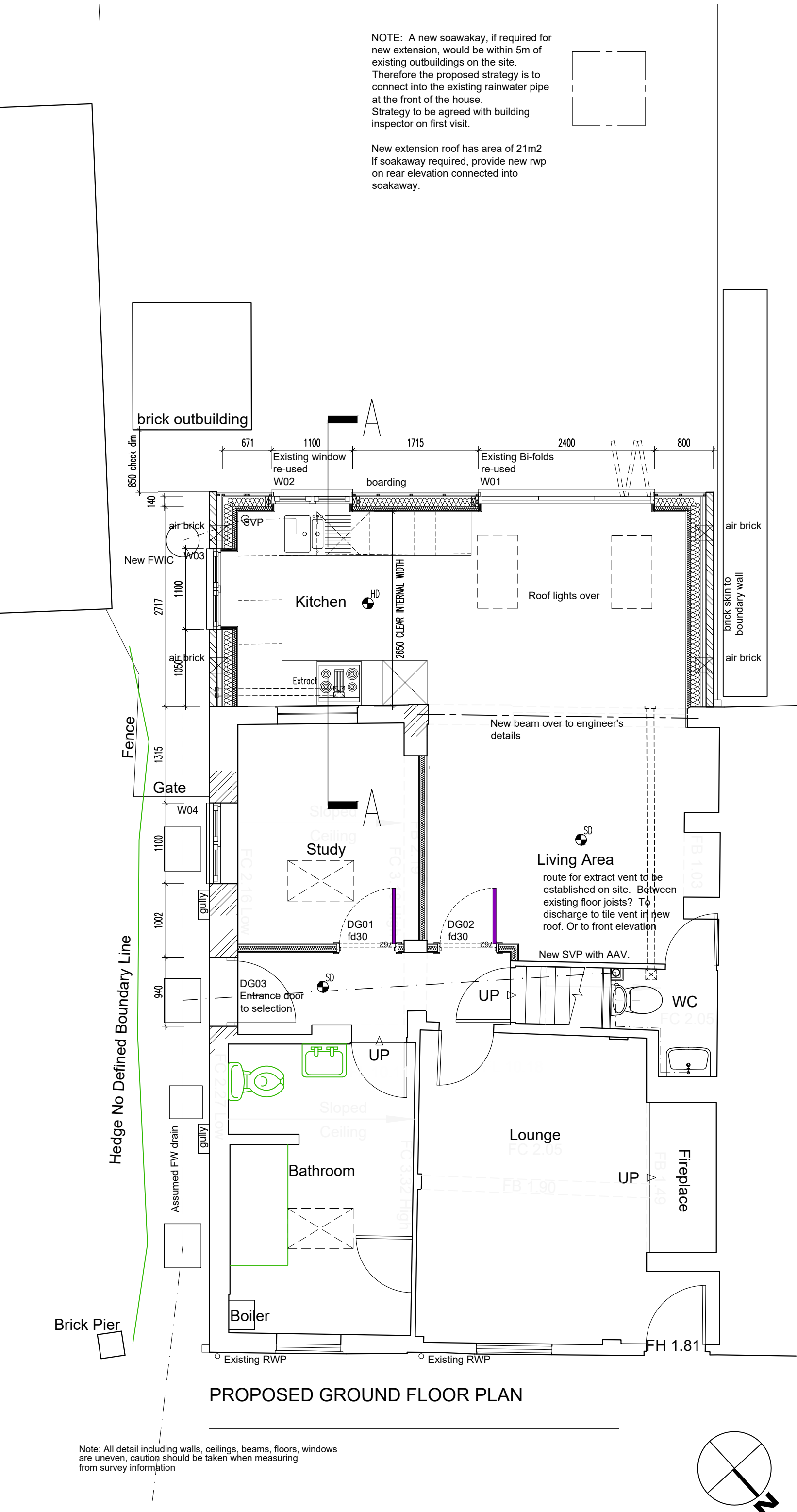




DESIGN AND ACCESS AND HERITAGE STATEMENT

The proposals are broadly similar to those approved under application ref: 23/02023/LBC.

The differences between the approved scheme and revised scheme is that the internal layout has been re-arranged to provide a hallway and study. This is formed in what is currently a modern kitchen so no historic fabric is impacted.

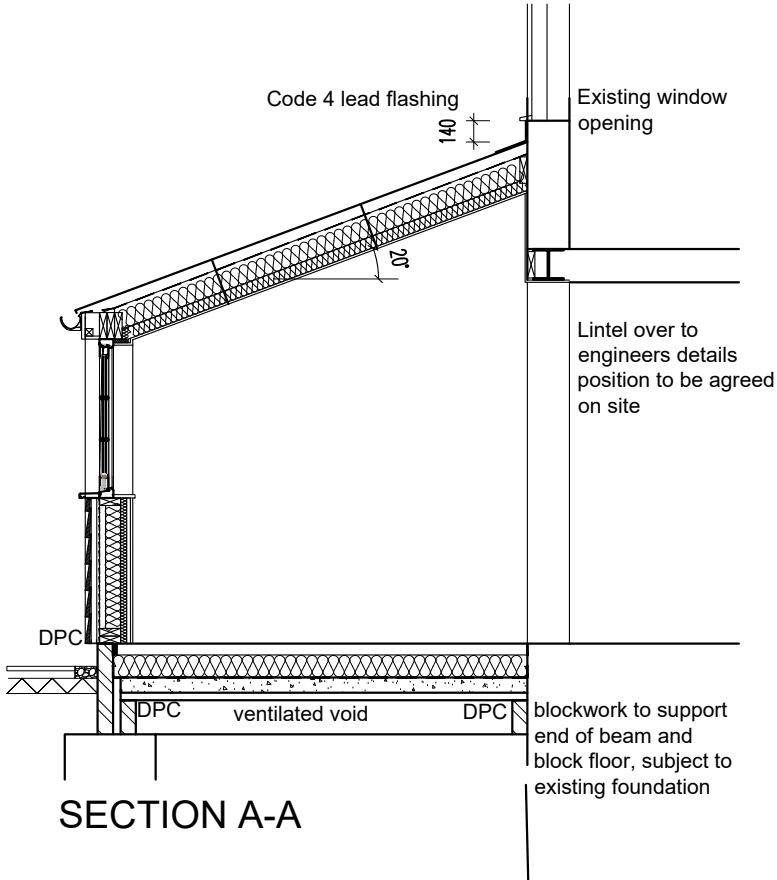
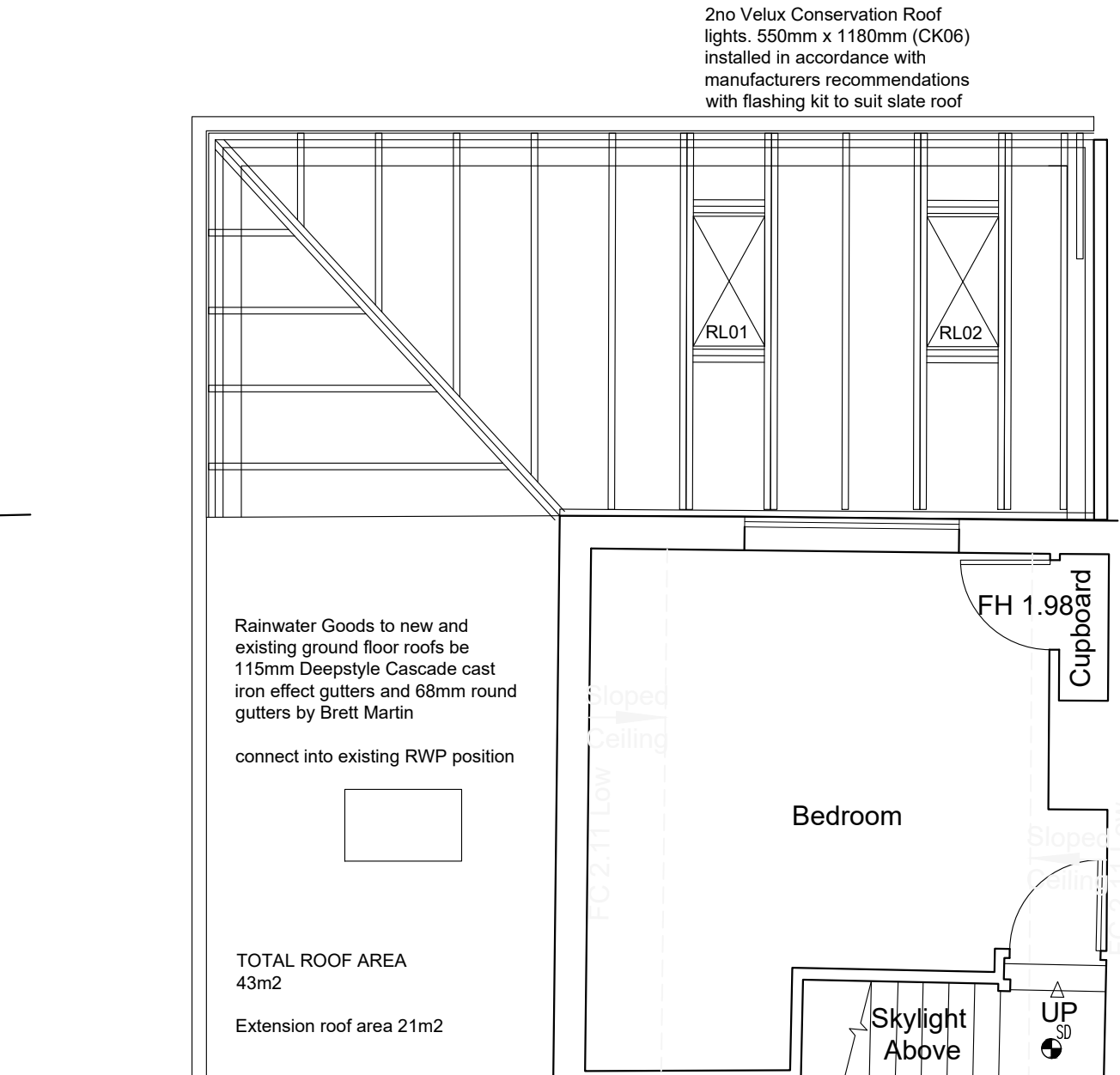
A new entrance door on the side elevation is proposed. This improves the fire escape strategy for the house meaning that the staircase terminates in the new hallway and provides access to the final exit without having to pass through other habitable rooms.

The current arrangement means that people escaping from the upper floors either need to pass through the kitchen - which is a high risk area - or the sitting room, in which there is a fireplace. Also a high risk area.

The door is located in the approx position of a historic window opening that has been previously blocked up. A new window is also provided in the side elevation providing a new window to the study.

The revised design proposes the re-use of the existing bi-fold doors currently installed on the rear elevation.

Details are also provided to address the conditions applied to the previous listed building permission, with confirmation of the proposed roof light and details of



REV D: 01-05-25. External finish to Side elevation of extension changed to facing brick. rear elevation to boarding only

REV C: 28-04-25. Possible soakaway position indicated (requirements to be agreed with inspector on site) Intumescent coating noted to timber cladding on site elevation. Amended to reflect engineer's design

CONSTRUCTION

PENTANGLE

DESIGN GROUP

SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW

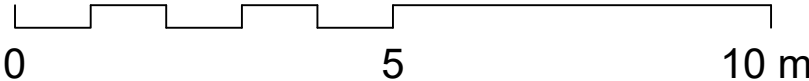
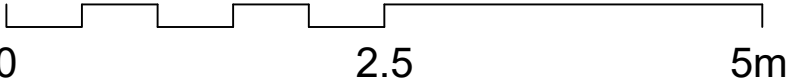
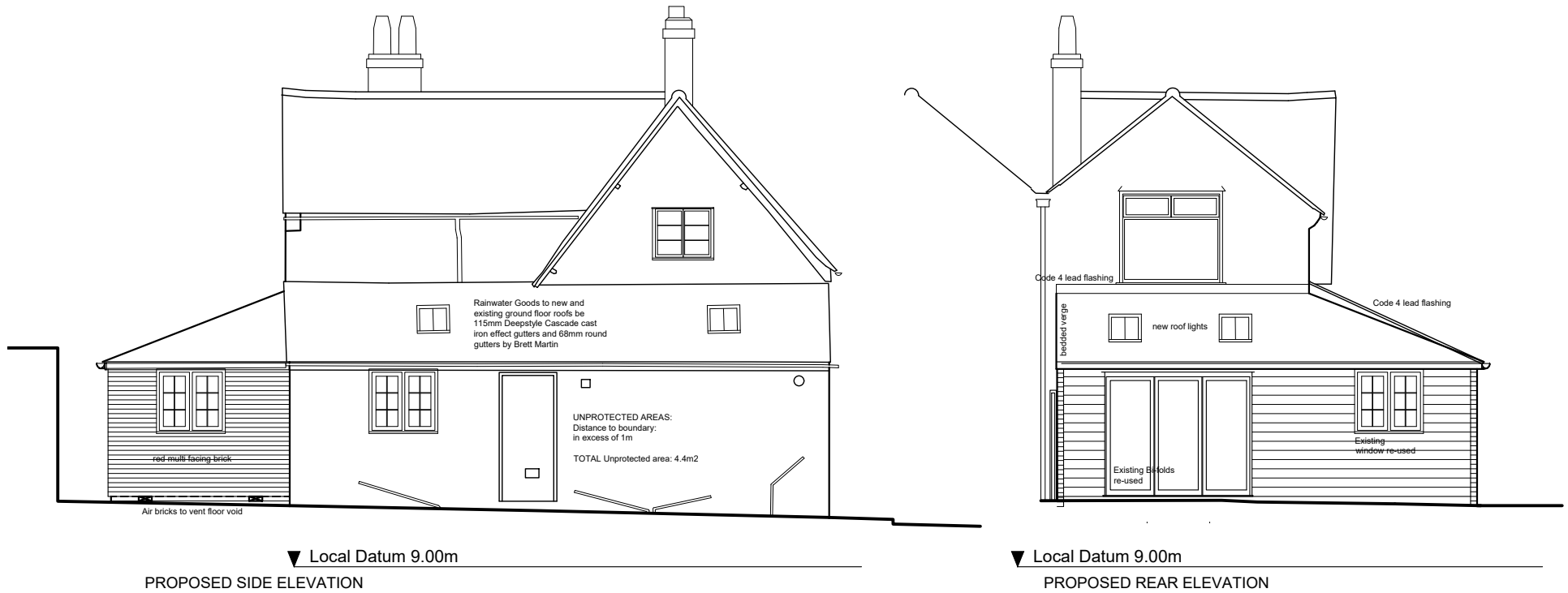
TEL(01462) 431133 E:PDG@PENTANGLEDESIGN.CO.UK

JOB TITLE

Proposed Extensions and Alterations
6 Bury End, Pirton< Hitchin

DRAWING TITLE

PLANS SECTIONS AND ELVATIONS
AS PROPOSED



SCALE 1:50 / 1:100	DRAWING NUMBER	REVISION
DATE Feb '25	03	E
Sheet A2		
JOB NUMBER 3913		
ARCHITECTS & INTERIOR DESIGNERS		