

DESIGN AND ACCESS STATEMENT

Current dwelling is a single storey two bedroom bungalow. There is an existing detached garage to the side and rearward of the existing dwelling. No work is proposed on the existing dwelling.

Proposed work incorporates alteration to existing detached garage to include replacement roof and insertion of rooflight, alterations to fenestration following removal of existing garage doors to facilitate garage conversion into ancillary annexe.

The garage has an existing double door to the principal elevation and an existing window and additional existing door to the right side elevation. There will be no increase in the footprint and overall elevation height above the parapet height to the principal elevation. It is proposed to wrap the parapet around the rear elevation and utilise a flat roof with falls in a direction similar tho the existing.

The ground floor consists of a raft slab with single skin brick walls with piers and timber supported monopitch roof. The proposed ground floor utilises a timber floating floor and incorporates new insulated timber stud walls internally. The new footprint of the ground floor will consist of a living space with a new toilet and shower.

The principal elevation will have the double doors removed and new masonry infill to allow for a new window (frosted) or the shower and toilet. The proposal also minimises the need for new windows and doors by utilising as closely as possible the existing door and window openings to the side elevation.

All new masonry, repairs to masonry is to match as closely as possible or keep with the street scene and new doors and window frames are to match existing in appearance.

The proposal/ development does not require removal of trees and drainage of surface water will be to existing sockaway utilising existing RWP's.

All building materials utilised with closely match existing.

P2		Amended to North Hants L.A planning		22.05.2025
P1		office comments Preliminary/Planning Issue		02.05.2025
Rev	Issue	Date		
MobicAD LTD				
60 Kingston Road, Luton. Beds. LU2 7SA Tel: 07941 531 307 Email: dgm2design@gmail.com				
PROJECT				
231 BEDFORD ROAD, HITCHIN, HERTS. SG5 2UQ				
TITLE				
Design and Access Statement				
SCALE		DATE		DRAWN
As shown @ A1		Apr. 2025		MM
DRAWING NO:		REV:		P2
2025_231BR_10				