



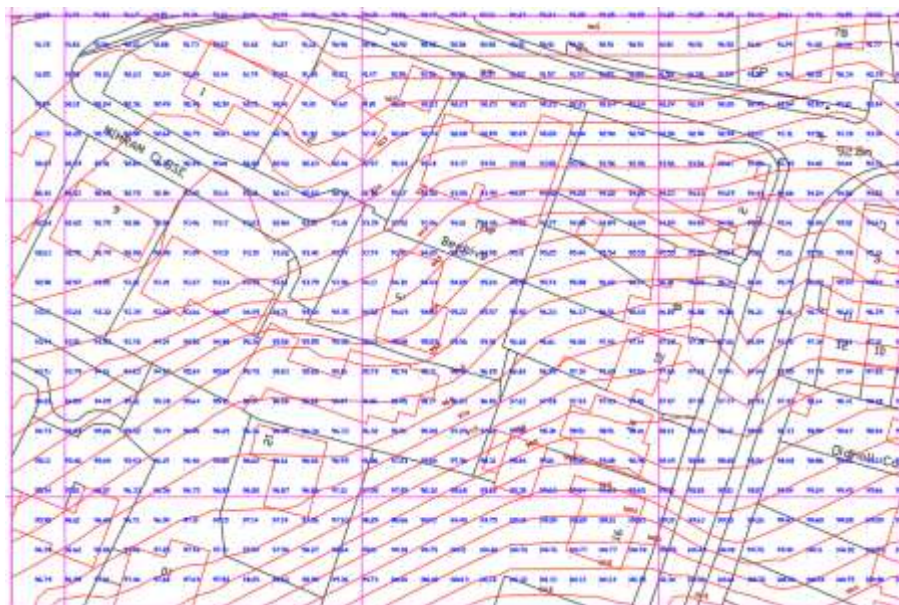
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Design and access statement

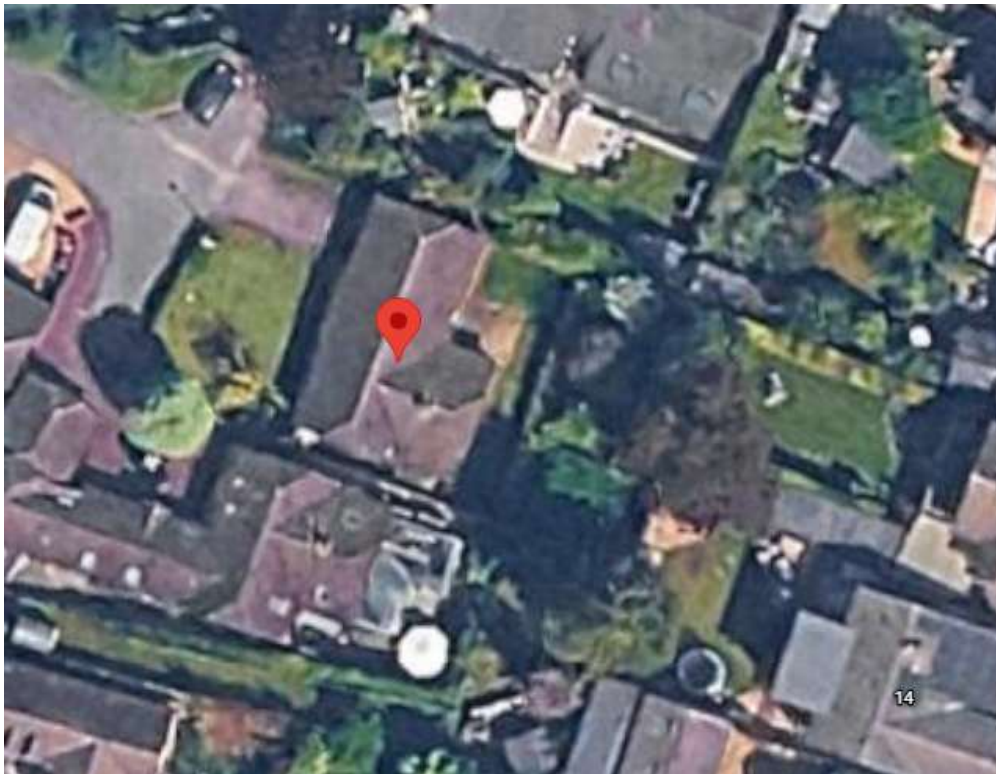
3 Mimram Cl., Whitwell, Hitchin, SG4 8HR



The property is a detached bungalow of traditional construction. It is located on a mature residential site of some 70 year since development, it is immediately at the end of a close, extending the width of the hammerhead, accessed via dropped curb from the main road. Many properties in the area have been extensively altered and extended, some more than doubling from original, not only through extensions, but loft conversions and conservatories.



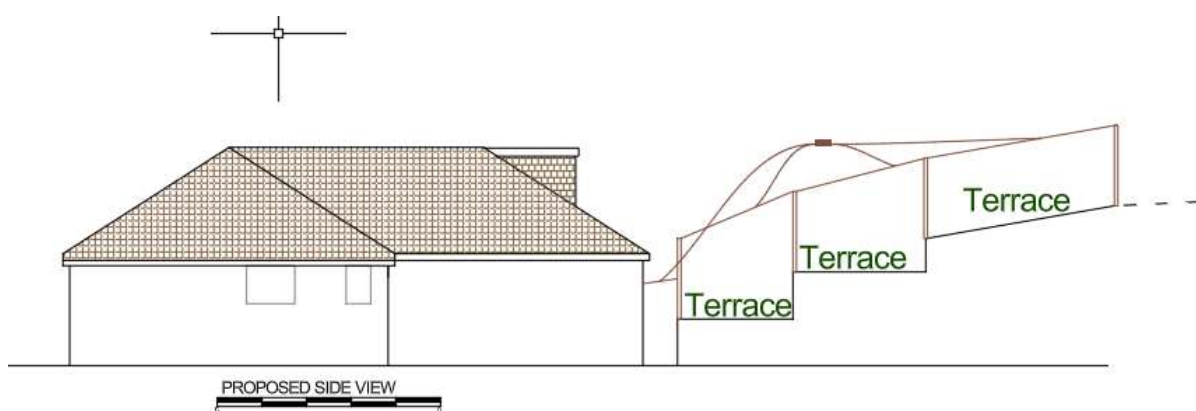
Note (previous) steeply rising contours of the site, as can be seen from the plans of the original Ordnance Survey map, the contour is 500mm levels. The land steeply rises towards the South-East.



As shown on aerial photo above the rear mature garden has been terraced at three levels, with fruit trees at upper level, it is enclosed by fences on all sides from adjoining properties, plan as below showing terraces and steps.



The first terrace is some 3.7m starting from the rear elevation of the existing sitting room as shown below.



Section showing terraces of the rear garden.

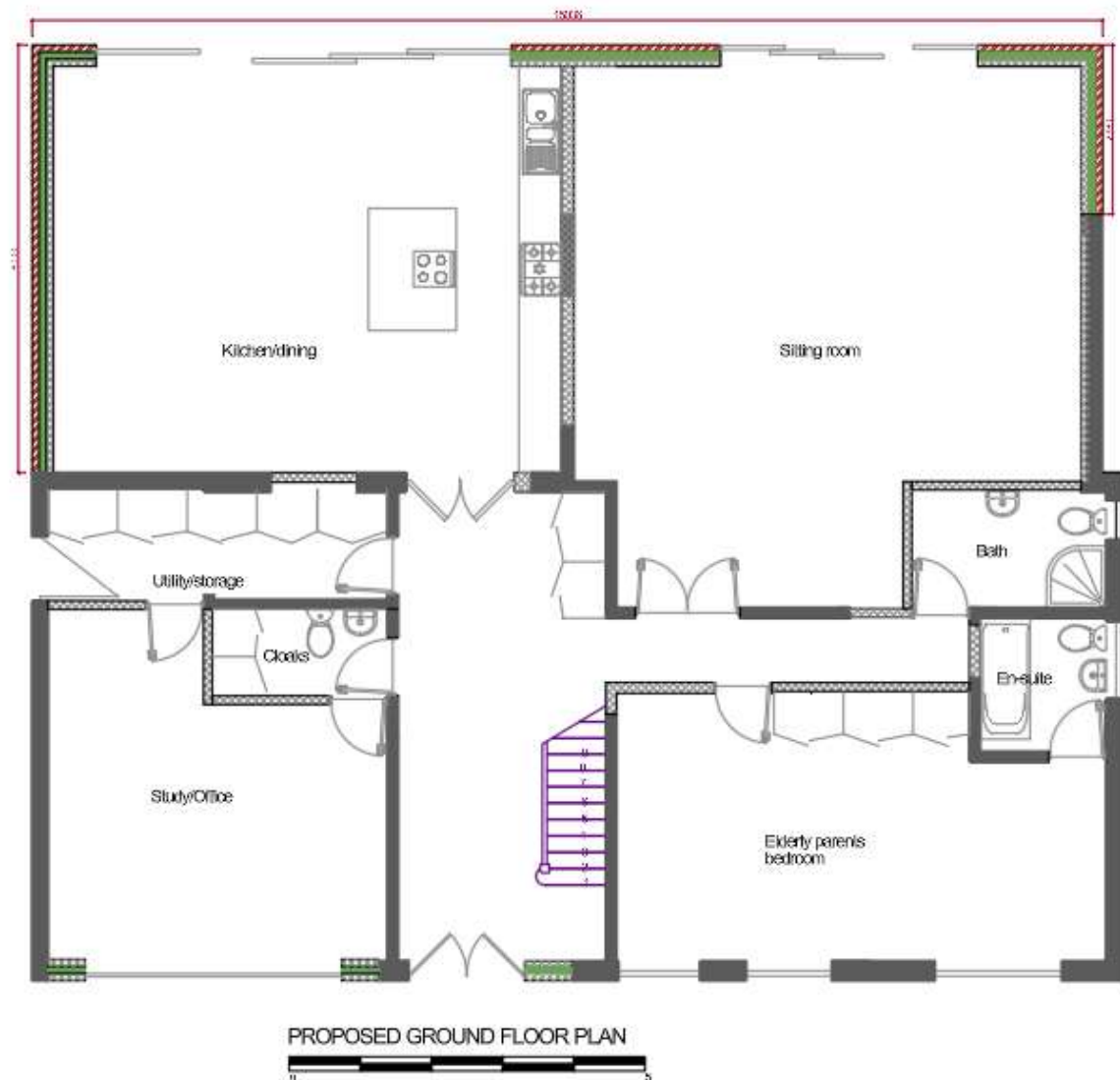
It is intended to extend the property and develop the roof space for bedrooms, the current layout is as follows.



Current layout is a 3 bedroom bungalow, with double garage, extending over 137m².



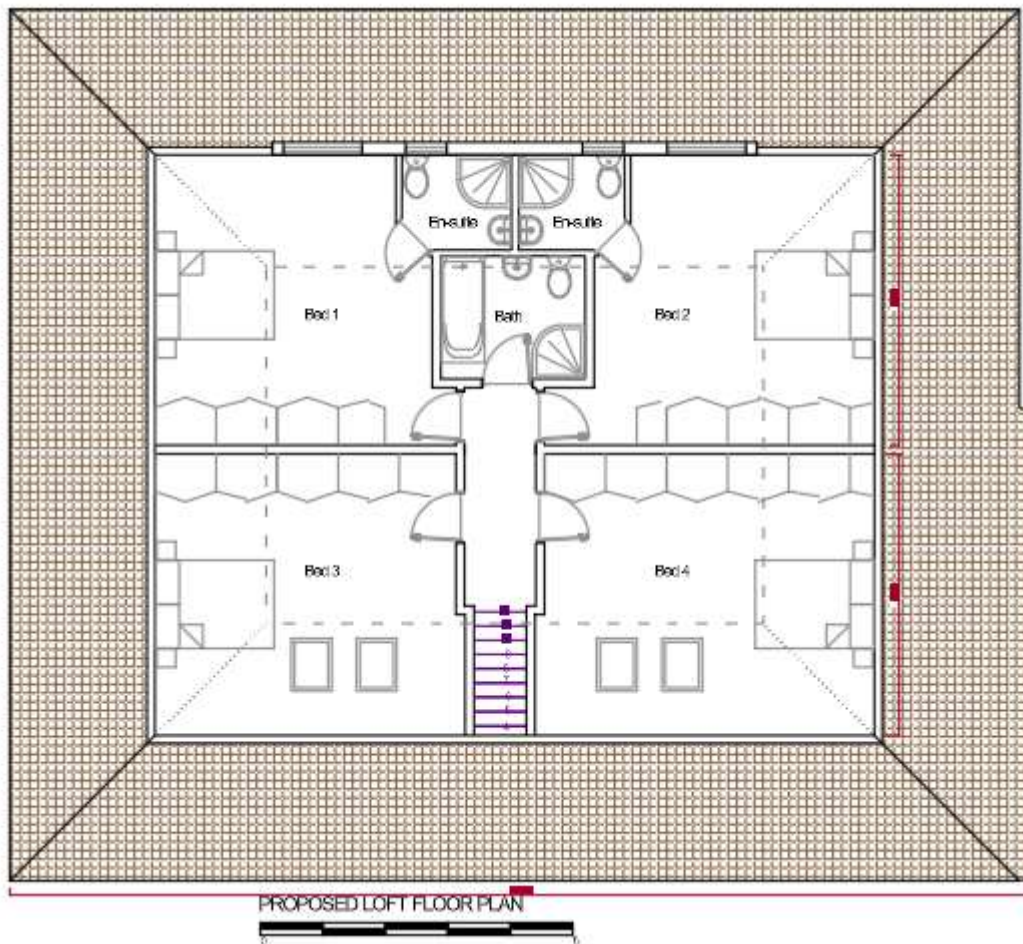
Elevation as existing above.



As shown above it is intended to extend the rear elevation by 2.36m from outermost wall, adding 62m² to the footprint, this some 45% addition to the footprint of the building, which is not excessive compared to other extensions in the vicinity.

The new layout allows for larger living areas at ground floor, as there is a need for the extended family, as well as working from home whilst caring for elderly family.

The roof void will be converted to loft, accommodating 4 bedrooms, 2 with ensuites and two with access to bathroom, the dormers will be to the two rear bedrooms, the elevation is such that the windows will still over look the rear garden (due to the high rising ground) and will not be overlooking other adjoining properties.



Part of the roof as shown will be GRP roof (as shown on rectangular broken line), whilst the main tiled roof will maintain tiled roof to keep to the traditional appearance of the profile.

