

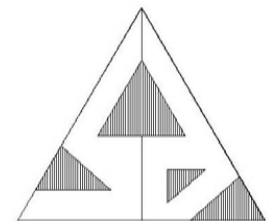
DESIGN & ACCESS STATEMENT



**PROPERTY:
69 PERIWINKLE LANE
HITCHIN, HERTS
SG5 1TY**

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Site

The site is located on Periwinkle Lane. The subject property is a semi-detached dwelling house consists of a two storey house. Periwinkle Lane does not fall within any conservation area.

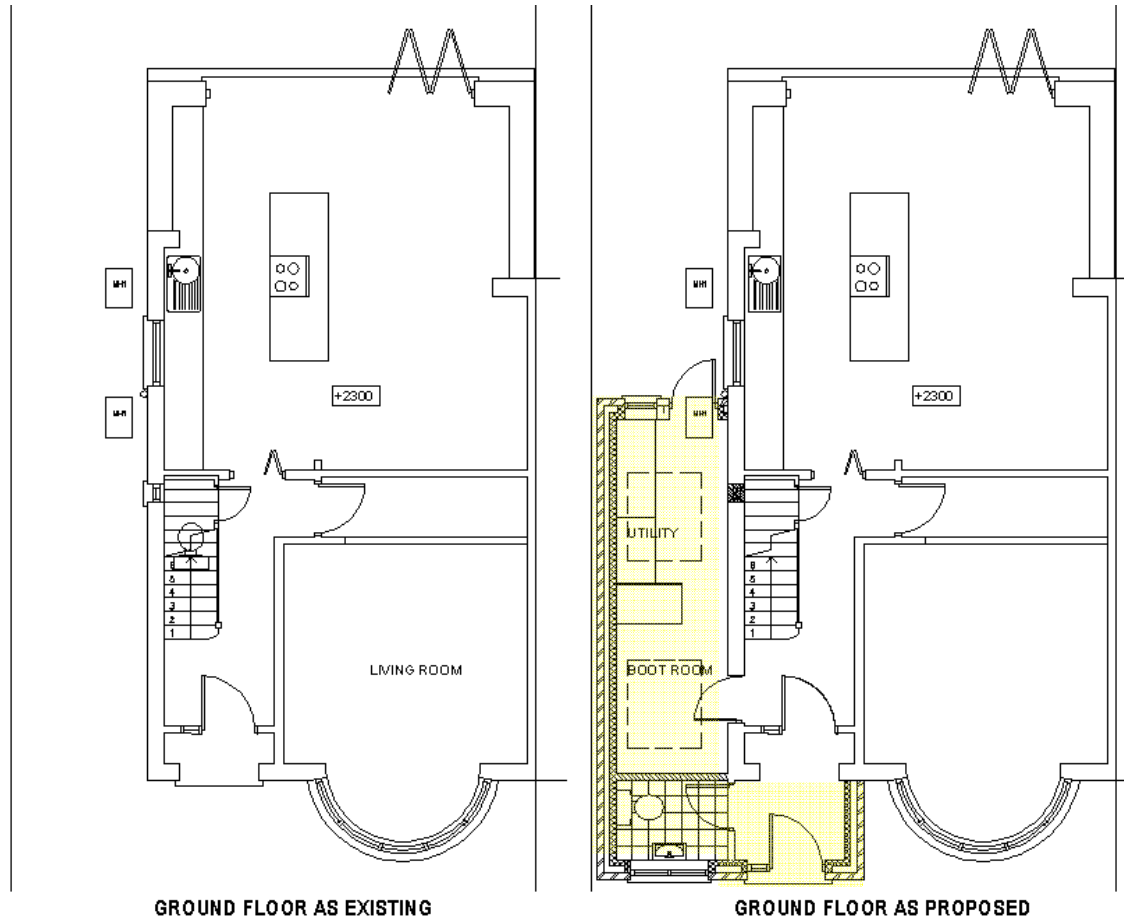
The street scene is pronominally residential and characterised by similar two storey houses of semi detached along with detached and terrace houses. The subject site is not a statutory or locally listed dwelling house.



Image is taken from Google maps.

Proposal:

The proposal is for a side single story extension and front porch.



The proposed extension is to create a toilet downstairs along with utility room. The proposal will benefit the occupiers and making use of the space. Further this type of proposal has been allowed within the Council.



The image taken from the google shows porch of different style and size, which is the unique outlook of this street.

Image is taken from Google maps.

Forms / Designs / Roof scape / Context:

The proposed design has taken into account all the councils policies and precedent from similar developments in obviously comparable location in character, period style, density and size of dwelling. The design also keeps in character with its neighbourhood in roof scape, scale and materials. Similar proposals have been permitted in the same vicinity.

The brief

The form of the proposal originated from the need for the applicants to create a better layout out for a comfortable living arrangement. The proposed extension is design as per to planning guidance along with taking precedence from other properties in the Borough. The proposal will harmonise with the scale and architectural style of the original building and match and enhance the street scene. Therefore complies with council's SPD.

Design / Materials / Massing / Composition:

The proposal with its matching features of existing style, proportions and materials fully confirms to the predominant style and character of the street.

Architectural Proposal.

The proposal is for re arranging the current layout for a better living standard and convenience by extending towards the side and also adding a front porch. Having a toilet downstairs if a sensible and practical design further the having downstairs utility room allows the kitchen free from the appliance to allow larger cabinet space. Therefore proposal is creating a better and healthy environmental for the family.

The proposal will not harm the privacy or right of light to the immediate neighbours. This design is creating an opportunity to refurbish the property and to make use of all the available space and helps in upgrading in terms of outlook for current living standard and also by helping to upgrade insulations to current building standard which in turns helping towards cutting in carbon emission. The proposed design respects the architectural style of the existing house and surroundings. The construction, external finish to wall, window and materials will match existing property and to the surrounding properties.

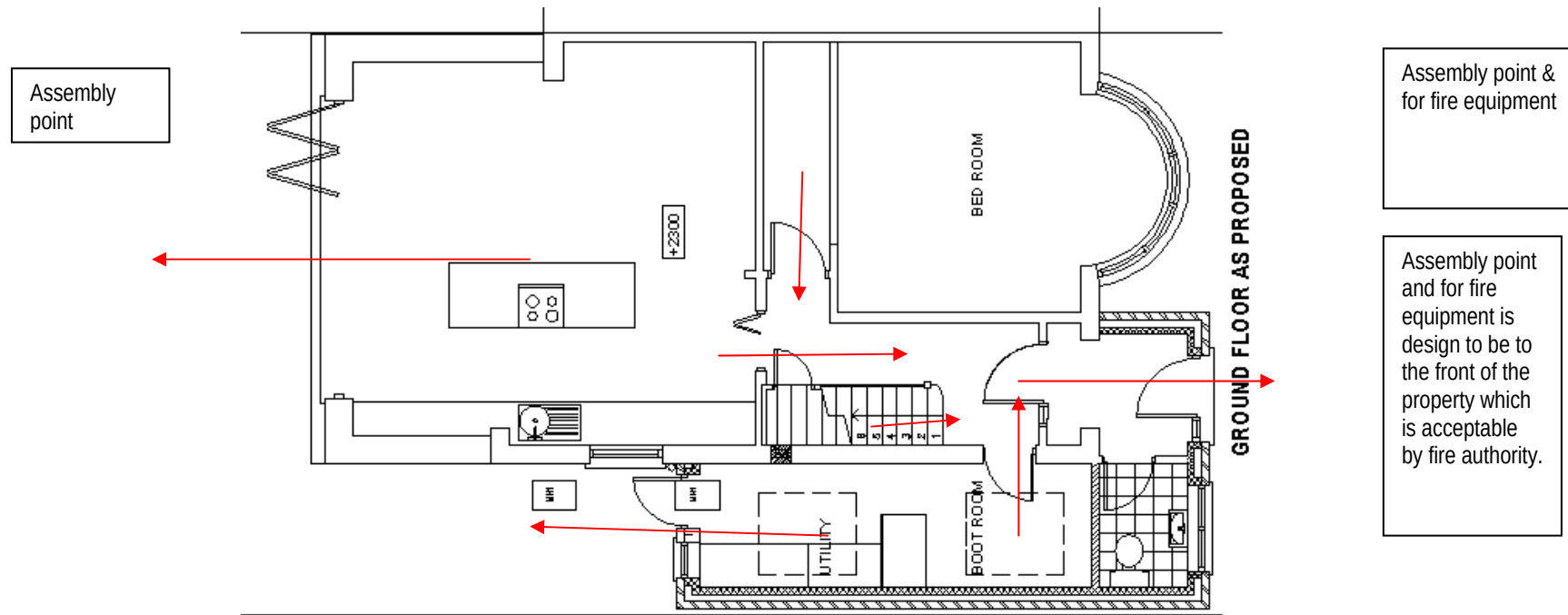
The proposed has been design to harmonise with the scale and architectural styles of the original building, the character of the area. It is well subordinate to the original house, retaining symmetry and rhythm and avoiding the terracing effect in the street scene. To maintain continuation matching of materials, roof form proportion and window position has been maintained. The proposal is design to comply with UDP / supplement planning and extension as guide and to other approval given within the street. The proposal will not make the site in any unacceptable increased activity as would still remain as single family dwelling house and it's a type of development, which the council encourages. The proposal will not change in the current parking arrangement. Photographs of the property given at the end of this document for easy planning determination.

FIRE STATEMENT

Fire Safety

The proposed extensions will be built in accordance to Approved Document B – Fire Safety: Volume 1: Dwellings.

Passive and Active Measures: Detectors will be incorporated in all circulation areas that form part of the escape routes and in areas that present a high risk of fire. Design will include fire alarm and smoke alarm as per to building regulations BS5446. *Construction and Material:* The proposal will be constructed as per building regulations in terms of prevent spread of fire. *Means of Escape and evacuation.* The design will comply with Part B fire regulation in terms of having 1hr Fr doors. Staircase would be protected with fire doors and would comply with all building regulations to the approval of the inspector. The escape and evacuation would be to the front and rear of the property and it would be to the approval of the building inspector. *Access & Equipment for Firefighters:* The property can be access straight from the street and equipment can be place in the front garden. The assembly point will be allocated in the front and rear of the property.



The directions are shown for fire escape and also there will be an assembly point outside the house in the front (street). Property benefit with an average garden which can be used for safe assembly. The fire equipment can be place in the front garden/pavement which is acceptable by Fire department.



Front Photograph



Rear Photographs