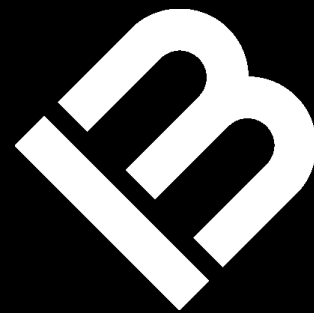




Design and Access Statement

**Section 96a Application for Planning Application 23/01446/FP
Residential development comprising of 9 flats (1 x 1-
bed and 8 x 2-bed) together with vehicular and
pedestrian access following demolition of existing
dwelling and outbuildings.
(Amended plans received 30/01/24 and 11/03/24).**

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Overview

Applicant: Oak Developments, 960 Capability Green, Luton, LU1 3PE

Application Site: 1 Pirton Road, Hitchin, Hertfordshire, SG5 2BD

Architect/ Agent: Mark Bell Architects, Bloxham Mill, Barford Road, Bloxham, Oxfordshire, OX15 4FF.

Introduction

This design and access statement is submitted on behalf of Oak Developments 'the Applicant'. A Section 96a Application has been submitted to North Hertfordshire District Council 'the Council' in relation to the proposed residential development, 1 Pirton Road, Hitchin, Hertfordshire, SG5 2BD 'the Application Site' from the Approval of the Residential development comprising of 9 flats (1 x 1-bed and 8 x 2-bed) together with vehicular and pedestrian access following demolition of existing dwelling and outbuildings 23/01446/FP.

The purpose of this document provides written support for a non-material amendment in connection with the approved application referenced as 23/01446/FP.

Scope of Supporting Information

This application is accompanied by the following drawings and supporting documents:

Planning Application Form
Design and Access Statement
TDC.2055A.LP01-A - Location Plan

Planning Approved Drawings [Ref: 23/01446/FP]

TDC.2055A.P101-1 - Ground Floor Plan
TDC.2055- P102-1 - First Floor Plan
TDC.2055A.P103-1 - Second Floor Plan
2055-P107-1 - Roof Plan
TDC.2055A.P104-1 – Elevations
TDC.2055A.P105-1 – Elevations
2055-P06 -1 - Street Scene

Planning Application Drawings:

AA199_1.1.010-External Works
AA199_1.1.100-Ground Floor Plan
AA199_4.1.101-First Floor Plan
AA199_4.1.102-Second Floor Plan
AA199_4.1.103-Roof Plan
AA199_4.1.200-Elevations
AA199_4.1.201-Elevations
AA199_4.1.210-Proposed Street Scene

The Site covers an area of approximately 0.11 hectares and is situated on a triangular plot roughly 450m to the west of Hitchin Town Centre and at the junction of Pirton Road and Offley Road.



Following the Approval of the Residential development comprising of 9 flats (1 x 1-bed and 8 x 2-bed) together with vehicular and pedestrian access following demolition of existing dwelling and outbuildings. (Amended plans received 30/01/24 and 11/03/24). Our client wishes to add an additional window to Plot 4's kitchen/ dining area, change the main entrance canopy to an oak framed gable canopy, new roof lights proposed to provide natural light to the second-floor flats and locate the proposed air source heat pumps required for the proposed development. Along with the proposed cycle store relocated.

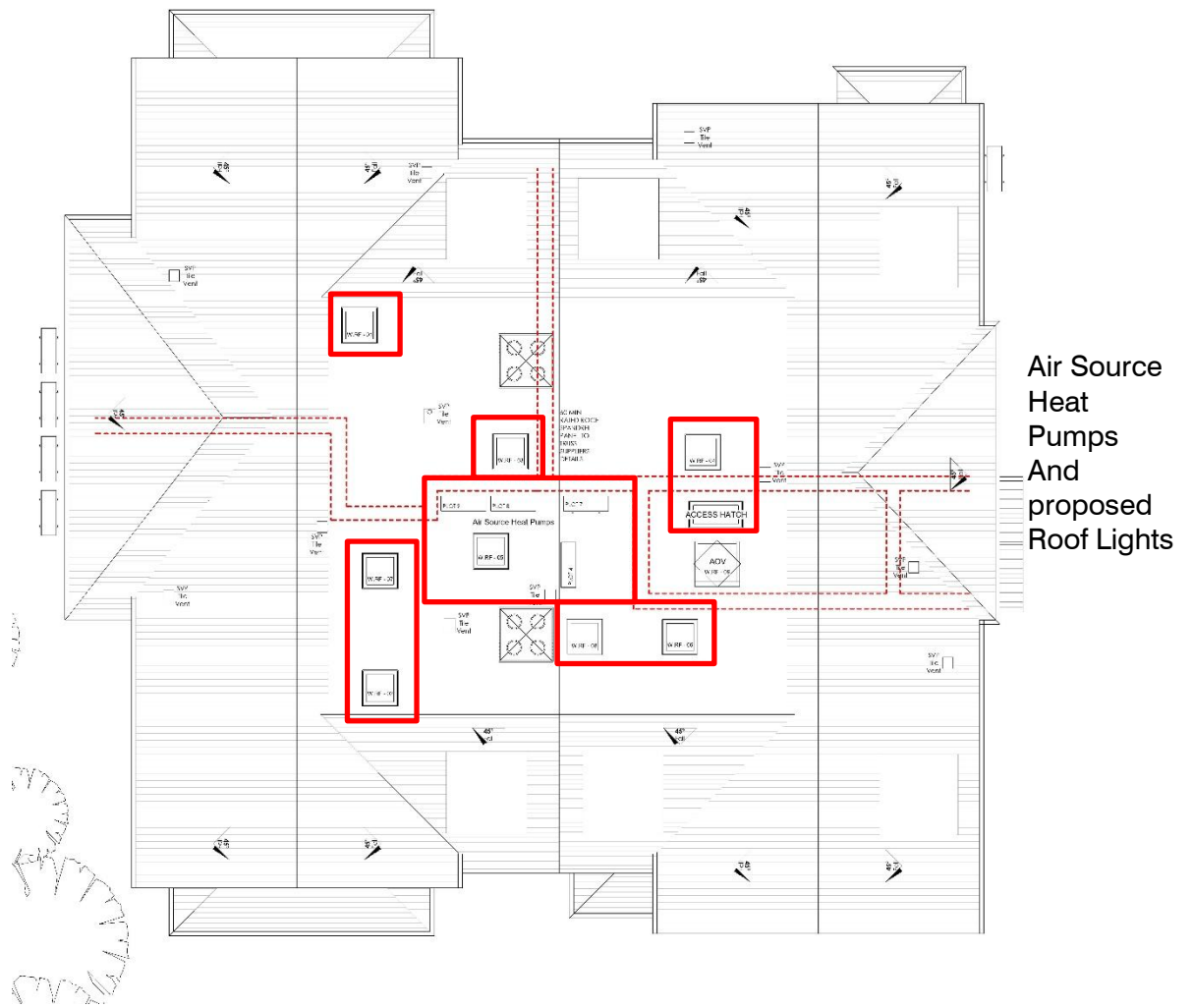
Design and Access Statement



Proposed Ground Floor Plan- illustrating Air Source Heat Pump and Cycle Store Locations



Proposed First Floor Plan- Additional window to Plot 4



Proposed Roof Plan- illustrating Air Source Heat Pump and Roof Light Locations



Proposed East Elevation – New front entrance canopy & additional window

Proposed drawing replacement

TDC.2055A.P101-1 - Ground Floor Plan

replaced with drawing [AA199_1.1.100-Ground Floor Plan](#)

TDC.2055- P102-1 - First Floor Plan

replaced with drawing [AA199_4.1.101-First Floor Plan](#)

TDC.2055A.P103-1 - Second Floor Plan

replaced with drawing [AA199_4.1.102-Second Floor Plan](#)

2055-P107-1 - Roof Plan

replaced with drawing [AA199_4.1.103-Roof Plan](#)

TDC.2055A.P104-1 – Elevations

replaced with drawing [AA199_4.1.200-Elevations](#)

TDC.2055A.P105-1 – Elevations

replaced with drawing [AA199_4.1.201-Elevations](#)

2055-P06 -1 - Street Scene

replaced with drawing [AA199_4.1.210-Proposed Street Scene](#)

Conclusion

This section 96a planning application seeks to provide an additional window to Plot 4, change the front gable entrance to an oak framed gable entrance canopy, new roof lights proposed to provide natural light to the second-floor flats and locate the proposed air source heat pumps required for the proposed development. Along with the proposed cycle store relocated.

End.